

SB 458 – EXPANDING HOMEOWNERSHIP OPPORTUNITIES FOR MIDDLE HOUSING



Images courtesy of Hayden Homes

Under Current Law

MIDDLE HOUSING DEVELOPMENT SUBJECT TO LOCAL CODES*

SITING CRITERIA

- Minimum lot size
- Setbacks
- Height
- Parking Requirements
- Lot Coverage

DESIGN CRITERIA

- Form-based attributes
 - Entry orientations
 - Porches
 - Windows
- Garages and off-street parking
- Driveway approach

**Local codes must meet minimum standards in OAR 660 Division 046 Middle Housing.*

Proposal

SB 458 – ESTABLISHES ADMINISTRATIVE REVIEW PROCESS AND CRITERIA

PROCESS

1. Apply for middle housing land division
2. City deems application complete (21 days)
3. City review and approval (63 days)
4. City may accept building permit application and begin review
5. Final plat recorded
6. Certificate of Occupancy issued

REVIEW CRITERIA

- Meet local codes (siting and design criteria from previous slide) on parent lot or parcel
- Compliant with building codes
- Separate utilities for each dwelling
- Easements: utilities, pedestrian access, common use areas
- One unit on each created lot or parcel