

Building Height Implementation Team Recommendations
To the Eugene Planning Commission
September 21, 2009

Summary

This is a report of the work of the Building Height Implementation Team (P-SIT) of the Infill Compatibility Standards Task Team and a proposed set of standards for public hearing on October 20, 2009. The changes establish a transition in building height from single-family areas to multiple family zones and reduce the maximum allowable height on the land immediately adjacent to the University of Oregon.

9.2751 Special Development Standards for Table 9.2750.

- (3) ***Building Height.***
- (a) ***Except as provided below, [I]*** in the R-3 and R-4 zone, the maximum building height shall be limited to 30 feet for that portion of the building located within 50 feet from the abutting boundary of, or directly across an alley from, land zoned R-1.
 - (b) An additional 7 feet of building height is allowed for roof slopes of 6:12 or steeper in the R-1, R-2, R-3 ***and R-4 zones.***
 - (c) ***For that area bound by Hilyard Street to the west, Agate Street to the east, East 13th Avenue to the north and East 20th Avenue to the south:***
 - 1. ***In the R-3 zone, the maximum building height shall be limited to 35 feet.***
 - 2. ***In the R-4 zone, the maximum building height shall be limited as described below for three subareas more specifically mapped on Figure XXXX:***
 - a) ***35 feet for the area south of 19th Avenue***
 - b) ***50 feet for the half block abutting the north side of 19th Avenue***
 - c) ***65 feet for the half block abutting the south side of 18th Avenue and all of the area north of 18th Avenue, except that development sites over 10,000 square feet in area may have buildings with a height up to 75 feet.***