

MIDDLE HOUSING: COTTAGE CLUSTER

What is Middle Housing? – Middle Housing includes Duplexes, Triplexes, Fourplexes, Townhouses, and Cottage Clusters.

What is a Cottage Cluster? – A Cottage Cluster is defined in Eugene Code Section (EC) [9.0500](#) as “A grouping of no fewer than four detached dwellings per acre with a footprint of less than 900 square feet each that includes a common courtyard. Cottage clusters are not fourplexes or multiple-unit dwellings.” You can have multiple Cottage Clusters on a single lot or parcel. These are known as Cottage Cluster Projects.

Cottages & Courtyards – Each Cottage Cluster must have a minimum of 4 cottages and a maximum of 8 cottages, which can be Adjusted to have 12 cottages. Each Cluster must also share a common courtyard. Cottages must be separated by at least 6 feet (wall-to-wall). Each Cottage can only have a 900 square foot footprint, when viewed directly from above.

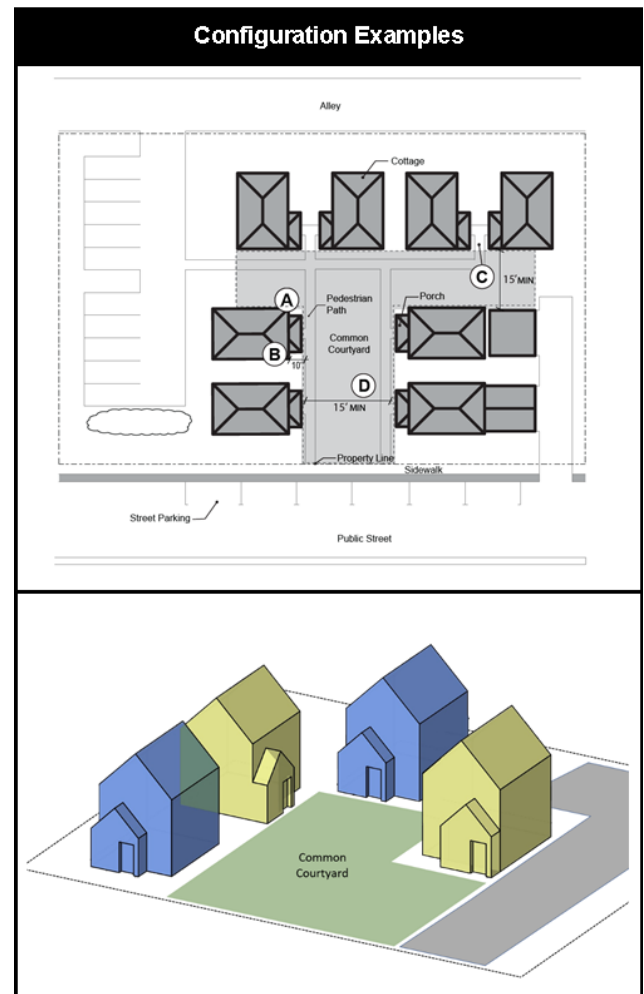
What development standards apply to a Cottage Cluster? – Cottage Clusters are subject to special development standards specific to Middle Housing. Also, Cottage Clusters are not subject to the majority of Special Area Zones (SAZ)s, but are instead almost always subject to the following development standards:

- Residential Zone Standards ([EC 9.2750 – 9.2777](#))
- Solar Standards ([EC 9.2780-9.2795](#))
- Special Standards for Middle Housing ([EC 9.5550](#))
- Standards for all development ([EC 9.6000-9.6885](#))
- Any applicable land use requirement or prior approval (e.g. Planned Unit Development, Site Review, etc.)

See next page for a list of common standards and incentives. If the property is in a SAZ, check the “Applicability” section of that SAZ to see which corresponding residential zone is applicable for Cottage Cluster development.

Can I convert my house into a Cottage Cluster? – Yes. You can convert a property with a house on it into a Cottage Cluster. There are specific provisions for these situations that allow the existing house to be exempted from some of the size and orientation requirements (see [EC 9.5500\(6\)\(g\)](#)). Conversion that meet this definition receive many exemptions from standards, such as parking requirements and special development standards.

What if I have a CC&R on my Property? – Conditions, Covenants, and Restrictions (CC&Rs) are a private land agreement that stipulate the use or control of a property. In certain cases, CC&Rs may prohibit Middle Housing on a property. CC&Rs prohibiting Middle Housing recorded after the adopt of Oregon Housing Bill 2001 in 2019 are prohibited. However, CC&Rs recorded prior to this date remain in effect. Per [EC 9.1020](#), the City does not enforce CC&Rs.





COTTAGE CLUSTER DEVELOPMENT STANDARDS

Standards	R-1	R-2	R-3	R-4
Maximum Net Density per Acre	NA	NA	NA	NA
Minimum Net Density per Acre	4 Units	13 Units	20 Units	20 Units
Lot Coverage	NA. Instead of Lot Coverage, each Cluster must have a courtyard with 150 square feet per Cottage and space between Cottages.			
Minimum Lot Area (Sq.Ft.)*	4,500			
Maximum Building Height	25 feet			
Front Yard Setback	10 feet			
Front Yard Setback (Garage)	18 feet			
Interior Yard Setback	5 feet or 10 feet between buildings on different lots			
Interior Yard Setback (Flag Lot)	10 feet	NA	NA	NA
Minimum Open Space	NA	10%	10%	10%
Minimum Required on-site Parking**	1 space per cottage			

Additional Special Development Standards include: Building separation, footprint limitation, maximum dwelling size, accessory building standards, window requirements, parking design, common courtyard, community building standards, pedestrian access, screening, and cottage orientation (See EC 9.5500(6)).

***Lot Area Reduction for Small Dwelling Units.** When the average size of all dwelling units in a Cottage Cluster is less than 900 square feet as calculated using the formula EC .2741(4)(c), the lot area thresholds listed at EC 9.2741(4) and above shall be reduced by 25 percent (for example, a Cottage Cluster with units of an average size that is less than 900 square feet would be allowed on a lot with an area of 3,375 square feet).

***Lot Area Reduction for Income-Qualified Middle Housing.** When at least 50 percent of the dwelling units in a Cottage Cluster meet the definition of income-qualified middle housing, the lot area thresholds listed at EC 9.2741(4) and above shall be reduced by 25 percent (for example, a Cottage Cluster with 50% income-qualified units would be allowed on a lot with an area of 3,375 square feet).

****Parking Reduction Incentives.**

- On-Street Parking Credit. On-Street Parking credits are available to reduce the number of required on-site parking spaces. Details on applying this reduction are listed at EC 9.6410(6).
- Proximity to Transit. No off-street parking spaces are required for middle housing dwelling units on lots located within ¼ mile walking distance from an EmX station, as shown on the overview map and map tiles that together comprise Figure 9.6410(6)(b), Middle Housing Parking Incentive – Proximity to Transit.
- Reduced Parking for Income-Qualified Middle Housing. When at least 50 percent of the dwelling units in a Cottage Cluster qualify as income-qualified middle housing, the minimum off-street parking requirement shall be reduced by one space per income-qualified unit.

Special Development Standards for Certain Uses

9.5550 Middle Housing Development Standards.

(1) *Purpose of Middle Housing Development Standards.* The purpose of these development standards is to:

- (a) Ensure that new middle housing development enhances the variety of housing options available to Eugene's residents;
- (b) Ensure consistency with state requirements for middle housing;
- (c) Promote development of middle housing that provides opportunities for both rental and ownership housing;
- (d) Provide an adequate supply and range of housing types and prices that will meet the city's future population growth;
- (e) Promote building and site design that contributes positively to a sense of neighborhood and to the overall streetscape; and
- (f) Provide a physical environment that contributes to and enhances the quality of life.

(2) *Applicability of Middle Housing Development Standards.*

(a) Except as provided in subsection (b), Middle Housing Development Standards in this section 9.5550 apply to:

- 1. The development of all new middle housing, excluding duplexes; and
- 2. The development of middle housing, excluding duplexes, on a site with an existing dwelling or dwellings; and
- 3. The development of middle housing, excluding duplexes, created by adding building area to an existing dwelling or dwellings.

(b) Except as provided at EC 9.5550(6)(g), the Middle Housing Development Standards do not apply to existing dwellings, buildings, and structures that are not being altered as part of the middle housing development.

(c) The Middle Housing Development Standards do not apply to middle housing conversion.

(d) The Middle Housing Development Standards shall apply in all zones.

(e) The Middle Housing Development Standards do not apply to dwellings in a building with non-residential use on the ground floor.

(f) The Middle Housing standards apply in addition to the development standards for the applicable base zone. In the event of a conflict between the Middle Housing Development Standards and other applicable development standards in this code, the Middle Housing Development Standards control.

(3) *Adjustment.* Except as provided otherwise in this section, the Middle Housing Development Standards in EC 9.5550 may be adjusted consistent with the criteria in EC 9.8030(37)

See Ordinance 20667 for Official Text

(6) **Standards for Cottage Clusters.** Cottage cluster development shall comply with all of the following:

(a) *General Standards.*

1. *Number of Dwellings.*

- a. A single cottage cluster shall contain a minimum of 4 and a maximum of 8 cottages. The minimum number of cottages required by this subparagraph (a) may not be adjusted.
- b. All cottages within a single cottage cluster must share a common courtyard. This standard may not be adjusted.
- c. A cottage cluster project may include more than one cluster with more than one associated common courtyard. There is no limit to how many cottage clusters are permitted on a single lot.

2. *Setbacks.*

- a. *Building Separation.* Cottages shall be separated by a minimum distance of 6 feet between walls. This standard may not be adjusted. The minimum distance between all other structures, including accessory structures, shall be in accordance with building code requirements.
- b. All other setbacks are provided in Table 9.2750 or in the development standards for the applicable zone.

3. *Building Height.* The maximum building height for all structures in a cottage cluster is 25 feet. This standard may not be adjusted.

4. *Footprint.* The building footprint for each cottage shall be less than 900 square feet. This standard may not be adjusted. The building footprint shall be measured by calculating the total square foot area of a building, when viewed directly from above, that covers a portion of a lot, except that the following structures or parts of structures shall themselves not be included in calculating building footprint:

- a. Any part of a structure without a roof.
- b. Roof eaves.
- c. Carports, porches, and balconies that are open at least 50 percent of their respective perimeter.
- d. Detached garages or accessory buildings.

5. *Maximum Dwelling Size.* The maximum average dwelling size permitted for a cottage cluster is 1,400 square feet. Community buildings shall be included in the maximum average size calculation for a cottage cluster. For the purposes of this subparagraph, "Average size" means the average square footage of all dwelling units and any community building in the cottage cluster as calculated using the formula at EC 9.2741(4)(c).

6. *Accessory Buildings.* Accessory buildings must not exceed 400 square feet in floor area. Accessory buildings in the R-1 zone must also comply with the standards in EC 9.2751(16). Accessory building size is the total square foot area of an accessory building, which is calculated by adding together the square foot area of each full story or level in an accessory building, measuring square foot area from the exterior perimeter walls of the accessory building. Eaves, decks, porches, exterior stairways and carports are not included in the accessory building size.

7. *Windows.* All street-facing facades of dwellings within 20 feet of a property line abutting a street shall have windows or entrance doors covering at least 15 percent of the area of the facades. Half of the window area in a door of an attached garage may count toward meeting this standard. This standard may not be adjusted. **(See Figure 9.5550(4)(c)2. Middle Housing Window Coverage.)**

8. *Criteria for Adjustment.* Except for those standards that cannot be adjusted, adjustments to the standards in this subsection may be made, based on the criteria of EC 9.8030(37)(e) General Standards for Cottage Clusters.

(b) *Cottage Orientation.* Cottages must be clustered around a common courtyard and must meet the following standards **(see Figure 9.5550(6)(b)-(c). Cottage Cluster Orientation and Common Courtyard Standards)**:

1. Each cottage within a cluster must either abut the common courtyard or must be connected to it by a pedestrian path. This standard may not be adjusted.
2. A minimum of 50 percent of cottages within a cluster must:
 - a. Have a main entrance facing the common courtyard;
 - b. Be within 10 feet from the common courtyard, measured from the façade of the cottage to the nearest edge of the common courtyard; and
 - c. Be connected to the common courtyard by a pedestrian path.
3. As long as the standard in subsection 2 is met, the main entrances of cottages within 20 feet of a property line abutting a street may face the street.
4. Cottages not facing the common courtyard or the street must have their main entrances facing a pedestrian path that is connected to the common courtyard.
5. *Criteria for Adjustment.* Adjustments to the standards in this subsection may be made, based on the criteria of EC 9.8030(37)(f) Cottage Cluster Orientation Standards.

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(c) *Common Courtyard Design Standards.* Each cottage cluster must include a common courtyard in order to provide a sense of openness and community of residents. Common courtyards must meet the following standards (**see Figure 9.5550(6)(b)-(c). Cottage Cluster Orientation and Common Courtyard Standards**):

1. The common courtyard must be a single, contiguous piece.
2. The common courtyard must contain a minimum of 150 square feet per cottage within the associated cluster.
3. The common courtyard must be a minimum of 15 feet wide at its narrowest dimension.
4. The common courtyard shall be developed with a mix of landscaping, lawn area, pedestrian paths, and/or paved courtyard area, and may also include recreational amenities. Impervious elements of the common courtyard shall not exceed 75 percent of the total common courtyard area.
5. Pedestrian paths must be included in a common courtyard. Paths that are contiguous to a courtyard may count toward the courtyard's minimum dimension and area. Parking areas, required setbacks, and driveways do not qualify as part of a common courtyard.
7. *Criteria for Adjustment.* Adjustments to the standards in this subsection may be made, based on the criteria of EC 9.8030(37)(g) Common Courtyard Design Standards.

(d) *Community Buildings.* Cottage cluster projects may include community buildings for the shared use of residents that provide space for accessory uses, such as community rooms, guest housing, exercise rooms, day care, community eating areas, or picnic shelters. Community buildings must meet the following standards:

1. Each cottage cluster is permitted one community building.
2. The community building shall have a maximum floor area of 1,200 sf. In addition, the community building shall count towards the maximum average dwelling size calculation of the cottage cluster, pursuant to subsection 9.5550(6)(a)5.
3. If a community building meets the definition of a dwelling unit, a covenant must be recorded against the property stating that the structure is not a legal dwelling unit and will not be used as a primary dwelling.
4. *Criteria for Adjustment.* Adjustments to the standards in this subsection may be made, based on the criteria of EC 9.8030(37)(h) Community Building Standards.

(e) *Pedestrian Access.* These standards may not be adjusted.

1. A pedestrian path must be provided that connects the main entrance of each cottage to the following:
 - a. The common courtyard;

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- b. Shared parking areas;
 - c. Community buildings;
 - d. Sidewalks; and
 - e. Public rights-of-way abutting the site.
2. The pedestrian path must be hard-surfaced (concrete, asphalt, or pavers) and a minimum of 3 feet wide.

(f) *Parking Design* (see Figure 9.5550(6)(f). Cottage Cluster Parking Design Standards).

1. *Clustered parking.* Off-street parking may be arranged in parking clusters, subject to the following standards:
 - a. Cottage cluster projects are permitted parking clusters of not more than 10 contiguous spaces.
 - b. Parking clusters must be separated from other parking spaces or parking clusters by at least 4 feet of landscaping.
 - c. Clustered parking areas may be covered.
 - d. Clustered parking areas must meet the standards in EC 9.6420; however, where the standards in EC 9.6420 conflict with the clustered parking standards in this subsection 1, the clustered parking standards in this subsection 1 control.
2. *Parking location and access.*
 - a. Off-street parking areas with 5 or more spaces shall not be located within 10 feet from any property line that abuts a street;
 - b. No off-street parking space or vehicle maneuvering area is permitted between a property line that abuts a street and the front façade of cottages located closest to that property line.
 - c. No off-street parking space is permitted within 10 feet of any property line external to the cottage cluster or cottage cluster project, except property lines abutting an alley. Driveways and drive aisles are permitted within 10 feet of property lines external to the cottage cluster or cottage cluster project.
 - d. Driveways must meet the access connection standards in EC 7.410 and 7.420.
3. *Screening.* Screening that is at least three feet tall, consisting of landscaping, fencing, or walls shall separate clustered parking areas and parking structures from common courtyards and public streets.
4. *Garages and carports.*

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- a. Garages and carports (whether shared or individual) must not abut more than 25 percent of a common courtyard's perimeter.
- b. Individual detached garages must not exceed 400 square feet in floor area.
- c. Garage doors for attached and detached individual garages must not exceed 20 feet in width.

5. *Criteria for Adjustment.* Adjustments to the standards in this subsection may be made, based on the criteria of EC 9.8030(37)(i) Cottage Cluster Parking Design Standards.

(g) *Existing Structures.* An existing single-unit dwelling and accessory uses and buildings on a lot or parcel to be used for a cottage cluster project may remain within the cottage cluster project area provided they comply with the standards in subsections 1 – 4 below. These standards may not be adjusted.

- 1. The existing dwelling may be nonconforming with respect to the requirements of this section EC 9.5550(6).
- 2. The existing dwelling may be altered or expanded up to a maximum height of 25 feet or a maximum building footprint of 900 square feet. Existing dwellings that exceed the maximum height and/or footprint standards may not be expanded.
- 3. The existing dwelling shall be excluded from the calculation of maximum average dwelling size of a cottage cluster, per 9.5550(6)(a)5.
- 4. The existing dwelling shall be excluded from the calculation of orientation toward the common courtyard, per subsection 9.5550(6)(b)2.

Figure
9.5550(4)(c)2.

Middle Housing Window Coverage



STREET-FACING FACADE

■ Area subject to 15% window & entrance door coverage requirement

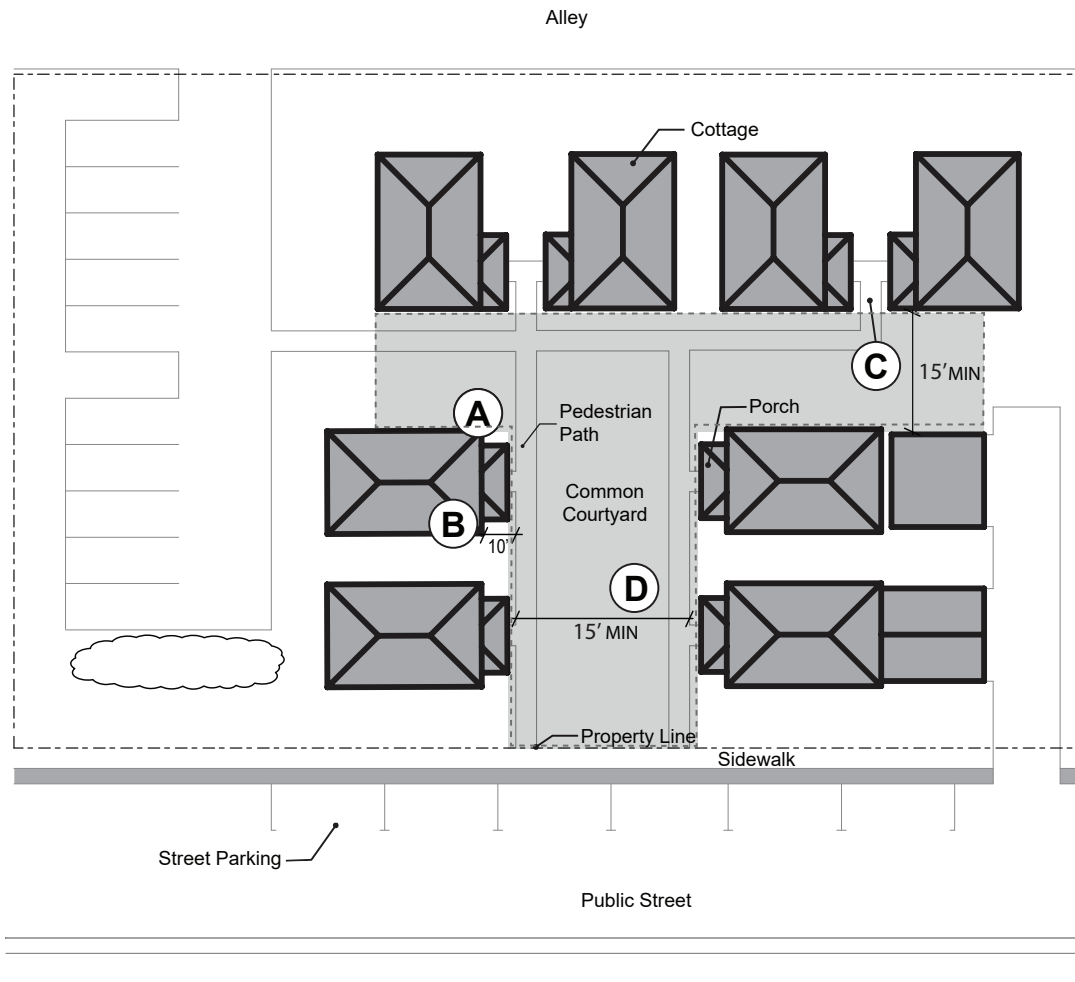



STREET-FACING FACADE

/// Qualifying window coverage
/// Qualifying entrance door coverage

**Figure
9.5550(6)(b)-(c)**

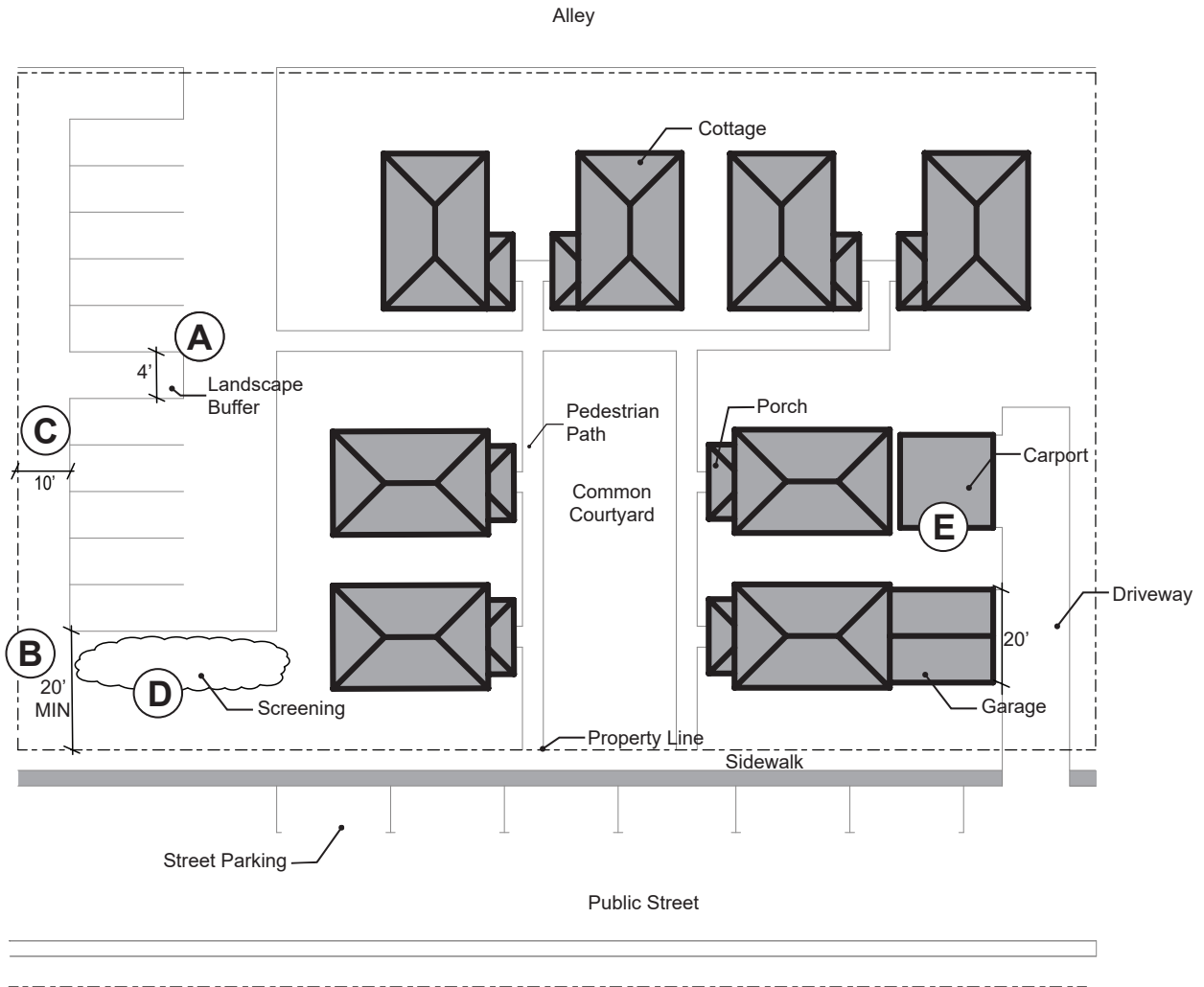
Cottage Cluster Orientation and Common Courtyard Standards



- (A)** A minimum of 50% percent of cottages must have a main entrance facing the courtyard
 - (B)** Cottages oriented to the common courtyard must be within 10 feet of the courtyard, measured from the façade of the cottage to the nearest delineation of the common courtyard
 - (C)** Cottages must be connected to the common courtyard by a pedestrian path
 - (D)** The common courtyard must be at least 15 feet wide at it narrowest width
-  Common courtyard

**Figure
9.5550(6)(f).**

Cottage Cluster Parking Design Standards



- (A)** Parking allowed in clusters of up to 5 spaces (8 spaces for larger projects). Clusters separated by minimum 4 feet of landscaping.
- (B)** Parking areas with 5 or more spaces shall not be located within 20 feet from any property line that abuts a street other than an alley.
- (C)** No parking within 10 feet from other property lines (except alley). Driveways and drive aisles permitted within 10 feet.
- (D)** Screening required between clustered parking areas or parking structures and public streets or common courtyards.
- (E)** Garages and carports must not abut common courtyards. Garage doors for individual garages must not exceed 20 feet in width.