



House Bill 2001- Frequently Asked Questions

The Oregon State Legislature passed a new law in June 2019 that is intended to provide more opportunities for a variety of housing types in traditionally single-family neighborhoods, and to increase the overall housing supply in and around cities. No later than June 30, 2022, Eugene must amend the City's land use regulations to allow:

- A duplex on each lot or parcel:
 - That is located within city limits;
 - That is zoned for residential use; and
 - On which the City's land use regulations allows the construction of a detached single-family dwelling; and
- Duplexes, triplexes, quadplexes, cottage clusters, and townhouses in residential zones within the City that allow detached single-family dwellings.

Eugene has until June 30, 2022 to adopt changes to the city's land use regulations to implement this new state law. Given that the law was just passed, the City is still evaluating the law, discussing its impacts, and formulating a plan to implement its requirements. In the meantime, here are answers to some frequently asked questions.

Does this mean I can build a duplex, triplex, quadplex, cottage cluster or townhouse on my property right now?

Not yet – unless the housing you want to build is allowed under Eugene's current land use code. Eugene has until June 30, 2022 to adopt new regulations to implement HB 2001's requirements related to duplexes, triplexes, quadplexes, cottage clusters, and townhouses. Until Eugene adopts new regulations implementing the requirements of HB 2001, the City's current regulations regarding these housing types continue to apply.

You should feel free to contact Eugene Land Use/Planning staff at 541-682-5377 or planning@eugene-or.gov to determine which housing types are currently allowed on your property. Or you may visit the Permit and Information Center between 9am and 4pm Monday through Friday at 99 W. 10th Avenue in Eugene.

What about properties outside of Eugene's city limits but inside the urban growth boundary?

HB 2001's requirements regarding duplexes, triplexes, quadplexes, cottage clusters, and townhouses do not apply to property that is not incorporated (has not been annexed and is located outside city limits).

Will development standards for duplexes, triplexes, quadplexes, cottage clusters, and townhouses change?

It is likely that the City's implementation of HB 2001 will include new development standards for duplexes, triplexes, quadplexes, cottage clusters, and/or townhouses. New

development standards could include maximum building heights and limits on building size. However, any changes to the City's land use regulations must comply with HB 2001's requirement that the City's siting and design regulations do not discourage the development of duplexes, triplexes, quadplexes, cottage clusters, and townhouses permitted in the area through unreasonable cost and delay.

What about building conversions?

It is likely that the City's implementation of HB 2001 will address land use regulations pertaining to building conversions, such as the conversion of a single-family home into a duplex or triplex. Other standards, such as system development charges (SDCs) and building code requirements will continue to apply.

When do the changes to accessory dwelling units (ADUs) related to owner-occupancy and parking requirements go into effect?

HB 2001 provides that as of January 1, 2020, cities may not require owner-occupancy or the construction of additional off-street parking in order to approve an ADU. The City Council is in the process of reviewing the City's current ADU regulations and may choose to remove the current owner-occupancy and additional off-street parking requirements before January 1, 2020. However, the current city requirements regarding ADUs continue to apply until January 1, 2020 or the time the City Council removes them – whichever is sooner.

I already have a permitted ADU. Does it need to remain owner-occupied? What about parking?

As of January 1, 2020, cities may not require owner-occupancy or the construction of additional off-street parking for ADUs. However, the current City regulations regarding ADUs continue to apply until January 1, 2020 or the time the City Council removes them – whichever is sooner.

Are any other ADU regulations changing?

It is possible that other ADU regulations will change, although not as part of implementation of HB 2001. The City Council is in the process of revising or removing certain ADU standards to implement a previously adopted state law. For more info, see <https://www.eugene-or.gov/764/Land-Use-Code-Amendments>

What is the process for adoption of new land use regulations?

The City Council must initiate changes to the City's land use code. The Planning Commission will then hold a public hearing to collect input from the public. After reviewing information from the public and the proposed changes to the land use code, the Planning Commission will make a recommendation to the City Council. The City Council will then hold a second public hearing and take final action on an ordinance.

How does the bill affect planning work underway in River Road and Santa Clara?

The River Road-Santa Clara Neighborhood Plan and Corridor Study include draft goals, policies, and actions that support adding more types of housing along the key transit corridor (River Road up to Hunsaker, within a ¼ mile buffer) as well as along major roads. As such, elements of the neighborhood vision relating to the corridor are consistent with

the intent of HB 2001. The Corridor Study team is currently developing zoning concepts for different ways to add housing in the area, with the goal of publishing a survey in mid-August. Any new zones or land use regulations proposed through the Corridor Study will follow the public process for amending land use regulations outlined above.

Outside the Corridor Study boundary, much of the River Road and Santa Clara neighborhoods are zoned R-1 Low Density Residential. The new law may impact in-progress neighborhood plan policies and actions that relate to housing types, densities, and development standards. These actions are being studied by staff to determine the best path forward as we continue to understand the many implications of the law. Throughout the City, including in River Road and Santa Clara, new plan policies, actions, or land use regulations must be consistent with HB 2001. For more information, please contact Terri Harding, Principal Planner, at 541-682-5635 or visit the project web page at <https://www.eugene-or.gov/3558/River-Road---Santa-Clara-Neighborhood-Pl>.

How do I get involved or stay informed?

Send your contact information to planning@eugene-or.gov if you would like to receive notifications regarding the City's implementation of HB 2001.