



## Middle Housing Land Divisions FAQs

The below information is provided as guidance related to City of Newberg File No. DCA21-0002. Details, including information related to public meetings, are available at [newbergoregon.gov/planning/page/dca22-0002-middle-housing-land-divisions](https://newbergoregon.gov/planning/page/dca22-0002-middle-housing-land-divisions)

### WHAT IS THE “MIDDLE HOUSING LAND DIVISION” PROJECT?

In order to meet new requirements of state laws Senate Bill 458 and House Bill 2001, the City of Newberg is proposing new language in its Municipal Code which would allow property owners to conduct **lot divisions** for **middle housing** types including duplexes, triplexes, quadplexes, townhouses, and cottage clusters.

### WHO IS IMPACTED BY THIS?

Property owners of duplexes, triplexes, quadplexes, townhouses, and cottage clusters who **may** want to divide their lot in the future.

### WHY DID SOME RESIDENTS RECEIVE A SPECIAL NOTICE?

Notice was provided to all owners of residentially zoned property in Newberg as required by state law. Zoning information for properties in Newberg is available online on the City’s [Interactive Planning Map](#) or [newberg.maps.arcgis.com](https://newberg.maps.arcgis.com)

### WHERE DO I FIND MORE DETAILED INFORMATION?

On the City’s website at [newbergoregon.gov/planning/page/dca22-0002-middle-housing-land-divisions](https://newbergoregon.gov/planning/page/dca22-0002-middle-housing-land-divisions) or residents can view hard copies of information at the City Hall (414 E. First Street).

### HOW CAN THE PUBLIC PARTICIPATE IN THIS PROJECT?

The public may provide written comments by noon on Monday, February 6, 2023. The public may also attend and make public comments at the Planning Commission hearing on Thursday, February 9, 2023.

### OTHER HELPFUL INFORMATION

- ✓ **What does the proposed change allow?** It would allow property owners to sell individual dwelling units as child lots of their property. For example, if a parent lot with a side-by-side duplex created a child lot, a person could purchase one side of the duplex and the land immediately around it. This process is identical with detached middle housing as long as the parent lot meets the land division criteria (including lot size, lot coverage, setbacks, etc.)
- ✓ **Can child lots allow the same new construction as parent lots?** A child lot **does not** grant development rights equal to the parent lot. For example, an Accessory Dwelling Unit (ADU) could not be constructed on a child lot.

### KEY TERMS FOR MIDDLE HOUSING LAND DIVISIONS

“**Middle Housing**” refers to any individual or combination of duplex dwellings, triplex dwellings, quadplex dwellings, townhouse dwellings and/or cottage clusters.

“**Lot**” refers to a unit of land at least sufficient in size to meet minimum zoning requirements for use, coverage, area, and other requirements.

“**Middle Housing Land Divisions**” refers to the subdivision of a lot or parcel on which the development of middle housing is allowed under ORS 197.758 (2) or (3).