

Table 9.2760 Residential Zone Lot Standards (See EC 9.2761 Special Standards for Table 9.2760.)					
	R-1	R-1.5	R-2	R-3	R-4
Rowhouse Lots (3) (Rowhouse lots shall be indicated on the final plat and shall be developed with a rowhouse.)	1,600 square feet	1,600 square feet	1,600 square feet	1,600 square feet	1,600 square feet
Duplex Lots (In R-1, lots shall be indicated on the final plat and shall be developed as a duplex or may be located on corner lots that contain at least 8,000 square feet.)	8,000 square feet	--	--	--	--
Triplex Lots (In R-1, lots shall be indicated on the final plat and shall be developed as a triplex.)	12,000 square feet	--	--	--	--
Fourplex Lots (In R-1, lots shall be indicated on the final plat and shall be developed as a fourplex.)	16,000 square feet	--	--	--	--
Residential Flag Lot (4) (Existing lot shall be at least 13,500 square feet.)	6,000 square feet	--	6,000 square feet	6,000 square feet	6,000 square feet
Duplex Division Lots (8) (Existing lot shall be at least 8,000 square feet.)	3,600 square feet		3,600 square feet	3,600 square feet	3,600 square feet
Frontage Minimum (1)					
Interior Lot	50 feet	20 feet	20 feet	20 feet	20 feet
Corner Lot	50 feet	20 feet	20 feet	20 feet	20 feet
Curved Lot	35 feet	20 feet	20 feet	20 feet	20 feet
Cul-de-sac Bulb Lot	35 feet	20 feet	20 feet	20 feet	20 feet
Residential Flag Lot (4)					
1 Lot	15 feet		15 feet	15 feet	15 feet
2 to 4 Lots	25 feet		25 feet	25 feet	25 feet
Width Minimum (1)					
Interior Lot (7)	50 feet		20 feet	20 feet	20 feet
Corner Lot	50 feet		20 feet	20 feet	20 feet
Curved Lot	35 feet		20 feet	20 feet	20 feet
Cul-de-sac Bulb Lot	35 feet		20 feet	20 feet	20 feet
Residential Flag Lot (4)	50 feet		--	--	
Lot Area Maximum (5)					
	13,500 square feet				
Housing Mix Maximum (6)					
Duplex	See EC 9.2741(4)	--	--	--	--
Triplex	See EC 9.2741(5)	--	--	--	--
Four-plex	See EC 9.2741(6)	--	--	--	--

(Section 9.2760; see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02; and amended by Ordinance No. 20269, enacted November 25, 2002, effective December 25, 2002.)

9.2761 Special Standards for Table 9.2760.

- (1) Solar standards may impose a more restrictive lot standard. (See EC 9.2790 Solar Lot Standards.) Lot area, frontage, and width minimums may be modified with an approved cluster subdivision in R-1 or Planned Unit Development (PUD) in any zone.
- (2) Lots shall comply with other small lot provisions unless approved as a cluster subdivision or a Planned Unit Development (PUD). (See EC 9.2770 Small Lot Standards for R-2, R-3 and R-4 Zones.)
- (3) In R-1, rowhouse lots can be created only in a subdivision created after August 1, 2001 that contains 10 or more lots and where the overall residential density in the subdivision complies with Table 9.2750 Residential Zone Development Standards. In all zones, rowhouses shall have street frontage for the residence and alley access for off-street parking.
- (4) No variance to residential flag lot standards are allowed. Minimum lot area excludes the pole portion of the lot. Other residential flag lot standards also apply. (See EC 9.2775 Residential Flag Lot Standards for R-1.)
- (5) Exceptions to the maximum lot size shall be granted if either of the following is met:
 - (a) For circumstances such as topographically constrained lands, conservation easements, existing buildings, utility easements, and land divisions intended to reserve a large lot for future land division with feasibility demonstrated by a conceptual buildout plan.
 - (b) If the subdivision achieves an overall density of 9 units per acre.
- (6) Unless approved through a planned unit development process, in any 1 subdivision there shall be a maximum of 25% duplex lots, 15% triplex lots, and 10% fourplex lots. At least 50% of the lots must be for one-family detached dwellings or rowhouses. Fractions are reduced to the next lowest number.
- (7) In R-1, interior lots shall not have frontage on two non-intersecting streets unless approved through the cluster subdivision or planned unit development process where alternative proposals were evaluated, and there is no feasible alternative to the creation of double frontage lots.
- (8) Duplex division lots shall comply with other duplex division provisions. (See EC 9.2777 Duplex Division Lot Standards.)

(Section 9.2761; see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.2770 Small Lot Standards For R-2, R-3 and R-4 Zones.

- (1) **Purpose.** The small lot provisions allow lots to be created below the standard minimum lot size to increase opportunities for affordable housing and infill development.

- (2) **Land Division Regulations.** All applicable regulations for the type of land division process being used must be met except where the small lot standards create different requirements.
- (3) **Development Standards.**
 - (a) Zero side yard setback option: Permitted.
 - (b) Height maximum: 25 feet in the R-2 Zone; 40 feet in the R-3 Zone; 25 feet in R-3 and R-4 zones within 50 feet of abutting, or across an alley from properties zoned RA, R-1, or R-2.
 - (c) Required outdoor living area: 10% of gross floor area.
 - (d) Maximum lot coverage: 55 percent in R-2 and R-3 Zones, and 60 percent in the R-4 Zone.

(Section 9.2770, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.2775 Residential Flag Lot Standards for R-1.

- (1) **Purpose.** Residential flag lots allow lots to be created in cases where there is adequate lot area to divide the property into 2 or more lots but not enough street frontage to meet the standard minimum requirement and where creation of a street is not necessary to meet connectivity standards. The standards require access for fire protection and also require screening to protect the privacy of abutting residences. The intent is to provide additional housing opportunities and to promote the efficient use of residential land. Home occupations and secondary dwellings are prohibited because of limited access and the greater impacts these uses would place on abutting sites.
- (2) **Measurements.**
 - (a) Flag Lot Dimensions. Residential flag lot average width dimension is measured from the mid-point between two opposite lot lines of the flag portion of the lot.
 - (b) Flag Lot Area Calculations. When calculating lot area, only the flag portion is counted. (See Figure 9.2775(2) Residential Flag Lot Description.)
- (3) **Land Division Regulations.**
 - (a) Flag Lot Area. The required minimum lot area for the flag lot, excluding the pole portion of the lot, is 6,000 square feet. The original lot, prior to creation of the flag lot, shall be at least 13,500 square feet.
 - (b) Lot Dimensions. The minimum average lot width is 50 feet.
 - (c) Access Pole. The minimum width for the pole portion of 1 flag lot is 15 feet. If 2 or more flag lots will use the same access driveway, the minimum combined width of the pole portions shall be 25 feet. A street may be required. The maximum number of flag lots taking access off the same access driveway is 4.
 - (d) Ownership. The access pole must be part of the flag lot and must be under the same ownership as the flag portion.
 - (e) Land Division Review. All applicable regulations for the type of land

division process being used must be met except where the residential flag lot standards create different requirements.

- (4) **Use Regulations.** Residential flag lots have the same land use regulations as the base zone except, for residential flag lots of less than 13,500 square feet, there is no allowance for home occupations or a secondary dwelling.
- (5) **Development Standards.**
- (a) Generally. All base zone requirements must be met, unless otherwise stated in this section.
- (b) Setbacks. For any new building, residential flag lots shall have a minimum 10 foot building setback along all lot lines. The special flag lot setback standard does not apply to flag lots that received final plat approval by December 25, 2002.
- (c) Access. Motor vehicle access from a public street to a residential flag lot may be obtained in one of the following three ways:
1. Via the pole portion of the lot,
 2. Via an easement to use a driveway on an abutting property, or
 3. Via an existing alley.
- (d) Minimum Paving and Landscaping.
1. The minimum paving of the driveway used for access shall be as follows:

1 rear lot	12 feet
2 to 4 rear lots	20 feet* (Street may be required.)

*If approved by the planning director as necessary to preserve existing natural features, paving width may be reduced to 17½ feet, except for the first 25 feet back from the sidewalk if both sides of the driveway are landscaped in accordance with a landscape plan.
 2. Driveways serving the flag lots and parking areas shall be constructed of at least 4 inch thick Portland Cement concrete, or 2½ inch compacted asphaltic concrete mix on 6 inches of ¾ minus compacted crushed rock base, or an approved equal. Base placement of driveways and parking areas shall be approved by the city manager prior to final surfacing. If an abutting property's access drive is used:
 - a. An access easement-maintenance agreement is required, which shall be recorded in the Lane County office of Deeds and Records, and
 - b. The abutting property shall meet off-street parking requirements for that property.
 3. If access is provided via an existing unimproved alley, a petition for improvement is required. The alley must be able to provide automobile and emergency vehicle access to a public street.
 4. Whether or not the portion of the flag lot with public street frontage is used for access, it shall remain free of structures and be available for possible future access to a public street.

5. Each rear lot or parcel shall have 2 off-street parking spaces located outside of the pole portion of the flag lot.

(Section 9.2775, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02; and amended by Ordinance No. 20270, enacted November 25, 2002, effective December 25, 2002.)

9.2777 Duplex Division Lot Standards.

- (1) **Purpose.** Duplex division lots allow existing duplexes to be divided into two separate legal lots in order to increase opportunities for affordable home ownership.
- (2) **Land Division Regulations.** All applicable regulations for the type of land division process being used must be met except where the duplex division lot standards create different requirements.
 - (a) The existing lot must contain at least 8,000 square feet.
 - (b) The resulting lots will be relatively equal in size with the maximum difference equal to 10 percent or less of the total area of the original lot.
 - (c) The average lot width is at least 40 feet.
 - (d) The minimum lot area is at least 3,600 feet.
- (3) **Use Regulations.** Duplex division lots have the same land use regulations as the base zone.
- (4) **Development Standards.**
 - (a) All base zone standards must be met unless otherwise stated in this section.
 - (b) The existing lot is occupied by a duplex that conforms to all applicable regulations.
 - (c) A single family dwelling will not replace or be added to the lot.
 - (d) Each parcel will have independent service unless common service is approved by the affected utility agency and is adequately covered by a city attorney approved easement recorded in the Lane County Recorder's office and establishing the rights, responsibilities, and liabilities of the affected parties.
 - (e) Prior to approval, the planning director may require an applicant(s) to enter into a written, city attorney approved agreement suitable for recording in the Lane County Recorder's office that establishes rights, responsibilities, and liabilities with respect to maintenance and use of common areas such as, but not limited to, roofing, water pipes, and wiring.

(Section 9.2777, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

Solar Standards

9.2780 Purpose of Solar Standards. Solar standards are utilized to create lot divisions, layouts and building configurations to help preserve the availability of solar energy to one and two family dwellings.

(Section 9.2780, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.2790 Solar Lot Standards.

- (1) **Applicability.** Solar lot standards apply to the creation of lots within subdivisions in R-1 and R-2 zones.
- (2) **Solar Lot Requirements.** In R-1 and R-2, at least 70% percent of the lots in a subdivision shall be designed as “solar lots” and shall have a minimum north-south dimension of 75 feet and a front lot line orientation that is within 30 degrees of the true east-west axis. For purposes of this subsection, a lot proposed for more than one dwelling unit shall count as more than one lot, according to the number of units proposed (e.g. a lot proposed for a fourplex shall be considered 4 lots). (See **Figure 9.2790(2) Solar Lot Requirements.**)
- (3) **Exceptions to the Solar Lot Requirements.** A proposed subdivision shall be exempt from EC 9.2790(2) if either of the following exists:
 - (a) **Density.** The proposed subdivision provides at least 70% of the maximum allowed density according to the zoning of the property.
 - (b) **Site Constraints.** One of the following circumstances is present:
 1. Compliance with applicable street standards or public street plans requires a street configuration that prevents the lots from being oriented for solar access.
 2. An existing public easement or right-of-way prevents the lot from being oriented for solar access.
 3. There is a significant natural feature on the site, identified as such in the Metro Plan, adopted refinement plan, or in any city-adopted natural resource inventory that will continue to exist after the site is developed, and that prevents the lot from being oriented for solar access.
- (4) **Exemptions to the Solar Lot Requirements.** A proposed lot shall not be identified as a “solar lot” but shall be counted as a lot that satisfies EC 9.2790(2) Solar Lot Requirements when the lot satisfies (a)(b)(c) or (d) of this subsection.
 - (a) **Slopes.** The lot is sloped 20 percent or more in a direction greater than 45 degrees east or west of true south.
 - (b) **Existing Off-Site Shade.** The lot is within the shadow pattern of off-site features, such as but not limited to buildings, topography, or coniferous trees or broadleaf evergreens, which will remain after development occurs on the site from which the shade is originating.
 1. Shade from existing or approved off-site buildings or structures and from topographic features is assumed to remain after development of the site.

2. Shade from vacant developable areas off-site is assumed to be the shadow pattern that would result from the largest building allowed at the closest setback allowed on adjoining land, whether or not that building now exists.
 3. Shade from coniferous trees or broadleaf evergreens is assumed to remain after development of the site if that vegetation is situated in a required setback; or part of a developed area, public park, or legally reserved open space; or part of landscaping or other features required pursuant to this land use code.
- (c) Existing On-Site Shade. The site, or portion of the site for which the exception is sought complies with at least one of the following:
1. The site is within the shadow pattern of on-site features such as, but not limited to, buildings and topography which will remain after the development occurs.
 2. The site contains coniferous trees or broadleaf evergreens at least 30 feet tall and more than 8 inches in diameter measured four feet above the ground which have a crown cover over at least 80 percent of the site or relevant portion. The applicant can show such crown cover exists using a scaled survey or an aerial photograph. If granted, the exemption shall be approved subject to the condition that the applicant preserve at least 50 percent of the non-solar friendly vegetation that cause the shade that warrants the exemption. The applicant shall file a note on the plat or documents in the office of the county recorder binding the applicant to comply with this requirement.
- (d) Housing Mix. The lot is designated for a housing type other than one-family detached dwellings in a proposed subdivision that identifies at least 10% of the lots for a housing type other than one-family detached dwellings.

(Section 9.2790, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.2795 Solar Setback Standards.

- (1) **Applicability.** These standards apply to all structures on R-1 and R-2 zoned lots, 4000 square feet or greater, with a minimum north-south dimension of 75 feet.
- (2) **Solar Setback Requirements.** Buildings shall be setback from the northern property line according to the standards in this section. An applicant for a development permit for a building subject to this section shall submit verification on a form approved by the city manager that shows either the solar setback or how the structure qualifies for an exemption. If buildings on separate lots are attached or connected at a common lot line, the solar setback standards apply as if the buildings are a single building on a single lot composed of both lots. (See **Figure 9.2795 Solar Setback Standards, Figure 9.2795(2) Shade**

Point Height (SPH) Measurement, Figure 9.2795(2)(a) R-1 Solar Setback Calculation, and Figure 9.2795(2)(b) R-2 Solar Setback Calculation.)

- (a) Solar Setback for R-1 Zone. The solar setback of the shade point shall be greater than or equal to the following formula:

$$SSB = (2.5 \times SPH) + (N \text{ divided by } 2) - 82.5$$

Where:

SSB = Solar setback (the shortest horizontal distance between the shade point and the plane of the northern lot line).

SPH = Shade point height (Reduce this dimension by 3 feet if the shade point is a ridgeline between 45 degrees east or west of true north.)

N = North-south lot dimension. Maximum allowable "N" for purposes of calculating the solar setback shall be 90 feet.

The following table, which accurately applies the formula, can be used to determine compliance with the solar setback standard.

Table 9.2795(2)(a) Solar Setback From Northern Lot Line for R-1 [SSB] (All figures are in feet.)*				
Shade Point Height [SPH]	North-South Lot Dimension			
	90 feet [N]	85 feet [N]	80 feet [N]	75 feet [N]
18 feet	7.5	5	2.5	0
20 feet	12.5	10	7.5	5
22 feet	17.5	15	12.5	10
24 feet	22.5	20	17.5	15
26 feet	27.5	25	22.5	20
28 feet	32.5	30	27.5	25
30 feet	37.5	35	32.5	30
32 feet	42.5	40	37.5	35
34 feet	47.5	45	42.5	40
36 feet	52.5	50	47.5	45
38 feet	57.5	55	52.5	50
40 feet	62.5	60	57.5	55

*Solar setback is usually measured from an eave or from a ridge line of a roof. See Shade Point definition in EC 9.0500 and Figure 9.2795.

- (b) **Solar Setback for R-2 Zone.** The solar setback of the shade point shall be greater than or equal to the following formula:

$$SSB = (2.5 \times SPH) + (N \text{ divided by } 2) - 95$$

Where:

SSB = Solar setback (the shortest horizontal distance between the shade point and the plane of the northern lot line).

SPH = Shade point height (Reduce this dimension by 3 feet if the shade point is a ridgeline between 45 degrees east or west of true north.)

N = North-south lot dimension. Maximum allowable "N" for purposes of calculating the solar setback shall be 90 feet.

The following table, which accurately applies the formula, can be used to determine compliance with the solar setback standard.

Table 9.2795(2)(b) Solar Setback From Northern Lot Line for R-2 [SSB] (All figures are in feet.)*				
Shade Point Height [SPH]	North-South Lot Dimension			
	90 feet [N]	85 feet [N]	80 feet [N]	75 feet [N]
22 feet	5	2.5	0	0
24 feet	10	7.5	5	2.5
26 feet	15	12.5	10	7.5
28 feet	20	17.5	15	12.5
30 feet	25	22.5	20	17.5
32 feet	30	27.5	25	22.5
34 feet	35	32.5	30	27.5
36 feet	40	37.5	35	32.5
38 feet	45	42.5	40	37.5
40 feet	50	47.5	45	42.5
42 feet	55	52.5	50	47.5
44 feet	60	57.5	55	52.5
46 feet	65	62.5	60	57.5

*Solar setback is usually measured from an eave or from a ridge line of a roof. See Shade Point definition in EC 9.0500 and Figure 9.2795.

- (3) **Exemptions to Solar Setback Requirements.** A building is exempt from the solar setback standards when any of the following conditions exist:

- (a) **Slopes.** The lot on which the building is located has an average slope of 20 percent or more in a direction greater than 45 degrees east or west of true south.

- (b) Existing Shade. The building will shade an area that is already shaded by one or more of the following:
 - 1. An existing or approved building or structure.
 - 2. A topographic feature.
 - 3. Coniferous trees or broadleaf evergreens that will remain after development of the site.
- (c) Insignificant Benefit. The building will shade one or more of the following:
 - 1. A non-developable area, such as designated open space, a public utility easement, street or alley.
 - 2. The wall of an unheated space, such as a garage, excluding solar greenhouses and other similar solar structures.
 - 3. The wall of a non-residential structure.
 - 4. No more than 20% of a south wall of an existing habitable dwelling. See Figures 9.2795(2), 9.2795(2)(a) and 9.2795(2)(b).
- (d) Neighbor Approval. The owner of the abutting property to the north, for which a certificate of occupancy has been issued by the city, grants an exemption to the solar setback requirement on a form supplied by the city and subject to a fee set by the city manager.
- (e) PUD Exemption. The lot is identified as being exempt from solar setback provisions through an approved PUD application where one or more of the following exists:
 - 1. The lot has been identified as being exempt from solar setback standards.
 - 2. The proposed building locations and heights were approved.

(Section 9.2795, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

Special Area Zones

General

- 9.3000** **Purpose for Creating Special Area Zones.** The S Special Area zone provides procedures and criteria for recognition of areas of the city that possess distinctive locations, buildings or natural features that have significance for the community and require special consideration or implementation of conservation and development measures that can not be achieved through application of the standard base zones. Application of S Special zone to a lot containing a specific building, structure, object, site or archeological resource that qualifies as an historic landmark will ensure that permitted uses encourage preservation of historic qualities.

(Section 9.3000, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

- 9.3010** **Applicability of General Regulations and Standards.** When an area is zoned S Special Area, as indicated on the Eugene Zoning Map, the general development standards set forth in this land use code shall govern, except when they conflict with the special standards applicable specifically in the special area zone. In cases of conflict, the standards specifically applicable in the special area zone shall control.

(Section 9.3010, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

- 9.3015** **Process for Establishment or Change of an S Special Area Zone.** Establishment of an S Special Area zone shall be processed as a Type V application as provided for in EC 9.7500 through EC 9.7560 **Type V Application Procedures**, based on the criteria in EC 9.3020 and the required provisions of EC 9.3030. Application of the S special area zone to specific areas shall be processed concurrently with establishment of the special area zone. Future application of the zone to specific properties shall be processed as a zone change.

(Section 9.3015, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

- 9.3020** **Criteria for Establishment of an S Special Area Zone.** Before adopting an ordinance establishing a S Special Area Zone, the city council shall find that the proposal is in compliance with the following criteria:

- (1) The area to which the S Special Area Zone is being applied meets at least one of the following:
 - (a) Is identified in the **Metro Plan** or a refinement plan as a location appropriate for a special range of uses or development that can best be achieved with the use of a special area zone.
 - (b) Possesses distinctive buildings or natural features that require special consideration to ensure appropriate development, preservation, or

rehabilitation. To meet this criterion, it must be demonstrated that:

1. The area is characterized by buildings that merit preservation to protect their special features; or
 2. The area contains natural features that have been identified by the city as worthy of special treatment or preservation.
- (2) An analysis of the area demonstrates how the uses and development standards of the S Special Area zone ordinance will facilitate implementation of the planned use of the property or the preservation or rehabilitation of distinctive buildings or natural features of benefit to the community.
 - (3) Except for areas zoned S-H Historic Special Area zone, the area to be classified S Special Area includes at least ½ acre in area.
 - (4) The application of the zone to the properties proposed for inclusion in the S Special Area zone and the required provisions of a special area zone ordinance are consistent with the criteria required for approval of a zone change, according to EC 9.8865 Zone Change Approval Criteria.

Except for ordinances establishing individual site-specific historic zones, copies of which are maintained at the city's planning and development department, all existing Special Area zones are set forth in this land use code.

(Section 9.3020, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.3030 Required Provisions of a Special Area Zone Ordinance. Each S Special Area zone is established by an ordinance that contains the following sections:

- (1) Purpose describing the intent of the S Special Area zone.
- (2) Land Use and Permit Requirements setting forth the uses to be permitted outright, permitted based on approval of a land use application, or permitted subject to special standards.
- (3) Development Standards containing development standards governing factors that are necessary to achieve the purpose of the S Special Area zone such as required off-street parking, landscaping, setbacks, and building height limitations.
- (4) Lot Standards containing lot area and dimension standards applicable in the particular S Special Area zone.
- (5) Siting Requirements in addition to those at EC 9.8865 Zone Change Approval Criteria.

(Section 9.3030, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

S-DW Downtown Westside Special Area Zone

9.3200 Purpose of S-DW Downtown Westside Special Area Zone. The special area zone applied to the Downtown Westside area is intended to achieve the following objectives:

- (1) Maintenance of the primary residential use and character of the area through rehabilitation of existing residential structures and additional high-density residential development as the primary land use in the area.
- (2) Provision for existing office and small commercial uses as well as some limited additional office and small commercial development in the area, provided such uses are secondary to the primary residential land use in the area.
- (3) Retention of major landscape features that enhance the character of the area.

(Section 9.3200, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.3205 S-DW Downtown Westside Special Area Zone Siting Requirements. In addition to the approval criteria at EC 9.8865 Zone Change Approval Criteria, the site must be planned for a special mix of uses in the Westside Neighborhood Plan.

(Section 9.3205, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.3210 S-DW Downtown Westside Special Area Zone Land Use and Permit Requirements. The following Table 9.3210 S-DW Downtown Westside Special Area Zone Uses and Permit Requirements identifies those uses in the S-DW zone that are:

- (P) Permitted, subject to zone verification.
- (C) Subject to an approved conditional use permit or an approved final planned unit development.
- (S) Permitted subject to zone verification and the Special Development Standards for Certain Uses beginning at EC 9.5000.
- (#) The numbers in () in the table are uses that have special use limitations described in EC 9.3211.

Examples listed in Table 9.3210 are for informational purposes and are not exclusive. Table 9.3210 does not indicate uses subject to Standards Review. Applicability of Standards Review procedures is set out at EC 9.8465.

Table 9.3210 S-DW Downtown Westside Special Area Zone Uses and Permit Requirements	
	S-DW
Accessory Uses	
Accessory Uses. <u>Examples</u> related to residential uses include a garage, storage shed, and services primarily for use by residents on the site, such as a recreation room and laundry facility. Parking areas and garages constructed and used for a principle use on the development site, such as an apartment, are allowed as an accessory use.	P
Accessory Uses. <u>Examples</u> related to non-residential uses include storage and distribution incidental to the primary use of the site.	P

Table 9.3210 S-DW Downtown Westside Special Area Zone Uses and Permit Requirements	
	S-DW
Eating and Drinking Establishments	
Delicatessen	P(1)
Restaurant	P(1)
Specialty Food and Beverage. Examples include bagel, candy, coffee, donut, and ice cream stores. Products manufactured on-site shall comply with manufacturing allowances for food and beverage products.	P(1)
Educational, Cultural, Religious, Social and Fraternal	
Artist Gallery/Studio	P(2) or C(2)
Ballet, Dance, Martial Arts, and Gymnastic School/Academy/Studio	P(2) or C(2)
Church, Synagogue, and Temple, including associated residential structures for religious personnel, but excluding elementary through high school	P
Community and Neighborhood Center	P(2) or C(2)
Museum	P(2) or C(2)
Entertainment and Recreation	
Athletic Facility and Sports Club	P(2) or C(2)
Park and Playground (Refer to Park, Recreation, and Open Space zone for examples of activities within this use.)	P(2) or C(2)
Theater, Live Entertainment	P(2) or C(2)
Information Technology Services	
Computer Networking (includes services and technical support center)	P(2) or C(2)
E-commerce (excludes on-site shipping via truck)	P(2) or C(2)
Healthcare Informatics (includes biotechnology, bioinformatics, and medical informatics)	P(2) or C(2)
Internet and Web Site (includes services and technical support center)	P(2) or C(2)
Software Development (includes services and technical support center)	P(2) or C(2)
Lodging	
Bed and Breakfast (See EC 9.5100)	S
Medical, Health, and Correctional Services	
Hospital, Clinic, or other Medical Health Treatment Facility (including Mental Health) 10,000 square feet or less of floor area	C
Nursing Home	P
Residential Treatment Center	C
Motor Vehicle-Related Uses	
Transit, Neighborhood Improvement	P
Office Uses	
Administrative, General, and Professional Office	P(2) or C(2)
Personal Services	
Barber, Beauty, Nail, Tanning Shop	P(3)
Day Care Facility (Day care operations part of a residence are included in residential category.)	C
Laundromat, Self-Service	P(3)
Mailing and Package Service	P(3)
Tailor Shop	P(3)

Table 9.3210 S-DW Downtown Westside Special Area Zone Uses and Permit Requirements	
	S-DW
Residential	
Dwellings (All dwellings shall meet minimum and maximum density requirements in accordance with Table 9.2750. All dwellings types are permitted if approved through the Planned Unit Development process.)	
One-Family Dwelling (1 Per Lot)	P
Secondary Dwelling (Either Attached or Detached from Primary One-Family Dwelling on Same Lot)	P
Rowhouse (One-Family on Own Lot Attached to Adjacent Residence on Separate Lot with Garage or Carport Access to the Rear of the Lot)	P
Duplex	P
Tri-plex (Three-Family Attached on Same Lot)	P
Four-plex (Four Family Attached on Same Lot)	P
Multiple-Family (3 or More Dwellings on Same Lot) (See EC 9.5500)	P
Assisted Care and Day Care	
Day Care (3 to 12 people served) (See EC 9.5200)	S
Day Care (13 or more people served)	C
Trade (Retail and Wholesale)	
Bicycle Rental/Sales/Service	P(3)
Book Store	P(3)
Drug Store (excludes Drug Treatment Clinic)	P(3)
Furniture and Home Furnishing Store	P(3)
Garden Supply/Nursery, includes feed and seed store	P(3)
General Merchandise (includes supermarket and department store)	P(3)
Speciality Store (An example includes a gift store.)	P(3)
Toy and Hobby Store	P(3)
Other Commercial Services	
Home Occupation - Catering Service (See EC 9.5350)	P(3)

(Section 9.3210, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02; and amended by Ordinance No. 20269, enacted November 25, 2002, effective December 25, 2002.)

9.3211 Special Use Limitations for Table 9.3210.

- (1) **Eating and Drinking Establishments Allowance in S-DW.** Eating and drinking establishments are permitted outright when the total building area used for these uses is 10,000 square feet or less and at least 65 percent of the total building square footage is in residential use. These uses are prohibited from having drive-up or drive-through facilities.
- (2) **Entertainment and Recreation, Information Technology Services, and Office Allowance in S-DW.** These uses are permitted outright when the total building area used for these uses is 10,000 square feet or less and at least 65 percent of the total building square footage is in residential use. These uses

require an approved conditional use permit when the total building area for these uses will exceed 10,000 square feet.

- (3) **Personal Services and Trade Allowance in S-DW.** These uses are permitted outright when the total building area used for these uses is 5,000 square feet or less and at least 65 percent of the total building square footage is in residential use.

(Section 9.3211, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.3215 S-DW Downtown Westside Special Area Zone Development Standards.

- (1) **Application of Standards.** In addition to applicable provisions contained elsewhere in this land use code, the development standards listed in Table 9.3215 S-DW Downtown Westside Special Area Zone Development Standards in this section, and in EC 9.3216 Special Development Standards for Table 9.3215 shall apply to all development within this zone. In cases of conflict, the development standards specifically applicable in the S-DW special area zone shall apply.
- (2) **Residential Standards.** Except as provided in this section or EC 9.3216 Special Development Standards for Table 9.3215, all residential development shall be subject to the standards established for the R-4 zone.
- (3) **Commercial and Office Standards** (any non-residential uses). Except as provided in this section or EC 9.3216 Special Development Standards for Table 9.3215, all non-residential development shall be subject to the standards established in the C-2 zone.
- (4) **Mixed Use Standards.** An entire mixed use development shall be subject to the least restrictive standards set forth in this section that are applicable to one of the uses proposed by the project.

The following Table 9.3215 sets forth development standards within the S-DW zone. The numbers in () in the table are references to special limitations that are set forth in EC 9.3216.

Table 9.3215 S-DW Downtown Westside Special Area Zone Development Standards	
S-DW	
Maximum Building Height (1), (2)	
Main Building	120 feet
Accessory Building	50 feet
Minimum Building Setbacks (1), (3), (4), (5)	
Front Yard Setback (7)	10 feet
Front Yard Setback for garages and carports	15 feet
Interior Yard Setback (6)	0 - 10 feet
Maximum Building Dimension	150 feet

Table 9.3215 S-DW Downtown Westside Special Area Zone Development Standards	
S-DW	
Minimum Landscape Area (8) (Excludes required landscaping for parking areas. Landscape areas may include rooftops or terraces accessible to building occupants.)	20% of development site
Outdoor Storage Areas	Not permitted
Parking and Loading	Shall comply with standards beginning at EC 9.6400
Residential Density per Net Acre	None
Solar Standards	Exempt
Sign Standards	Shall comply with Residential Sign Standards

(Section 9.3215, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02; and amended by Ordinance No. 20269, enacted November 25, 2002, effective December 25, 2002.)

9.3216 Special Development Standards for Table 9.3215.

- (1) Maximum building height, minimum building setbacks, and maximum building dimensions may be modified with an approved planned unit development permit. (For planned unit development procedures refer to EC 9.7300 General Overview of Type III Application Procedures and for approval criteria refer to EC 9.8320 Tentative Planned Unit Development Approval Criteria - General.)
- (2) A more restrictive height limit applies within 50 feet of an abutting property zoned R-2 or R-3. (Table 9.2750.)
- (3) Special setback provisions may also apply. (EC 9.6750 Special Setback Standards.)
- (4) More restrictive setbacks apply for schools, churches, public and semi-public institutional uses. (EC 9.2740 Residential Zone Land Use and Permit Requirements.)
- (5) Certain building features and uses may intrude into required setback. (EC 9.6745 Setbacks - Intrusions Permitted, and EC 9.6750 Special Setback Standards.)
- (6) The following interior yard setbacks are required in the S-DW zone:
 - (a) All lots or development sites in the S-DW zone shall have interior yard setbacks of at least 10 feet between the buildings, without regard as to the location of the property line, or no interior yards required if the buildings abut or have a common wall, except where a utility easement is recorded adjacent to an interior lot line, in which event there shall be an interior yard no less than the width of the easement. There shall be no projection of building features into the easement.
 - (b) Except where buildings abut or share a common wall, the owner of a lot or parcel with an interior yard of less than 5 feet from the adjacent property

line must secure and record in the office of the Lane County Recorder a maintenance access easement adjacent to that side of the building. The easement shall be on a form approved by the city manager and shall be accompanied by a fee set by the city manager. The easement shall provide a 5 foot wide access the entire length of the building and 5 feet beyond both ends, and require a 10-foot separation between buildings on separate lots.

- (c) Alley access parcels shall be subject to the provisions of this section for all yards, including the yard adjacent to the property line separating the alley access parcel from the original parent parcel.

(7) Parking is prohibited within the front yard setback.

(8) Landscape Standards.

- (a) Minimum Landscape Area Required. At least 20% of the development site shall be landscaped with living plant materials. All required landscaping shall comply with landscape standards beginning at EC 9.6200 Purpose of Landscape Standards. Any required landscaping, such as for required front yard setbacks or off-street parking areas, shall apply toward the minimum landscape requirements for the development site.
- (b) Minimum Landscape Standard. Unless otherwise specified in this land use code, required landscape areas must, at a minimum, comply with EC 9.6210(1) Basic Landscape Standard (L-1). Up to one third of the required landscape area may be improved for recreational use or for use by pedestrians. Examples include walkways, plazas and benches.
- (c) Required Landscaping in Front Yard Setbacks. Landscape planting beds within any required front yard setback shall be a minimum of 7 feet in width and shall comply, at a minimum, with EC 9.6210(1) Basic Landscape Standard (L-1).

(Section 9.3216, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.3220 S-DW Downtown Westside Special Area Zone Lot Standards. The following Table 9.3220 sets forth lot standards within the S-DW zone. The numbers in () are references to special limitations that are set forth in EC 9.3221.

Table 9.3220 S-DW Downtown Westside Special Area Zone Lot Standards	
S-DW	
Area Minimum	
All Lots except Small Lots, Rowhouse Lots, Residential Flag Lots and Duplex Division Lots (1)	4,500 square feet
Small Lots (2)	Per Cluster Subdivision or PUD
Rowhouse Lots (3) (Rowhouse lots shall be indicated on the final plat and shall be developed with a rowhouse.)	1,600 square feet
Duplex Division Lots (4) (Existing lot shall be at least 8,000 square feet.)	8,600 square feet
Flag Lot	6,000 square feet
Frontage Minimum	
Interior Lot (1)	20 feet
Corner Lot (1)	20 feet
Curved Lot (1)	20 feet
Alley Access	na
Average Width Minimum	
Interior Lot (1)	20 feet
Corner Lot (1)	20 feet
Curved Lot (1)	20 feet
Alley Access	20 feet

(Section 9.3220, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.3221 Special Standards for Table 9.3220.

- (1) Lot area, frontage, and width minimums may be modified with an approved planned unit development permit. (For planned unit development procedures refer to EC 9.7300 General Overview of Type III Application Procedures and for approval criteria refer to EC 9.8320 Tentative Planned Unit Development Approval Criteria - General.)
- (2) Shall comply with other small lot provisions unless approved as a cluster subdivision or a Planned Unit Development (PUD). (See EC 9.2770 Small Lot Standards for R-2, R-3 and R-4 Zones.)
- (3) Rowhouses shall have street frontage for the residence and rear frontage for off-street parking.
- (4) No variance to residential flag lot standards are allowed. Minimum lot area excludes the pole portion of the lot. Other residential flag lot standards also apply. (See EC 9.2775 Residential Flag Lot Standards for R-1.)
- (5) Shall comply with other duplex division provisions. (See EC 9.2777 Duplex Division Lot Standards.)

(Section 9.3221, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

S-E Elmira Road Special Area Zone

9.3300 Purpose of S-E Elmira Road Special Area Zone. The purpose of the S-E Elmira Road Special Area Zone is to allow a mix of low-density residential uses and a limited range of commercial uses. The S-E zone is also intended to achieve the following, more specific purposes:

- (1) Allow use of existing non-residential structures on property and the development of complementary structures for video, audio, and film production related purposes.
- (2) Ensure that non-residential uses of property are compatible with adjacent residential areas, both on and off the development site to which the S-E zone is applied.
- (3) Ensure that portions of the area zoned S-E Elmira Road are kept available for residential development.
- (4) Ensure that development within the S-E zone is developed in a manner compatible with the surrounding neighborhood.

(Section 9.3300, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.3305 S-E Elmira Road Special Area Zone Siting Requirements. In addition to approval criteria at EC 9.8865 Zone Change Approval Criteria, the following criteria shall apply:

- (1) The property is on the north side of Elmira Road; and
- (2) The property has historically been used for a variety of residential, commercial and industrial functions.

(Section 9.3305, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.3310 S-E Elmira Road Special Area Zone Land Use and Permit Requirements. The following Table 9.3310 S-E Elmira Road Special Area Zone Uses and Permit Requirements identifies those uses in the S-E zone that are:

- | | |
|-------|---|
| (P) | Permitted, subject to zone verification. |
| (SR) | Permitted, subject to an approved site review plan. |
| (C) | Subject to an approved conditional use permit or an approved final planned unit development. |
| (PUD) | Permitted, subject to an approved final planned unit development. |
| (S) | Permitted subject to zone verification and the Special Development Standards for Certain Uses beginning at EC 9.5000. |
| (#) | The numbers in () in the table are uses that have special use limitations that are described in EC 9.3311. |

The examples listed in Table 9.3310 are for informational purposes and are not exclusive. Table 9.3310 does not indicate uses subject to Standards Review. Applicability of Standards Review procedures is set out at EC 9.8465.

Table 9.3310 S-E Elmira Road Special Area Zone Uses and Permit Requirements	
	S-E
Accessory Uses	
Accessory Uses. <u>Examples</u> related to residential use include a garage, storage shed, and services primarily for use by residents on the site, such as a recreation room and laundry facility. Parking areas and garages constructed and used for a principle use on the development site, such as an apartment, are allowed as an accessory use.	P(1)
Accessory Uses. <u>Examples</u> related to non-residential use include accessory business services that are related to audio, video, or film production, such as typesetting, word processing, and computer services.	
Agricultural, Resource Production and Extraction	
Farm Animals, including pastureland, excluding slaughter houses (See EC 9.5250)	S(1)
Agricultural Products Display and Sale, primarily based on products raised or grown on the premises	P(1)
Community and Allotment Garden	P(1)
Horticultural Use	P(1)
Education, Cultural, Religious, Social and Fraternal	
School, Elementary through High School	SR(1)
University or College, must provide general education programs as a primary activity	SR(1)
Entertainment and Recreation	
Artist Gallery/Studio	P(1),(2)
Government	
Government Services, only if determined by the planning director as essential to the physical and economic welfare of the area. <u>Examples</u> : a fire station, utility station, or pump station.	P(1),(2)
Manufacturing (Includes processing, assembling, packaging, and repairing)	
Film, Audio, and Video Production	P(1),(2)
Recycling- small collection facility (See EC 9.5650)	S(1)
Motor Vehicle Related Uses	
Transit, Neighborhood Improvement	P
Residential	
Dwellings	
One-Family Dwelling (1 Per Lot)	P
Rowhouse (One-Family on Own Lot Attached to Adjacent Residence on Separate Lot with Garage or Carport Access to the Rear of the Lot)	P
Duplex (Two-Family Attached on Same Lot)	P
Multiple Family (3 or More Dwellings on Same Lot) (See EC 9.5500)	PUD
Assisted Care & Day Care (Residences Providing Special Services, Treatment or Supervision)	
Assisted Care (5 or fewer people living in facility and 3 or fewer outside employees on site at any one time)	P
Assisted Care (6 or more people living in facility)	C
Day Care (3 to 12 people served) (See EC 9.5200)	P
Day Care (13 or more people served)	C
Day care operations not part of a residence are included in the Personal Services category.	
Utilities and Communication	
Amateur Radio Antenna Structure (See EC 9.5050)	S(1)

Table 9.3310 S-E Elmira Road Special Area Zone Uses and Permit Requirements	
	S-E
Broadcasting Studio, Commercial and Public Education	P(1),(2)
Electrical Substation, must meet landscape standards in EC 9.6210(3) High Screen Landscape Standard (L-3) unless fully enclosed within a building or approved through a Type II procedure that shows low visual impact.	P(1),(2)
Fiber Optic Station, must meet landscape standards in EC 9.6210(3) High Screen Landscape Standard (L-3) unless fully enclosed within a building or approved through a Type II procedure that shows low visual impact.	P(1),(2)
Pump Station, well head, non-elevated reservoir, and other water or sewer facilities must meet landscape standards in EC 9.6210(3) High Screen Landscape Standard (L-3) unless fully enclosed within a building or approved through a Type II procedure that shows low visual impact.	P(1),(2)
Telecommunication Facility (Refer to EC 9.5750)	S(1)
Water Reservoir, elevated above ground level	SR
Other Commercial Services	
Printing, Blueprinting, and Duplicating	P(3)

(Section 9.3310, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02; and amended by Ordinance No. 20269, enacted November 25, 2002, effective December 25, 2002.)

9.3311 Special Use Limitations for Table 9.3310.

- (1) **Limit of Non-residential Development.** A minimum of 30 percent or 1.45 acres of the total zone of 4.74 acres shall be developed with residential uses.
- (2) **Non-Residential Uses.** Any redevelopment plan for existing industrial structures or new non-residential structures shall be reviewed under the site review procedures contained in this land use code.
- (3) **Printing, Blueprinting, and Duplicating.** This use is limited to non-retail activities related to audio, video, or film production.

(Section 9.3311, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.3315 S-E Elmira Road Special Area Zone Development and Lot Standards. In addition to applicable provisions contained elsewhere in this land use code, the development standards listed in subsections (1) to (3) of this section shall apply to all development in the S-E zone. In cases of conflict, the standards specifically applicable in the S-E zone shall apply.

- (1) All residential development shall be governed by the general standards applied to the R-1 zone.
- (2) All non-residential development shall be governed by the general standards applied to the GO zone, with the exception that all buildings shall conform with the height limitations of the R-1 zone. Any new non-residential structure shall be set back a minimum of 25 feet from the exterior boundaries of the development site.
- (3) Signing for the residential portions of the development site shall be governed by

EC 9.6650 Residential Sign Standards; signing for non-residential portions of the development site shall be governed by EC 9.6655 General Office Sign Standards.

(Section 9.3315, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

S-F Fifth Avenue Special Area Zone

9.3400 Purpose of S-F Fifth Avenue Special Area Zone. The purpose of the S-F zone is to encourage a variety of uses that:

- (1) Allows preservation of existing substantial buildings.
- (2) Allows redevelopment of the area with a variety of commercial and industrial uses.
- (3) Encourages redevelopment that is primarily pedestrian-oriented with only limited provision for automobile use.
- (4) Ensures that new development conforms with the character of the existing development.

(Section 9.3400, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.3405 S-F Fifth Avenue Special Area Zone Land Uses.

- (1) Uses that are vehicle-oriented are prohibited as new development or redevelopment (for example, service stations, warehouses, repair garages, and drive-in facilities). Within this broad framework, individual proposals shall be evaluated on the basis of consistency with the expressed purpose of this zone.
- (2) A conditional use permit shall be required for all new development or redevelopment in the S-F area, in accordance with the procedures beginning at EC 9.8075 Purpose of Conditional Use Permits.

(Section 9.3405, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.3410 S-F Fifth Avenue Special Area Zone Development and Lot Standards. In the S-F zone the general standards set forth in this land use code governing development in the C-2 zone shall apply except:

- (1) On-site parking is not required where existing buildings are used.
- (2) All new development shall provide parking to accommodate parking generated by the development.

(Section 9.3410, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.3415 S-F Fifth Avenue Special Area Zone Public Facility Standards. Within the S-F zone, all of the following improvements shall be provided for:

- (1) Sidewalks with a combination of concrete and brick.
- (2) Removal of curbside parking except for short-time loading zones.

(3) Sheltered bus stop.

(4) Street lights, either pole-mounted or building-mounted.

Other improvements installed at public expense within this S-F zone shall be designed to coordinate with the improvements listed above.

(Section 9.3415, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

S-H Historic Zone

9.3450 **S-H Historic Zones.** S-H Historic Zones may be established by the city council in the manner prescribed in EC 9.3000 through 9.3030. Except for ordinances establishing site-specific historic zones, copies of which are maintained at the city's planning and development department, all existing S-H Historic Zones are set forth in this land use code.

(Section 9.3450, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.3455 **S-H Historic Zones - Adjustment to Development Standards.** Development standards applicable in an S-H Historic Zone may be adjusted as set forth in EC 9.8030(15).

(Section 9.3455, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

S-HB Blair Boulevard Historic Commercial Special Area Zone

9.3500 **Purpose of S-HB Blair Boulevard Historic Commercial Special Area Zone.** The purpose of the S-HB zone is to permit, after appropriate review, the use of historically significant buildings and sites for a range of permitted uses not otherwise found in a base zone, and to preserve these buildings where their maintenance and productive use would not otherwise be economically practical, and a standard zone classification would be inappropriate. Historic landmark designation helps to preserve the city's heritage. Recognition of landmarks enhances the beautification of the city, promotes the city's economic health, and preserves the values of these properties. Regulation of designated landmarks provides a means to review changes and ensure that historic and architectural values are preserved.

(Section 9.3500, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.3505 **Description of S-HB Blair Boulevard Historic Commercial Special Area Zone.** The S-HB was designated on March 10, 1993, and in order to encourage compatibility and continuity with the area's historic ambience and character, the design standards in EC 9.3515 are applicable to all properties within the zone.

(Section 9.3505, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.3510 S-HB Blair Boulevard Historic Commercial Special Area Zone Uses. The S-HB zone designation is based on the area's association with the city's working class and the mix of residential, commercial and light industrial uses within the zone. The S-HB zone is the commercial core of the residential districts located to the east and west of the zone. The Whiteaker Plan Land Use Diagram reflects four underlying land use designations for this zone of residential, commercial, mixed use, and parks. Uses permitted within the S-HB zone are as follows:

(1) Areas Designated for Low and Medium Density Residential. Allowable uses are:

- (a) One-family dwellings.
- (b) Duplexes.
- (c) Triplexes.
- (d) Four-plexes.
- (e) Multiple-family dwellings.
- (f) Home occupations.
- (g) Bed and breakfast facilities.

(2) Areas Designated for Neighborhood Commercial.

- (a) Some houses in the zone are currently used for commercial purposes. Permitted uses shall allow the conversion of commercial back to residential when it relates to historic residential architecture.
- (b) Notwithstanding subparagraph (a) of this subsection, the following uses are permitted:
 - 1. Accessory uses. Examples include, but are not limited to, storage and distribution incidental to the primary use of the site.
 - 2. Administrative, general and professional offices.
 - 3. Amusement centers (arcades, pool tables, etc.).
 - 4. Artist galleries/studios.
 - 5. Assisted care (5 or fewer people living in facility and 3 or fewer outside employees on site at any one time).
 - 6. Athletic facilities and sports clubs.
 - 7. Automated teller machines (ATMs).
 - 8. Ballet, dance, martial arts, and gymnastic schools, academies and studios.
 - 9. Banks, savings and loan offices, credit unions.
 - 10. Barber, beauty, nail, tanning shops.
 - 11. Bars and taverns.
 - 12. Boarding/rooming house.
 - 13. Building maintenance services.
 - 14. Catering services.
 - 15. Churches, Synagogues, and Temples, including associated residential structures for religious personnel.
 - 16. Clubs and lodges of state or national organizations.
 - 17. Community and neighborhood centers.
 - 18. Convenience stores.
 - 19. Day care (3 to 12 people served).

20. Day care, not associated with a residence.
 21. Delicatessens.
 22. Equipment, light, rental/sales/service.
 23. Film, drop-off/pick-up.
 24. Furniture and home furnishings store.
 25. Garden supply/nurseries.
 26. General merchandise (includes supermarkets and department stores).
 27. Government services not specifically listed elsewhere.
 28. Hardware/home improvement stores.
 29. Home occupations.
 30. Hospitals, clinics or other medical health treatment facilities (including mental health) 10,000 square feet or less of floor area.
 31. Locksmith shop.
 32. Mailing and package services.
 33. Meal services, non-profit.
 34. Healthcare equipment and supplies.
 35. Museum.
 36. Office equipment and supplies.
 37. Parks and playgrounds.
 38. Parts stores.
 39. Photographer's studios.
 40. Picture framing and glazing.
 41. Printing, blueprinting and duplicating.
 42. Publishing services.
 43. Recycling, reverse vending machines.
 44. Restaurants.
 45. Schools, business or specialized educational training (excludes driving instruction).
 46. Scientific and educational research centers.
 47. Shoe repair shops.
 48. Specialty Food and Beverage. Examples include bagel, candy, coffee, donut, and ice cream stores. Products manufactured on-site shall comply with manufacturing allowances for food and beverage products.
 49. Specialty stores (examples include gift, computer or video store).
 50. Tailor shops.
 51. Theaters, live entertainment.
 52. Transit, neighborhood improvement.
 53. Veterinarian services.
- (3) **Areas Designated for Mixed Use.** The S-HB zone has always been characterized by mixed use, and mixed uses shall be encouraged. Permitted uses shall conform to the uses permitted under subsections (1) and (2) of this section.
- (4) **Areas Designated for Park and Open Space.** Scobert Park is significant for its association with the rural landscape that existed along Blair Boulevard during the historic period, and shall be retained as a significant landscape feature of the

S-HB zone. Shade trees, fruit and nut trees, and ornamental plantings that exist in the park shall be maintained. Future construction of buildings and installation of plant material, park furniture and play equipment shall be evaluated to ensure compatibility with the character-defining features of the park through the historic alteration application process in this land use code.

(Section 9.3510, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02; and amended by Ordinance No. 20269, enacted November 25, 2002, effective December 25, 2002.)

9.3515 S-HB Blair Boulevard Historic Commercial Special Area Zone Development

Standards. The design standards set forth in this section apply to all property within the S-HB zone. In the event any of the development standards of this section conflict with the general development standards of this land use code, the standards in this section control. Property within this zone is also subject to the historic property alteration Type II review and historic property moving and demolition procedures and criteria in this land use code. Alterations shall be in character with the structure's original stylistic integrity as described in the city landmark nomination.

- (1) **Facade.** Improvements or alterations shall respond to the verticality of the facade and window proportions. The placement and size of window and door openings shall follow historic precedents that are unique to individual resources. Window and door replacements shall respect the character defining features of the historic structure. Opening shall not be enlarged to accommodate plate glass or non-compatible additions. Detailing of windows and doors shall adhere to precedents that exist on the historic structure, or shall be based on sound documented research. Three dimensional elements, like porches, bay windows, balconies and awnings, shall be designed to conform in scale, texture and harmony to the historic structure and character defining elements of the zone.
- (2) **Exterior Materials and Textures.**
 - (a) New foundations are subject to Uniform Building Code criteria, but shall attempt to represent a historic appearance that is compatible with the structure.
 - (b) Siding shall replicate existing historic siding or be compatible with existing siding. Metal and vinyl sidings, T-1-11 plywood siding, and other non-historic siding materials shall be avoided on buildings located in the S-HB zone. Every attempt shall be made to replicate the historic look that is consistent with the historic structure.
 - (c) The exterior color shall be compatible with adjacent landmark structure or of natural or earthtone colors, or of natural materials that are sympathetic to the historic time period, and detailing of individual structures located in the S-HB zone. Choice of color can be influenced by changing technologies, tastes and fashions. A paint analysis is considered the most effective method of determining historic color, and should be considered on structures of significant ranking.
- (3) **Height.** Building heights are generally low in the S-HB zone and alterations and additions shall not exceed 2 stories in height. Building height shall not exceed 25 feet.

- (4) **Roof.** New roof shapes shall be compatible with historic precedents existing in the S-HB zone, which are generally gabled or hipped, or a combination of the two. The roof pitch shall be medium to steep and surface material shall consist of composition shingle or wood shingle. Wood shakes shall be avoided. Investigations of existing roof materials shall be conducted through research or identification on an individual basis. Earthtones and grays are generally acceptable colors for historic roofs.
- (5) **Siting.** Structures facing Blair Boulevard and Van Buren Street shall continue to be sited to follow an east-west orientation, or to allow alignment with Blair Boulevard, which is a unique character defining feature of the S-HB zone. Exceptions may be made for infill structures that are located at the rear of parcels or adjacent to alleys.
- (6) **Site Development.**
- (a) Existing mature vegetation shall be retained, to the extent possible. The addition of lawns, deciduous and evergreen trees and shrubs, vines and perennials shall be encouraged for ornamental plantings. Novelty plants, variegated foliage, and topiary (shrubbery that is clipped to imitate animal or whimsical shapes) are non-compatible with the character of the zone.
 - (b) Fences, walls, and hedges located within the front setback shall be low and compatible with the architecture of the building on the development site. Fences, walls and hedges at the rear of property in the zone could be taller, but every consideration shall be given to create fence types that are historic in character, and compatible with the architecture of the S-HB zone.
- (7) **Parking.** Off-street parking requirements shall be eliminated when necessary to preserve historic landscape materials or unique historic features to allow for the adaptive re-use of historic buildings or when provision of off-street parking prevents such compatible uses. Within the S-HB zone there shall be no significant expansion of off-street parking. Business shall be encouraged to share off-street parking areas. On-site parking is best achieved at the side or rear of historic structures. Large historic shade trees shall not be removed to make way for parking lots. Existing parking lots shall be evaluated and design considerations shall be sought to make them more compatible with the character of the S-HB zone.
- (8) **Public Improvements.** Materials and design solutions for the public improvements listed in this subsection shall also be compatible with the historic character of the S-HB zone. Special consideration shall be given to the location of benches and outdoor seating areas to ensure that they are designed in a manner that is compatible with the S-HB zone.
- (a) Street, Sidewalk, and Alley Improvements. Improvements to streets and sidewalks shall enhance the visual continuity of the existing streetscape. Improvements and alterations shall be compatible with existing material, yet provide safe access for pedestrian, bicycle and automobile circulation. Alleys shall continue to maintain their attractiveness as public open spaces between properties. Improvements shall provide a sensitivity to existing

historical structures, sheds, additions and landscape features. Additional information regarding the trolley tracks under Blair Boulevard shall be considered before street improvements are implemented.

- (b) Lighting. New city lighting shall be pedestrian in scale. Research shall be conducted to determine the historic precedents for street lighting in the S-HB zone, or surrounding residential areas. The findings of this research shall be applied when replacement lights are considered to be appropriate in the S-HB zone.
- (c) Street Trees. The planting of street trees shall continue to reinforce the historic character and planting patterns of the S-HB zone, which is somewhat linear in form. There are existing street trees that are over 100 years old in the S-HB zone, as well as more recent plantings. Deciduous and coniferous trees are both compatible to the character of the S-HB zone.
- (d) Signs. It is expected that signs in the S-HB zone will satisfy the legitimate needs of commerce without visual clutter and without interference with the view of buildings, landscape features and other signs. Signs shall be positioned with consideration for the facade on which located. Signs shall be designed for careful integration with architectural features. Size and proportion shall relate to the fenestration and detailing of the building. Street signs, historic district signage, and the lighting of signs shall all be reviewed before installation. Ghost signs, like the Shamrock Lunch sign at 1080 West Third Avenue, shall require specific considerations for restoration and enhancement.

(Section 9.3515, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

S-RP Riverfront Park Special Area Zone

9.3700 **Purpose of S-RP Riverfront Park Special Area Zone.** The fundamental purpose of the S-RP Riverfront Park Special Area Zone is to provide for activities and uses that complement the research and educational functions of the Oregon State System of Higher Education in general and the University of Oregon in particular. It is expressly intended that industrial, commercial, and general or professional offices which have no correlation with those research or educational functions and which could be located within other zones in the city not constitute the primary form of development within the Riverfront Park Special Area Zone. Within the context of this fundamental purpose, the objectives of the Riverfront Park Special Area Zone may be more specifically described as follows:

- (1) To carry out the policies of the Riverfront Park Study and other applicable plans.
- (2) To encourage a range of primary uses that complement the research and educational activities of the Oregon State System of Higher Education in

general and the University of Oregon in particular.

- (3) To provide for supporting manufacturing and accessory uses incidental to the primary uses permitted.
- (4) To recognize the natural amenities of the site, balancing the opportunity for development to use those amenities with the public's interest in proper protection and, where appropriate, use of them.
- (5) To provide a regulatory context that allows development of a successful research and development park of benefit to both the University of Oregon and the metropolitan area.
- (6) To provide a review process that encourages a design characterized by diversity of building mass and other features which foster a sense of interest in and excitement about the development and which complement the Willamette River and the Millrace.

(Section 9.3700, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.3705 **S-RP Riverfront Park Special Area Zone Siting Requirements.** According to EC 9.8865 Zone Change Approval Criteria, the following siting requirements apply:

- (1) The S-RP Riverfront Park Special Area Zone is intended for application to properties included within the boundaries of the Riverfront Park Study, an area generally located between the Willamette River and Franklin Boulevard.
- (2) In accordance with the Riverfront Park Study, the S-RP Riverfront Park Special Area Zone is intended for application to property owned by the Oregon State System of Higher Education within the designated area; it may be applied to other properties within the area at the property owner's request.

(Section 9.3705, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.3710 **S-RP Riverfront Park Special Area Zone Permitted Uses.** The following uses shall be permitted within the S-RP Riverfront Park Special Area Zone, pursuant to EC 9.3725 S-RP Riverfront Park Special Area Zone Review Procedures:

- (1) **Primary Uses.** The following activities and uses are considered to be the primary types to be encouraged within this zone:
 - (a) Programs and activities carried out by institutions of the Oregon State System of Higher Education.
 - (b) Laboratories, offices, and other non-manufacturing facilities for basic or applied research and development that complement the research and educational activities of the Oregon State System of Higher Education in general or the University of Oregon in particular.
 - (c) Conference facilities and meeting rooms.
- (2) **Manufacturing Uses.** Prototype and product manufacturing or production is permitted, provided:
 - (a) The manufacturing is directly related to a primary use located within the zone.

- (b) The area devoted to manufacturing does not exceed 40 percent of the gross floor area devoted or applied to the primary use to which the manufacturing is related.
- (3) **Accessory and Supporting Uses.** Accessory and supporting uses are permitted, provided that the gross floor area devoted to the accessory and supporting functions does not exceed 25 percent of the gross floor area within a development site. (As used in this and subsequent sections of the S-RP zone provisions, the term "development site" means the total land area under common control, such as the total area subject to a land lease). Examples of accessory and supporting uses include: retail sales of goods and food service such as book stores, office supplies, delicatessen, and similar activities; service functions such as finance, day care, and similar activities; administrative and office support functions; accessory manufacturing activities such as specialized machining; indoor storage and distribution when integral to a primary use within the zone; multiple-family dwellings; and recreational facilities. Recreational facilities available to the general public at no cost shall not be classified as accessory or supporting uses when computing the floor area under the 25-percent limitation stipulated above.
- (4) **Interim Uses.** It is anticipated that development within the S-RP zone will occur incrementally. At any time there may be space available for lease either as a result of construction of new facilities or relocation of tenants within a development site. Interim use of vacant space for general or professional office use is only permitted, subject to the following limitations:
- (a) The space to be devoted to interim use must have been vacant for at least 3 months.
- (b) The gross floor area devoted to interim uses shall not exceed 40 percent of the gross floor area in a development site during the first 10 years following issuance of the first certificate of occupancy and shall not exceed 20 percent of the gross floor area in the development at any time thereafter.
- (c) The maximum term of a lease or sublease for interim space utilization permitted here shall not exceed 5 years.
- Prior to allowing occupancy of any space within a development site for interim use, the owner or developer shall obtain a certificate of occupancy for that space and submit the following data to the planning and development director:
- (d) Data verifying compliance with subsections (4)(a) and (4)(b) above.
- (e) A copy of the lease or sublease agreement which sets forth the term of that lease or sublease.

Any structure located within the zone that is constructed and used by the Oregon State System of Higher Education shall be excluded in the computation of gross floor area when calculating the percentage of the development site that may be devoted to interim use.

(Section 9.3710, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.3715 S-RP Riverfront Park Special Area Zone Development Standards. In order to allow an overall development that is consistent with the purpose and intent of the S-RP Riverfront Park Special Area Zone as well as its unique location adjacent to the Willamette River and Millrace, the following development standards shall prevail. In the event the development standards here conflict with the general standards of this land use code, the standards provided here supersede any conflicting provisions.

(1) Parking Requirements. The parking requirements for new construction provided here attempt to balance encouragement of use of alternative travel modes with the need for automobile storage; more parking than the minimums specified here may need to be provided. Parking and off-street loading areas shall be designed, laid out, and constructed in accordance with the parking area design, improvements, buffering, and dimensions as specified in EC 9.6420 Parking Area Standards. Required parking shall be determined for each separate occupancy within a building or on a development site. For example, in a combined industrial and office business, parking shall be required for the industrial use at a ratio of one space per 500 square feet and the office portion at one space per 400 square feet. Required parking shall be located within 400 feet of structures to be served unless a greater separation is specifically approved through the master development plan approval process. For that portion of the special area zone located between the Willamette River and the railroad tracks, up to 50 percent of the required parking may be provided north of the Willamette River if approved through the master site plan approval process as outlined in EC 9.3725 S-RP Riverfront Park Special Area Zone Review Procedures. Required parking may be provided through joint use of parking facilities, subject to the requirements of EC 9.6430 Shared Off-Street Parking.

- (a) Required parking shall be provided at the following ratios, rounded up to the nearest whole number:
1. Industrial uses — 1 for each 500 square feet of gross floor area.
 2. Retail uses — 1 for each 300 square feet of gross floor area.
 3. Office uses — 1 for each 400 square feet of gross floor area.
 4. University uses — 1 for each 400 square feet of gross floor area.
 5. Multiple-family dwellings — 1 for each dwelling unit, plus 1 guest parking space for each 3 units.
- (b) Bicycle parking: Bicycle spaces shall be provided as follows:
1. Non-residential uses — the minimum number of spaces shall equal 15 percent of the number of required automobile spaces.
 2. Multiple-family dwellings — 1 space per unit.
 3. Locking and cover shall be provided for all required spaces.
 4. Required spaces shall be located no farther than 2 times the distance between building entrances used by automobile occupants and the automobile parking spaces closest to those entrances.
 5. Each required space must be at least 6 feet long and 2 feet wide, with a minimum overhead clearance of 6 feet.

- (2) **Setback Requirements.** Development within the S-RP zone shall comply with the following setbacks:
- (a) All structures, parking areas, streets, and access drives shall maintain a minimum setback of 35 feet from the top of the south bank of the Willamette River. A map indicating the location of the top of the south bank is on file with the city's planning and development department.
 - (b) All structures, parking areas, streets, and access drives shall maintain a minimum setback of 15 feet from the south side of the bicycle path located (or as to be relocated) adjacent to the top of the river bank. If the setback specified herein requires a greater distance than the 35 feet specified under Section 9.3715(2)(a), the greater distance shall be maintained.
 - (c) Solar access shall be provided to at least 60 percent of the following designated areas:
 - 1. The south bank of the Willamette River.
 - 2. The bicycle path located (or as to be relocated) adjacent to the top of the river bank.
 - 3. The Autzen Stadium footbridge protection area defined in Section 9.3715(2)(e) below.
 - 4. Active recreation areas defined in the master site plan.The solar access required herein shall be provided at noon from February 21 to October 21 of any year. If building setbacks necessary to ensure this solar access are greater than would otherwise be required, the greater setback shall be required.
 - (d) The Millrace shall be maintained as an open channel through the S-RP zone with the following setbacks:
 - 1. No structure, street, access drive, or parking area shall be located adjacent to the east Millrace outfall within the area defined by the bicycle path as it existed on May 11, 1987. This area is indicated on the map referenced in subsection (2)(a) of this section.
 - 2. No structure, street, access drive, or parking area shall be located within 15 feet of the top of the banks of the Millrace in all areas within the S-RP zone except for the area described under EC 9.3715(2)(d)1. above where a greater setback is required. Except for the east Millrace outfall area described under EC 9.3715(2)(d)1. above, street or access drive crossings that are needed for circulation may be approved as part of the master development plan.
 - (e) All structures and parking areas shall maintain a setback of 50 feet on both sides of a straight line between the existing pedestrian underpass under the railroad tracks and the Autzen Stadium footbridge to provide visual linkage between the two structures. This area is indicated on the map referenced in subsection (2)(a) of this section.
 - (f) Multiple-family dwellings shall have interior yards of not less than 10 feet between buildings, without regard as to the location of the property line, or no interior yards required if the buildings abut or have a common wall,

except where a utility easement is recorded adjacent to an interior lot line, in which event there shall be an interior yard of no less than the width of the easement.

- (g) Except as provided above, all structures other than multiple-family dwellings shall have no setback requirements.

Public improvements, including pedestrian and bicycle trails, public plazas, and similar amenities, but excluding roads and parking areas, are exempt from the setback requirements specified above.

- (3) **Required Building Separation and Profile Offsets.** All buildings located within 75 feet of the top of the south bank of the Willamette River shall observe the following profile and separation requirements:

- (a) The maximum building profile as seen from end to end of the side(s) facing the river shall not exceed 200 lineal feet in total horizontal length.
- (b) Any building elevation parallel to the river shall not continue along an uninterrupted, continuous plane for more than 100 feet. For the purpose of this requirement, an uninterrupted, continuous plane is a wall having no variation in exterior surface along its length of more than 5 feet as measured at a perpendicular line from the plane of the wall.
- (c) Each building shall be separated by at least 50 feet from an adjoining building, measured parallel to the river.

No building shall have a total horizontal length of more than 300 feet as measured on its longest axis.

- (4) **Coverage Requirements.** Coverage requirements within the S-RP zone shall be as follows:

- (a) For that portion of a development site allocated for multiple-family residential use, the maximum permitted coverage by buildings and structures shall be 50 percent.
- (b) For that portion of a development site allocated for all uses other than multiple-family residential, at least 40 percent of that portion of the site to be developed shall be landscaped with living plant materials. Natural areas (e.g., along the Millrace or from the top of the bank along with the Willamette River south) may be included in the 40 percent computation. The amount of open space may be reduced to 30 percent if 40 percent of the required parking for the development or phase thereof is provided either below grade, at grade but under a structure, or in a parking structure.

Public amenities such as plazas, pedestrian or bicycle trails, and similar improvements shall be considered open space when computing coverage. When computing coverage within the S-RP zone, structures owned by the Oregon State System of Higher Education and in existence as of May 11, 1987 shall not be included.

- (5) **Height Limitation.** No portion of a structure located within 75 feet of the top of the south bank of the Willamette River shall exceed 45 feet in height above grade (not to exceed 3 stories). There is no height limitation for a structure or a portion thereof outside the area described above.

- (6) **Signs.** Signs within the S-RP zone shall conform to the provisions of EC 9.6670 Central Commercial Sign Standards, except for any area located within 200 feet of the centerline of Franklin Boulevard in which area the provisions of EC 9.6675 Highway Commercial Sign Standards shall apply. No signs facing the river shall be permitted within 75 feet of the top of the south bank of the Willamette River, except identity signs not exceeding 12 square feet in surface area which are not more than 5 feet above grade if ground-mounted or 10 feet above grade if wall-mounted.

(Section 9.3715, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.3720 S-RP Riverfront Park Special Area Zone Public Facilities. Within the S-RP zone, the following standards shall govern installation of improvements that are of benefit to the public and ensure public access:

- (1) A continuous, two-way (Class I) bicycle path shall be provided through the development along the river and at other locations designated in the Eugene Bikeways Master Plan.
- (2) Pedestrian-scale lighting shall be provided along the bicycle paths required above.
- (3) Street lights shall be provided along all public streets within the S-RP zone.
- (4) Street trees shall be provided along all public streets within the S-RP zone.
- (5) Setback sidewalks shall be provided along all public streets within the S-RP zone, unless an alternative pedestrian circulation system of substantial equivalency is specifically approved as part of the master site plan approval process.
- (6) Provision shall be made for security, such as lighting, between any parking areas located outside the boundaries of the S-RP zone and the development site the parking is intended to serve.
- (7) All utilities shall be installed underground unless specifically exempted through the master site plan approval process. Exceptions shall be made for such features as padmounted transformers, switch cabinets, back flow prevention devices and closures needed to safely operate and maintain utility systems.

(Section 9.3720, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.3725 S-RP Riverfront Park Special Area Zone Review Procedures. The master site plan for developments proposed within the S-RP zone shall be reviewed through the conditional use permit process provided in this land use code. For the purpose of this review, the following criteria shall be applied in lieu of the criteria provided in EC 9.8090 Conditional Use Permit Approval Criteria - General:

- (1) **Criteria for all Development.**
 - (a) The proposed development shall be consistent with the Metropolitan Area General Plan, Riverfront Park Study, and other applicable policy documents or functional plans.

- (b) Based on technical analysis (particularly with respect to transportation facilities), planned public facilities shall be shown to accommodate the requirements of the proposed development.
- (c) The proposed development shall protect visual access from main entry points from Franklin Boulevard to the river/riparian vegetation.
- (2) **Criteria for Development Within Willamette Greenway Boundaries.**
 - (a) Compliance with the criteria in EC 9.3725(1) Criteria for all Development above.
 - (b) The height and bulk of the proposed development shall be designed to consider the impacts on public open space, especially the buffer strips along the Willamette River and Millrace, and to adhere to the height limitations specified along the Willamette River. Building setbacks shall be varied to avoid the effect of a continuous wall along the minimum setback line and to adhere to the requirement for protection of designated features (i.e., Millrace and pedestrian linkage to the Autzen Stadium footbridge).
 - (c) To the greatest possible degree, the intensification, change of use, or development will provide the maximum possible landscaped area, open space, or vegetation between the activity and the river.
 - (d) To the maximum extent practicable, the proposed development shall provide for protection and enhancement of the natural vegetative fringe along the Willamette River. This means protection and enhancement of trees and understory characteristic of native vegetation within the riparian strip along the Willamette River. It also means removal, and active management to prevent reintroduction of, disturbance vegetation such as Himalayan blackberries and English ivy. As used herein, the riparian strip means the area between the top of the river bank and the water's edge.
 - (e) To the greatest possible degree, necessary and adequate public access will be provided to and along the river by appropriate legal means.

As used in this section, the words "greatest possible degree" are drawn from Statewide Planning Goal 15 (F.3.b.) and are intended to require a balancing of factors so that each of the identified Greenway criteria is protected to the greatest extent possible without precluding the requested use. Goal 15 (C.3.j.) provides that "lands committed to urban uses within the Greenway shall be permitted to continue as urban uses."

- (3) **Interpretation.** In the event any of the terms used in these S-RP zone provisions require interpretation, the planning and development director shall be responsible for such interpretation.

(Section 9.3725, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.3730 S-RP Riverfront Park Special Area Zone Required Reporting. In order to ensure that the primary purpose of the S-RP zone is preserved, the owner or the developer of the property within the zone shall submit an annual report to the planning and

development director that provides data demonstrating that:

- (1) Primary use(s) within a development site complement the research or educational activities of the Oregon State System of Higher Education.
- (2) Accessory and supporting uses do not occupy more than 25 percent of the gross floor area within a development area at any time.
- (3) Product manufacturing carried out in conjunction with a primary use does not exceed the 40 percent limitation of EC 9.3710(2)(b).
- (4) Interim uses do not occupy more than the specified percentage of the gross floor area within a development site at any one time.

In the event there is more than one owner or developer involved in development within the S-RP zone, the provisions concerning manufacturing, accessory and support uses, and interim uses apply to each development site. Each owner or developer shall submit the required annual report verifying compliance with the provisions of this S-RP zone. Failure to submit the annual report required under this section or failure to adhere to the specifications of the requirements in this section shall constitute a violation subject to the enforcement provisions of sections 9.0000 through 9.0280 General Administration. Such failure shall also constitute grounds for withholding further development permits and/or certificates of occupancy within a development site until the violation has been remedied.

(Section 9.3730, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

S-RN Royal Node Special Area Zone

9.3800 **Purpose of S-RN Royal Node Special Area Zone.** The special area zone applied to the Royal Node area is intended to ensure that:

- (1) The overall street system and internal circulation systems for large developments shall provide for a circulation network that encourages walking, bicycling and transit use;
- (2) Local streets shall be designed with narrow lane widths to reduce vehicle speeds, reduce construction costs, and meet stormwater goals;
- (3) On-street parking shall be provided on all streets within the node, except alleys;
- (4) Alleys shall be used, whenever possible, to provide service and parking access to residential and commercial developments within the node.
- (5) The street system shall be designed to discourage cut-through traffic seeking an alternative to travel on arterial and collector streets;
- (6) A coordinated system of striped bicycle lanes, on-street bicycle routes, and off-street bicycle paths shall be developed within the node;
- (7) Residential development shall achieve an overall density of 12 dwelling units per net acre for the entire development site;
- (8) A mix of housing densities, ownership patterns, prices, and building types shall be developed in the node;
- (9) Open space areas adjacent to the node shall be integrated into the overall design concept for the node;

- (10) Existing drainageways shall be maintained and enhanced;
- (11) Homes located along major streets shall be placed so as to face the street;
- (12) Streets that front on neighborhood parks shall be lined with homes that face the park;
- (13) Residential accessory units shall be allowed and promoted as a means of increasing density of development in the area;
- (14) Residential garages shall be provided access from alleys whenever possible to improve the visual character of the street, improve pedestrian qualities along the street, and to promote construction of small-lot single family housing with reduced lot widths;
- (15) Multi-family developments shall retain visual and physical links to adjacent public parks and natural areas and preserve unique natural features found on the site;
- (16) Multi-family developments shall front onto public and private streets with building entrances visible from the street;
- (17) Setbacks and building designs for multi-family developments shall insure privacy for and promote compatibility with abutting lower intensity uses;
- (18) Vehicle parking lots or areas shall not be located between buildings and the public street;
- (19) Large parking areas shall be separated into smaller lots to minimize their visual impact;
- (20) Vehicle access points for multi-family, commercial, and mixed-use developments shall connect to local or collector streets, via alleys whenever possible, rather than arterial streets;
- (21) Commercial buildings shall be designed so as to stimulate the creation of high-quality pedestrian use areas and are situated so as to define the street right-of-way;
- (22) Commercial buildings shall be designed with building entrances fronting on the street and with street-facing facades that contain windows; and
- (23) A mixture of retail, service, education, office and higher-density residential uses shall be developed in the node.

(Section 9.3800 added by Ordinance No. 20275, enacted January 13, 2003, effective February 12, 2003.)

9.3805 S-RN Royal Node Special Area Zone Siting Requirements. In addition to the approval criteria at EC 9.8865 Zone Change Approval Criteria, the site must be included within the area depicted on Map 9.3805 S-RN Royal Node Special Area Zone and Subareas. When property is rezoned to S-RN, as part of the rezoning process, the City shall identify the subarea designation applicable to the property. Within the S-RN Special Area Zone, the 7 subareas are:

- (1) S-RN/LDR (low density residential);
- (2) S-RN/MDR (medium density residential);
- (3) S-RN/MSC (main street commercial);
- (4) S-RN/CMU (commercial mixed use);

- (5) S-RN/RMU (residential mixed use);
- (6) S-RN/PRO (park, recreation and open space); and
- (7) S-RN/NR (natural resources).

The applicable subarea shall be that shown on Map 9.3805 unless a different subarea designation is found to be consistent with EC 9.3800 Purpose of S-RN Royal Node Special Area Zone.

(Section 9.3805 added by Ordinance No. 20275, enacted January 13, 2003, effective February 12, 2003.)

9.3808 S-RN/NR Royal Node Natural Resources Subarea and S-RN/PRO Royal Node Park, Recreation and Open Space Subarea Regulations. Land use and development within the S-RN/NR subarea shall be governed by the code sections applicable in the NR Natural Resources Zone. Land use and development within the S-RN/PRO subarea shall be governed by the code sections applicable in the PRO Park, Recreation and Open Space Zone.

(Section 9.3808 added by Ordinance No. 20275, enacted January 13, 2003, effective February 12, 2003.)

9.3810 S-RN Royal Node Special Area Zone Land Use and Permit Requirements. The following Table 9.3810 S-RN Royal Node Special Area Zone Uses and Permit Requirements identifies those uses in the S-RN zone that are:

- (P) Permitted, subject to zone verification.
- (C) Subject to an approved conditional use permit.
- (S) Permitted subject to zone verification and the Special Development Standards for Certain Uses beginning at EC 9.5000.
- (SR) Permitted, subject to an approved site review plan.
- (#) The numbers in () in the table are uses that have special use limitations described in EC 9.3811 Special Use Limitations for Table 9.3810.

Examples listed in Table 9.3810 are for informational purposes and are not exclusive. Table 9.3810 does not indicate uses subject to Standards Review. Applicability of Standards Review procedures is set out at EC 9.8465.

Table 9.3810 S-RN Royal Node Special Area Zone Land Uses and Permit Requirements					
	LDR	MDR	RMU	CMU	MSC
Accessory Uses					
Accessory Uses. <u>Examples</u> related to residential use include a garage, storage shed, and services primarily for use by residents on the site, such as a recreation room and laundry facility. Parking areas and garages constructed and used for a principle use on the development site, such as an apartment, are allowed as an accessory use. <u>Examples</u> related to non-residential use include storage and distribution facilities incidental to the primary use of the site.	P	P	P(6)	P(7)	P(8)
Agricultural, Resource Production and Extraction					
Community and Allotment Garden	P	P	P(6)	P(7)	
Horticultural Use			P(6)	P(7)	
Cultural, Religious, Social and Fraternal					
Church, Synagogue, and Temple, including associated residential structures for religious personnel, but excluding elementary through high school	C(5)	C(5)			
Community and Neighborhood Center			P	P	P
Eating and Drinking Establishments					
Bar and Tavern			C(6) (3)	C(7) (3)	C(8) (3)
Delicatessen, Coffee, Bagel, Donut Shop			P(6) (3)	P(7) (3)	P(8) (3)
Restaurant			P(6) (3)	P(7) (3)	P(8) (3)
Entertainment and Recreation					
Amusement Center (Arcade, pool tables, etc.)			C(6) (3)	C(7) (3)	P(8) (3)
Artist Gallery/Studio			P(6) (3)	P(7) (3)	P(8) (3)
Athletic Facility and Sports Club	C	C	P(6) (3)	P(7) (3)	P(8) (3)
Athletic Field, Outdoor	C	C			
Ballet, Dance, Martial Arts, and Gymnastic School/Academy/Studio			P(6) (3)	P(7) (3)	P(8) (3)
Park and Playground (Refer to Park, Recreation, and Open Space zone for examples of activities within this use.) See EC 9.2640	P	P	P(6)	P(7)	P(8)
Theater, Live Entertainment					C
Financial Services					
Automated Teller Machine (ATM)			P	P	P
Bank, Savings and Loan Office, Credit Union			P(6) (3)	P(7) (3)	P(8) (3)

Table 9.3810 S-RN Royal Node Special Area Zone Land Uses and Permit Requirements					
	LDR	MDR	RMU	CMU	MSC
Government					
Government Services, not specifically listed in this or any other uses and permit requirements table. <u>An example</u> could include: a fire station and library.	P	P	P(6) (3)	P(7) (3)	P(8) (3)
Lodging					
Bed and Breakfast Facility (See EC 9.5100)	S	S			
Manufacturing					
Recycling, reverse vending machine		S	P(6)	P(7)	P(8)
Recycling, small collection facility (See EC 9.5650)	S	S	S(6)	S(7)	S(8)
Medical and Health Services					
Hospital, Clinic, or other Medical Treatment Facility (including mental health). 10,000 square feet or less of floor area					P (3)
Meal Service, Non-Profit			C (6)	C(7)	C(8)
Motor Vehicle Related Uses					
Parking Garage, up to 2 levels			C(6)	C(7)	C(8)
Transit Station, Major			C(6)	C(7)	C(8)
Transit Station, Minor			C(6)	C(7)	C(8)
Transit, Neighborhood Improvement	P	P	P(6)	P(7)	P(8)
Transit Park and Ride, Major or Minor, Only when Shared Parking Arrangement with Other Permitted Use	P	P			
Office Uses					
Administrative, General and Professional Offices			P(6) (3)	P(7) (3)	P(8) (3)
Scientific and Educational Research Center, includes laboratory			P(6) (3)	P(7) (3)	P(8) (3)
Personal Services					
Barber, Beauty, Nail, Tanning Shop			P(6) (3)	P(7) (3)	P(8) (3)
Day Care Facility (Day care operations part of a residence are included in residential)			P(6) (3)	P(7) (3)	P(8) (3)
Dry Cleaner			P(6) (3)	P(7) (3)	P(8) (3)
Film, Drop-off/Pick-up			P(6) (3)	P(7) (3)	P(8) (3)
Locksmith Shop			P(6) (3)	P(7) (3)	P(8) (3)
Laundromat, Self-Service			P(6) (3)	P(7) (3)	P(8) (3)
Mailing and Package Service			P(6) (3)	P(7) (3)	P(8) (3)
Shoe Repair Shop			P(6) (3)	P(7) (3)	P(8) (3)
Tailor Shop			P(6) (3)	P(7) (3)	P(8) (3)

Table 9.3810 S-RN Royal Node Special Area Zone Land Uses and Permit Requirements					
	LDR	MDR	RMU	CMU	MSC
Residential					
Dwellings. (All dwellings shall meet minimum and maximum density requirements for development within the Royal Specific Plan area. All dwelling types are permitted.)					
One-Family Dwelling (1 Per Lot, includes zero lot line dwellings)	P	P	P		
Secondary Dwelling (Either Attached or Detached from Primary One-Family Dwelling on Same Lot)	P (1)	P(1)	P(1)		
Rowhouse (One-Family on Own Lot Attached to Adjacent Residence on Separate Lot with Garage or Carport Access to the Rear of the Lot)	P(2) (3)	P (2) (3)	P(2) (3)	P(2) (3)	P(2) (3)
Duplex (Two-Family Attached on Same Lot)	P	P	P		
Tri-plex (Three family attached on the same lot) See EC 9.5500	P	P	P	P	
Four-plex (Four-Family Attached on Same Lot) See EC 9.5500	P	P	P		
Multiple-Family (3 or More Dwellings on Same Lot) See EC 9.5500	S(3) (9)	S(3) (9)	S(3) (9)	S(3) (9)	S(3) (9)
Manufactured Home Park. Shall comply with EC 9.5400 or site review.	S - SR (4)	S - SR (4)			
Controlled Income and Rent Housing where density is above that normally permitted in the zoning district but does not exceed 150% of the maximum permitted density. (Shall comply with multiple-family standards in EC 9.5500.)	S (9)	S (9)			
Assisted Living & Day Care (Residences Providing Special Services, Treatment or Supervision)					
Assisted Living (5 or fewer people living in facility and 3 or fewer outside employees on site at any one time)	P	P			
Assisted Living (6 or more people living in facility)	C	C			
Day Care (3 to 12 people served) (See EC 9.5200)	S	S	P	P	P
Day Care (13 or more people served)	C	C	C	C	C
Trade (Retail and Wholesale)					
Convenience Store			P(6) (3)	P(7) (3)	P(8) (3)
Furniture and Home Furnishing Store					P(8) (3)
Garden Supply/Nursery, includes feed and seed store			P(6) (3)	P(7) (3)	P(8) (3)
General Merchandise, includes supermarket and department store			P(6) (3)	P(7) (3)	P(8) (3)
Hardware/Home Improvement Store			P(6) (3)	P(7) (3)	P(8) (3)
Specialty Store (examples include gift, computer or video store)			P(6) (3)	P(7) (3)	P(8) (3)

Table 9.3810 S-RN Royal Node Special Area Zone Land Uses and Permit Requirements					
	LDR	MDR	RMU	CMU	MSC
Utilities and Communication					
Amateur Radio Antenna Structure (See EC 9.5050)	S	S	S(6)	S(7)	S(8)
Electrical Substation, must meet landscape standards in EC 9.6210(3) High Screen Landscape Standard (L-3) unless fully enclosed within a building or approved through a Type II procedure that shows low visual impact.	P	P	P(6)	P(7)	P(8)
Fiber Optic Station, must meet landscape standards in EC 9.6210(3) High Screen Landscape Standard (L-3) unless fully enclosed within a building or approved through a Type II procedure that shows low visual impact.	P	P	P(6)	P(7)	P(8)
Pump Station, well head, non-elevated reservoir, and other water or sewer facilities, must meet landscape standards in EC 9.6210(3) High Screen Landscape Standard (L-3) unless fully enclosed within a building or approved through a Type II procedure that shows low visual impact.	P	P	P(6)	P(7)	P(8)
Telecommunication Facilities (See EC 9.5750)	S	S	S(6)	S(7)	S(8)
Other Commercial Services					
Building Maintenance Service					P(8) (3)
Catering Service					P(8) (3)
Collection Center, Collection of Used Goods (See EC 9.5150)					S(8) (3)
Home Occupation (See EC 9.5350)	S	S			
Model Home Sales Office (See EC 9.5450)	S	S			
Photographer Studio			P(6) (3)	P(7) (3)	P(8) (3)
Picture Framing and Glazing			P(6) (3)	P(7) (3)	P(8) (3)
Printing, Blueprinting, and Duplicating			P(6) (3)	P(7) (3)	P(8) (3)
Publishing Service			P(6) (3)	P(7) (3)	P(8) (3)
Veterinary Service					C(8) (3)

(Section 9.3810 added by Ordinance No. 20275, enacted January 13, 2003, effective February 12, 2003.)

9.3811 Special Use Limitations for Table 9.3810.

- (1) **Secondary Dwellings.** Secondary dwellings shall conform to all of the following:
 - (a) The dwelling shall not exceed 800 square feet unless occupying the full story of a multi-story structure with ground floor residential use.
 - (b) Either the primary dwelling or the secondary dwelling shall be occupied by

the property owner.

- (c) There shall be at least 1 off-street parking space on the property.
- (d) The dwelling shall be located on a lot that is not a flag lot.
- (e) Detached secondary dwellings shall:
 - 1. Comply with the residential density limitations in Table 9.3815(3)(n) Royal Node Special Area Zone Development Standards.
 - 2. Provide a pedestrian walkway from the street or alley to the primary entrance of the secondary dwelling.
 - 3. The primary entrance to a secondary dwelling shall be defined by a roofed porch.
 - 4. Outdoor storage and garbage areas shall be screened from view from adjacent properties and those across the street or alley.

Prior to issuance of a final occupancy permit for the secondary dwelling, the owner shall provide the city with a copy of a notice that has been recorded with the Lane County Clerk that documents the secondary dwelling or primary dwelling is owner/occupied.

- (2) **Rowhouses.** Rowhouses shall comply with the following:
 - (a) Maximum Building Size. Eight rowhouses in a building, no more than 180 feet in width.
 - (b) Minimum Interior or Rear Open Space Required. 400 square feet per rowhouse with a minimum smallest dimension of 14 feet.
 - (c) Auto Access and Parking. Auto access and parking shall be provided from an alley to the rear of the lot; there shall be no auto access from the front of the lot.
- (3) **Alley Access.** This use is permitted only if there is an alley that can provide auto access and parking. There shall be no auto access in front of the lot.
- (4) **Manufactured Home Park.** The number of spaces designed for manufactured homes in the park shall comply with minimum residential density standards for the Royal Node.
- (5) **Churches, Synagogues and Temples.** Permitted conditionally in areas designated for Low Density Residential use, subject to the following standards:
 - (a) Primary and accessory structures associated with the religious use are limited in size, at the ground floor, to no more than 10,000 square feet.
 - (b) Minimum requirements for on-site parking are reduced to 1 parking space per 300 square feet of floor area.
- (6) **Small Business Size Limits in RMU.** Each individual business is limited to 3,000 square feet of floor area. In addition, no use may include a drive-through facility.
- (7) **Small Business Size Limits in CMU.** Each individual business is limited to 5,000 square feet of floor area. In addition, no use may include a drive-through facility.
- (8) **Business Size Limits in MSC.** Each individual business is limited to 30,000 square feet of floor area. In addition, no use may include a drive-through facility.

- (9) **Multiple-Family Structures.** On development sites that will result in 100 feet or more of public or private street frontage, at least 60% of the site frontage abutting the street (including required yards) shall be occupied by a building(s) or enhanced pedestrian space with not more than 20 percent of the 60 percent in enhanced pedestrian space, placed within 10 feet of the minimum front yard setback line. On development sites with less than 100 feet of public or private street frontage, at least 40% of the site width shall be occupied by a building(s) placed within 10 feet of the minimum front yard setback line. Building projections and offsets with an offset interval of 10 feet or less meet this standard (excluding required yards). "Site width" as used in this standard, shall not include areas of street frontage that have significant natural resources as mapped by the city, delineated wetlands, slopes greater than 15%, recorded easements, required fire lanes or other similar non-buildable areas, as determined by the planning director.
- (10) An adjustment may be made to the special use limitations in this section if consistent with the criteria in EC 9.8030(17).

(Section 9.3811 added by Ordinance No. 20275, enacted January 13, 2003, effective February 12, 2003.)

9.3815 S-RN Royal Node Special Area Zone Development Standards - General.

- (1) (a) Application of Standards. In addition to the special use limitations in EC 9.3811 and the development standards in EC 9.3815 to EC 9.3823, the General Standards for All Development in EC 9.6000 through 9.6885 apply within this zone. In the event of a conflict between those general development standards and the development standards in EC 9.3815 to EC 9.3823, the specific provisions of EC 9.3815 to EC 9.3823 shall control.
- (b) Adjustment. The development standards in subsections (2) and (3) of this section may be adjusted in accordance with EC 9.8030(17).
- (2) **Development Standards Applicable in the LDR, MDR, RMU, CMU and MSC Subareas.**
- (a) Transportation System.
1. Street Network. The location of arterial, collector, and local streets adjacent to drainage corridors, shall conform to Map 9.3815(2)(a)1 S-RN Royal Node Special Area Zone Street Network.
 2. Street Standards. In addition to the requirements set out in The Design Standards and Guidelines for Eugene Streets, Sidewalks, Bikeways and Accessways:
 - a. Neighborhood collector streets shall be developed in conformance with Figure 18 of the Royal Avenue Specific Plan, and
 - b. Alleys and local streets with drainage swales shall be designed in conformance with Figures 23 and 24 of the Royal Avenue Specific Plan.

3. Required Alleys. Alleys are required to be built within the areas shown on Map 9.3815(2)(a)3 S-RN Royal Node Special Area Zone Required Alleys. Alleys shall have a minimum width of 14' and a maximum width of 20'.
 4. Access from Alleys.
 - a. If the site abuts an alley, access for motor vehicles must be provided from the alley.
 - b. In cases where lots front on arterial and/or collector streets or on neighborhood parks, alley access shall be provided.
- (b) Streetscapes.
1. Street Trees. Street tree requirements are specified in EC 7.280 Street Tree Program - Policies, Standards, Procedures, and rules issued thereunder.
 2. Fences and Walls. With the following exception, fence standards in EC 9.2171(9) shall be applied within the node. Fences and walls greater than 42" in height shall be prohibited in front yard setback areas.
- (c) Parking.
1. On-Street Parking. On-street parking is required:
 - a. On at least one side of the street on all local streets within the plan area, and
 - b. In accordance with, and where specifically indicated on Map 9.3815(2)(c)1 S-RN Royal Node Special Area Zone On-Street Parking.
 2. On-Street Parking Allowance. Except within the S-RN/LDR area, on-street parking spaces that directly abut a development site can be used by the development on the site to satisfy a portion of the off-street parking requirements. If two properties abut a space, both properties may count the space toward their respective requirements. If on-street spaces are not marked, the number of spaces shall be determined by measuring the curb frontage in feet and dividing by 20 feet. The curb frontage shall exclude driveways and areas where parking is not permitted.
- (d) Trash Pickup. Trash receptacles shall be served from the alley for all sites that abut an alley.
- (e) Multi-Family Development. With the following exceptions, Multi-Family Development Standards in EC 9.5500 shall be applied to new multi-family development within the S-RN Special Area Zone:
1. Except as provided in EC 9.3816(5), setback sidewalks, a minimum of 5 feet in width, are required along all public streets within and abutting the development site.
 2. Setback sidewalks, a minimum of 5 feet in width, are required along all private streets serving development of 20 or more units.
 3. Sidewalks may be designed as curbside walks along portions of

public or private streets that provide parallel on-street parking within parking bays. Where this option is used, canopy street trees shall be planted within the planting strip areas created by the parking bays with an average spacing of 50' along the full length of the street.

4. On street parking spaces adjacent to the street frontage of a building shall be counted toward meeting the off-street parking requirement. If two properties abut a space, both properties may count the space toward their respective requirements. If on-street spaces are not marked, the number of spaces shall be determined by measuring the curb frontage in feet and dividing by 20 feet. The curb frontage shall exclude driveways and areas where parking is not permitted.
5. Roofs pitches must have gable, hip, or gambrel forms. Minimum roof pitch for all structures except manufactured homes shall be 4 inches of vertical rise for each 12 inches of horizontal width, and with a minimum 6-inch overhang.

(3) Development Standards Applicable in Specific Subareas of the S-RN Zone.

(a) Building Orientation and Entrances.

1. Within the LDR subarea all primary residential structures, including multi-unit structures, must comply with the following:
 - a. For buildings within 50' of the front lot line, primary building entrances shall face the street and be directly accessed by a sidewalk. On corner lots, the building entrance may face either of the streets, or be oriented toward the intersection of both streets.
 - b. Off-street motor vehicle parking or vehicular circulation may not be located between the front door of the primary residence and the street.
2. Within the RMU, CMU and MSC subareas:
 - a. Buildings fronting on a street or streets must provide a main entrance on the facade of the building nearest to and facing each street that the building abuts. A main entrance is a principle entrance through which people enter the building.
 - b. So long as the length of the building adjacent to the street does not exceed 50 feet, corner entrances may be used to provide entrance orientation to two streets.
 - c. Off-street motor vehicle parking or vehicle circulation may not be located between the front door of any building and the street.

(b) Building Facades and Windows.

1. Blank Walls. Within the LDR subarea, a minimum of 15 percent of any facade that faces a front property line shall contain windows or doors. Windows in garage doors do not count toward meeting this standard, but windows in garage walls that face the street do count toward meeting this standard. To count toward meeting this

standard, a door must be at the main entrance and facing a street lot line. Gabled areas are not part of the facade for purposes of determining compliance with this section.

2. Exterior Finish Materials.

- a. Within the LDR subarea, concrete block, concrete, or corrugated metal may not be used as primary exterior building materials in low density residential structures, except as a trim material that covers no more than ten percent of any facade. Plywood and sheet pressboard may be used only as finish exterior material when applied in a board and batten pattern with battens spaced at two feet on center or less. Concrete and concrete block are allowed as foundation materials only.
- b. Within the RMU, CMU and MSC subareas, the exterior walls building facades shall be of suitable durable building materials including the following: stucco, stone, terra-cotta, tile, cedar shakes and shingles, beveled or ship-lap or other narrow-course horizontal boards or siding, vertical board & batten siding, articulated architectural concrete masonry units (CMU), brick, textured concrete, stucco, synthetic stucco (EIFS), and textured concrete block, or similar materials which are low maintenance, weather resistant, abrasion resistant and easy to clean. Prohibited building materials include the following: plain concrete, plain concrete block, corrugated metal, and unarticulated board siding (e.g. T1-11 siding, plywood, sheet pressboard) and similar quality, non-durable materials.

3. Within the RMU, CMU and MSC subareas, the following standards apply to stand-alone commercial buildings and to mixed-use buildings with ground-floor commercial uses:

- a. Except for building walls that face an alley, ground floor walls shall contain windows (as stated below) at the ground level. The windows may extend a maximum sill height of 4 feet above finish grade to a height at least 3 feet above the sill with no other limits on the height of the window. The windows on any walls that require windows shall occupy at least 60 percent of the length of the ground floor wall area. On corner lots, this provision applies to both street frontage elevations. The transparency is measured in lineal fashion (e.g. a 100 foot wide building facade shall have a total of at least 60 lineal feet of windows). This standard shall not apply to parking structures. The bottom of required windows shall be no more than 4 feet above the finished grade at the front building facade.
- b. Darkly tinted windows and mirrored windows that block two-way visibility are prohibited as ground floor windows.
- c. Along the vertical face of a structure, offsets shall occur at a

minimum of every 50 feet by providing at least 1 of the following:

- (1) Recesses, including entrances, of a minimum depth of 3 feet.
- (2) Extensions, including entrances, at a minimum depth of 3 feet.
- (3) Offsets or breaks in roof elevation of at least 3 feet in height.

- (c) Front Porches. Within the LDR subarea, front porches shall be provided on the ground floor of all dwelling units, other than multi-family dwelling units. Front porches shall be a minimum of 6 feet deep by 10 feet wide (a minimum of 60 square feet). A minimum of 60% of each porch shall be covered to provide weather protection.
- (d) Elevated Finished Floor Elevations. Within the LDR subarea, finished floor elevations of residential structures shall be a minimum of 2 feet above the grade of the sidewalks, where sidewalks are adjacent to the dwelling units.
- (e) Roof Pitch.
 1. Within the LDR subarea, roof pitches must have gable, hip, or gambrel forms. Minimum roof pitch for all structures except manufactured homes shall be 4 inches of vertical rise for each 12 inches of horizontal width (4:12), and with a minimum 6-inch overhang.
 2. Within the CMU, RMU and MSC subareas, pitched roofs shall provide a minimum 4:12 pitch. Flat roofs shall provide a cornice, or other decorative treatment.
 - a. Residential and mixed-use buildings, including accessory buildings, shall be constructed with pitched roofs having a gable, hip, or gambrel form. Minimum roof pitch on these buildings is 4 inches of vertical rise for each 12 inches of horizontal width (4:12). Such roofs shall have a minimum 6-inch overhang.
 - b. Any non-residential building may have either pitched or flat roofs provided that the buildings are constructed with a cornice or parapet extending a minimum of 3 feet above the roof plane.
- (f) Window and Door Treatments. Within the LDR subarea, all windows and doors shall provide a minimum 3-inch trim or be recessed a minimum of 3 inches to provide shadowing.
- (g) Signs. In addition to the applicable sign standards in EC 9.6600 through 9.6650, the following standards apply:
 1. Within the CMU subarea:
 - a. Permitted Sign Types. Signs allowed shall be limited to the following types:
 - (1) Awning signs;

- (2) Electronic message centers;
 - (3) Freestanding signs.
 - (4) Marquee signs;
 - (5) Readerboards;
 - (6) Under-marquee signs; and
 - (7) Wall signs.
 - b. Maximum Number of Signs. The number of signs allowed shall be limited to no more than the following amounts for each business occupant:
 - (1) One under-marquee sign per business occupant; and
 - (2) One awning, marquee or wall sign per business occupant; and
 - (3) One freestanding sign per occupied building.
 - c. Maximum Sign Area. The following size limitations apply to signs in areas designated for Commercial Mixed-Use:
 - (1) A freestanding sign shall be no more than 24 square feet for 1 face and 48 square feet for 2 or more faces.
 - (2) The sum of the area of all wall signs, marquee signs and awning signs on any wall where the general office sign stands apply shall be limited to 0.5 square feet times the length of the perimeter wall upon which the signs are located.
 - (3) No awning, marquee, under-marquee, or wall sign may exceed 100 square feet.
 - d. Freestanding Sign Location. Freestanding signs are allowed to be located only at entrances to or exits from parking areas for multi-tenant buildings.
 - e. Maximum Sign Height. A freestanding sign shall be no more than 8 feet in height.
2. Within the MSC subarea:
- a. Permitted Sign Types. Signs allowed under sign standards shall be limited to the following types:
 - (1) Awning signs;
 - (2) Electronic message centers;
 - (3) Freestanding signs.
 - (4) Marquee signs;
 - (5) Readerboards;
 - (6) Under-marquee signs; and
 - (7) Wall signs.
 - b. Maximum Number of Signs. The number of signs allowed shall be limited to no more than the following amounts for each business occupant:
 - (1) If the development site is occupied by only 1 business occupant: