

State Middle Housing Requirements



1. Have to allow duplexes on residentially zoned lots that allow development of detached single-family zones
2. Jurisdictions cannot require off-street parking and owner-occupancy requirements for accessory dwelling units (ADUs)

Legislative Timeline



- House Bill 2001
 - effective August 8, 2019
- OAR Chapter 660 Division 46
 - effective August 7, 2020
- Ashland required to amend local code
 - by June 30, 2021 or the model code is used

Basic Threshold



Standards and approval process applied to duplex development cannot be more restrictive than the standards and approval process for detached single-family dwellings in the same zone.

What is Middle Housing?



Opticos Design, Daniel Parolek

- Middle because these housing types sit in the middle of the spectrum between detached single-family homes and mid-rise and high-rise apartment buildings.



State Definition for Middle Housing



Middle housing means

- Duplexes
- Triplexes
- Quadplexes
- Cottage clusters
- Townhouses

Medium and Large Cities



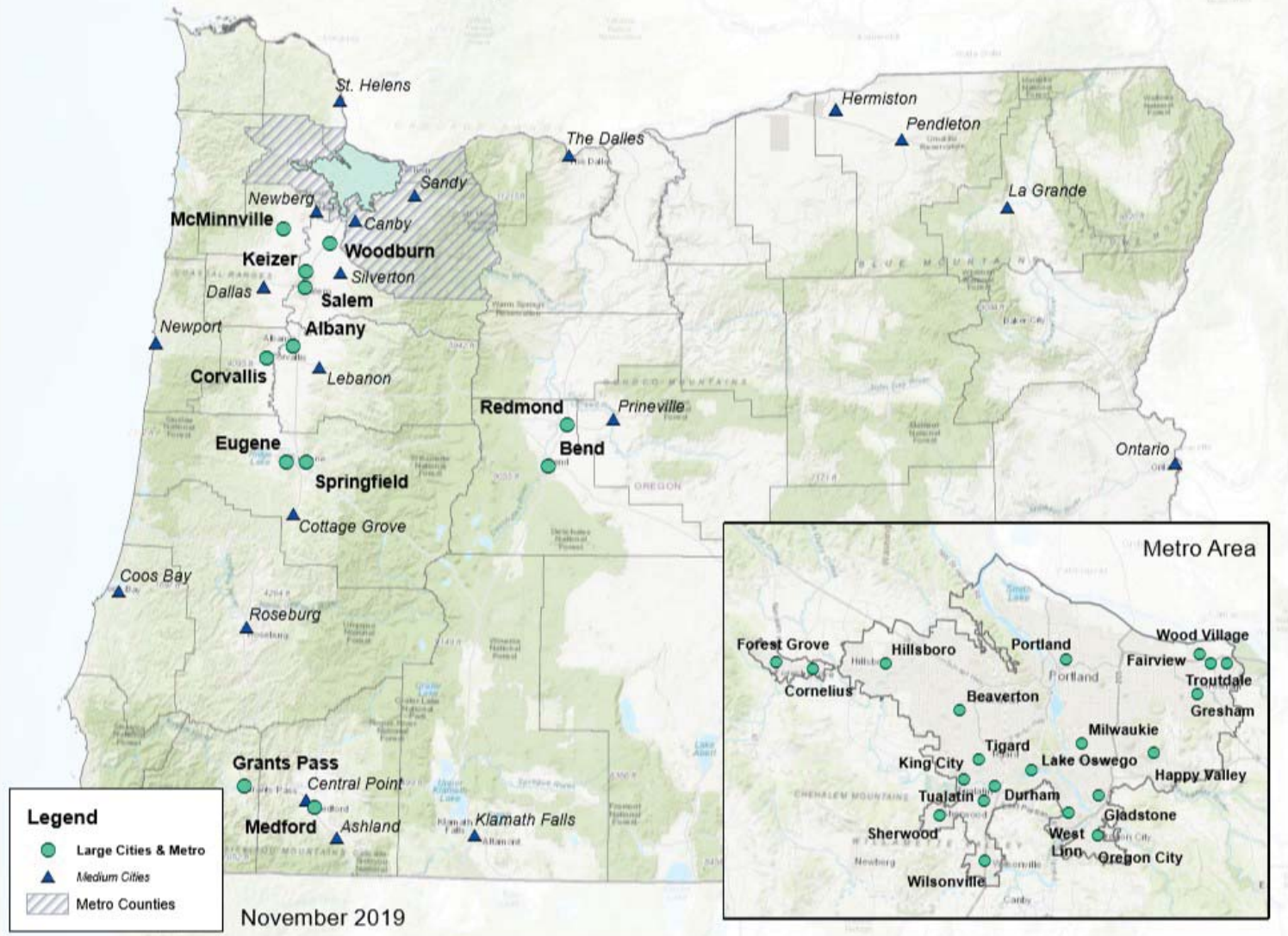
Medium city

- population 10,000 and 25,000 and outside the Portland Metro boundary

Large city

- population more than 25,000; or
- located within the Portland Metro boundary with a population more than 1,000

Cities and Counties Affected by HB 2001



Siting and Design Standards



Can apply regulations related to natural resources and natural hazards

- Wetlands
- Riparian areas and flood zones
- Hillsides
- Wildfire

Siting and Design Standards



Cannot apply standards that are more restrictive than those for a detached single-family home including:

- Density
- Minimum lot size
- Height, setbacks and lot coverage
- No more than two off-street parking spaces
- Must allow new construction or conversions

Timeline



January 2021	Planning Commission Study
March 2021	Planning Commission Public Hearing
April 2021	City Council Public Hearing
May/June 2021	City Council 1 st and 2 nd Readings

