

# Middle Housing Code Update

Public Open House  
December 8, 2020

# Welcome!

## AGENDA

- Project overview
- Middle housing background
- Zoning for middle housing in Roseburg
- Questions and comments

# Project Objectives

- Build on the momentum of the HNA
- Provide opportunities for middle housing options to help address Roseburg's housing needs
- Comply with House Bill 2001

# Project Schedule

## Middle Housing Code Update September 2020 – May 2021

Roseburg Code Update Timeline	2020					2021				
	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
Task 1. Project Kick-Off										
Task 2. Code Audit and Code Concepts										
Task 3. Draft Code Update										
Task 4. Final Code Update										
Task 5. Adoption										

Advisory Committee Meeting (3) ■

Optional Advisory Committee Meeting (2) ■

Public Workshop or Open House (2) ★

Planning Commission/City Council Hearing (2) ●

# Project Outcomes

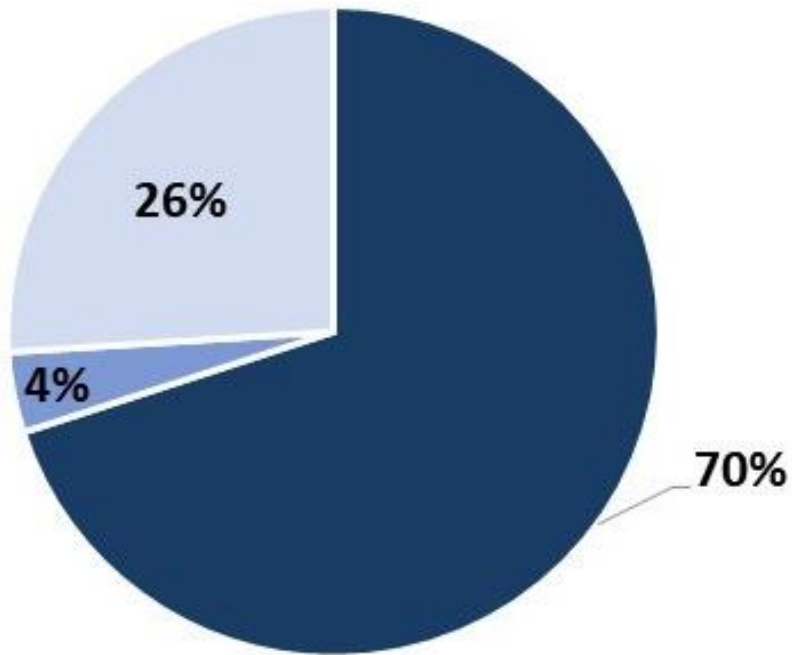
- Adoption of duplex code provisions by June 2021
- Draft code provisions for other middle housing types by June 2021
  - To be adopted by the City separately

# HNA Findings

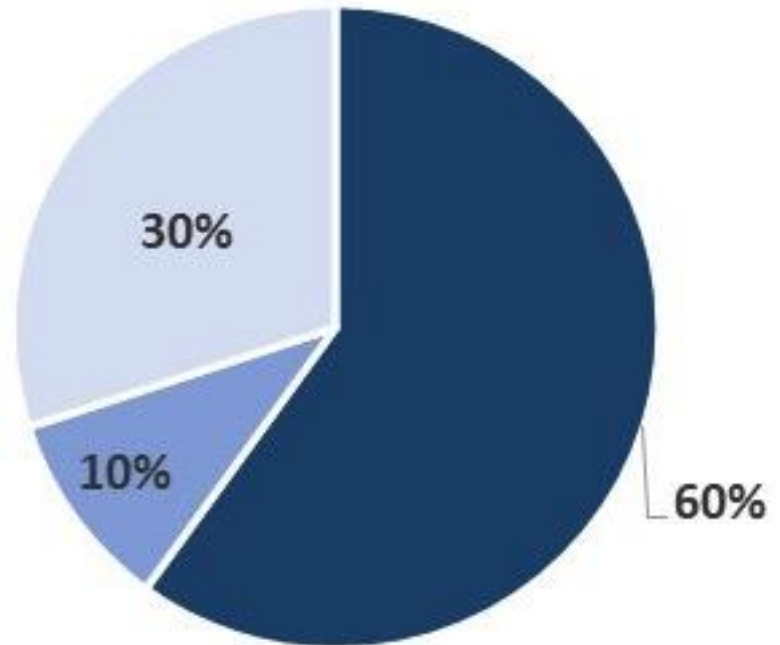
- Housing is expensive: 35% of Roseburg households are cost burdened, including 55% of renters
- Households are smaller: 75% of Roseburg households are 1-2 people
- Residents are older: 36% over the age of 60
- Future housing, on average, needs to be smaller and more diverse

# Housing Mix

**2013-2017**



**New Housing Forecast**



■ Single-Family Detached   ■ Single-Family Attached   ■ Multifamily

# Housing Need (2019-2039)

Variable	Needed Mix
<b>Needed new dwelling units (2019-2039)</b>	<b>2,678</b>
Dwelling units by structure type	
Single-family detached	
Percent single-family detached DU	60%
<b>equals Total new single-family detached DU</b>	<b>1,607</b>
Single-family attached	
Percent single-family attached DU	10%
<b>equals Total new single-family attached DU</b>	<b>268</b>
Multifamily	
Percent multifamily	30%
<b>Total new multifamily</b>	<b>803</b>
<b>equals Total new dwelling units (2019-2039)</b>	<b>2,678</b>



# MIDDLE HOUSING BACKGROUND

# Middle Housing

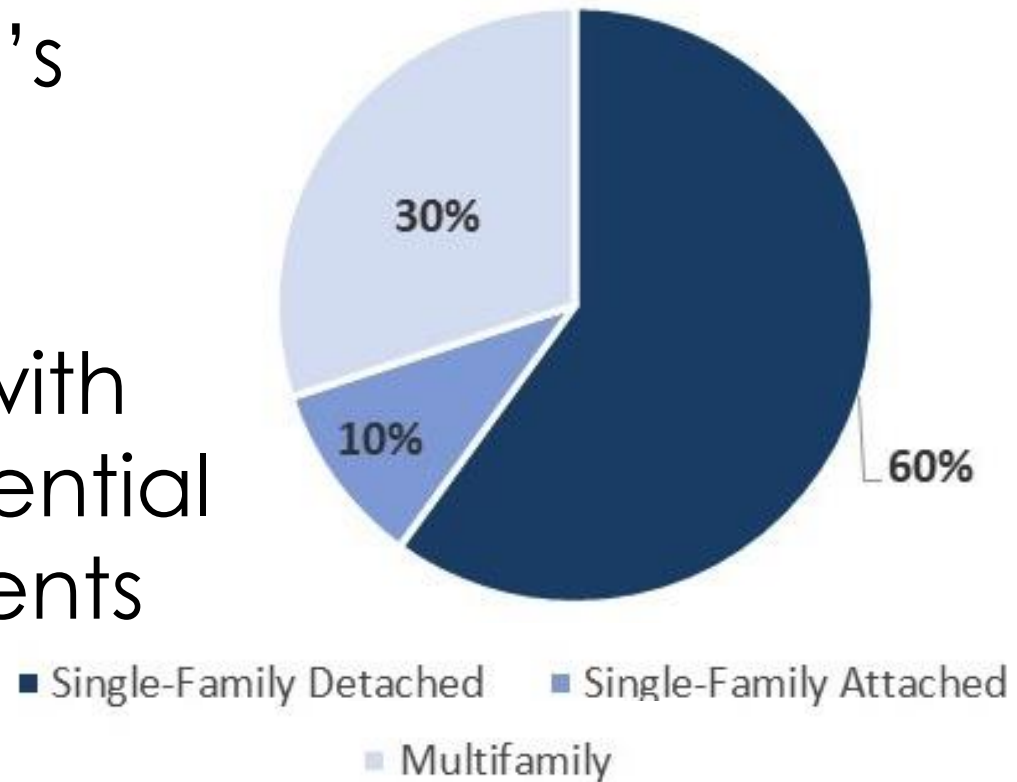
- Traditional alternative to single-family detached and multifamily apartments
- Smaller in scale and less expensive
- “Missing” for past 75 years



# Back to the Future

- Opportunity to meet part of Roseburg's housing needs
- Need to remove barriers starting with low density residential zoning requirements

## Housing Needs



# House Bill 2001

- Duplexes on all lots where SFDDs are allowed
  - All cities over 10,000 people
- Triplexes, quadplexes, townhouses and cottage clusters in areas where SFDDs are allowed
  - Cities over 25,000 people

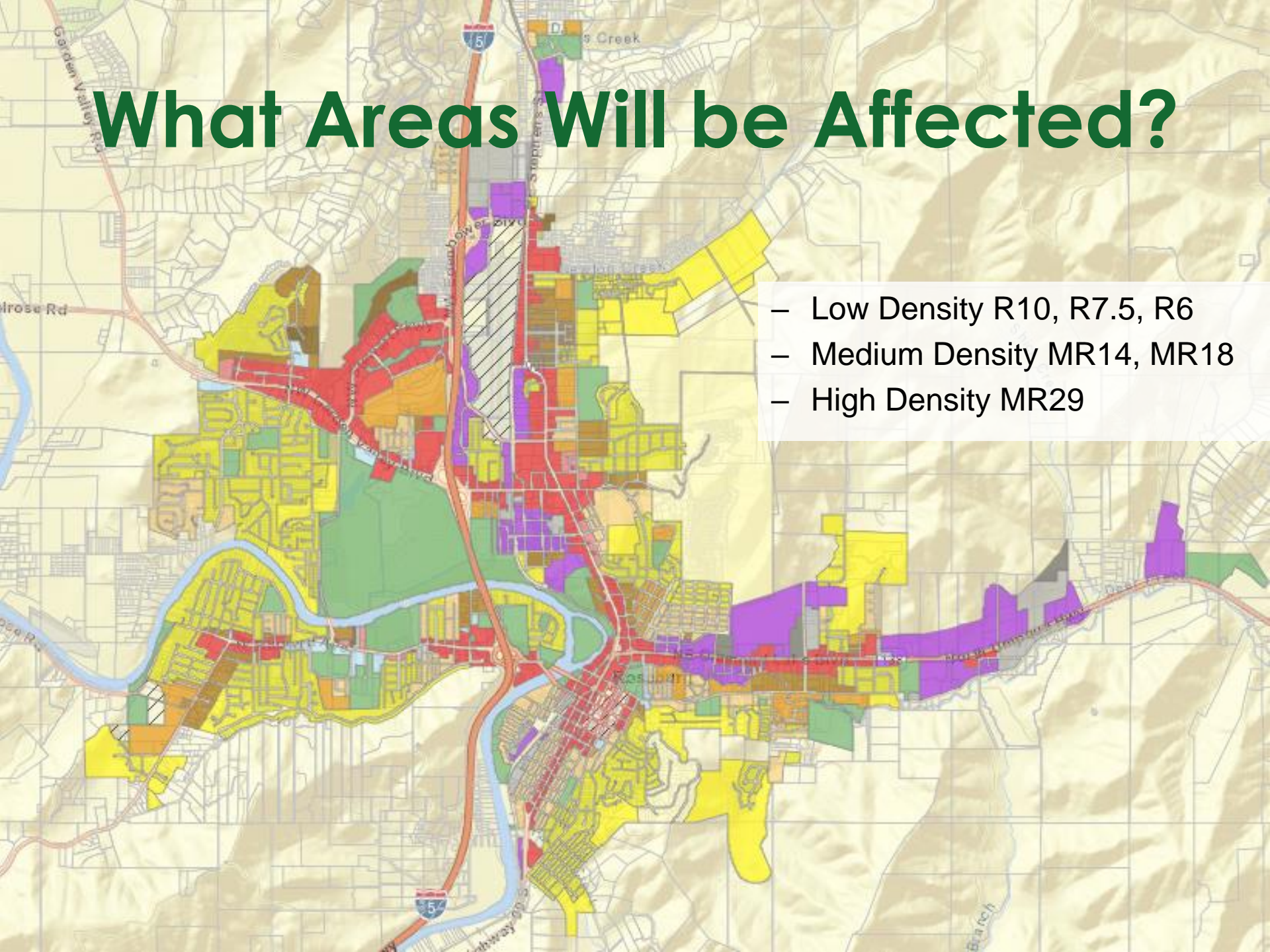
# What Are We Planning For?

- Duplexes, triplexes, quadplexes, townhouses and cottage clusters in zones where SFDDs are permitted
- New construction or additions/conversion of existing buildings
- In existing and new neighborhoods
- Excludes: Historic, slopes, riparian, floodplains, airport, high density residential, and nonresidential



# What Areas Will be Affected?

- Low Density R10, R7.5, R6
- Medium Density MR14, MR18
- High Density MR29



# What Scale and Pace of Development Will we See?



- Incremental growth expected
- Consider:
  - Roseburg's ADU development
  - Minneapolis triplex introduction
  - Oregon's 3% projection for middle housing



# What Role for Zoning Code?

Zoning code is part of a team of factors influencing feasibility:

- Building codes
- SDCs
- Public improvements
- Access to financing
- Consumer preferences
- Land availability





# How to Balance Priorities?

- Allowing more variety of housing types
- Creating opportunity for more housing units
- Making regulations more flexible
- Supporting development of less expensive housing
- Providing opportunities for homeownership and rentals
- Addressing compatibility within existing neighborhoods, including parking

# DISCUSSION

- Middle housing concepts and requirements?
- Role for zoning code?
- Priorities for implementation?

# ZONING FOR MIDDLE HOUSING IN ROSEBURG

# Middle Housing in Roseburg

- What will these new housing types look like?
- What are implementation priorities:
  - For feasibility of building these types?
  - For integration with surrounding neighborhood?

# Duplex Concepts

- Essentially, regulate as SFDDs:
  - Permitted use
  - Minimum lot sizes
  - Dimensional standards
  - Design standards
- Up to 1 parking space per unit, total of 2 spaces per duplex

# New and Old Duplexes





# Corner Duplex





# Corner Duplex/Townhouses





# Detached Duplex





# New Duplex (No Driveway)



# New Duplex (Shared Driveway)





# New Duplex





# Row of New Duplexes



# DUPLEX DISCUSSION

- Opportunities and challenges for development?
- Dimensional or design issues of interest?

# Triplex & Quadplex Concepts

- Allow in residential zones
- Same minimum lot sizes as SFDDs, other dimensional standards
- Clear & objective design standards
- Up to 1 parking space per unit, total of 3-4 spaces



# New Triplex





# New Triplex—or Townhouses?



**New Triplex: Front**



**New Triplex: Back,  
with Parking**





# Quadplex: Multiple Entrances





# New Quadplex: Infill





# New Quadplex: New Neighborhood



# PLEX DISCUSSION

- Opportunities and challenges for development?
- Dimensional or design issues of interest?

# Townhouse Concepts

- Allow in residential zones
- Scale lot sizes and dimensions for attached units (1,500 SF minimum lot)
- Clear & objective design standards
- Up to 1 parking space per unit



# Two-Unit Townhouse





# Three-Unit Townhouse





# Five-Unit Townhouse (Rear Garages)

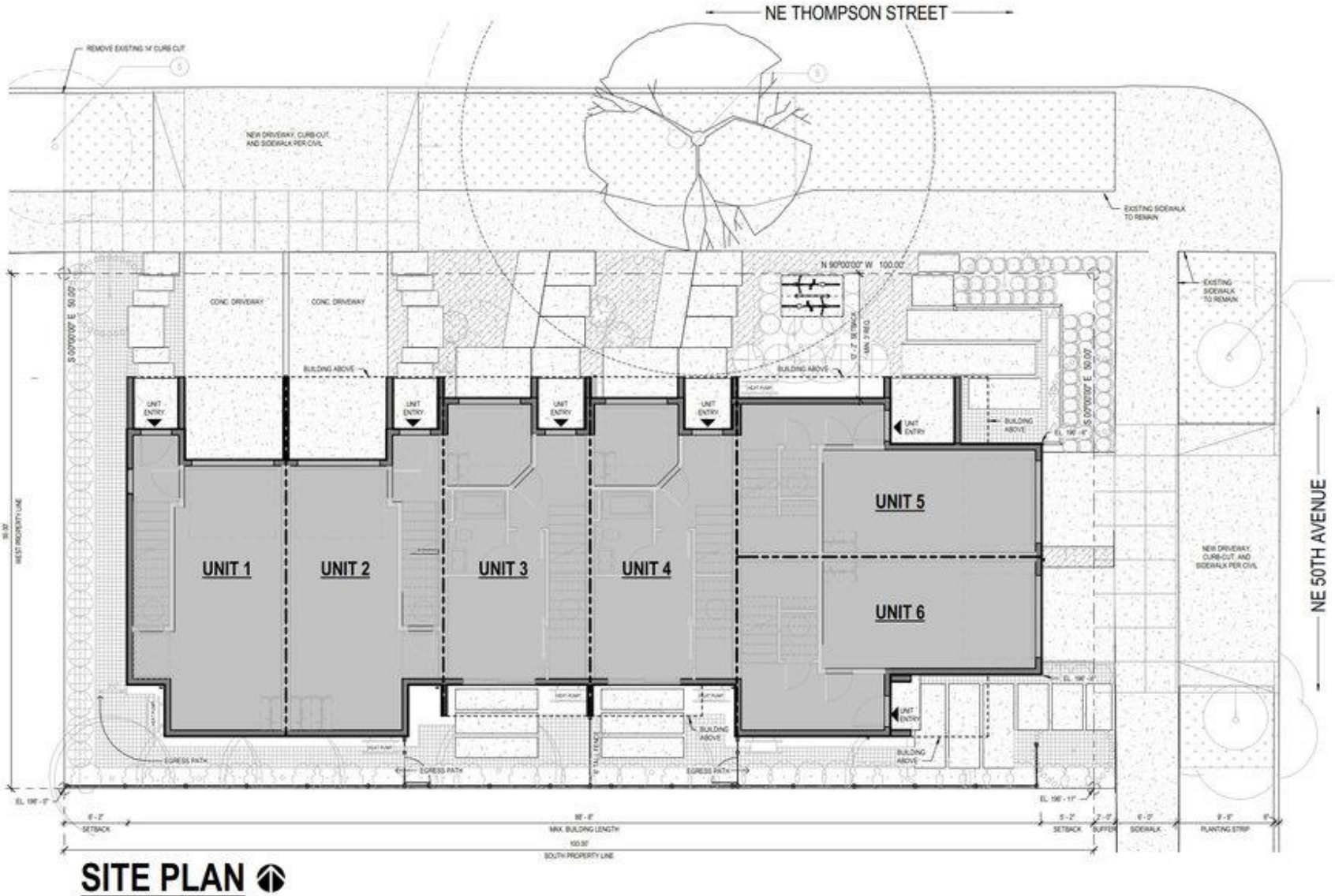




# Townhouses (Front Garages & Driveways)



# Six-Unit Townhouse: Plan



# TOWNHOUSE DISCUSSION

- Opportunities and challenges for development?
- Dimensional or design issues of interest?



# Cottage Cluster Concepts

- Allow in residential zones
- 7,000 SF minimum site
- 4 or more small-scale units
- Common courtyard
- Up to 1 parking space per unit

# Cottages





# Cottages

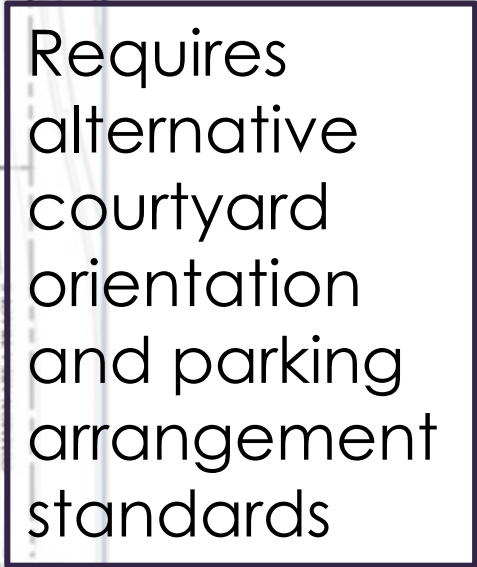




# Cottage Cluster Layout







Requires  
alternative  
courtyard  
orientation  
and parking  
arrangement  
standards

A photograph of a modern, single-story house with a light-colored exterior and dark trim. The house features a large white garage door with four horizontal glass panels and a smaller white door. The roof is dark and has a gabled design. The house is set against a blue sky with white clouds. There are some small plants and a concrete driveway in the foreground.



# COTTAGE DISCUSSION

- Opportunities and challenges for development?
- Dimensional or design issues of interest?

*Anything else on any of the housing options or generally?*



# Ways to Comment

- Survey available online:  
<https://www.surveymonkey.com/r/RoseburgMiddleHousing>
- Additional comments on Facebook or email to: [SCowie@cityofroseburg.org](mailto:SCowie@cityofroseburg.org)

***Thank you!***