



# Frequently Asked Questions

## Middle Housing Legislation - Oregon House Bill 2001

### **What is Middle Housing?**

Middle Housing is defined by the new Oregon legislation as duplexes, triplexes, fourplexes, cottage clusters, and townhouses. These housing types are intended to provide additional housing opportunities that fit along the spectrum of housing choice between detached single unit homes and multi-unit apartment buildings.

### **What is the new Middle Housing Legislation?**

In June of 2019, the Oregon State Legislature passed new middle housing laws (HB 2001) intended to provide more housing opportunities for a variety of housing types in traditionally single unit home neighborhoods, and to increase the overall housing supply in and around cities. The new laws require the City of Springfield to adopt code amendments to allow:

- A duplex on each lot or parcel:
  - That is zoned for residential use; and
  - On which the City's current land use regulations allows development of a detached single-unit dwelling.
- Duplexes, triplexes, fourplexes, cottage clusters, and townhouses in areas zoned for residential use that allow for development of detached single unit homes.

The City may regulate siting and design of the middle housing provided that the regulations do not, individually or cumulatively, discourage the development of all middle housing types permitted in the area through unreasonable costs or delay.

### **Do the new middle housing laws ban single unit homes?**

The new law specifically does not prohibit single-unit homes. Single-unit homes will continue to be allowed in the low residential district (LDR zones). The HB 2001 legislation is intended to re-legalize more housing opportunities for a variety of housing types. Historically, duplexes, triplexes, and small housing units were allowed and built alongside single unit homes in residential neighborhoods. Over time the opportunity to build a variety of housing options was limited or removed.

### **Will development standards for middle housing change?**

With the implementation of the middle housing legislation development standards are not allowed to individually or cumulatively discourage the development of all middle housing types through unreasonable costs or delay. New or revised development standards could include maximum building height limits, setbacks, lot coverage and other standards similar to existing standards that are in place today.

### **When will new middle housing development be allowed?**

The City of Springfield started the Development Code Update project in September of 2018 and was already in the early stages of code revisions when the new middle housing laws were passed in June of 2019.

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