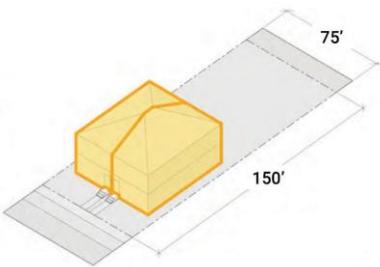


Middle Housing Options in Oregon City

In 2019, the Oregon state legislature passed House Bill (HB) 2001. The bill stipulated that all single-family residential zones must allow “middle housing” - including duplexes, triplexes, quadplexes, townhouses, and cottage clusters - in order to address three goals:

Options

Provide more housing options to meet the needs of different households.



Supply

Increase the overall supply of housing units.



Diversity

Encourage more inclusive Neighborhoods by allowing more affordable housing types in more areas.

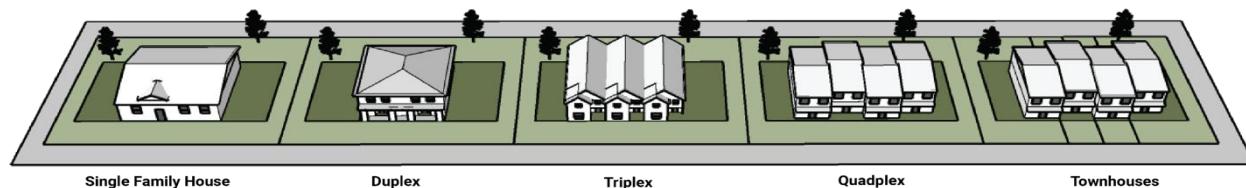


The resulting middle housing structures are usually similar in size to a conventional single-family dwelling, though middle housing dwelling units themselves are typically smaller. The dwellings may be rented or owner-occupied, or a combination of both. The dwellings may be rented or owner-occupied. They may be attached or detached. While the bill was intended to allow middle housing in areas where it wasn't previously allowed, it did not prohibit the development of detached single-family homes.

Oregon City's Response to HB 2001

In June 2022, the City Commission adopted amendments to the Community Development Code in order to comply with the minimum requirements of HB 2001 while also maintaining consistency with the community's sense of place, neighborhood character, and livability. Similar to a single-family dwelling, no land use approval will be required for middle housing; only a building permit is required for middle housing that meets all applicable zone standards. Though more housing types are now permitted within all residential zones, the overall scale or mass of middle housing buildings will still be subject to the same zoning requirements as detached single-family housing. These standards include maximum height, minimum setbacks, maximum lot coverage, and other similar regulations that establish the maximum bulk or “building envelope” permitted on a site.

The graphic below illustrates how the City's existing dimensional standards would be applied to a single-family dwelling, as compared to various middle housing types:



Middle Housing Types

Five different types of middle housing are now permitted in all residential zones in Oregon City:

Duplex

Two attached dwelling units on one lot



Triplex

Three attached dwelling units on one lot



Quadplex

Four attached dwelling units on one lot



Townhouse

Between two and four attached dwelling units, each on their own lot



Cottage Cluster

A grouping of five to eight small houses oriented around a common green space or courtyard



Covenants, Conditions, and Restrictions (CC&Rs)

Any **existing** private agreements, deeds, or covenants, codes, or restrictions (CC&Rs) that restrict the development of middle housing adopted prior to HB 2001 will remain effective. However, HB 2001 prohibits Homeowners Associations (HOAs) from adopting **new** provisions that prohibit middle housing development on or after January 1, 2020.

Middle Housing application worksheets can be found at <https://www.orcity.org/planning/planning-application-forms>

[Duplex](#)

[Triplex/Quadplex](#)

[Townhomes](#)

[Cluster Housing](#)