

# Envision Eugene Single Family Code Amendments



# SINGLE FAMILY CODE AMENDMENTS



- Envision Eugene Goals
- Summary of Amendments
- Recap of Public Hearing Process





# ENVISION EUGENE GOALS



- Implement the goals of Infill Compatibility Standards project
- Address housing affordability
- Meet a portion of the city's 20 year need for single family housing



Eugene's existing neighborhoods provide the foundation for the community's overall livability. As new development brings change throughout Eugene's neighborhoods, we will undertake the following strategies to help ensure a high level of livability, deter negative impacts, and make positive changes:

1. Minimum and maximum allowable densities in the land use code will not be changed in order to meet our residential land need for Envision Eugene. Future actions (such as land use code changes and plan amendments) that impact allowable density in neighborhoods will only be undertaken through a public process (such as area planning or neighborhood planning) that integrates the compatibility goals of the Infill Compatibility Standards (ICS)

### Infill Compatibility Standards

Infill Compatibility Standards are a set of recommendations from a community task force to help new development fit and function better in Eugene's existing neighborhoods. Some recommendations have been implemented while others are pending further action. For more information on specific recommendations, see [www.eugene-or.gov/infill](http://www.eugene-or.gov/infill).



Affordable Housing often pertains to not-for-profit housing developments that offer lower cost housing through government subsidies. Housing Affordability refers to a broader concept of subsidized and market-rate housing that is affordable to the various income levels that make up a community's population. Over the past thirty years, housing costs in Eugene (both renting and purchasing) have far outpaced increases in wages. The result is that in 2010, 44% of Eugene households were considered housing cost burdened. Housing cost burdened is a federal guideline that means that 30 percent or more of a household's income is spent on housing costs.

A mixture of housing types at various levels of affordability will help meet our community's diverse and changing needs. To meet the housing affordability needs of all Eugene residents today and in the future, we will undertake the following strategies:

1. Plan for a higher proportion of new housing stock to be multi-family than the 39% of multi-family that currently exists. Increasing the proportion of multi-family housing is intended to expand the variety of housing types and the prices available, and to address shifting demographic trends towards an aging population and smaller household size.

Approximately 15,000 new homes are expected to be constructed in the next 20 years. A mix of 55% single-family and 45% multi-family is being planned for the new homes. When combined with Eugene's existing inventory of housing, this represents an overall mix of 60% single-family and 40% multi-family homes.

### Housing Affordability

A typical national standard used to determine housing affordability is that a household should pay no more than 30 percent of their income on housing. In 2010, 44 percent of Eugene households paid more than 30 percent (58 percent of renters, 31 percent of homeowners).

### Multi-Family Housing

Multi-family housing is typically attached housing including building types like duplexes, triplexes, small and large apartment complexes, and condominiums.



Duplex



Small scale apartments



West Town on 8th

Infill Compatibility Standards and promote existing compatibility and forms.

Support low-density housing including flag lots, lot coverage, and alley access lots as part of the ongoing Code Reformation Pillar).

that uses incentives for development on 20 residents. For more information see [www.eugene-or.gov/infill](http://www.eugene-or.gov/infill).



Neighborhood planning

Our livable neighborhoods is vital great place to live, work, and in the future.

## R-1 Low Density Residential Zone

- Improve compatibility standards citywide for
  - secondary dwelling units (currently allowed)
  - accessory buildings (currently allowed)
  - existing alley access lots
- Allow for new alley access lots
- Add University Area Interim Protection Measures





## Secondary Dwellings



Rainbow Valley Design and Construction



Rainbow Valley Design and Construction



## Secondary Dwellings

- Strengthen owner/occupancy provisions
- Limit building height to one story
- Add sloped setbacks
- Limit number of bedrooms to two

# PROPOSED AMENDMENTS



Current Code



Proposed Code

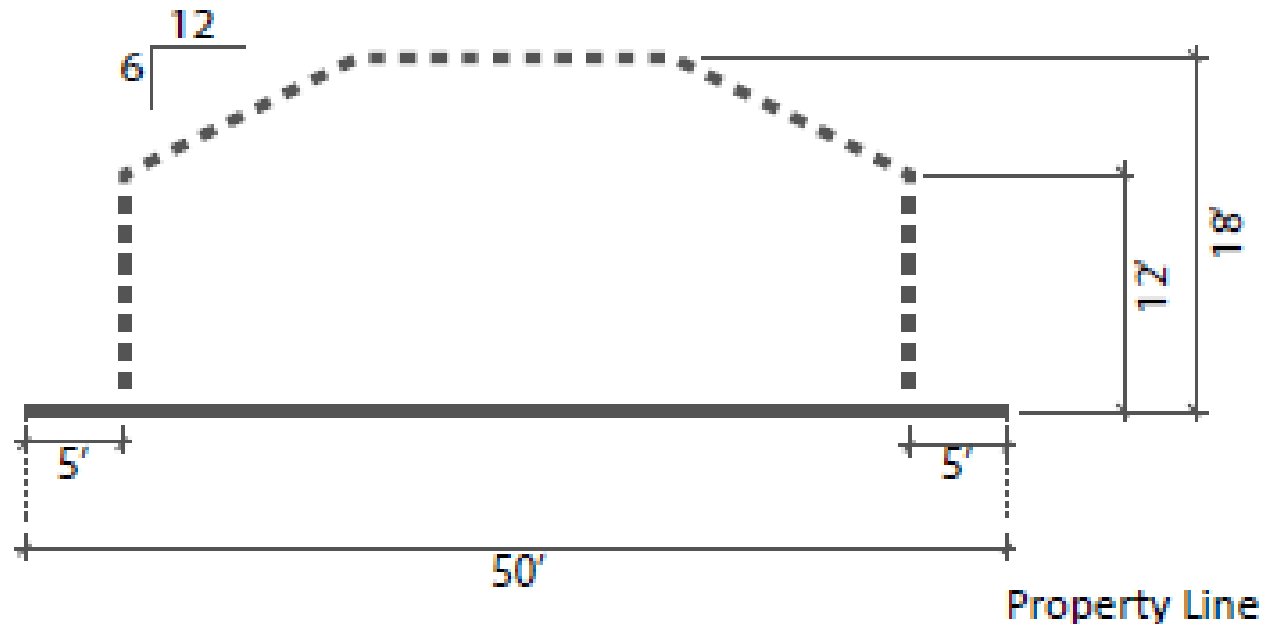




## Secondary Dwellings

### Issues Raised in Testimony

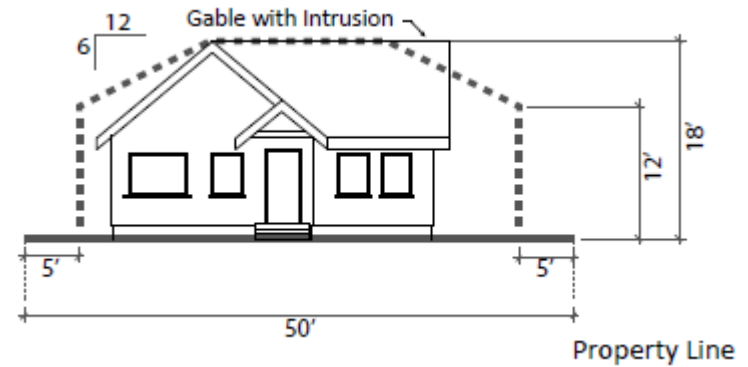
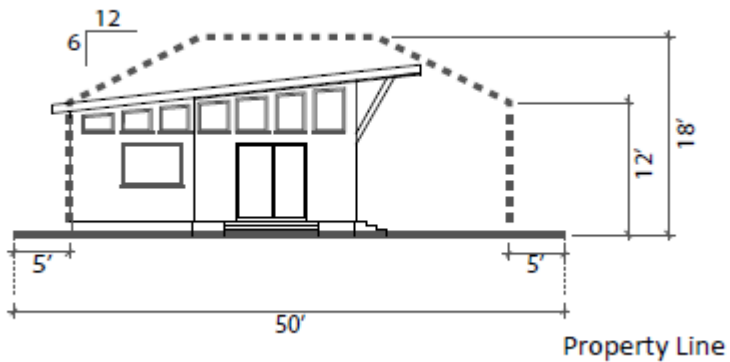
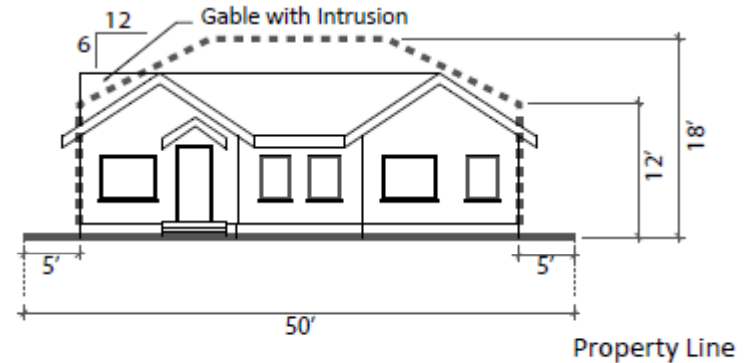
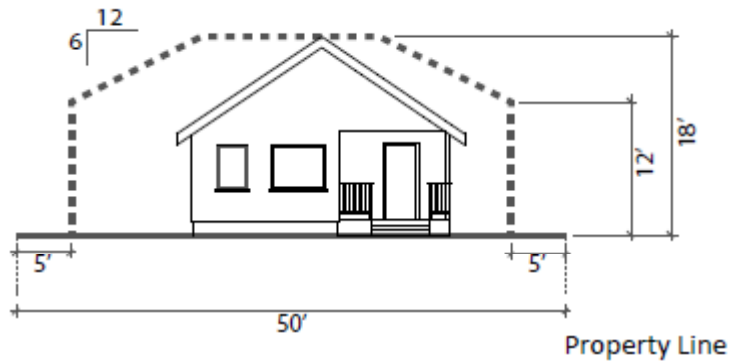
- Density Requirement
- Development standards (height/sloped setback)



# PROPOSED AMENDMENTS



## Secondary Dwellings



# PROPOSED AMENDMENTS

## Accessory Buildings





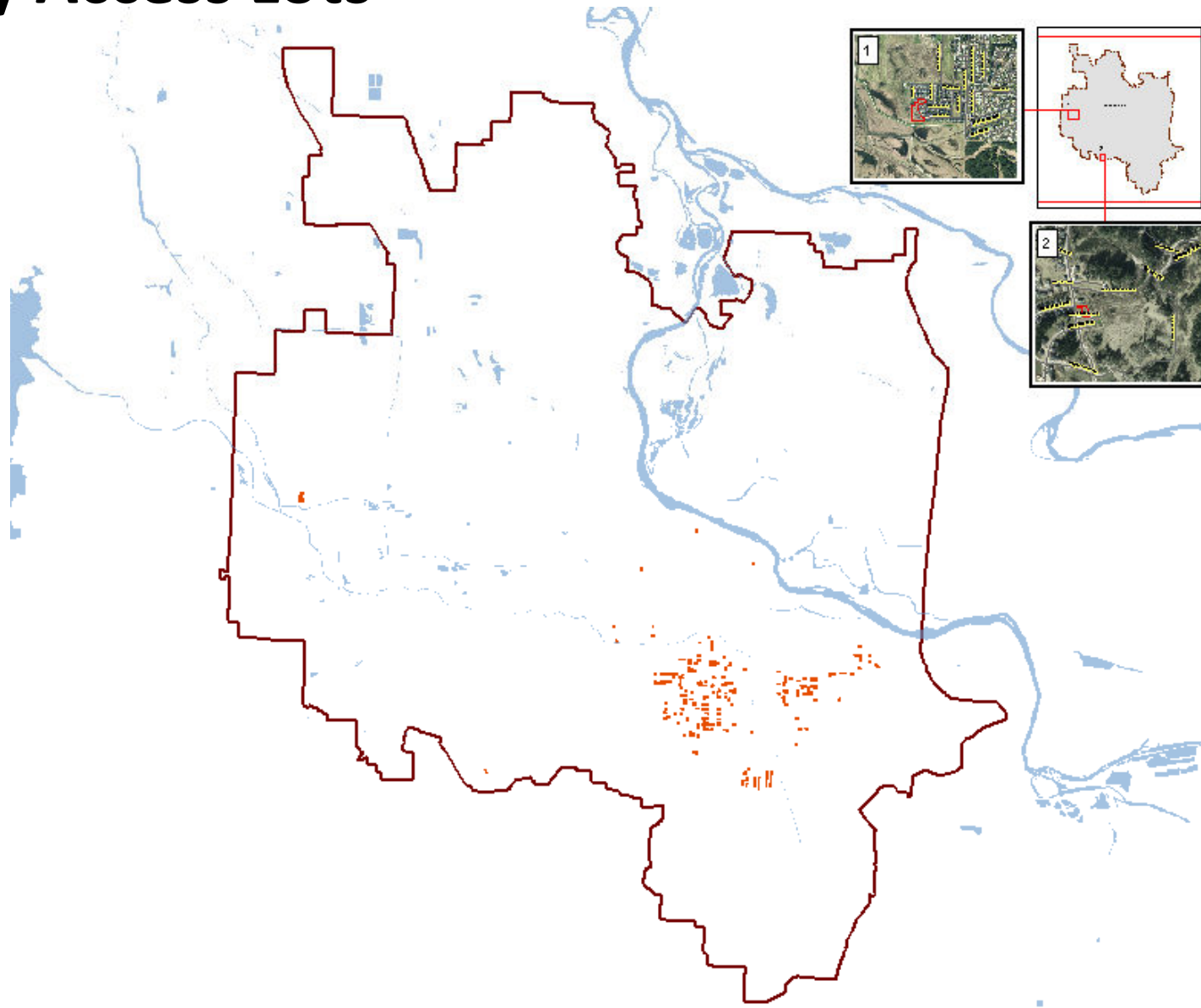
## **Accessory Buildings**

- Limit building height/adding sloped setbacks
- Limit building size on smaller lots
- Increase setbacks on larger lots
- Limit number of plumbing fixtures

# PROPOSED AMENDMENTS



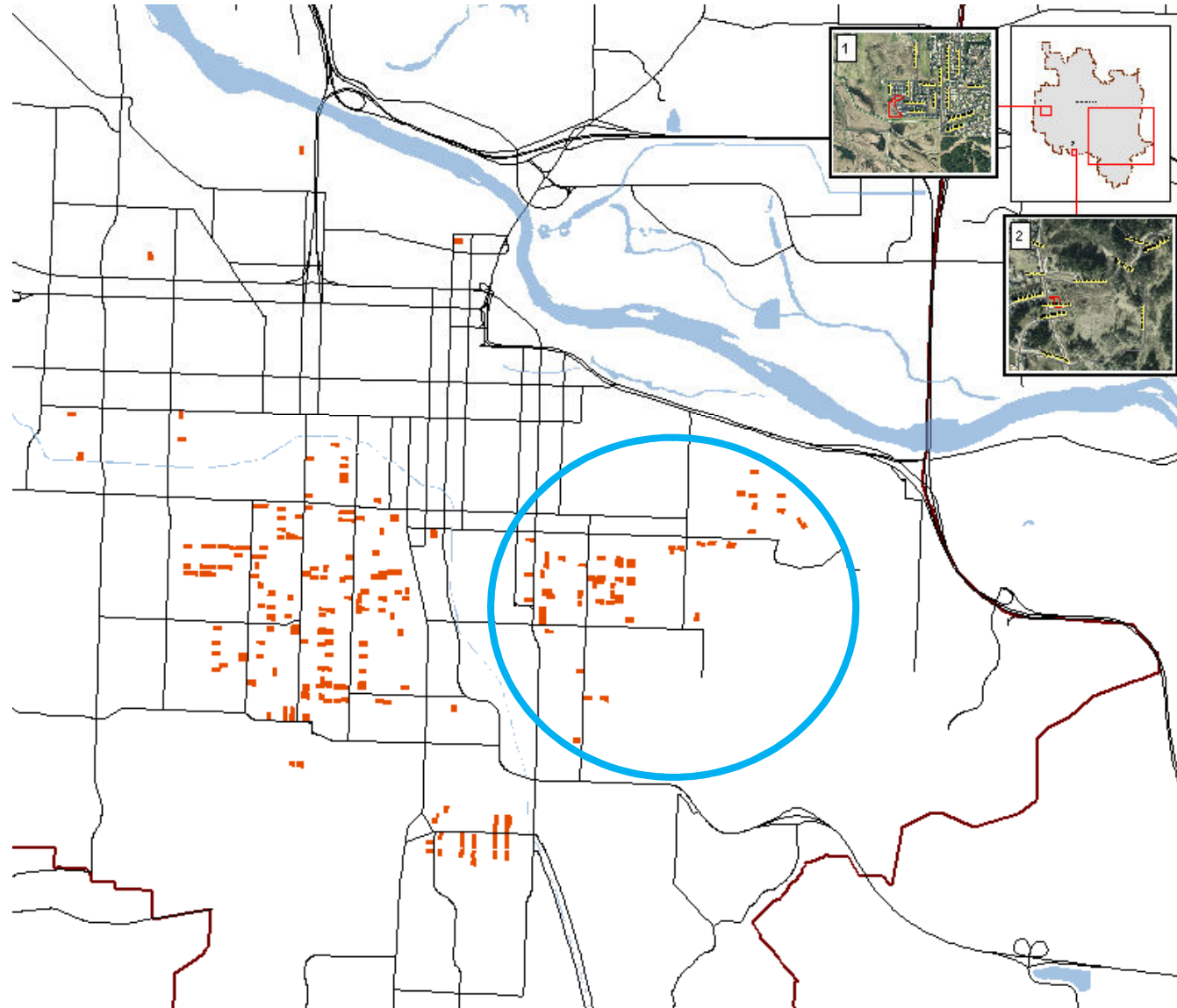
## Alley Access Lots



# PROPOSED AMENDMENTS



## Alley Access Lots

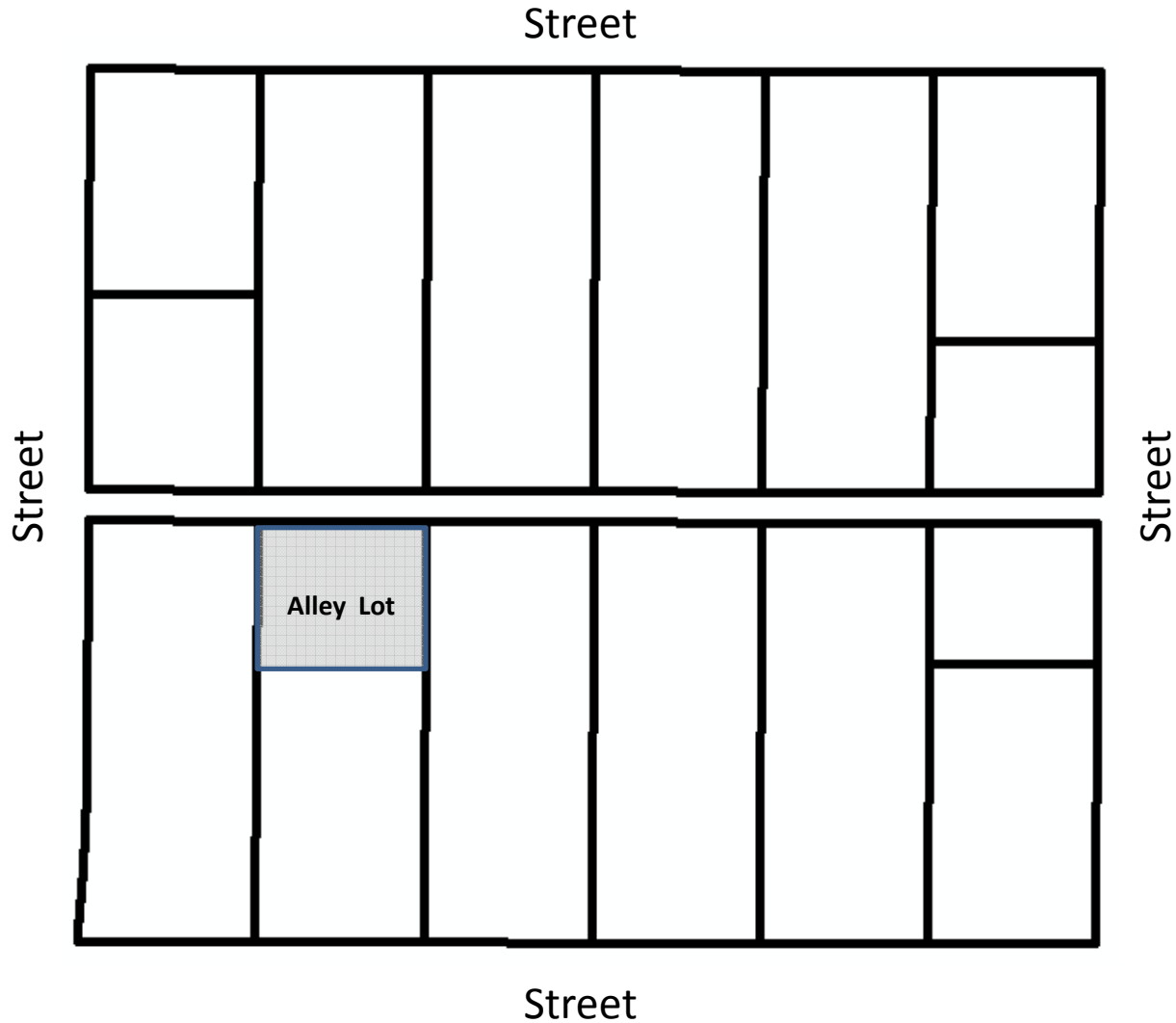




# PROPOSED AMENDMENTS



## Alley Access Lots



## **Alley Access Lots**

- Limit home size
- Limit building height /requiring sloped setbacks
- Limit balconies, dormers, upper story windows
- Limit number of bedrooms to three
- Limit total area for driveways and parking
- Limiting size and height of accessory buildings

# PROPOSED AMENDMENTS



Current Code



Proposed Code





## Alley Access Lots

### Issues Raised in Testimony

- Development standards
- Alley improvement
- Density

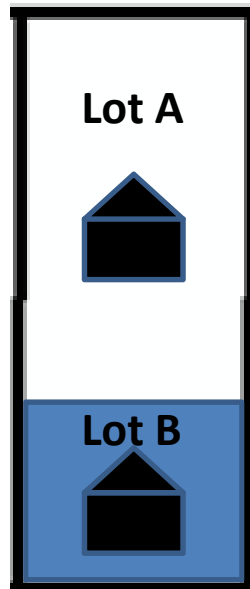
## Alley Access Lots

### Example 1

Density per Lot

Lot A = 1 Dwelling on 6,750 Square Feet

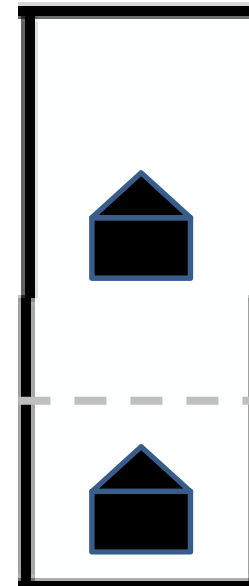
Lot B = 1 Dwelling on 2,250 Square Feet



### Example 2

Density per Development Site

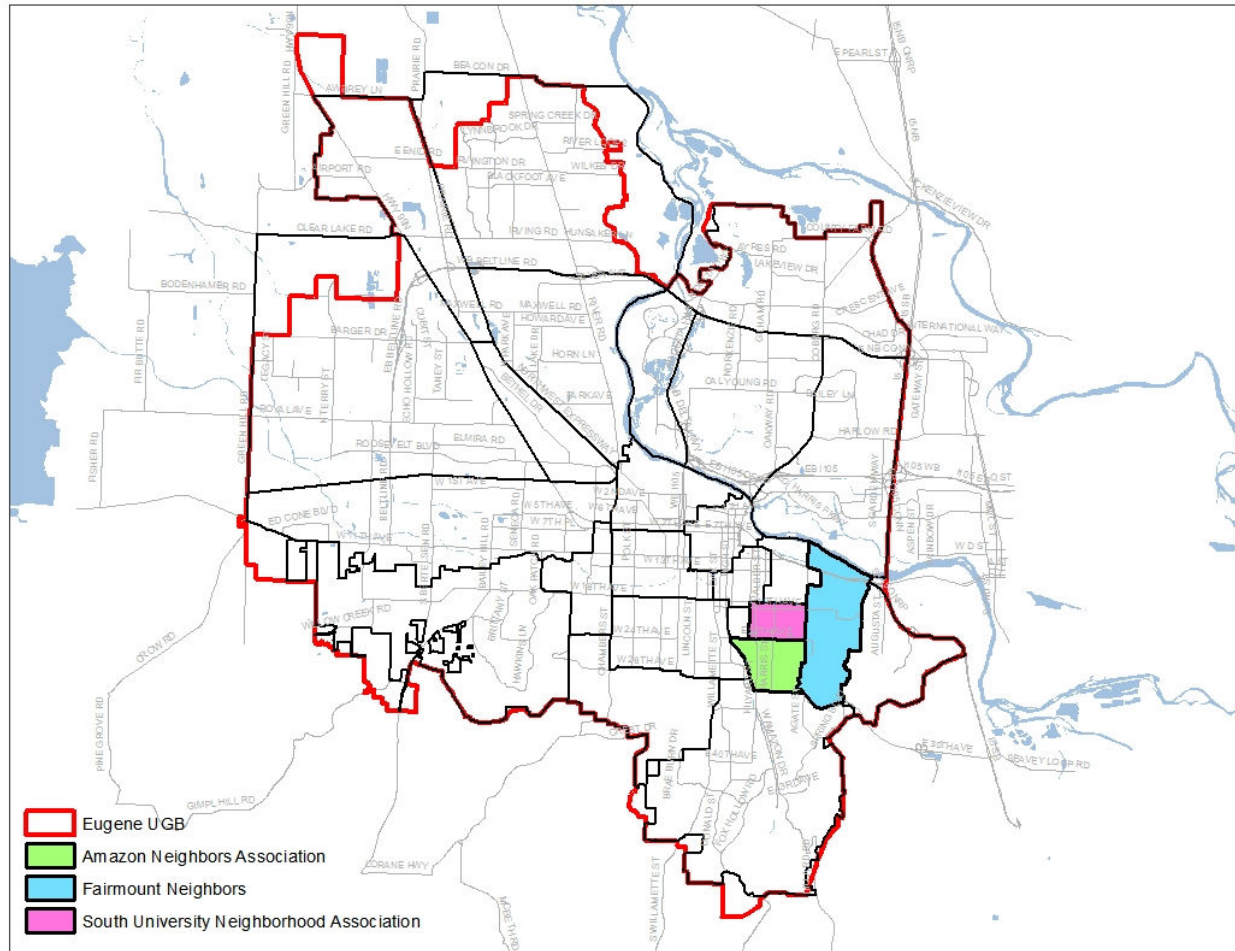
= 2 Dwellings on 9,000 Square Feet



# PROPOSED AMENDMENTS



## University Area Interim Protection Measures





## University Area Interim Protection Measures

### Prohibits

- new rowhouses and duplexes
- new rezonings to R-1.5 Rowhouse zone
- new flag lots
- new alley access lots (add compatibility standards to existing lots)

### Limits

- add area-specific standards for secondary dwellings
- number of bedrooms in single-family homes
- size/number of accessory buildings
- location/extent of parking allowed in front yards
- property line adjustments

## University Area Interim Protection Measures

### Issues Raised in Testimony

- Secondary dwellings
- Amazon neighborhood
- Bedrooms in new homes

## **Planning Commission**

- September 2013 public hearing
- Planning Commission recommendations

## **City Council**

- November 2013 public hearing and testimony



## **Recommended Modifications**

### **Secondary Dwellings**

- Further clarification regarding density requirements

### **University Area Interim Protection Measures**

- Bedroom allowance for new homes

# SINGLE FAMILY CODE AMENDMENTS



**Questions?**

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