

# Accessory Dwellings

---

October 23, 2019



# Summary of Proposed Changes

---



- Replaces all references of “secondary dwelling” with “accessory dwelling”
- Clarifies that accessory dwellings are not accessory buildings
- Aligns the definition of accessory dwelling with that provided in the 2017 state law.

# Summary of Proposed Changes

---



Adds accessory dwellings as an explicitly permitted uses in the following zones:

- AG Agricultural
- R-2 Medium Density Residential
- R-3 Limited High-Density Residential
- R-4 High Density Residential
- S-E Elmira Road Special Area Zone
- S-HB Blair Boulevard Historic Commercial Special Area Zone

Clarifies that accessory dwellings are allowed in the S-JW Jefferson Westside Special Area Zone and S-C Chambers Special Area Zone but are referred to as additional “one-family dwellings”

# Summary of Proposed Changes

---



Applies the R-1 Low Density Residential zone standards for accessory dwellings to accessory dwellings in the following zones:

- AG Agricultural
- R-2 Medium Density Residential
- R-3 Limited High-Density Residential
- R-4 High Density Residential
- S-E Elmira Road Special Area Zone

# Summary of Proposed Changes

---



Removes regulations that:

- Prohibit accessory dwellings on new flag lots
- Require owner/occupancy of either the accessory or primary dwelling
- Limit the maximum number of bedrooms in an accessory dwelling
- Limit the maximum number of occupants in an accessory dwelling based on the number of occupants in the primary dwelling for properties within the boundaries of the Amazon, Fairmount and South University neighborhood associations.
- Regulate dog keeping
- Require or regulate off-street parking for accessory dwellings \*

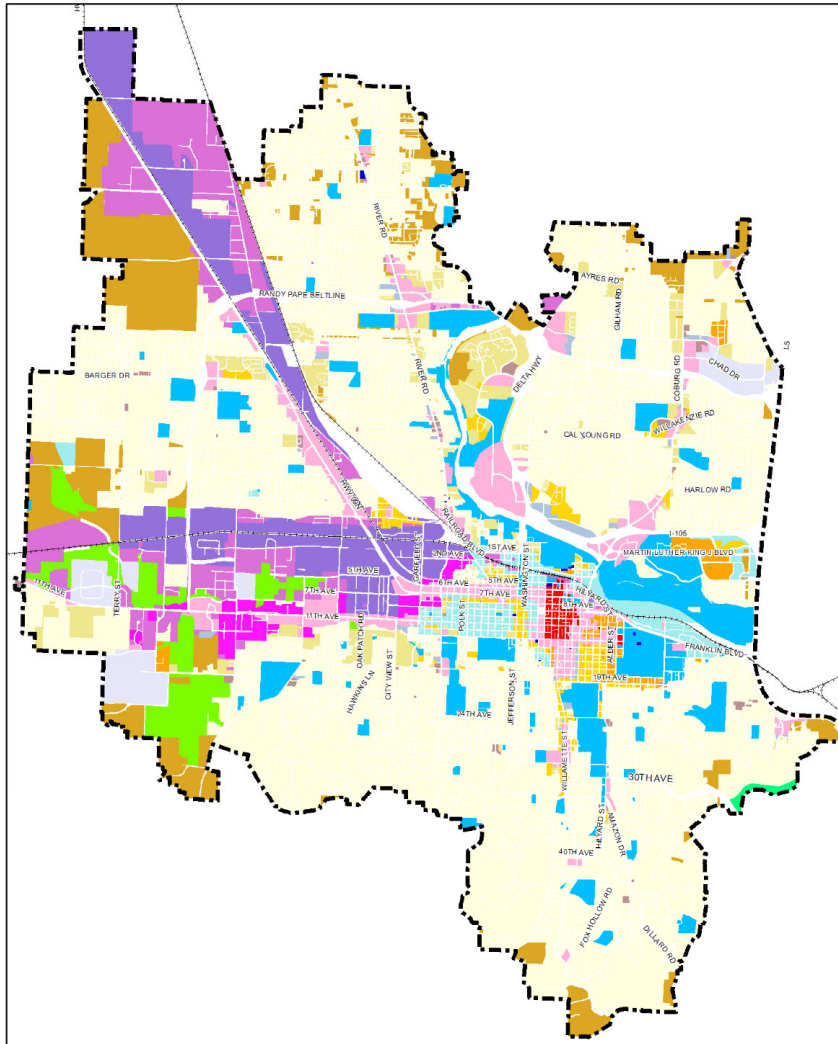
# Proposed Parking Changes

---



Based on 2019 law, removes regulations that require:

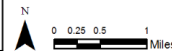
- On-site parking for accessory dwellings and additional one-family dwellings
- Vehicle use area limitations for accessory dwellings
- Alley access driveway and parking regulations for accessory dwellings where primary vehicle access is from an alley



## 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.

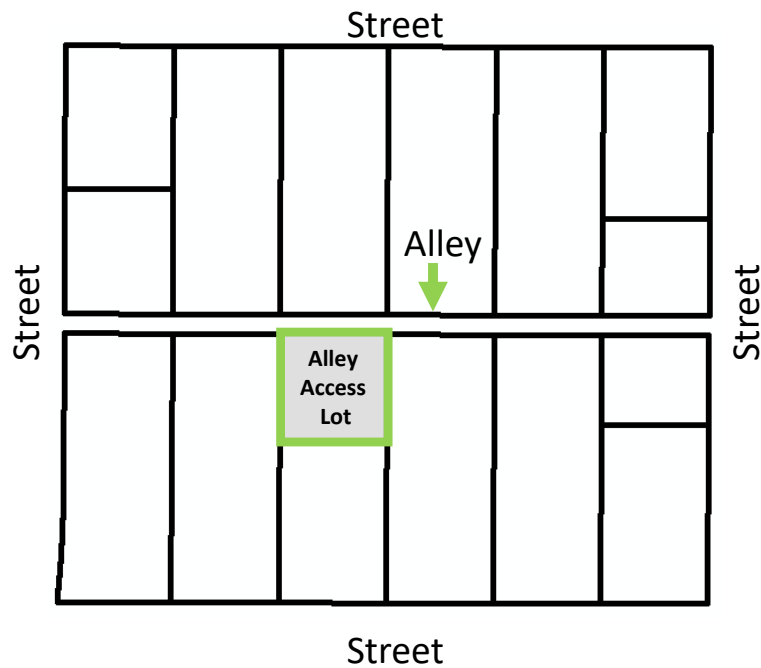


Eugene Planning & Development  
 99 West 10th Avenue  
 Eugene, Oregon 97401



Lane Council of Governments  
 Lane Council of Governments  
 359 Willamette St., Suite 500  
 Eugene, Oregon 97401

# 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

