

Alley Access Lots

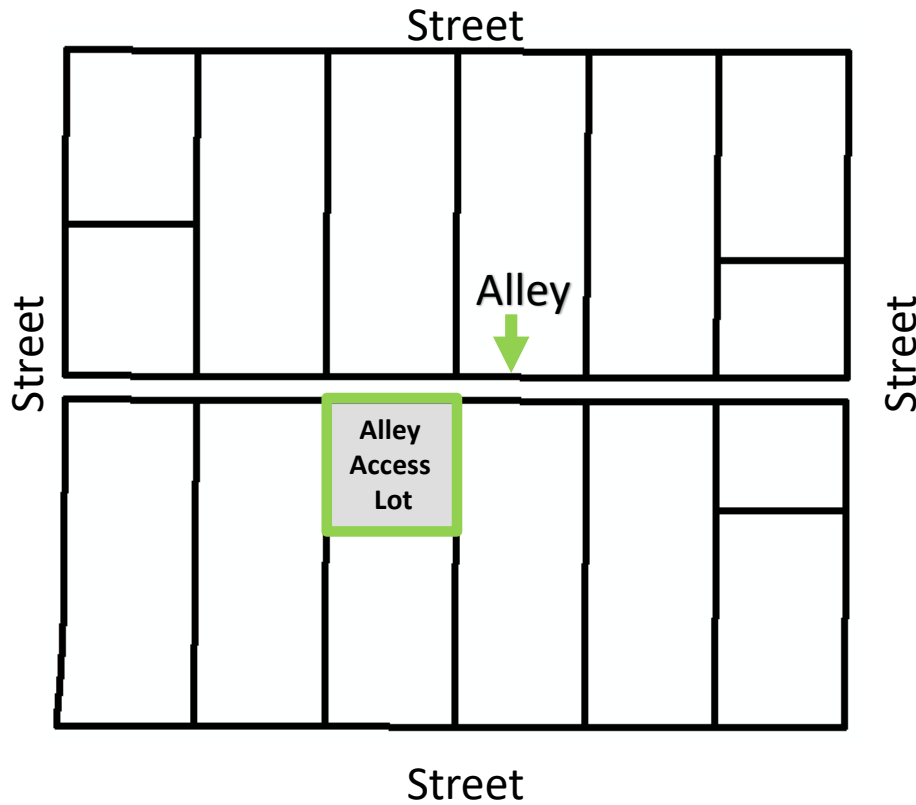
in the R-1 Low Density Residential Zone

CITY COUNCIL WORK SESSION SEPTEMBER 18, 2019

Presentation Overview

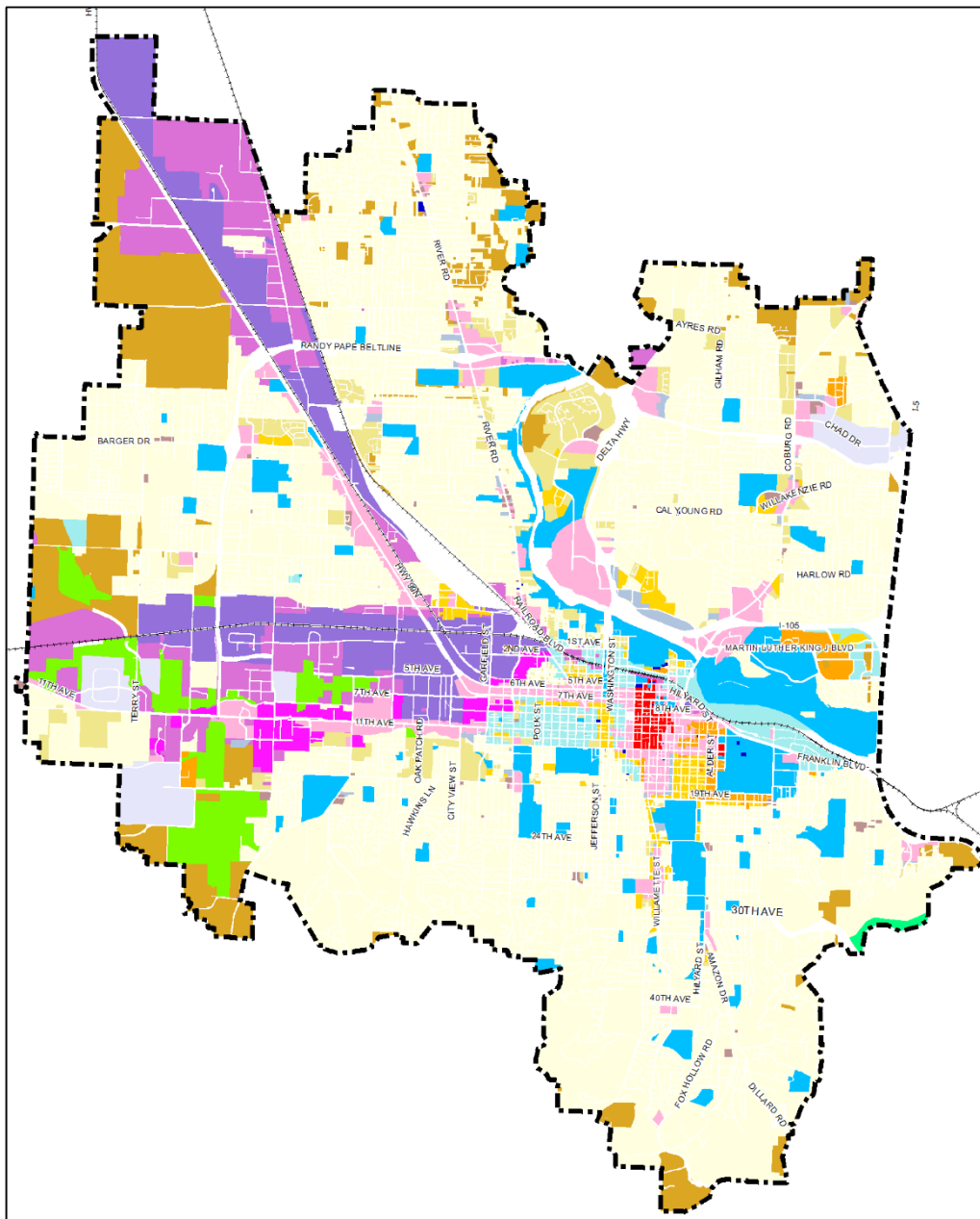
- What is an alley access lot?
- Where are they allowed in R-1
- Where are existing alley access lots in R-1?
- What standards apply in R-1?
- What is the process for changing standards?
- What other standards could be changed?

What is an Alley Access Lot?



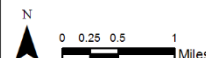
- Lot that fronts or abuts an alley and does not front a street
- Typically created from the rear portion of an existing lot

Eugene Zoning



-  AG Agricultural
-  C-1 Neighborhood Commercial
-  C-2 Community Commercial
-  C-3 Major Commercial
-  E-2 Mixed Use Employment
-  GO General Office
-  PL Public Land
-  E-1 Campus Employment
-  I-2 Light-Medium Industrial
-  I-3 Heavy Industrial
-  NR Natural Resource
-  PRO Park, Recreation & Open Space
-  R-1 Low-Density Residential
-  R-1.5 Rowhouse
-  R-2 Medium-Density Residential
-  R-3 Limited High-Density Residential
-  R-4 High-Density Residential
-  S-H Historic
-  S Special Area
-  Urban Growth Boundary

All data layers current to date of map.
To verify zoning contact the Eugene Permit and Information Center.
This map does not show zoning overlays (such as site review, planned unit development, or density limitations) which can affect how property is developed.



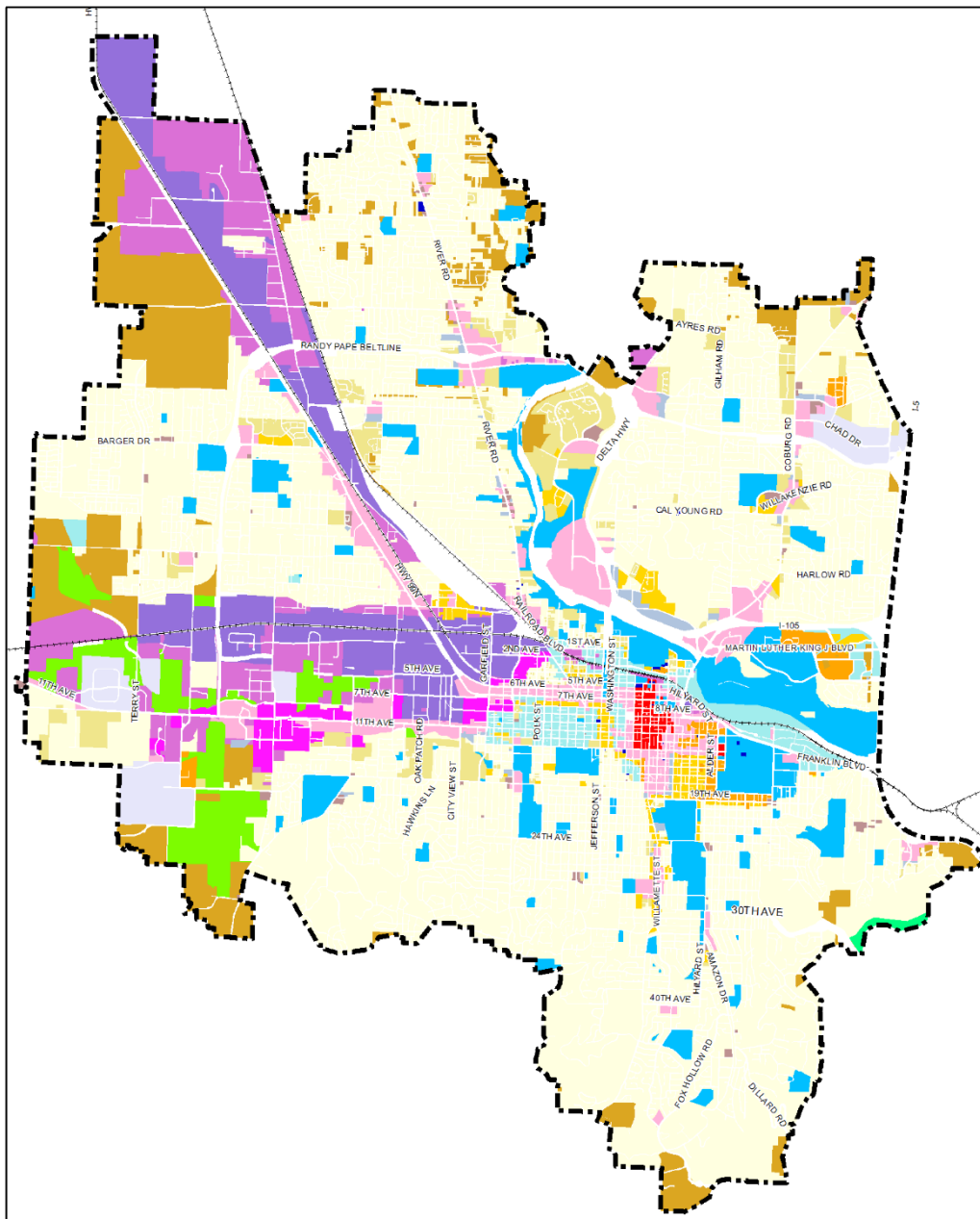
Eugene Planning & Development
99 West 10th Avenue
Eugene, Oregon 97401



LANE COUNCIL OF GOVERNMENTS
Lane Council of Governments
859 Willamette St., Suite 500
Eugene, Oregon 97401

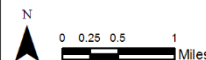
Where are Alley Access Lots Allowed in R-1?

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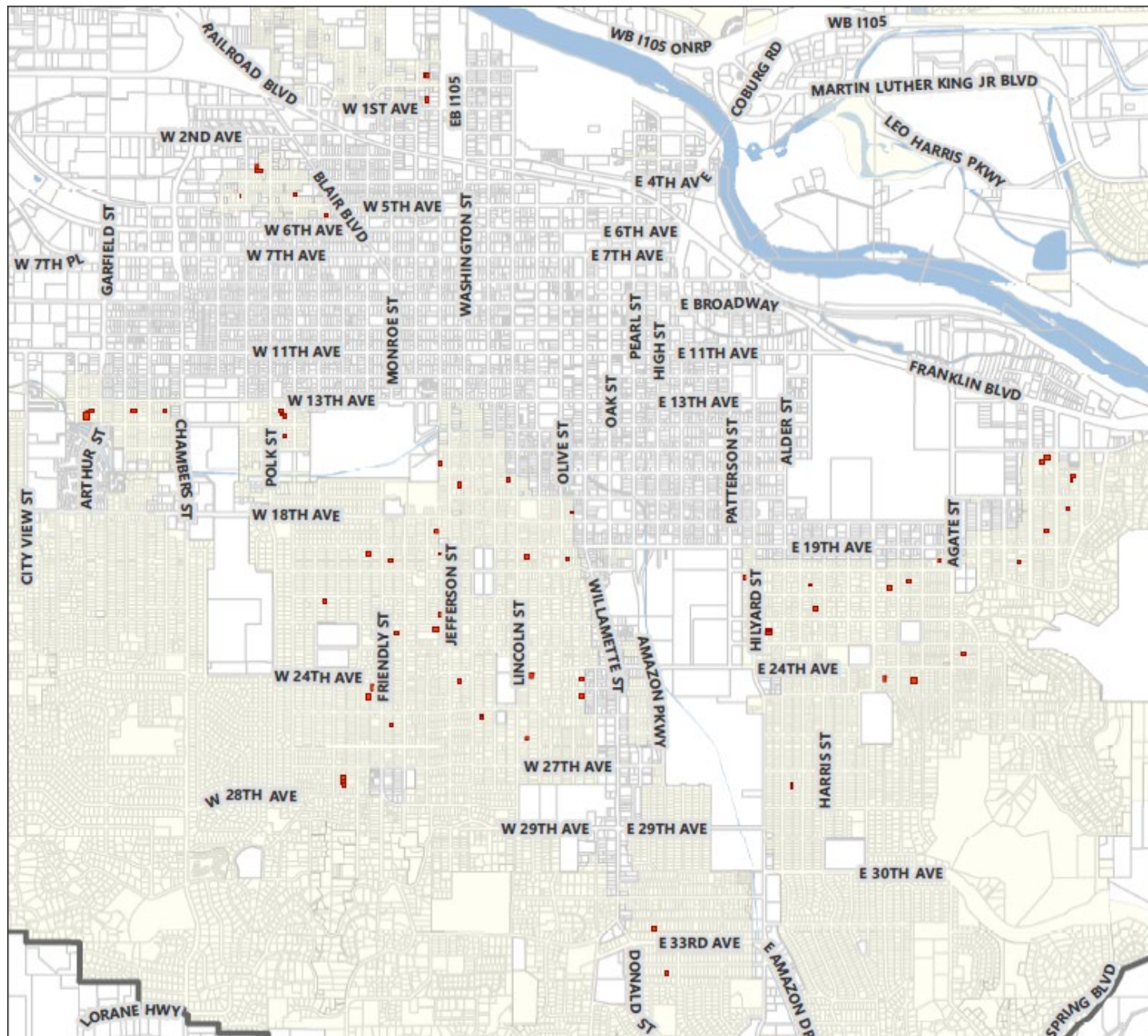
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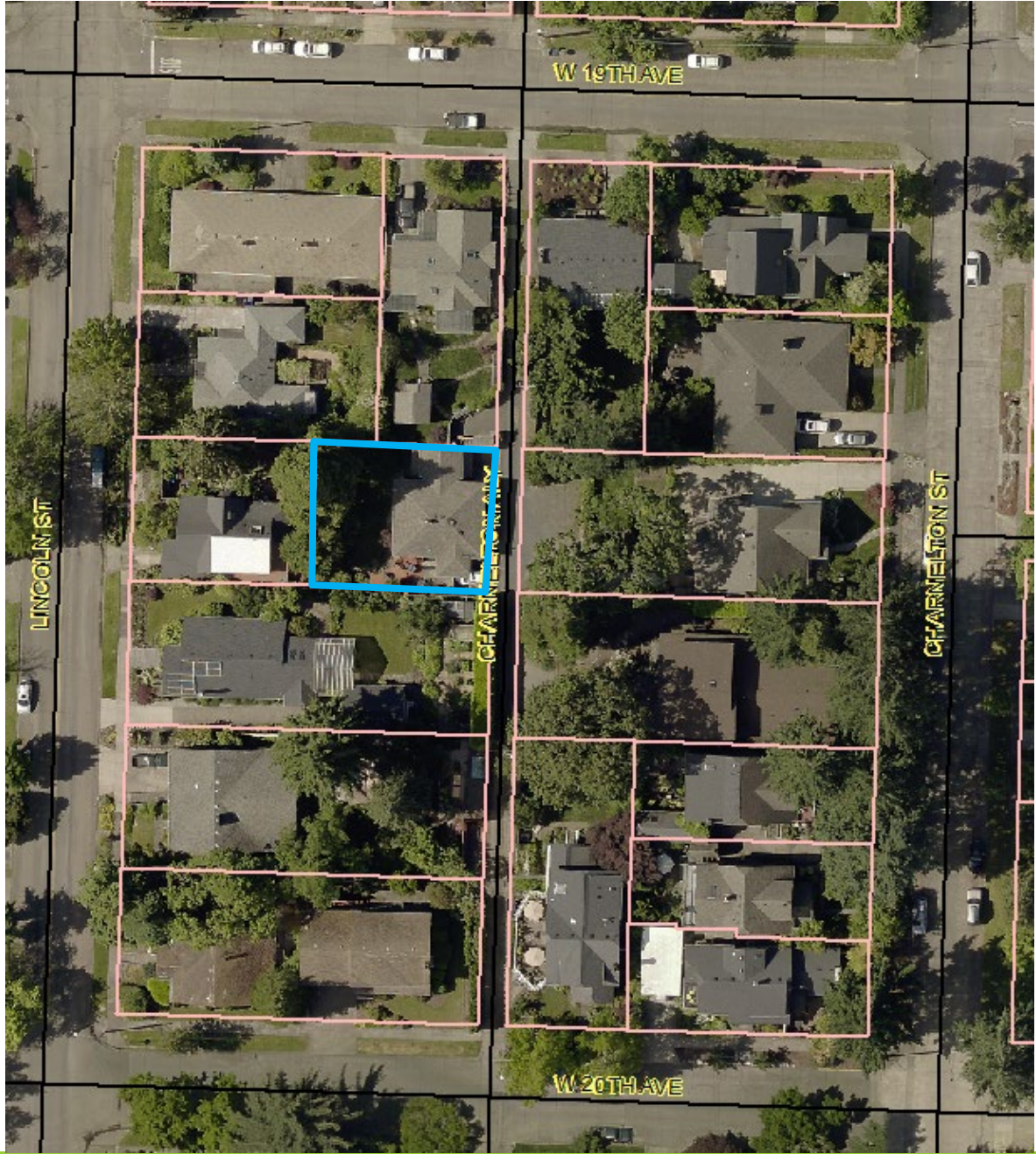


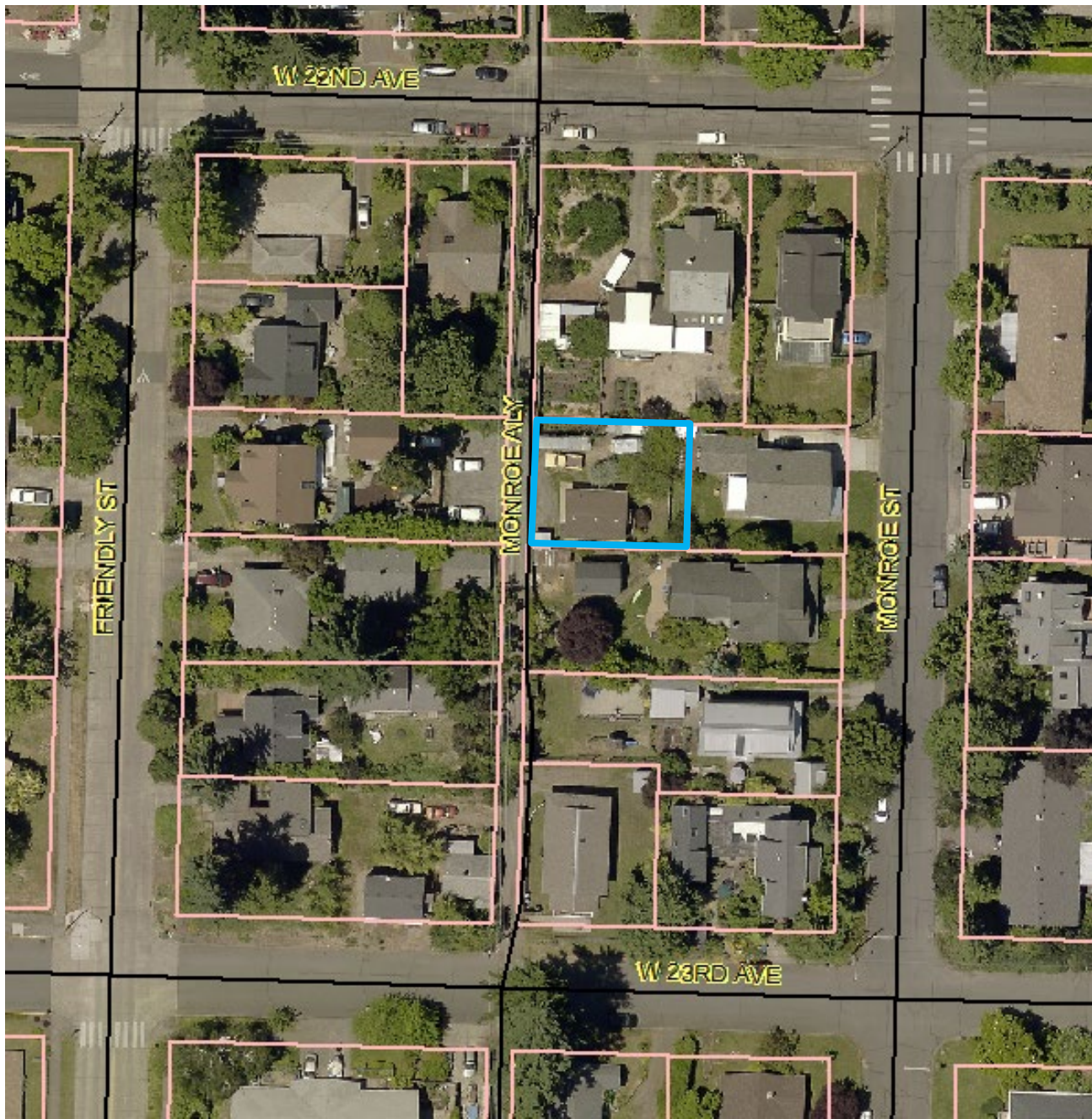
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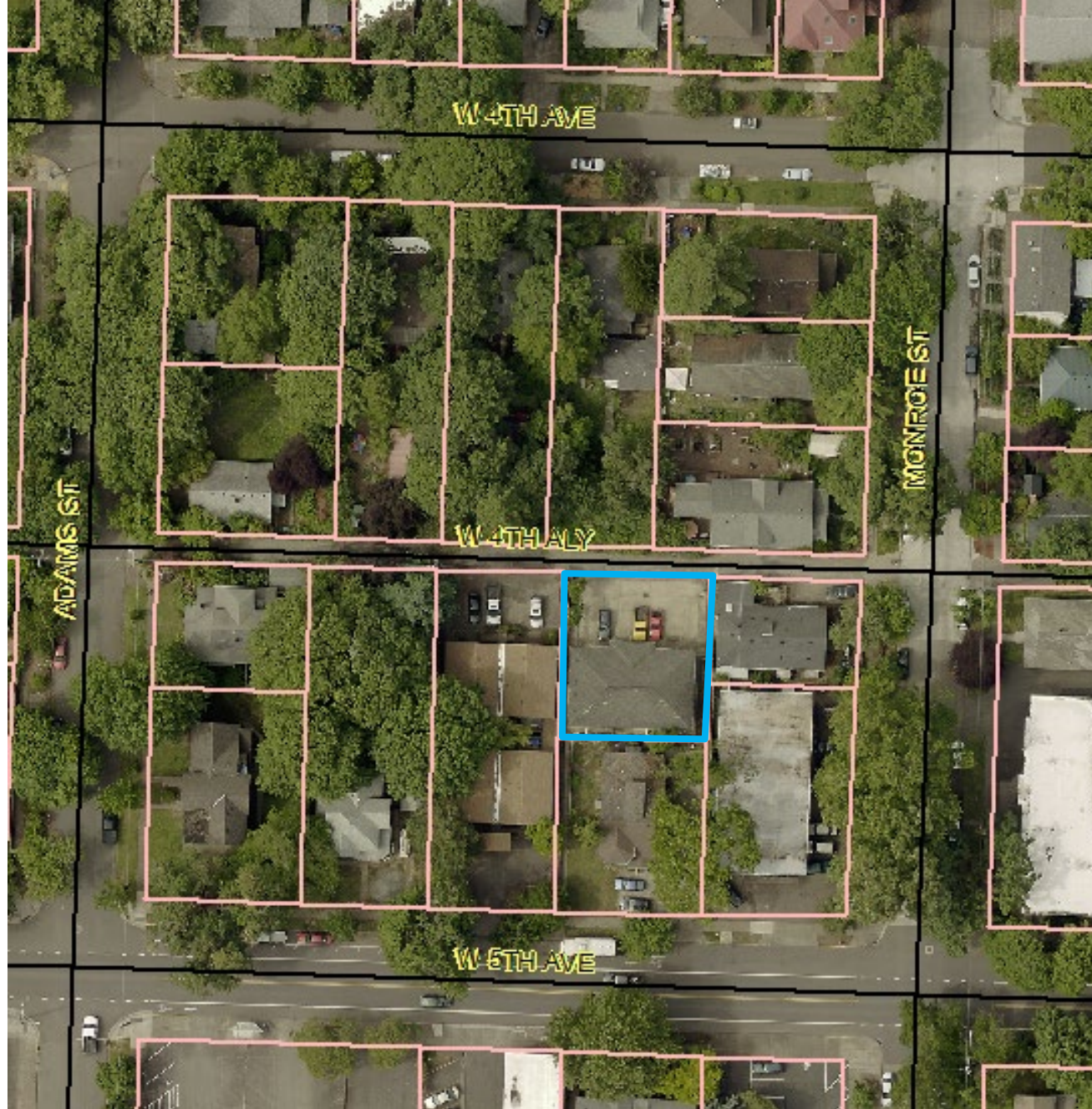


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What Standards Apply in R-1?

- Building (Dwelling) Size
- Lot Coverage
- Building Height/Interior Setbacks
- Windows, Dormers and Balconies
- Bedrooms
- Primary Entrance
- Pedestrian Access
- Parking Spaces
- Parking and Driveway
- Trash and Recycling

What Standards Apply in R-1?

Dwelling Size Limitations

- Amazon, Fairmount, South University Neighborhoods = 1,000 square feet
- Remainder of City = 10% of lot area or 800 square feet, whichever is less

Moore Measure 49 Claim



What is the Process for Changing Standards?

Amendment to Land Use Code

- City Council Initiation
- Public Engagement
- Review for Compliance with State Law
- Formal Adoption Process



Questions from Council Poll

- What are reasonable changes to make the land use code fair for all property owners?
- How could it affect infill/density/livable small lots to help our need for more housing?
- What other areas of the code (flag lots) should we consider in response to our recent Measure 49 Claim discussions?

Questions?
