



Questions & Answers

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 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 continue to be allowed in areas zoned for single unit homes. The City has not proposed to rezone any land to not allow single unit homes. The 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 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. The first phase of the Development Code Update project is working on revisions to the housing code sections.

The Springfield City Council gave direction to staff to incorporate the middle housing requirements into phase one of the project which is considering housing code amendments. These amendments are anticipated to be in place within the first three months of 2021 with the exact date dependent on the public hearings process. After formal adoption, the new regulations will be able to be utilized for new middle housing development.

What about single unit home conversions?

Implementation of the middle housing legislation will likely allow conversion of existing single unit homes into duplex, triplex, or fourplex units. Other standards such as building code, fire code, and System Development Charges (SDC's) will continue to apply.

What changes to Accessory Dwelling Unit (ADU) standards are needed?

The new middle housing laws require cities to allow ADU's without requiring additional onsite parking or requiring owner occupancy of one of the units. The City of Springfield must modify its existing code provisions for ADU's to not require an additional onsite parking space. As of January 1, 2020 the City is no longer requiring an additional onsite parking space for ADU's.

What is the process for adopting new land use regulations?

The Springfield City Council must initiate changes to the City's development code, which has already taken place for the Development Code Update project which also incorporates implementation of the middle housing laws. After a public involvement process, the Springfield Planning Commission will hold a public hearing to collect feedback from the community on a recommended draft code.

After reviewing feedback from the community and the proposed changes to the development code, the Planning Commission will make a recommendation to the City Council. The City Council will then hold a second public hearing process, taking any additional testimony from the public, and then make a final decision on an ordinance to adopt the changes.

This process is anticipated to be complete for the housing phase of the Development Code Update project within the first three months of 2021, depending on the public hearings process.

How do I get involved or stay informed?

You can visit the web page for the Development Code Update project at:

springfield-or.gov/city/development-public-works

Click the "Sign Up Now" button under the Interested Parties heading to get on our e-update list to receive project information periodically.



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