S-SW SAZ **SOUTH WILLAMETTE SPECIAL AREA ZONE**

9.3830 <u>Purpose of S-SW South Willamette Special Area Zone</u>. The purpose of the South Willamette Special Area Zone (S-SW) is to support the Envision Eugene Community Vision to accommodate housing and jobs for Eugene's growing population within mixed use districts near transportation corridors. The S-SW Zone specifically implements the community's vision for the area described in the *South Willamette Concept Plan* to foster the area's continuing redevelopment into an attractive, prosperous, vibrant, and walkable district.

(1) Intent. The special area zone is intended to achieve the following:

(a) Enrich the district as a healthy, walkable neighborhood through a mix of uses, transportation options, diverse business and shopping opportunities, leisure activities, and a wide range of housing types to accommodate different needs, income levels and lifestyles.

(b) Foster the redevelopment of a pedestrian-oriented, livable, economically vibrant and diverse district consistent with the vision, design elements, design principles and intended outcomes of the *South Willamette Concept Plan*, including:

1. Redefining Willamette Street as a public space and as a positive and defining feature of the district.

2. Creating a "walkable heart" for the district, linking Willamette and Oak Streets through a "shopping alley".

3. Connecting to future high-capacity transit stations by extending higher-intensity uses along streets leading to Amazon Parkway.

4. Establishing a network of green streets and public spaces.

5. Designing for human scale through design standards.

6. Providing opportunities to construct a diversity of smaller, single-family dwelling types that respond to shifting demographics and market demand.

7. Increasing opportunities for home ownership and the supply of affordable places to live.

(c) Further economic development by enhancing the district's quality and character and providing opportunities for redevelopment.

(d) Establish subdistricts within the zone as tools to define appropriate development intensities, transitions and related uses.

(2) Design Objectives. The design objectives of the S-SW Zone are to:

S-SW SAZ Examples

Not Code Standards
For illustrative purposes only

EC 9.3830(1)(a) Intent – Enrich the district as a healthy, walkable neighborhood through a mix of uses

EC 9.3830(1)(b)2. Intent –Creating a "walkable heart"

EC 9.3830(1)(b)6. Intent - Provide opportunities to construct a diversity of smaller, single-family dwelling types

(a) Establish the intended form and role of streets, public spaces and buildings within the district as a healthy, walkable and vibrant place for people.
(b) Provide predictability in the form of development within the district while allowing flexibility in implementation.
(c) Promote safe, attractive and active streets for all travel modes with emphasis on creating an excellent pedestrian experience.
(d) Support compatibility within the planned pattern of building forms and allowed uses with emphasis on gradual transitions to lower intensity uses.
(e) Support an abundance of housing opportunities and variety of housing forms for a range of income levels.
(f) Incorporate appropriate building and site design techniques that promote environmental health.

(3) Specific Objectives. The S-SW Zone fulfills specific objectives:
(a) S-SW Zone use regulations provide for a range of residential, commercial, employment, cultural, and recreational uses;
(b) S-SW Zone transportation system plan and standards implement the community vision described in the *South Willamette Concept Plan*.
(c) S-SW Zone specific design and development standards implement the urban design guidelines in the *South Willamette Concept Plan*.
(d) S-SW Zone parking requirements implement the community vision described in the *South Willamette Concept Plan* and promote the development of an attractive, pedestrian-oriented neighborhood.

9.3832 <u>S-SW South Willamette Special Area Zone Subdistricts and Overlay Subdistricts</u>.

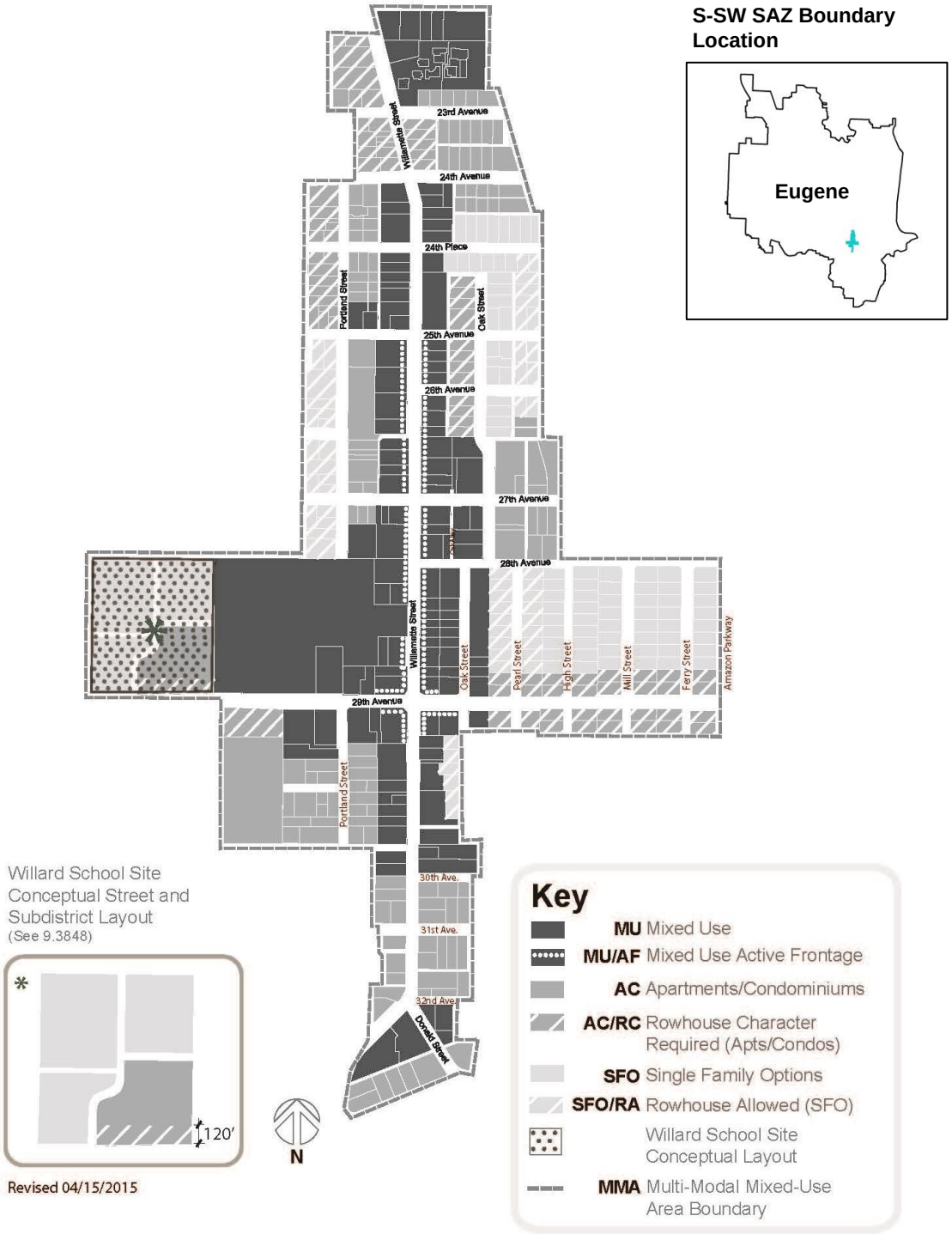
(1) Subdistricts. Within the S-SW Zone, the subdistricts are:
(a) S-SW/MU Mixed-Use. The Mixed Use subdistrict establishes appropriate locations, site characteristics and building forms for a mix of uses including retail, general business, office and multiple family housing. A single development or building may contain one or more allowed uses.
(b) S-SW/AC Apartment/Condo. The Apartment/Condo subdistrict establishes appropriate locations, site characteristics and building forms for multiple family housing and limited other uses.
(c) S-SW/SFO Single Family Options. The Single Family Options subdistrict establishes appropriate locations, site characteristics and building forms for a mix of single family dwelling building types.

(2) Overlay Subdistricts. Overlay subdistricts provide special regulations and standards that supplement regulations and standards of the S-SW/MU, S-SW/AC and S-SW/SFO subdistricts. Within the S-SW Zone, the overlay subdistricts are:
(a) S-SW/MU/AF Mixed Use with Active Frontage on Ground Floor. The Mixed Use Active Frontage Overlay Subdistrict establishes locations where ground floor retail uses are required and buildings have the appropriate form and site characteristics to achieve an active street environment.
(b) S-SW/AC/RC Apartment/Condo with Rowhouse Character. The Apartment/Condo with Rowhouse Character Overlay Subdistrict establishes locations where multiple residential entrances facing the street are required in order to achieve the typical character of rowhouses.
(c) S-SW/SFO/RA Single Family Options, Rowhouse Allowed. The Single Family Options, Rowhouse Allowed Overlay Subdistrict establishes appropriate locations, building forms and site characteristics for rowhouses as an optional Housing Type within a single family area.

(3) The boundaries of subdistricts and overlay subdistricts are shown on **Figure 9.3832**

S-SW Zone Regulating Plan – Subdistricts and Overlay Subdistricts. Uses allowed in each of the subdistricts and overlay subdistricts are described in the permitted and prohibited use lists at EC 9.3840 and EC 9.3842.

Figure 9.3832 S-SW Zone Regulating Plan – Subdistricts and Overlay Subdistricts.



9.3834 S-SW South Willamette Special Area Zone Siting Requirements.

(1) In addition to meeting the approval criteria at EC 9.8865 Zone Change Approval Criteria, the site must be included within the South Willamette area depicted on **Figure 9.3832 S-SW Zone Regulating Plan – Subdistricts and Overlay Subdistricts**. When a property is rezoned to the S-SW Zone as part of the rezoning process, the City shall identify the subdistrict and overlay subdistrict designation(s) applicable to the property, in accordance with Figure 9.3832.

(2) The S-SW Zone including subdistricts and overlays shall remain in place until or unless the code is amended to facilitate rezoning in accordance with applicable adopted plan designations at that time.

9.3840 S-SW South Willamette Special Area Zone Permitted Uses. The uses listed at EC 9.3840(1) through (9) are permitted in the S-SW Zone as specified below, except as limited at EC 9.3842 S-SW South Willamette Special Area Zone Prohibited Uses. Accessory uses as defined at EC 9.0500 are permitted, including home occupations, urban animal keeping and horticulture. A change of use does not require full compliance with all design standards applicable to a subdistrict; see the Application of Standards for the relevant subdistrict.

(1) Retail Sales and Service Uses. Permitted as specified in (a) through (d) below. This category of uses refers to the sale, lease, or rent of products to the general public; personal services; entertainment; product repair; or services for consumer and business goods.

(a) Retail Sales-Oriented. Permitted in S-SW/MU and S-SW/MU/AF. Examples include, but are not limited to:

1. Consumer, home, specialty and business goods stores;
2. Consumer motor vehicle stores (including passenger vehicles, motorcycles, boat and watercraft, and other recreational vehicles under a gross vehicle weight of 1000 pounds) provided the activity is within a building;
3. General merchandise stores (including supermarket and department stores).

(b) Personal Service-Oriented. Permitted in S-SW/MU and S-SW/MU/AF. Examples include, but are not limited to:

1. Banks and credit unions;
2. Business, arts, and other trade schools;
3. Dance or music studios;
4. Mail, photo, copy, and package services;
5. Personal care services;
6. Pet care services;
7. Urgent medical care.

(c) Entertainment-Oriented.

1. Permitted in S-SW/MU and S-SW/MU/AF. Examples include, but are not limited to:

a. Artist galleries and studios;
b. Health clubs, gyms, membership clubs, and lodges;
c. Hotels, and other temporary lodging (limited to a maximum of 30 days);
d. Indoor or outdoor entertainment activities (including pool halls, bowling alleys, and game arcades);
e. Restaurants, cafes, delicatessens, taverns, and bars;
f. Theaters.

2. Permitted in the S-SW/AC subdistrict a maximum of 500 square feet on the ground floor along a street frontage:
a. Artist galleries;
b. Bookstores;
c. Coffee and tea shops.

(d) **Vehicle Services.** Permitted in the S-SW/MU subdistrict, but not permitted in the S-SW/MU/AF overlay subdistrict unless redeveloping a pre-existing fuel station. Examples include, but are not limited to, vehicle service such as motor vehicle repair, tires sales and service, gas station, and car wash.

(2) **Office Uses.** Permitted in S-SW/MU and S-SW/MU/AF (above ground floor only, with up to 800 square feet of accessory entryway or lobby area permitted on the ground floor to serve upper floor uses). This category of uses refers to activities conducted in an office setting generally focused on business, professional, medical or financial services. Examples include, but are not limited to:

(a) Financial businesses (such as lenders, brokerage houses, bank headquarters and real estate agents);
(b) Medical and dental clinics and laboratories;
(c) Professional services (such as lawyers, accountants, engineers, counselors, real estate professionals and architects);
(d) Sales offices;
(e) TV and radio studios.

(3) **Residential Uses.**

(a) **Multiple Family.** Permitted in S-SW/MU, S-SW/MU/AF, S-SW/AC, and S-SW/AC/RC. This category of uses refers to the residential occupancy of three or more dwelling units. Examples include, but are not limited to:
1. Apartments;
2. Retirement center apartments (including those with accessory services such as food service, dining rooms, and housekeeping);
3. Condominiums;
4. Rowhouses (permitted only in S-SW/AC/RC).

(b) **One and Two Family.** Permitted in S-SW/SFO and S-SW/SFO/RA subdistricts except as further specified below, or under the related Housing Type in EC 9.3870-9.3880. This category of uses generally refers to the residential occupancy of single family dwellings on separate lots, or in the case of Twins and secondary dwelling units where allowed, two dwellings on a single lot. Attached dwellings, or three or more dwellings on a single lot, are only allowed subject to applicable subdistrict standards. Examples include, but are not limited to:
1. Rowhouses (Permitted only in S-SW/SFO/RA);
2. Narrow Houses (Permitted only in S-SW/SFO/RA) (see EC 9.3866(2));
3. Courtyard Houses (see EC 9.3866(3));
4. Cluster Cottages (see EC 9.3866(4));
5. Twins (see EC 9.3866(5));
6. Single Family Detached Houses;
7. Secondary dwellings (Permitted only with Rowhouse, Narrow House and Single Family Detached Housing Types).

(4) **Institutional Uses.** Permitted only in S-SW/MU and S-SW/MU/AF. This category of uses typically refers to activities of a public, nonprofit, or charitable entity, which provide a local service to the community. Generally, they provide the service on the site or have employees at the site on a regular basis. Examples include, but are not limited to:

(a) Community centers;
(b) Daycare, preschools, nursery schools;
(c) Government services;
(d) Libraries, museums, and interpretive centers;
(e) Municipal services;
(f) Public and private schools, colleges, and universities;
(g) Religious institutions;
(h) Senior center;
(i) Transit stations.

(5) Manufacturing and Production Uses. Permitted in S-SW/MU and S-SW/MU/AF. This category of uses refers to the manufacturing, processing, fabrication, packaging, or assembly of goods where the predominant use is retail and the secondary use is production. All industrial activity shall be completely enclosed within the building and the uses shall not require a permit from an air quality public agency for external air emissions. Examples include, but are not limited to:

(a) Breweries, distilleries, and wineries;
(b) Catering establishments;
(c) Processing of food and related products;
(d) Production of energy;
(e) Weaving or production of textiles or apparel;
(f) Woodworking (including cabinet makers).

(6) Industrial Service Uses. Permitted in S-SW/MU and S-SW/MU/AF. In the S-SW/MU/AF subdistrict, these uses must be accompanied by a retail storefront occupying at least 75 percent of the required frontage on the ground floor facing the Active Frontage street on at least one side. This category of uses is limited to 10,000 square feet on the ground floor and refers to the repair or servicing of industrial, business, or consumer machinery, equipment, products, or by-products. Examples include, but are not limited to:

(a) Electric motor repair;
(b) Printing, publishing, and lithography;
(c) Research and development laboratories;
(d) Repair of scientific or professional instruments;
(e) Sales, repair or storage for building, heating, plumbing or electrical contractors;

(7) Parks and Open Space Uses. Park and open space uses are permitted in all S-SW subdistricts and overlays. This category of uses refers to natural areas; large areas of mostly vegetative landscaping for public enjoyment; outdoor recreation features or facilities; community gardens; public squares or plazas; and areas having scenic, biological, or ecological significance identified for preservation or enhancement. Examples include, but are not limited to:

(a) Parks, squares, plazas, boardwalks, fountains, trails, multi-use paths, gardens and natural areas;
(b) Park furnishings (including play equipment, picnic tables, benches, bicycle racks and interpretive signage);
(c) Park structures (including kiosks, pavilions, arbors and restrooms);
(d) Green infrastructure (including infiltration planters, rain gardens, flow-through planters, vegetated swales, and water quality ponds, basins and wetlands).
(e) Privately developed public amenities adjacent to or near private developments.

(8) Utilities and Communications Uses. Permitted in all S-SW subdistricts and overlays except S-SW/MU/AF. This category of uses refers to infrastructure services that include, but are not limited to pumping stations, underground transmission facilities, and substations.

(9) Drive-Through Facilities. In addition to requirements at EC 9.2170(12), any uses that include drive-through facilities shall meet the following requirements:
- **(a)** Drive-through lanes shall not be located between buildings and all streets.
- **(b)** Menu boards and speakers shall be located 50 feet minimum from S-SW/AC, S-SW/SFO and R-1 zoned properties.

9.3842 **S-SW South Willamette Special Area Zone Prohibited Uses.** The following uses are not permitted in the S-SW Zone.

(1) Retail Sales and Service Uses:
- **(a)** Agricultural Machinery Rental;
- **(b)** Casinos;
- **(c)** Firing ranges;
- **(d)** Heavy Equipment Sales;
- **(e)** Kennels;
- **(f)** Mortuaries;
- **(g)** Outdoor sales or leasing of consumer motor vehicles, including passenger vehicles, motorcycles, light and medium trucks, boat and watercraft, and other recreational vehicles;
- **(h)** Recreational vehicle parks;
- **(i)** Recycling or transfer stations (with the exception of small recycling center as defined at EC 9.0500);
- **(j)** Taxidermists.

(2) Institutional Uses:
- **(a)** Cemeteries;
- **(b)** Correctional facility.

(3) Manufacturing and Production Uses:
- **(a)** Concrete batching and asphalt mixing;
- **(b)** Lumber mills, pulp and paper mills, and other wood products manufacturing;
- **(c)** Production of pre-fabricated structures including manufactured homes;
- **(d)** Slaughterhouses, meatpacking and feed lots.

(4) Industrial Service Uses:
- **(a)** Auto and truck salvage and wrecking;
- **(b)** Exterminators;
- **(c)** Fuel oil distributors;
- **(d)** Heavy truck servicing and repair;
- **(e)** Machine shops or welding shops;
- **(f)** Salvage or wrecking of heavy machinery, metal and building materials;
- **(g)** Solid fuel yards;
- **(h)** Tire re-treading or recapping;
- **(i)** Towing and vehicle storage;
- **(j)** Truck stops;

(5) Parks and Open Space Uses:
- **(a)** Campground;
- **(b)** Golf course (including driving range).

(6) Utilities and Communications Uses:
Telecommunications facilities, except for telecommunications collocation and antenna, as defined at EC 9.0500 and in accordance with the applicable standards of EC 9.5750, where applicable.

9.3846 S-SW Special Area Zone Development Review Process

(1) Development Review. Proposed developments in the S-SW Zone shall comply with the design standards for the applicable subdistrict, overlay subdistrict and Housing Type, and shall be reviewed for compliance at the time of building permit unless a land use application is otherwise required. For purposes of this zone, "design standards" are equivalent to "development standards."

(2) Design Review. As an alternative to designing a development that complies with all of the design standards otherwise applicable in the S-SW Zone, an applicant may apply for City approval of a proposed development through the Design Review process described at EC 9.3890. The Design Review process is only available as an alternative to compliance with applicable standards where explicitly stated within the S-SW Zone. Telecommunications facilities are not eligible for Design Review.

(3) Development Requiring Planned Unit Development Approval. Certain large developments or development sites listed below must be reviewed through the Planned Unit Development (PUD) approval process beginning at EC 9.8300. In addition to the applicable PUD approval criteria, such approvals are subject to compliance with design standards of the S-SW Zone or applicable Design Review criteria for alternative proposals in accordance with EC 9.3892 and EC 9.3894. Proposed non-compliance or modification of applicable development standards is not allowed within the S-SW Zone under the PUD approval criteria at EC 9.8320(10)(k) or EC 9.8325(11); alternative proposals within the S-SW Zone are subject to Design Review provisions only where applicable.

(a) Any individual development site over 5 acres.

(b) Development on the Willard School site as described below at EC 9.3848.

9.3848 S-SW South Willamette Special Area Zone Special Standards for Willard School Site

In the event that the use of the Eugene School District 4J Property located at the northeast corner of W. 29th Avenue and Lincoln Street (known as the Willard School Site) is proposed as any new use that is not a school or other similar government, education or non-profit use, the new development shall be reviewed through the PUD approval process (see EC 9.3846(3) above). In addition to the PUD approval criteria, the proposal must also comply with the following criteria:

(1) The property shall be zoned consistent with the conceptual layout shown, and developed with a mix of dwelling types, in accordance with the subdistrict designations on **Figure 9.3832 S-SW Zone Regulating Plan - Subdistricts and Overlay Subdistricts**.

(2) Open space serving residents of the property shall be provided fronting on either Lincoln Street or 29th Avenue and preferably both, with an area that is no less than 20 percent and no more than 35 percent of the total property. Alternatively, the developer or similar agent shall secure approval for the site (or portions thereof) to be purchased by the City of Eugene for park use.

(3) Pedestrian connections shall be provided to any existing pedestrian paths on abutting properties.

9.3850 S-SW South Willamette Special Area Zone Transportation System Standards

(1) Application of Standards. Transportation facilities shall be located and constructed in accordance with standards at EC 9.6505 and EC 9.6800 through EC 9.6875, unless otherwise specified herein. In the event of a conflict between standards, the specific standards at EC 9.3850 shall control.

(2) Transportation Network. Streets, alleys and accessways shall be provided consistent with **Figure 9.3850(2) S-SW Zone Street Typology.**

(3) Street Design Standards.

(a) Applicability: These street design standards apply to:

1. Any land use application or development permit application that proposes or otherwise requires the reconstruction of 30 percent or more of the abutting sidewalk or curb; or

2. Any development or redevelopment activity that results in reconstruction of 30 percent or more of the abutting sidewalk or curb.

(b) Location-Specific Design Standards:

1. For the segment of Willamette Street located between 22nd Avenue and Crest Drive, the design will be one of two options, depending on the existing width of the right-of-way and the applicant's election to dedicate additional right-of-way.

a. If the abutting right-of-way does not consist of 45 feet from the centerline, the applicant shall construct the segment within the existing right-of-way along the length of the development site frontage as indicated in **Figure 9.3850(3)(a) S-SW Zone Willamette Street Design for 60 Feet of Right–of-Way**. Required improvements shall include the following design elements: a 6-foot-wide sidewalk; street trees; and, curb extensions at street intersections.

b. As an alternative to subsection 1.a. above, if the applicant so elects, the applicant shall construct the segment along the length of the development site frontage as indicated in **Figure 9.3850(3)(b) S-SW Zone Willamette Street Design for 90 Feet of Right-of-Way**. If the applicant elects to use this option, the applicant shall dedicate the additional right-of-way needed for construction of that design. Required improvements shall include the following design elements: parallel on-street parking spaces at a minimum of 7-foot-wide; sidewalks with stormwater or planter strips having a combined total width of 16 feet; pedestrian scale lighting; street trees; and, curb extensions at street intersections.

c. If the abutting right-of-way already consists of 45 feet from the centerline, the segment shall be constructed as indicated in **Figure 9.3850(3)(b) S-SW Zone Willamette Street Design for 90 Feet of Right-of-Way** to include required design elements as otherwise specified in subsection1.b., above.

2. For the segment of 29th Avenue located between Lincoln Street and the Amazon Parkway, the design will be one of three options, depending on the existing width of the right-of-way and the applicant's election to dedicate additional right-of-way.

a. If the abutting right-of-way does not consist of 34 feet from the centerline, the applicant shall construct the segment within the existing right-of-way along the length of the development site frontage as indicated in **Figure 9.3850(3)(c) S-SW Zone 29th Avenue Street Design for 60 Feet of Right-of-Way**. Required improvements shall include the following design elements: a 6-foot wide-sidewalk; 4-foot-wide stormwater or planter strips; and, curb extensions at street intersections.

b. As an alternative to subsection 2.a. above, if the applicant so elects, the applicant shall construct the segment along the length of the development site frontage as indicated in **Figure 9.3850(3)(d) S-SW Zone 29th Avenue Street Design for 68 Feet of Right-of-Way**. If the applicant elects to use this option, the applicant shall dedicate the additional right-of-way needed for construction of that design. Required improvements shall include the following design elements: 8-foot-wide sidewalks; 6-foot-wide stormwater or planter strips; pedestrian scale lighting; street trees; and curb extensions at street intersections.

c. If the abutting right-of-way already consists of 34 feet from the centerline, the segment shall be constructed as indicated in **Figure 9.3850(3)(d) S-SW Zone 29th Avenue Street Design for 68 Feet of Right-of-Way** and to include improvements as otherwise specified in subsection 2.b., above.

d. As an alternative to subsection 2.c. above, if the applicant so elects, the applicant shall construct the segment along the length of the development site frontage as indicated in **Figure 9.3850(3)(e) S-SW Zone 29th Avenue Street Design for 74 Feet of Right-of-Way.** If the applicant elects to use this option, the applicant shall dedicate the additional right-of-way needed for construction of that design. Required improvements shall include the following design elements: 7-foot-wide parking lane, 8-foot-wide sidewalks; 5-foot-wide planters or tree wells; pedestrian scale lighting; street trees; and, curb extensions at street intersections.

3. All other streets shall be constructed as indicated in **Figures 9.3850(3)(f) through (j)** to include the required design elements as shown.

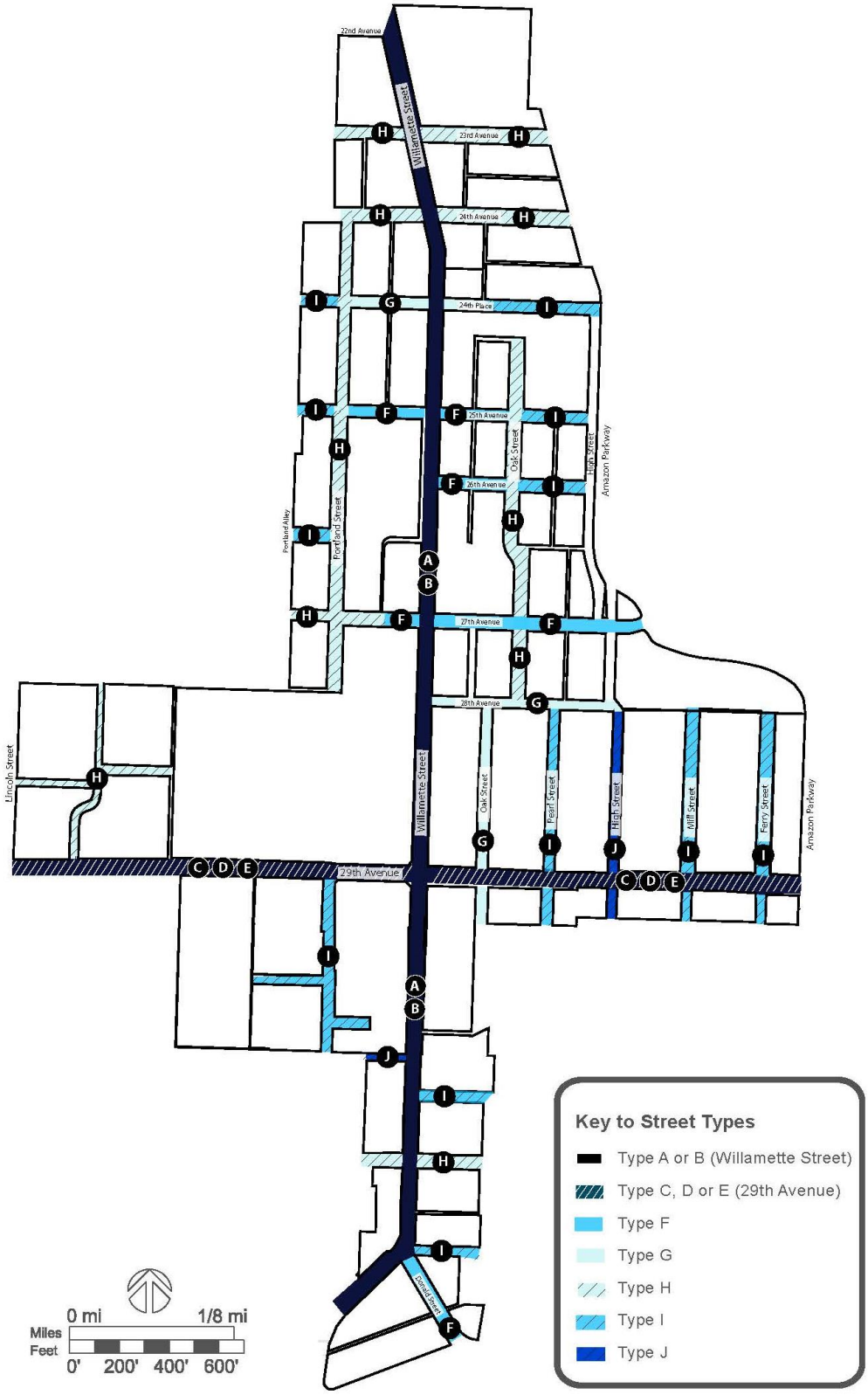
(c) Street Tree Standards. The city manager or designee shall by administrative rules adopted pursuant to section 2.019 of this code establish standards and specifications that ensure that new trees planted pursuant to subsection (b) above are of the highest quality, require low maintenance, and do not interfere with public safety. The standards shall include requirements for planting and establishment of the trees. As used in this section, “establishment” includes watering, initial pruning, and replacement of trees, if necessary, for a period of three years from the date of planting.

(4) Special Setbacks.

(a) Notwithstanding EC 9.6750(2)(a) and (b), a lot or parcel of land adjoining any street within the S-SW Zone shall have a special setback line equal to a distance of one-half the width designated on the adopted Street Right-of-Way Map. If the street is not designated on the adopted Street Right-of-Way Map, the special setback width shall be equal to the distance of one-half of the maximum width established by EC 9.6870 and Table 9.6870. The special setback width is separate from, and in addition to, any interior or front yard setback required by the zone.

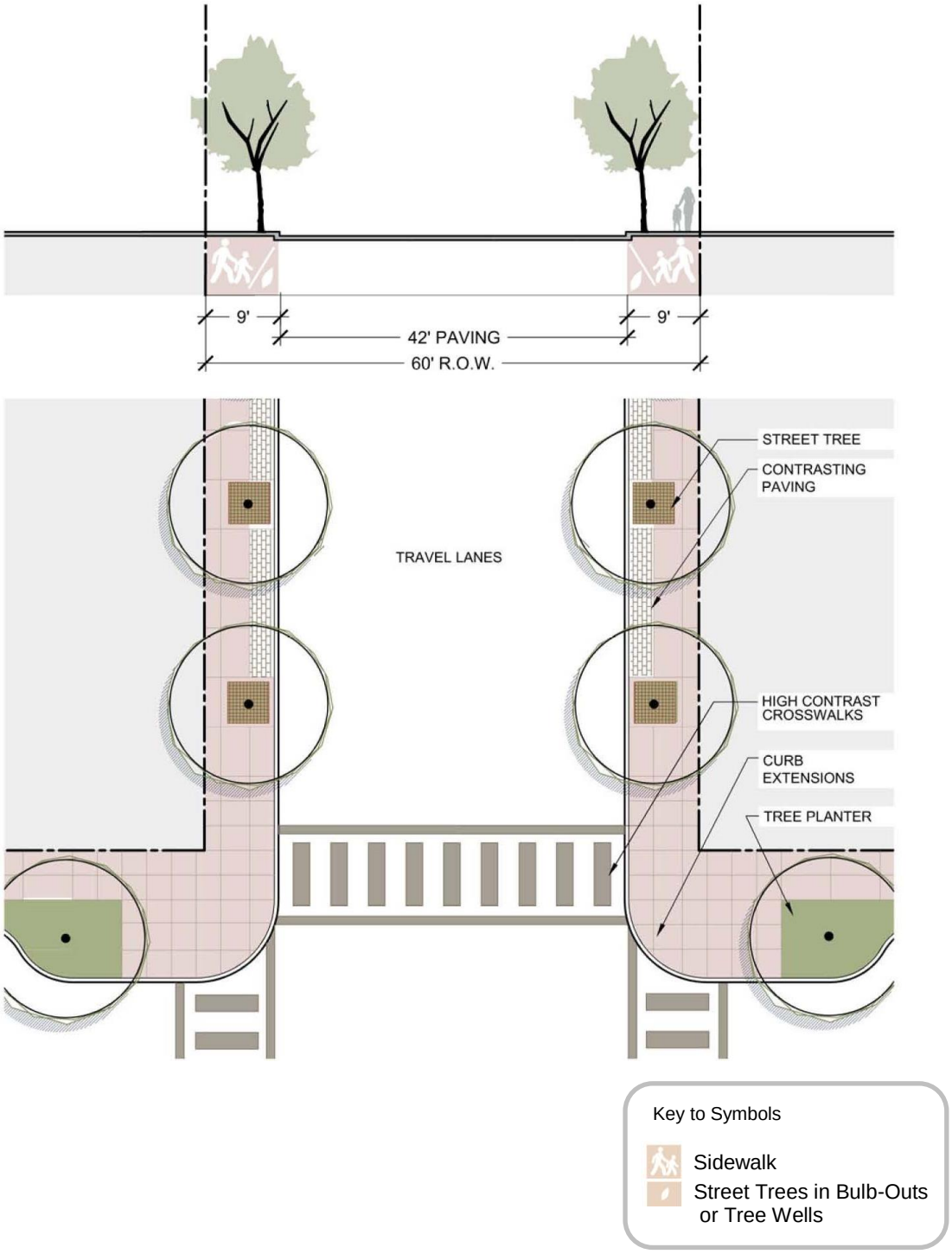
(b) For the purpose of subsection (a) of this section, the centerline of right-of-way shall be either the officially surveyed centerline or a centerline as on a precise plan or adopted figure. In all other cases, a line midway between properties abutting opposite sides of the public right-of-way shall be the centerline.

Figure 9.3850(2) S-SW Zone Street Typology



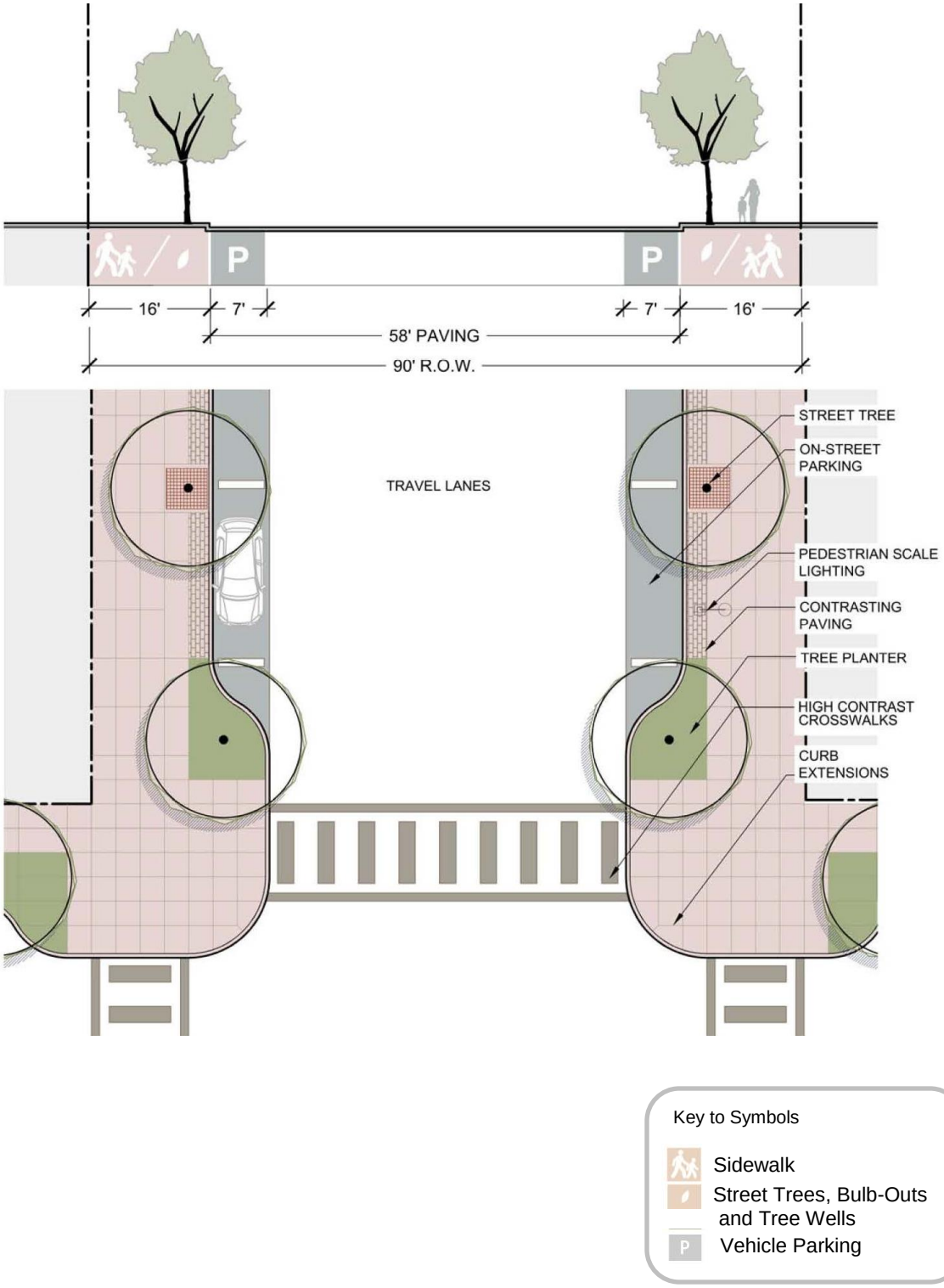
Note: Street Types A through J correspond to street designs as shown in Figures EC 9.3850(3)(a) through (j)

Figure 9.3850(3)(a) S-SW Zone Willamette Street Design for 60 Feet of Right-of-Way (R.O.W.) (Street Type A; see Figure EC 9.3850(2) for specific locations)



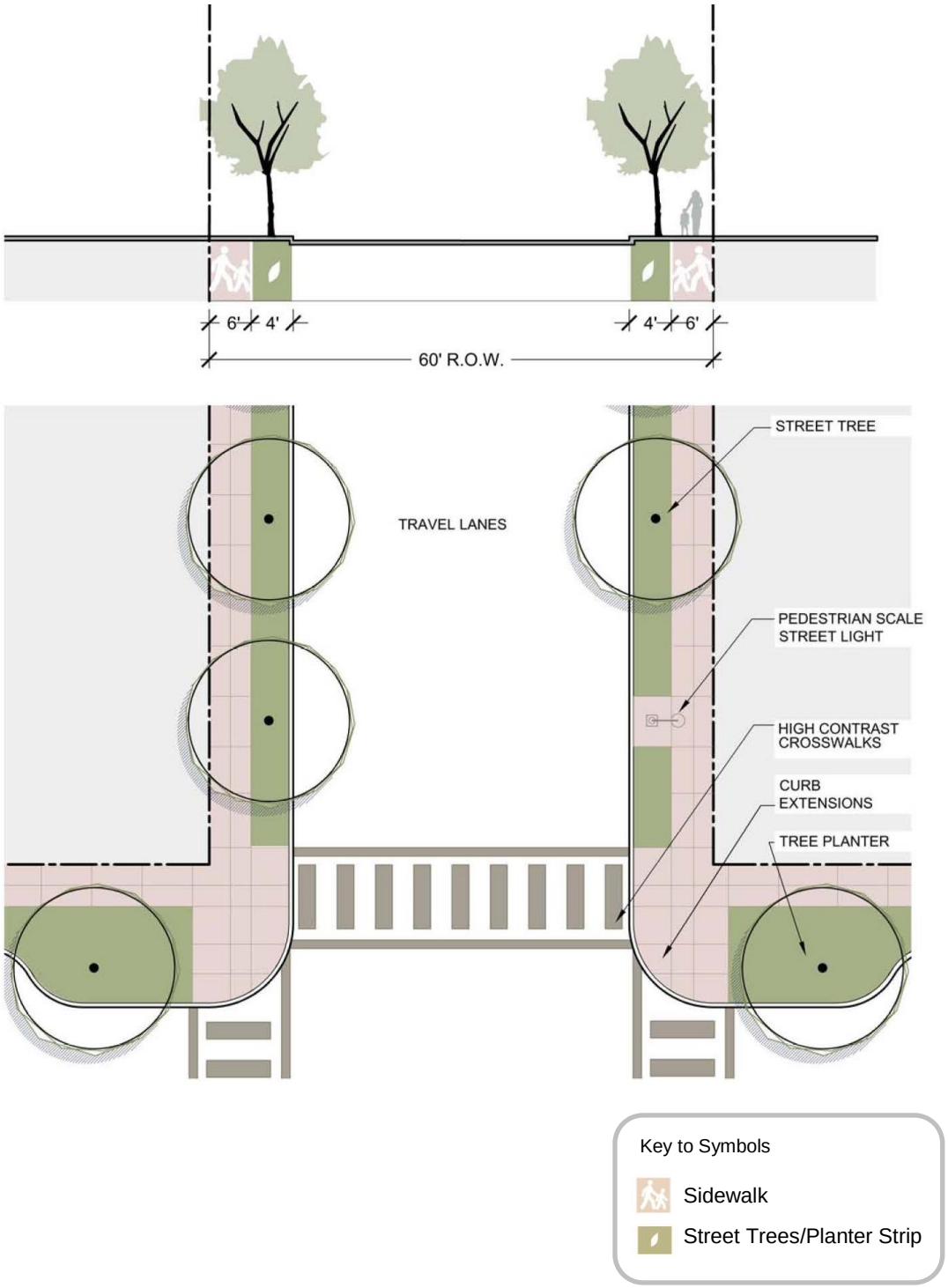
Note: Street design as shown is conceptual and intended to represent the required design elements as specified in EC 9.3850, EC 9.6505 and related public improvement standards.

Figure 9.3850(3)(b) S-SW Zone Willamette Street Design for 90 Feet of Right-of-Way (Street Type B; see Figure EC 9.3850(2) for specific locations)



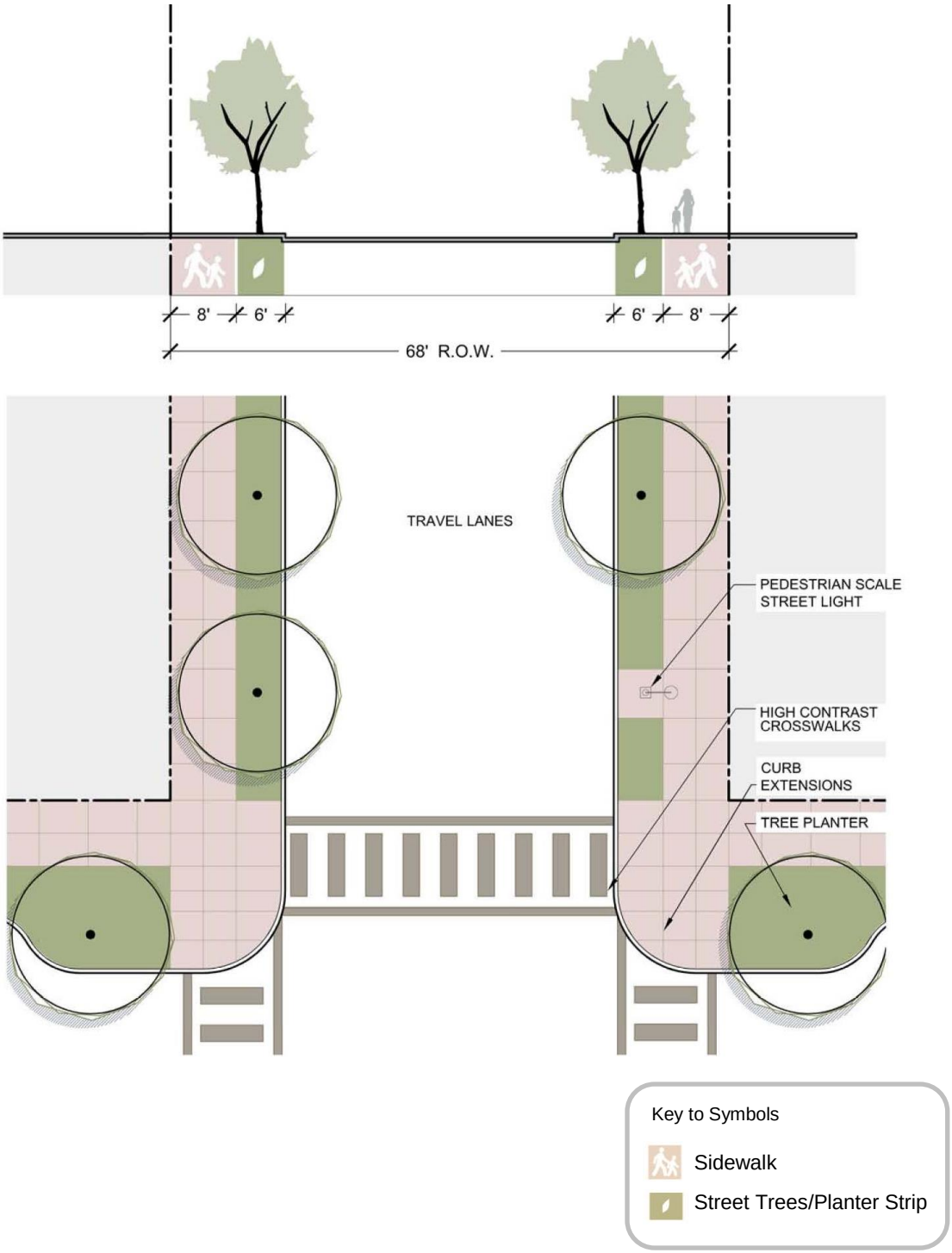
Note: Street design as shown is conceptual and intended to represent the required design elements as specified in EC 9.3850, EC 9.6505 and related public improvement standards.

Figure 9.3850(3)(c) S-SW Zone 29th Avenue Street Design Standard for 60 Feet Right-of-Way (Street Type C; see Figure EC 9.3850(2) for specific locations)



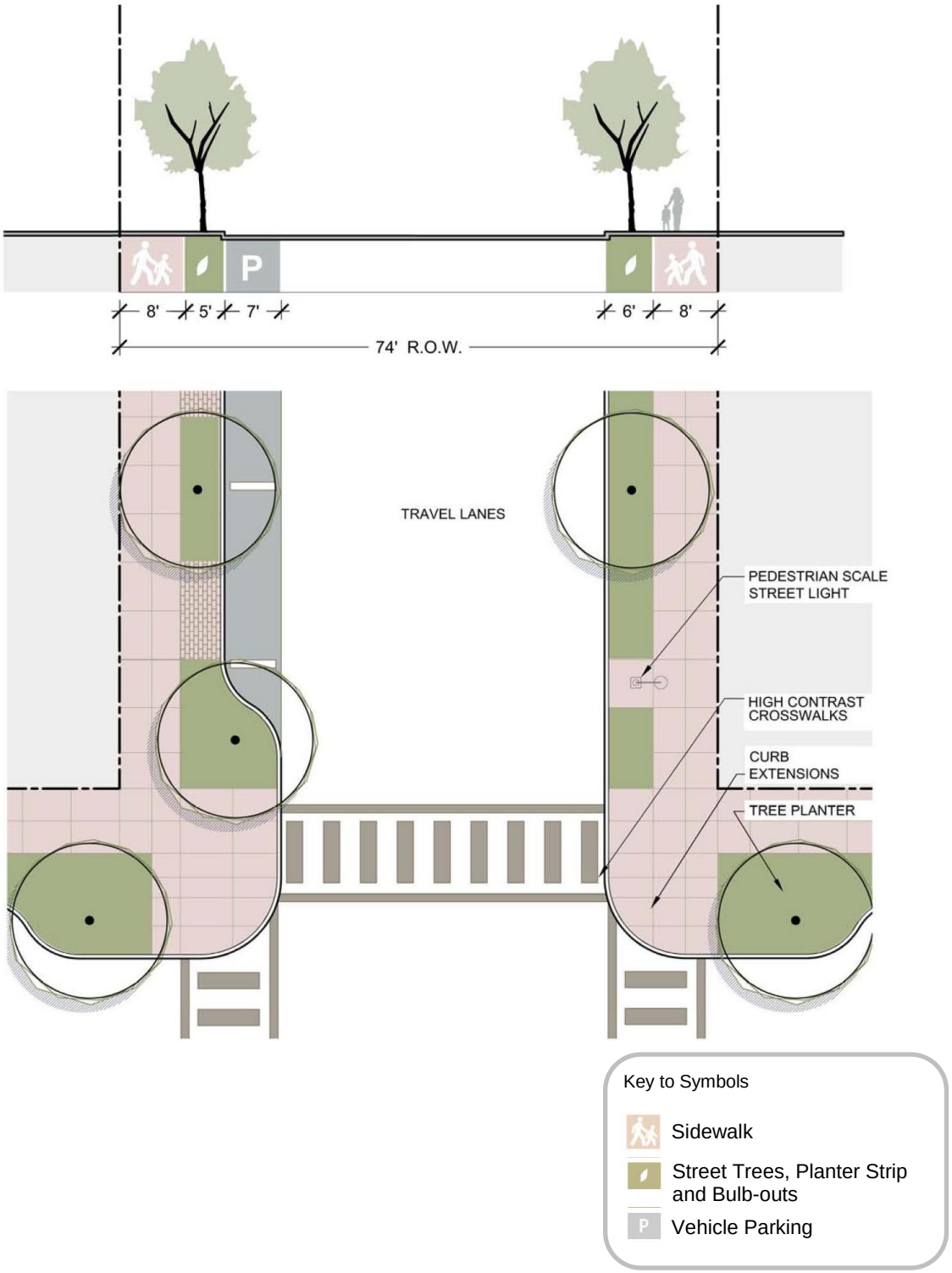
Note: Street design as shown is conceptual and intended to represent the required design elements as specified in EC 9.3850, EC 9.6505 and related public improvement standards.

Figure 9.3850(3)(d) S-SW Zone 29th Avenue Street Design Standard for 68 Feet Right-of-Way (Street Type D; see Figure EC 9.3850(2) for specific locations)



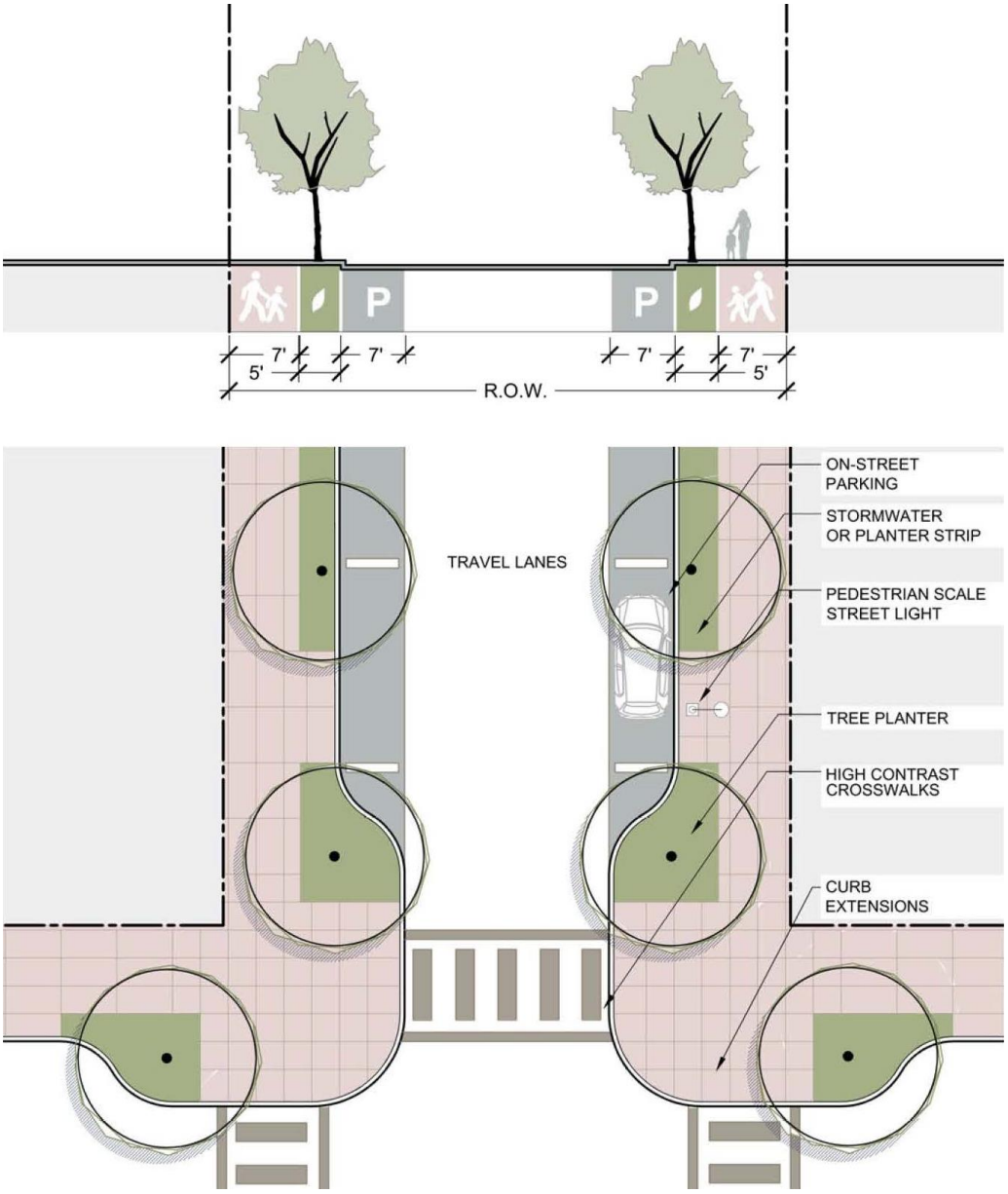
Note: Street design as shown is conceptual and intended to represent the required design elements as specified in EC 9.3850, EC 9.6505 and related public improvement standards.

Figure 9.3850(3)(e) S-SW Zone 29th Avenue Street Design Standard for 74 Feet Right-of-Way (Street Type E; see Figure EC 9.3850(2) for specific locations)



Note: Street design as shown is conceptual and intended to represent the required design elements as specified in EC 9.3850, EC 9.6505 and related public improvement standards.

Figure 9.3850(3)(f) S-SW Zone Street Design Standard
(Street Type F; see Figure EC 9.3850(2) for specific locations)

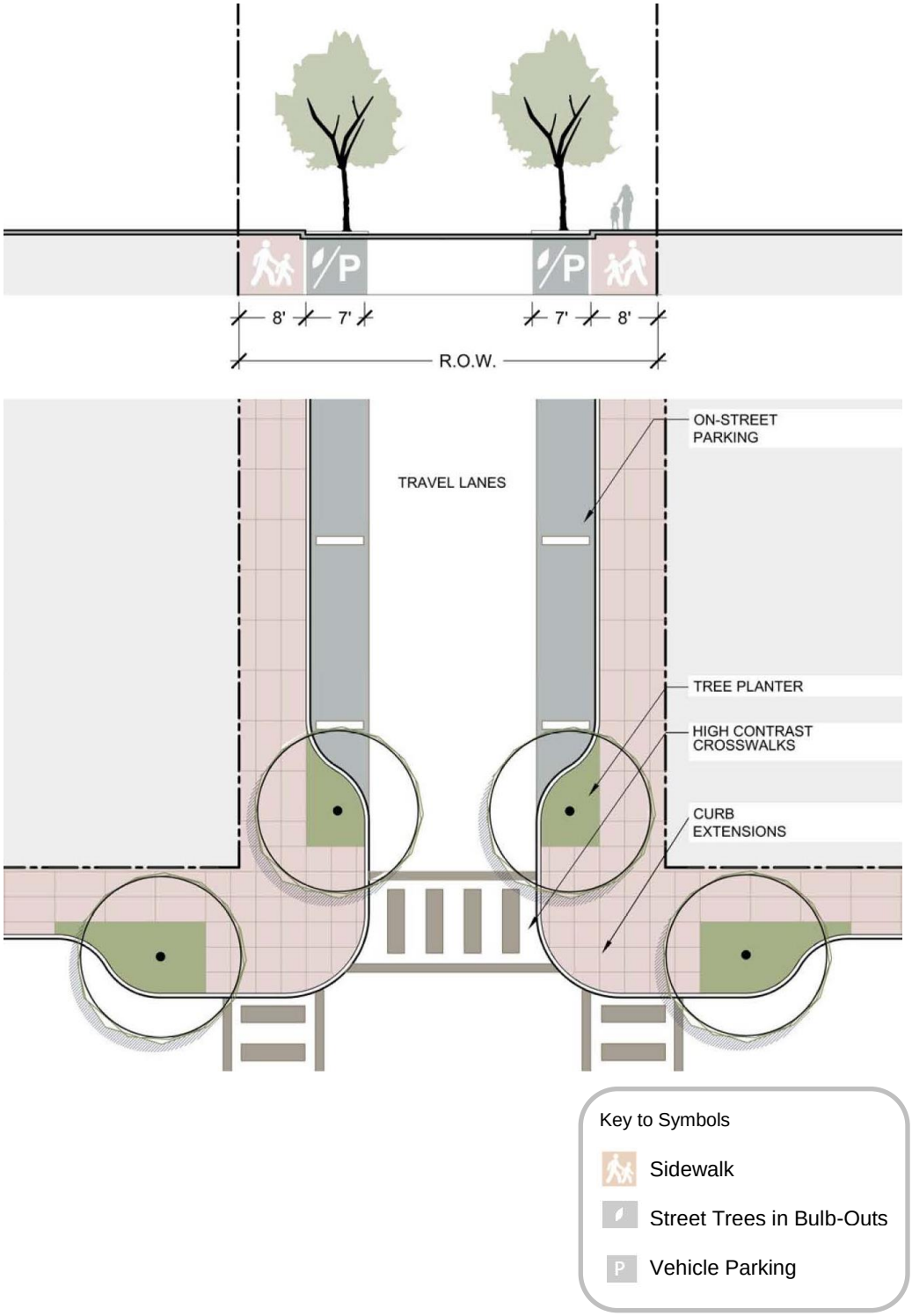


Key to Symbols

- Sidewalk
- Street Trees, Planter Strip and Bulb-outs
- Vehicle Parking

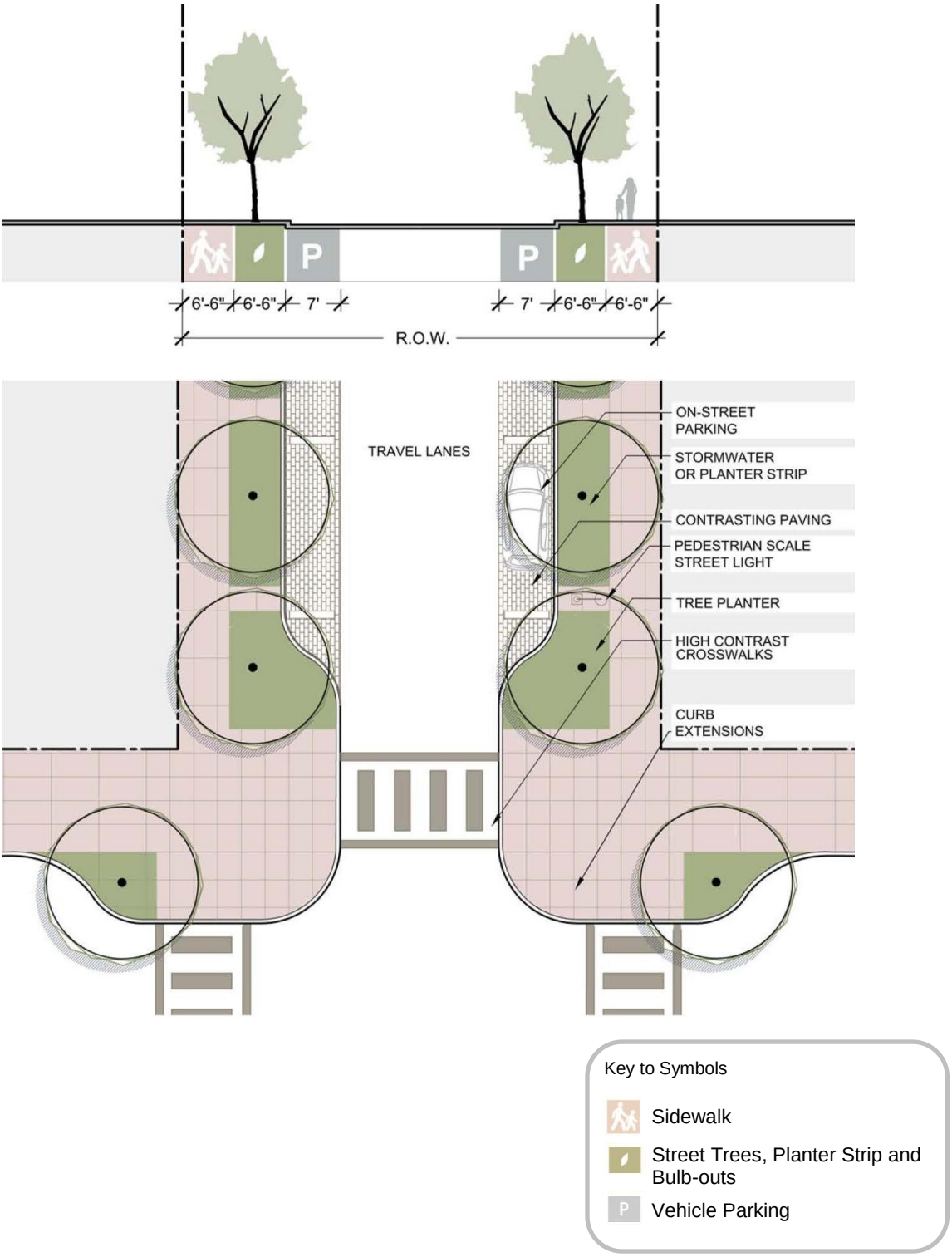
Note: Street design as shown is conceptual and intended to represent the required design elements as specified in EC 9.3850, EC 9.6505 and related public improvement standards.

Figure 9.3850(3)(g) S-SW Zone Street Design Standard
(Street Type G; see Figure EC 9.3850(2) for specific locations)



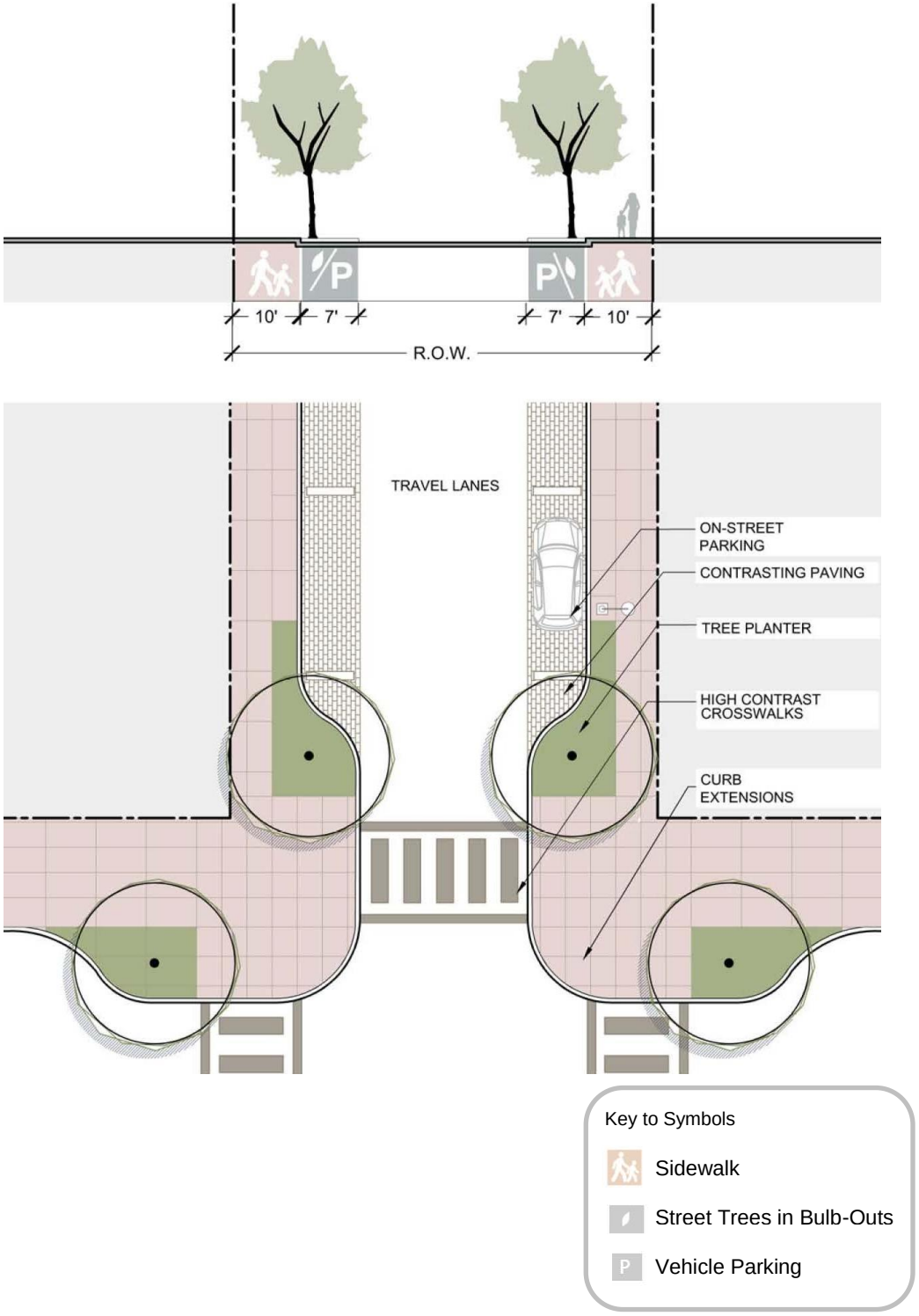
Note: Street design as shown is conceptual and intended to represent the required design elements as specified in EC 9.3850, EC 9.6505 and related public improvement standards.

Figure 9.3850(3)(h) S-SW Zone Street Design Standard
(Street Type H; see Figure EC 9.3850(2) for specific locations)



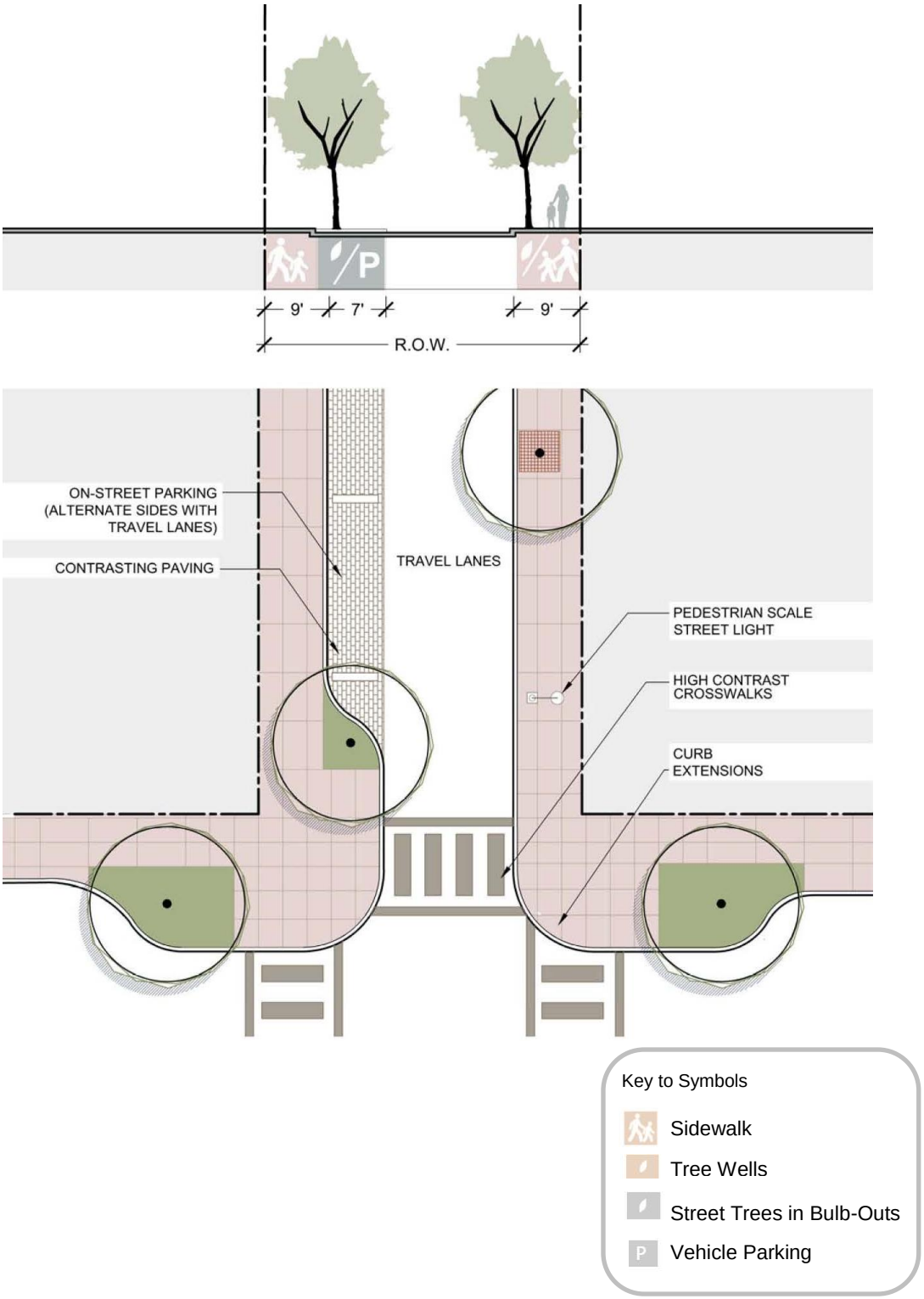
Note: Street design as shown is conceptual and intended to represent the required design elements as specified in EC 9.3850, EC 9.6505 and related public improvement standards.

Figure 9.3850(3)(i) S-SW Zone Street Design Standard
(Street Type I; see Figure EC 9.3850(2) for specific locations)



Note: Street design as shown is conceptual and intended to represent the required design elements as specified in EC 9.3850, EC 9.6505 and related public improvement standards.

Figure 9.3850(3)(j) S-SW Zone Street Design Standard
(Street Type J; see Figure EC 9.3850(2) for specific locations)



Note: Street design as shown is conceptual and intended to represent the required design elements as specified in EC 9.3850, EC 9.6505 and related public improvement standards.

9.3854 S-SW South Willamette Special Area Zone General Development Standards

(1) Application of Standards. The Special Development Standards for Certain Uses at EC 9.5000 through EC 9.5350, and the General Standards for All Development at EC 9.6000 through EC 9.6885 apply within the S-SW Zone, except as provided at EC 9.3830 through EC 9.3894. In the event of a conflict, the provisions of EC 9.3830 to EC 9.3894 shall control.

(2) Building Height. Minimum and maximum building heights shall be determined using **Figure 9.3854(2) S-SW Zone Regulating Plan - Building Height** and **Figures 9.3854(2.1-2.4) S-SW Zone Height Standards**, except as follows. In the event of a conflict between the written text and the figures, the figures shall control.

(a) Housing Type. Special height standards apply to specific Housing Types within the S-SW/SFO subdistrict. See **Figures 9.3854(2.5-2.6)**.

(b) Transitions. Where transitions are required, special height, setback, stepback and stepdown requirements may apply. See EC 9.3858(7)(a) Building Scale and Form – Transitions.

(c) Building Stepbacks. Required building stepbacks in the S-SW Zone are shown on **Figures 9.3854(2.1-2.4)**. Buildings over 45 feet in height shall have a 15 foot stepback occurring above either the first floor, second floor or third floor. The stepback is measured from the special setback or front property line, and is not required for any portion of a building that is permitted to be setback 15 feet.

(d) Height Bonus for Open Space. Developments in the S-SW/MU and S-SW/MU/AF subdistricts that provide public or semi-public open space that is abutting and accessible from a public street (in addition to and not otherwise required by the design standards of the S-SW Zone) shall be allowed additional building height as specified in Table 9.3854(2)(d), below.

Table 9.3854(2)(d) Height Bonus for Additional Open Space

Maximum Building Height Bonus	Minimum Open Space Area Required to Receive Bonus	Minimum Length of any Dimension of Open Space Area
1 story on 30% of the building footprint area	600 square feet or 5% of building footprint, whichever is greater	20 feet
1 story on 100% of the building footprint area	Greater of 1500 square feet or 15% of building footprint, whichever is greater	20 feet
1 story on 100% of the building footprint area, plus one additional story over 50% of the building footprint.	Greater of 3000 square feet or 25% of building footprint, whichever is greater	40 feet

Figure 9.3854(2) S-SW Zone Regulating Plan – Building Height.

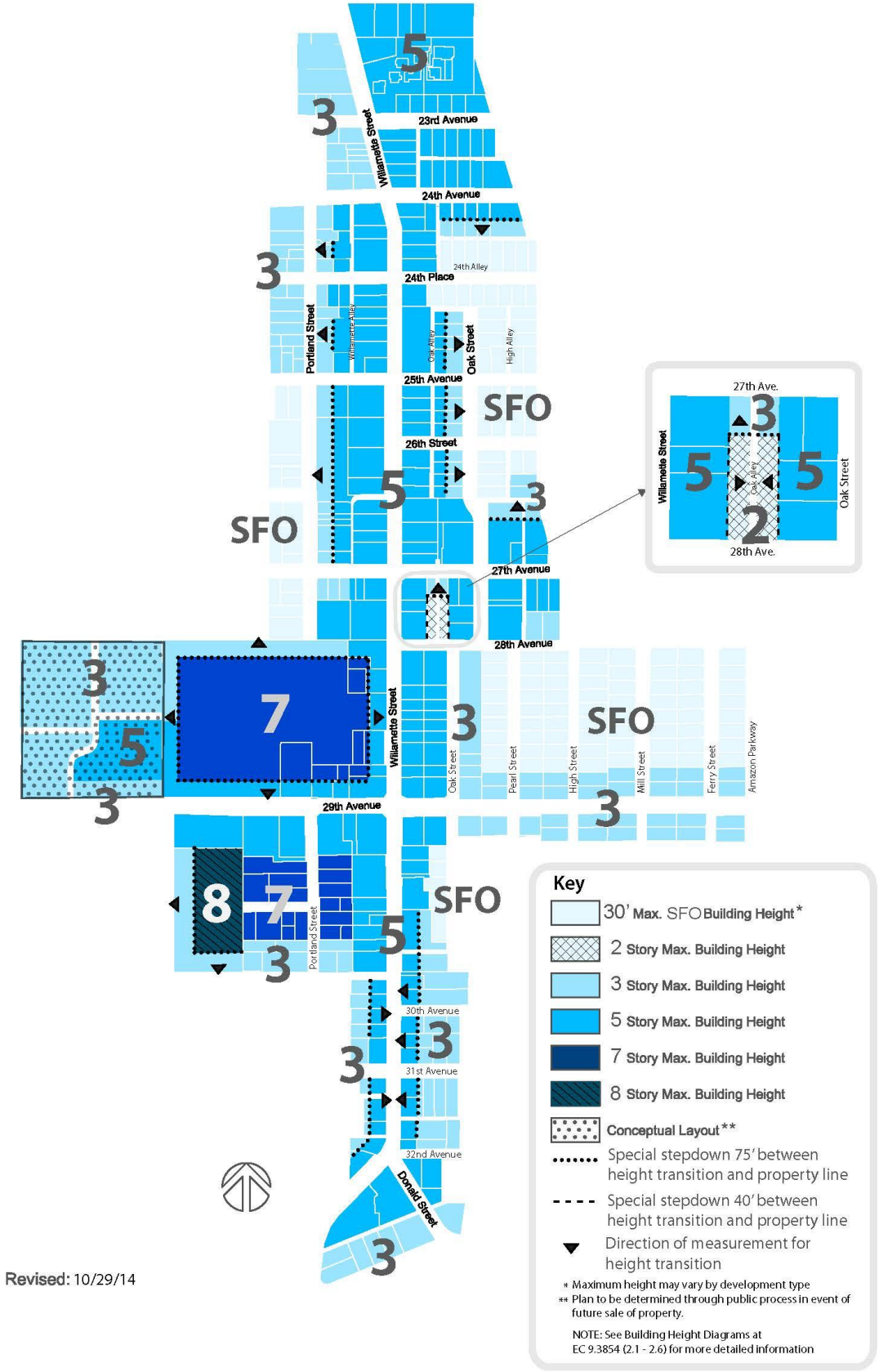


Figure 9.3854(2.1) S-SW Zone Height Standard – 3 Story.

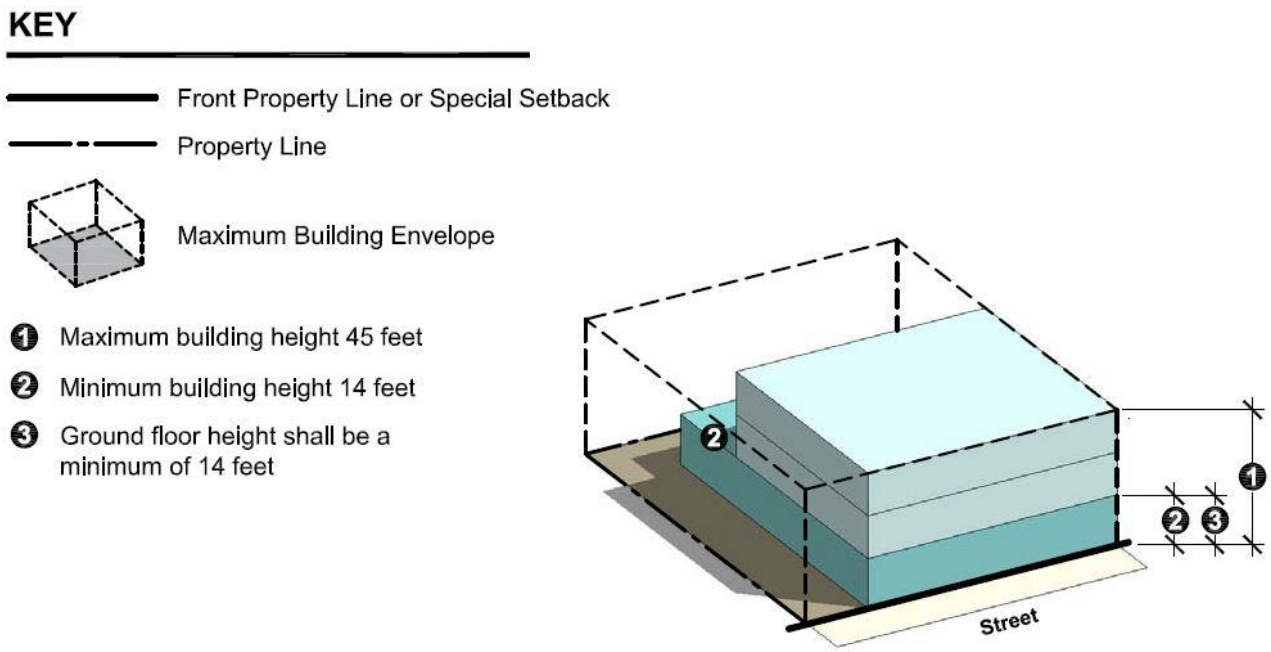


Figure 9.3854(2.2) S-SW Zone Height Standard – 5 Story.

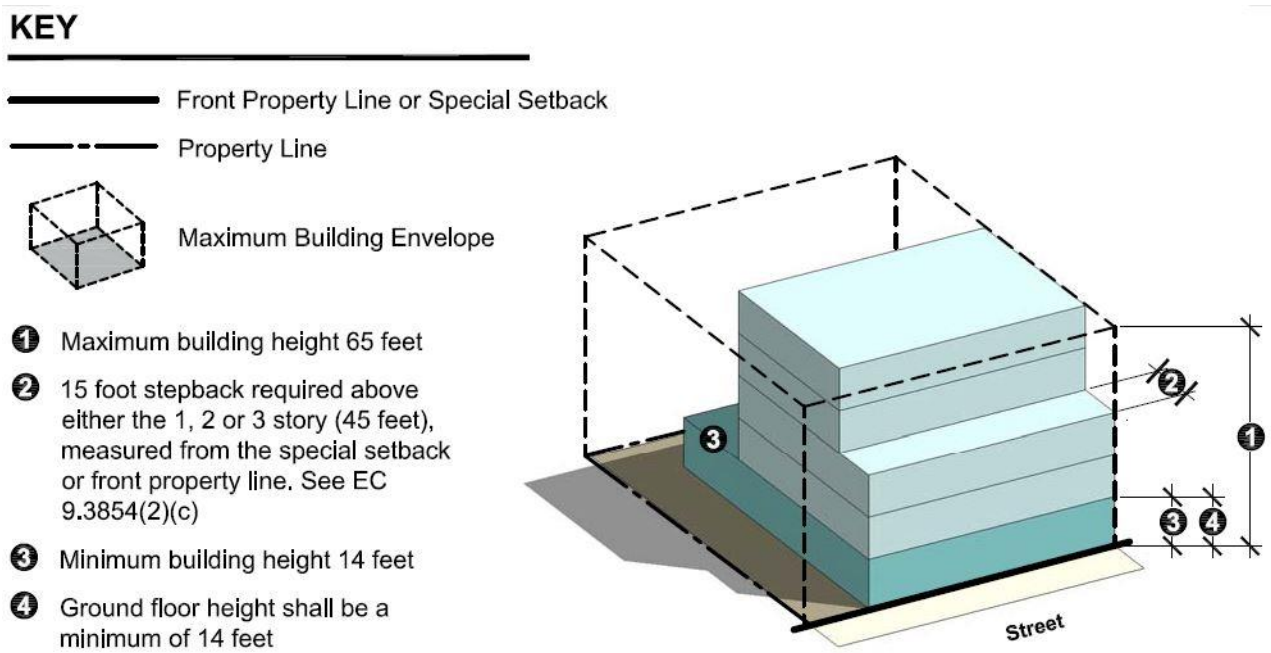


Figure 9.3854(2.3) S-SW Zone Height Standard – 7 Story.

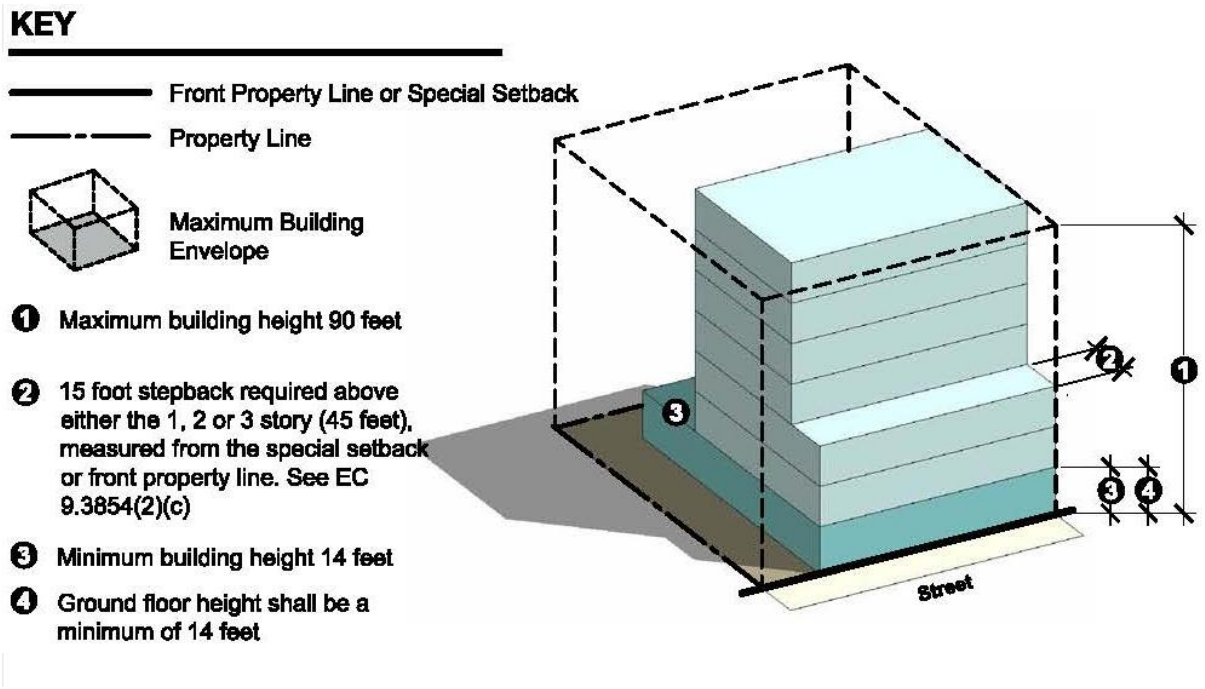


Figure 9.3854(2.4) S-SW Zone Height Standard – 8 Story.

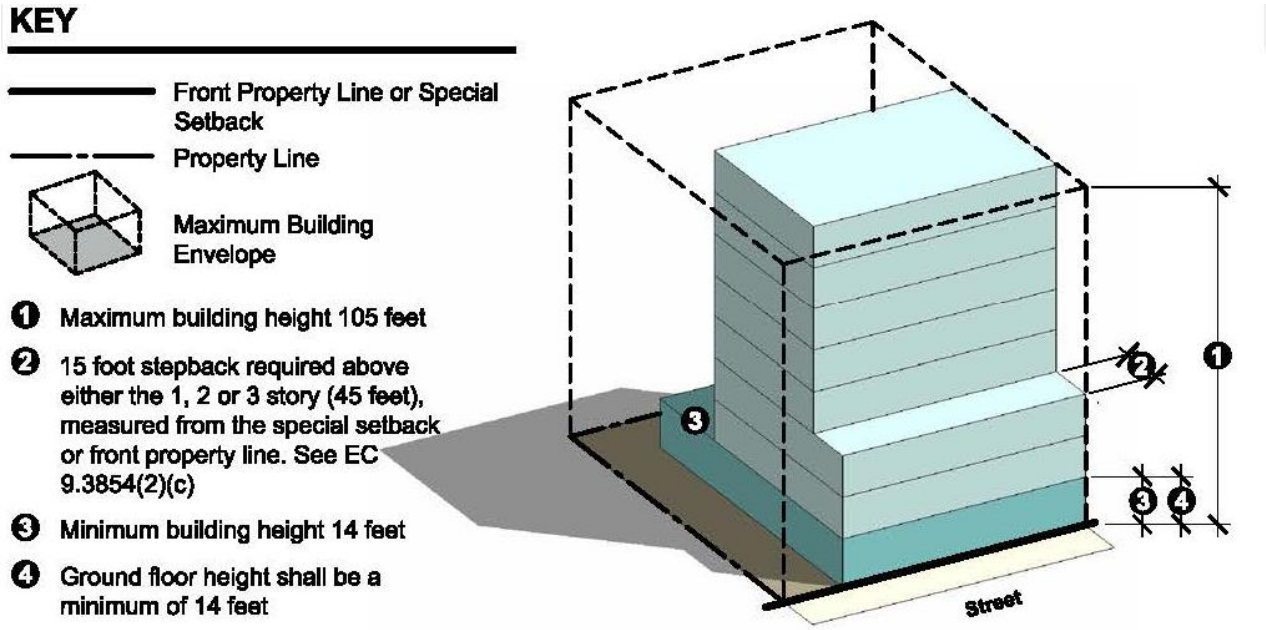


Figure 9.3854(2.5 a) S-SW/SFO Zone Height Standard – 30 Feet.

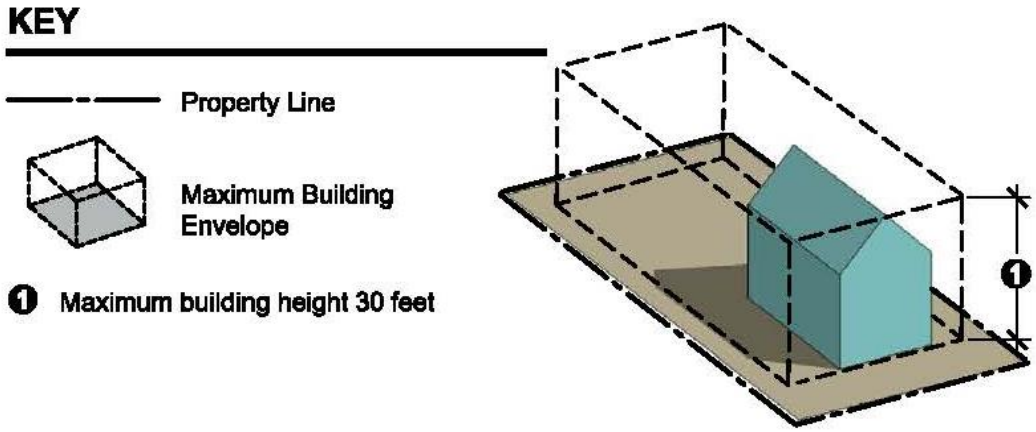


Figure 9.3854(2.5 b) S-SW/SFO Zone Cottage Cluster Height Standard – 18 Feet.

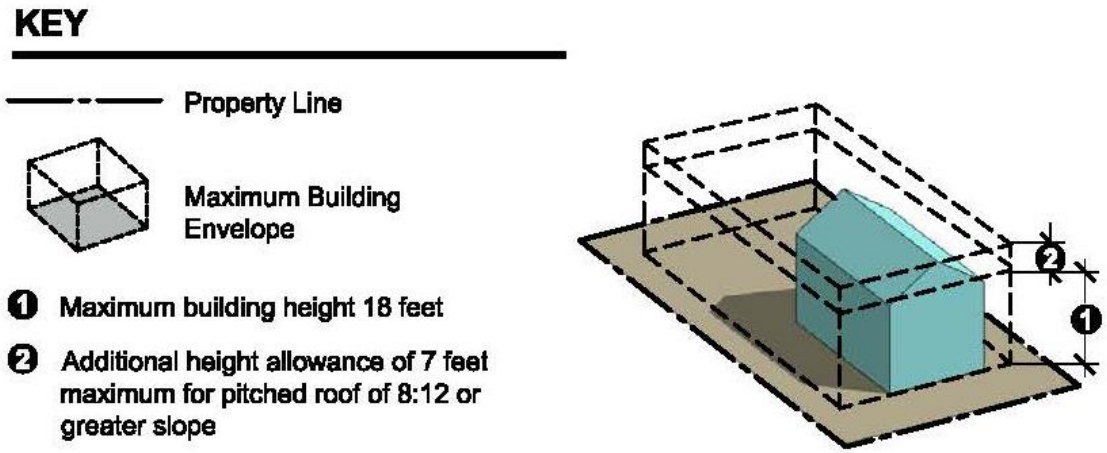
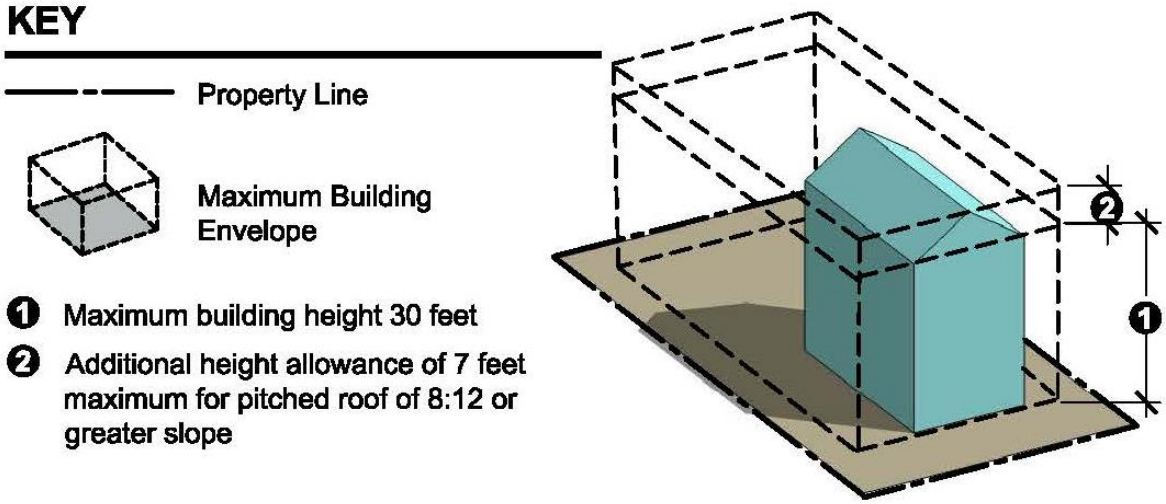


Figure 9.3854(2.6) S-SW/SFO/RA Zone Height Standard – 30 Feet.



9.3856 S-SW/MU Mixed Use and S-SW/AC Apartment/Condo Subdistricts Design Objectives

(1) Encourage new buildings with appropriate height and relationship to the street that promote a long term transition to a highly walkable, safe and active streetscape.

(2) Combine engaging streetside character with gradual building scale transitions between uses of greater and lesser intensity to foster residential livability.

(3) Incorporate a range of open spaces as part of development to enrich the public realm, support commercial activity, and create community meeting places.

(4) Encourage design characteristics for mixed commercial uses that lend to successful business through opportunities for streetside cafes, on-street merchandizing, window shopping and inviting access to businesses.

(5) Encourage design characteristics for apartment and condominium uses that create inviting and safe entrance areas, a sense of community and safety, and a pedestrian scale that invites neighbors to walk about the district.

(6) Incorporate a mix of vehicular parking options that support an increased use of shared vehicles, bicycles and public transit.

S-SW/MU/AC Examples

Not Code Standards
For illustrative purposes only

EC 9.3856 Mixed Use

EC 9.3856 Apartment/Condo

EC 9.3856 Apt/Condo with Rowhouse Character

9.3858 S-SW/MU Mixed Use and S-SW/AC Apartment/Condo Subdistricts Design Standards

(1) Application of Standards and Statement of Compliance

(a) Application of Standards. The following standards apply to any development in the S-SW/MU, S-SW/MU/AF, S-SW/AC, and S-SW/AC/RC subdistricts that includes one or more of the following:

1. New development on vacant property;

2. New buildings on property that is currently developed;

3. Expansions of existing building square footage by 30 percent or more, or that exceed 3,000 square feet, whichever is less;

4. Alterations of existing buildings that add a dwelling(s).

(b) Statement of Compliance. The applicant shall submit a Statement of Compliance that identifies the compliance of the proposed design with the standards in the following subsections.

(2) Design Review. As an alternative to complying with the design standards listed in this section, an applicant may seek approval for Design Review in accordance with the provisions of EC 9.3890 or through an approved planned unit development: lot standards in EC 9.3858(4); open space standards in EC 9.3858(5); active street

fronts in EC 9.3858(6); building scale and form in EC 9.3858(7); architectural design standards in EC 9.3858(8); site access in EC 9.3858(9); motor vehicle parking in EC 9.3858(10)(d-g); bicycle parking in EC 9.3858(11)(b); and landscape requirements in EC 9.3858(12).

(3) Residential Density. There are no minimum and maximum residential densities established for the S-SW/MU subdistrict. Minimum density in the S-SW/AC and S-SW/AC/RC subdistricts shall be 20 units per acre. Maximum density in the S-SW/AC and S-SW/AC/RC subdistricts shall be 56 units per acre. For the purposes of this section, net density is the number of dwelling units per acre of land within the development site. Notwithstanding the definition of Density (net) in EC 9.0500, for the purposes of calculating net density, the acreage of land shall include common open space areas, shared vehicle use areas and private and public utility easements and shall exclude public streets, alleys and public parks.

(4) Lot Standards. The following Table 9.3858(4) sets forth the S-SW Mixed Use and Apartment/Condo Lot Standards. For purposes of this section, lot frontage shall apply to the Oak Shopping Alley identified as the portion of Oak Alley between 27th and 28th Avenue. Lots with frontage on both Willamette Street and Oak Shopping Alley shall comply with applicable standards for each frontage.

Table 9.3858(4) Lot Standards

	S-SW/MU and S-SW/MU/AF	S-SW/AC	S-SW/AC/RC
Lot Area Minimum	No minimum	2,250 square feet	1,600 square feet for Rowhouse lots; 6,000 square feet for all other lots
Lot Frontage Minimum	6 feet; Flag lots are not permitted	40 feet	15 feet for Rowhouse lots; 40 feet for all other lots
Lot Width Minimum	6 feet	40 feet	15 feet for Rowhouse lots; 40 feet for all other lots

(5) Common Open Space Requirements for Multi-Family Development.

(a) Multi-family developments shall include a minimum of either 20 percent of the development site or 15 percent of the livable floor area, whichever is greater, as common open space, with no less than 400 square feet of common open space. The following exceptions apply:

1. Developments of five or fewer dwelling units in the S-SW/MU and S-SW/MU/AF subdistricts are exempt from common open space requirements.

2. Developments providing at least 400 square feet of public or semi-public open space abutting a public street, and meeting the requirements of subsection (b) below, are exempt from minimum common open space site and living area percentage requirements.

3. Mixed-use buildings providing at least 1,000 square feet of leasable retail space, or at least 3,000 square feet of leasable office space are exempt from common open space requirements. Retail and office spaces must not be intended for uses related to the operation or management of the proposed development site in order to qualify for the exemption.

(b) No dimension of common open space used to meet multiple family open space requirements shall be less than 15 feet.

(c) Up to 50 percent of the required common open space may be provided on the multi-family development site through the provision of private open space such as balconies, porches, patios, and accessible eco-roofs. No dimension for qualifying balconies shall be less than 4 feet. No dimension for qualifying porches, patios or eco-roofs shall be less than 6 feet. Eco-roofs shall comply with design requirements in the Stormwater Management Manual.

(d) Outdoor areas may incorporate:

1. Lawn or landscaped areas designed for active or passive recreation and clearly accessible to residents for that purpose in which user amenities may be placed including but not limited to: walkways, planters, and outdoor furnishings.

2. Ornamental or food gardens.

3. Accessible eco-roofs and roof terraces on shared structures.

(e) A maximum 50 percent of the required common open space may include hard surfaces with materials complying with EC 9.3868(10)(c).

(f) A maximum of 40 percent of the common open space may be covered, but cannot be enclosed. Common open space is considered enclosed when the space between a floor, decking, or ground level and a roof structure has sides taller than 42 inches in height on more than two sides.

(g) Vehicle use areas and required landscape buffers shall not be counted towards common open space requirements except as allowed by Housing Type.

(6) Active Street Fronts.

(a) Building Frontage. Buildings shall be constructed at the front property line or special setback line according to Table 9.3858(6) and Figure 9.3858(6)(a) below, except that a building may have a chamfered corner at the intersection of two streets. The maximum width (along the frontage) of a chamfered corner is 20 feet as shown in Figure 9.3858(6)(a).

S-SW/MU/AC Examples

Not Code Standards
For illustrative purposes only

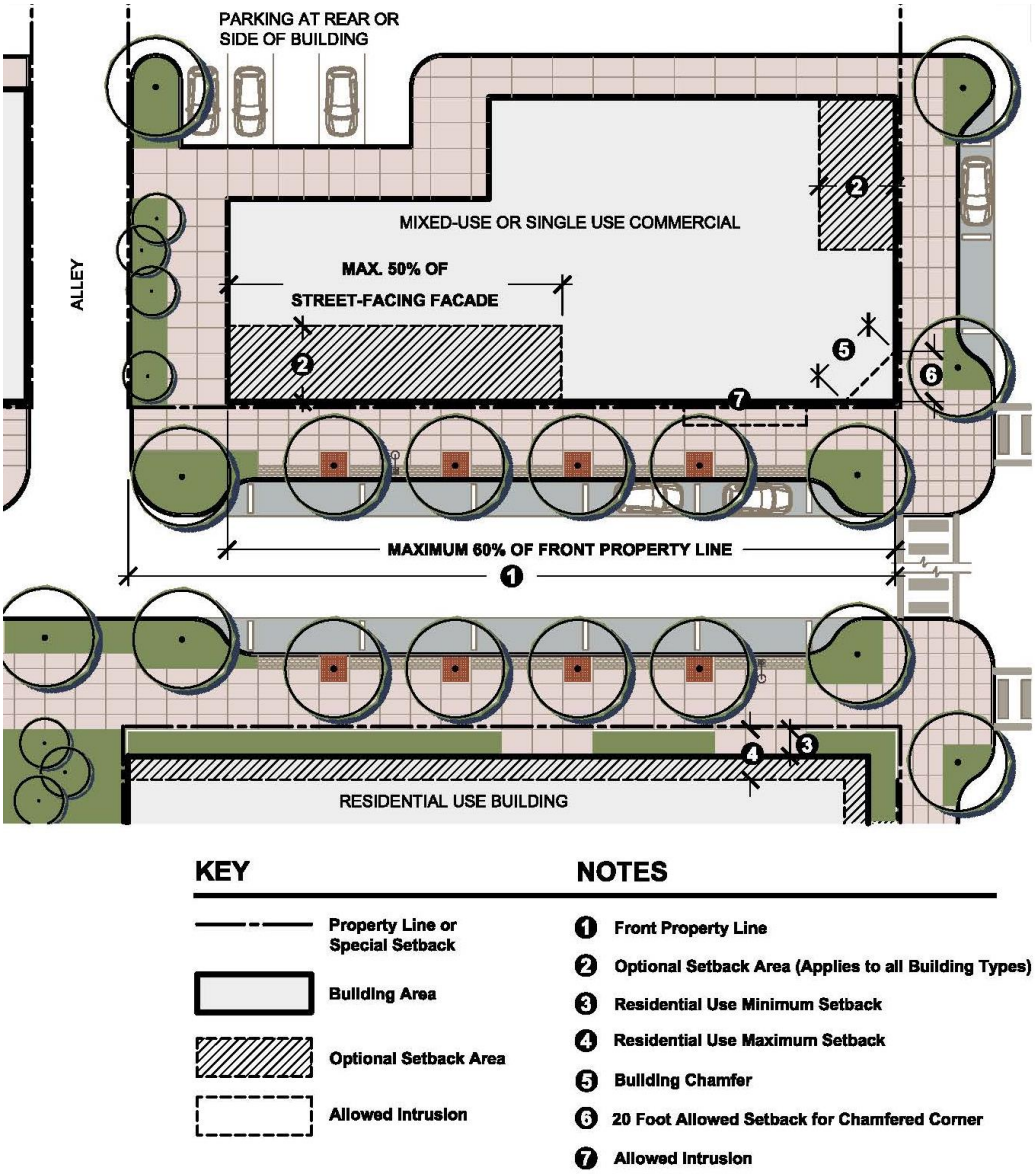
EC 9.3858(5) Common Open Space

EC 9.3858(6)(a) Active Street Fronts

EC 9.3858(6)(b) Setback and Special Setback Areas

Table 9.3858(6) Building Frontage and Setbacks				
	S-SW/MU	**S-SW/MU/AF**	**S-SW/AC**	**S-SW/AC/RC**
Minimum Lot Frontage occupied by a building within required setback	60%	75%	50%	50%
Maximum Lot Frontage occupied by parking within the building footprint (including tucked under a building)	Except for frontages facing Willamette Street, which must comply with the rest of this table, parking within the building footprint with more than one street frontage may occupy up to 60% of the street frontage on one of the lot frontages and up to 80% of the street frontage on a third street frontage, if applicable.			
Front Yard Setback except along South Willamette Street and Oak Alley	0 feet, plus up to 15 feet for up to 50% of street-facing building frontage		8-15 feet	
Front Yard Setback – South Willamette Street	Buildings shall be located along the special setback or front property line as indicated in Figure 9.3858(6)(a) Buildings entirely in residential use shall be setback 8-12 feet from the special setback or front property line. All buildings may be set back from the special setback or front property line up to 15 feet for up to 50% of the street-facing building frontage.			
Front Yard Setback – Oak Shopping Alley	Buildings shall be located along the special setback as indicated in Figure 9.3858(6)(b)			
Interior Yard Setbacks	No minimum		Minimum of 5 feet	

Figure 9.3858(6)(a) S-SW Zone Building Frontage and Setbacks.



(b) Setback and Special Setback Areas.

1. **Improvements in Setback Areas.** Setback areas shall be improved as follows:
   - **a.** In the S-SW/MU subdistrict, all setback areas between buildings and the street shall be an enhanced pedestrian space as defined at EC 9.0500.
   - **b.** In the S-SW/AC subdistrict, setback areas between buildings and the street shall be an enhanced pedestrian space, a common open space, a landscaped area, or some combination.
2. **Improvements in Special Setback Areas.** Special Setback areas shall in keeping with requirements for setback improvements above in subsection (b)1. Notwithstanding EC 9.6750(3)**,** where special setbacks

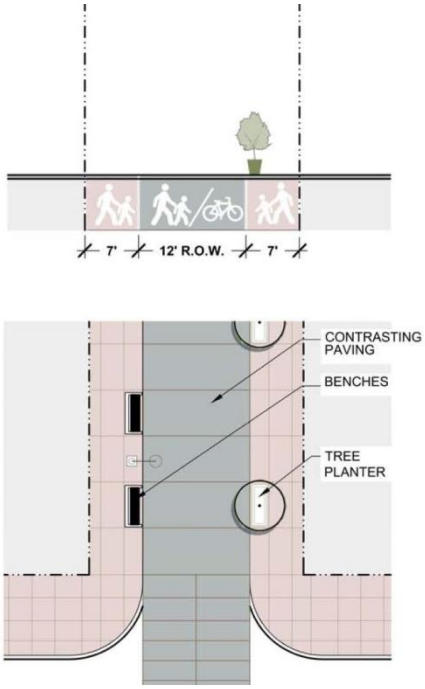
are required in the S-SW/MU and S-SW/AC subdistricts, improvements are permitted within the special setbacks as follows:

a. Only building projections otherwise permitted such as balconies, bay windows, or overhangs and awnings for weather protection meeting the standards of subsection (c) are allowed.

b. Other allowed improvements in this area may include landscape, hardscape, planters and planter boxes, seat walls and fences a maximum of 42 inches in height, outdoor lighting meeting the standards of subsection (f), installations and furnishings for merchandising or outdoor dining, and short-term bicycle parking.

c. The Oak Shopping Alley, shall have a special setback of 13 feet, as measured from the centerline of right-of-way, as established by EC 9.3850(4)(b). The special setback width is separate from, and in addition to, any interior or front yard setback required by the zone. **See Figure 9.3858(6)(b)2.c. Building Frontage and Setbacks – Oak Alley**

Figure 9.3858(6)(b)2.c. S-SW Zone Building Frontage and Setbacks – Oak Alley.



Note: Alley design as shown is conceptual and intended to represent the required design elements as specified in EC 9.3858(6)(b)2.c. and related public improvement standards.

(c) Building Projections. Building projections such as bay windows and balconies may project no more than 5 feet into the public right-of-way (or special setback) along no more than 50 percent of the length of the affected floor. Where building frontage occurs along a special setback, building projections are not allowed unless the street is improved as provided at EC

9.3850(3). Allowed projections shall extend no more than 5 feet beyond the special setback.

(d) Building Entrances. Buildings shall provide at least one main entrance facing, and directly connected to, a public street along the front lot line, special setback or a public/semi-public open space. Street priority shall be based on street classification, and buildings on Willamette Street shall have at least one main entrance facing Willamette Street. Main building entrances shall comply with the following standards:

1. Frequency of Entrances.

a. Buildings in the S-SW/MU/AF subdistrict and buildings facing Oak Shopping Alley shall provide one main entrance at an average interval not to exceed 40 feet along building frontage facing the street or shopping alley.

b. Buildings in the S-SW/AC/RC subdistrict shall provide a main entrance at a minimum interval of 30 feet along building frontage facing the street except where entrances are arranged to face a courtyard accessible from the street.

2. Lighting. Entrances shall include lighting from the entrance cover, wall sconces, or other exterior lighting fixture within 10 feet of the entrance and be designed to illuminate the entrance.

3. Design Elements. Main entrances shall be clearly defined and distinguished from other parts of the building by at least one of the following design elements:

a. Entry recessed a minimum of 18 inches and a maximum of 3 feet from the front building façade with a maximum width of 12 feet.

b. Entry surrounds such as arches, columns, insets, and design elements above the entrance.

c. Transom windows at the entrance with a minimum height of 12 inches and a minimum width equal to the width of the entrance door.

(e) Weather Protection.

1. Weather protection features such as permanent canopies, awnings, or arcades shall be provided over at least the full width of building entrances to a depth of at least 4 feet beyond the face of the building, except for recessed entrances meeting subsection (6)(d)3.a. above or as limited by applicable structural codes.

S-SW/MU/AC Examples

Not Code Standards
For illustrative purposes only

EC 9.3858(6)(d)1. Building Entrances – Frequency of Entrances

EC 9.3858(6)(d)2.Building Entrances – Lighting

EC 9.3858(6)(d)3.Building Entrances – Design Elements – Recessed Entry, Transom Windows

2. Weather protection shall be provided over at least 50 percent of the ground floor retail shop front windows in the S-SW/MU/AF overlay subdistrict.
3. These features may extend over the right-of-way or special setback areas, but only where the area is improved as provided at EC 9.3850(3).

S-SW/MU/AC Examples

Not Code Standards
For illustrative purposes only

EC 9.3858(6)(e) Weather Protection

EC 9.3858(6)(g-h) Signs & Transparency

(f) Outdoor Lighting.

1. **General.** Outdoor lighting shall conform to standards specified at EC 9.6725 as indicated below:
   a. Notwithstanding any other provisions of this code, outdoor lighting of a building facade is permitted if provided in accordance with the standards for a building of exceptional symbolic or historic significance (refer to EC 9.6725(13)).
   b. Outdoor lighting in the S-SW/MU and S-SW/MU/AF subdistricts shall conform to standards specified at EC 9.6725(8)(c) – Medium Ambient.
   c. Outdoor lighting in the S-SW/AC and S-SW/AC/RC subdistricts shall conform to standards specified at EC 9.6725(8)(b) – Low Ambient.
2. **Mixed-Use.** Buildings in the S-SW/MU subdistrict shall provide pedestrian-scale lighting on the ground floor, defined as hooded, downward-facing lighting fixtures 14 feet or less above the adjacent sidewalk at a minimum interval of 30 feet along the building face.

(g) Signs. Signs shall conform to the standards of EC 9.6670 Central Commercial Sign Standards.

(h) Building Openings and Transparency.

1. **Wall Openings.** Windows, openings, or doorways are required along all walls facing streets and public or semi-public open space as specified in Table 9.3858(6)(h).
2. **Transparency.** Windows or openings at subsection (1) above must allow two-way visibility and shall have a Visible Light Transmittance (VLT) of 60 percent, and at least 25 percent of the required windows shall have a VLT of 80 percent or greater, except as follows:
   a. **Ground Floor Residences.** Windows of residences on the ground floor are exempt from the VLT requirements. Operable louvers or shutters are allowed to promote privacy for residents.
   b. **Dwelling Entries.** Building entrances that lead to a single dwelling are exempt from the VLT requirements of subsection (2) above.
   c. **Active Frontage**. Buildings in the S-SW/MU/AF overlay subdistrict shall meet all of the ground floor transparency requirements with windows or openings with a minimum VLT of 80 percent.

3. **Store Fronts.** Buildings in the S-SW/MU/AF overlay subdistrict shall provide display windows on the ground floor facing public streets with sills 24 inches or less above the adjacent ground plane and headers no less than 8 feet above the adjacent ground plane.
4. **Blank Walls.** A blank length of wall more than 20 linear feet is prohibited along any street facing façade. A blank wall is a wall that contains no openings such as windows and doorways within the first 12 feet of building height.

Table 9.3858(6)(h) Building Openings and Transparency				
	S-SW/MU	**S-SW/MU/AF**	**S-SW/AC**	**S-SW/AC/RC**
Ground floor façade facing a public street: Minimum transparent wall AREA	25%	50% of the area between 2-12 feet above the sidewalk	20%	
Ground floor facing public street: minimum transparent wall LENGTH	40%	60%	25%	
Above ground floor: minimum transparent wall AREA	25%		15%	
Entrance doors: minimum transparent door AREA	60%		30%	15%

(7) Building Scale and Form.

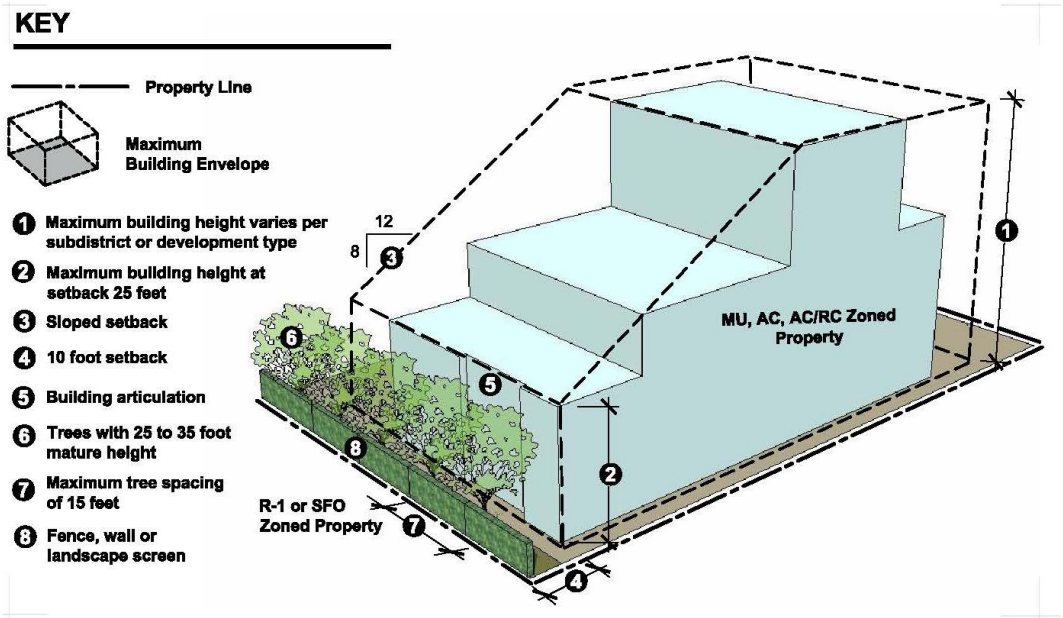
(a) Transitions. Buildings located within the S-SW/MU, S-SW/MU/AF, S-SW/AC, S-SW/AC/RC subdistricts, abutting or across an alley from S-SW/SFO, S-SW/SFO/RA or R-1 residential zoned properties, shall comply with the following along the abutting property line.

1. **Building Setback.** Interior yard setbacks shall be 10 feet from the abutting property line.
   - **a. Interior Yard Sloped Setback.** Starting at the setback from the abutting SFO or R-1 property line, at a point that is 25 feet above grade or the height of the main building on the abutting property, whichever is greater, the setback shall slope at the rate of 8 inches vertically for every 12 inches horizontally away from the lot line until a point 75 feet away from the lot line, as indicated in **Figure 9.3858(7)(a)1.a. S-SW Zone Interior Yard Building Transition**.
   - **b. Special Stepdown.** Special stepdowns shall be required with step location and building heights (number of stories) as determined by **Figure 9.3854(2) S-SW Zone Regulating Plan – Building Height.** Additional transition measures may apply notwithstanding the required stepdown.
   - **c. Allowed Intrusions.**
     - (i) Eaves and chimneys are allowed to intrude into the vertical plane of the interior yard sloped setback a maximum of 2 feet. No other intrusions are allowed into the vertical plane of the setback.
     - (ii) Dormers up to 10 feet wide are allowed to intrude into the sloped portion of the sloped setback area. A maximum of two

dormers are allowed within the setback area facing each interior lot line where transition requirements apply.

(iii) Architectural screens or arbors serving an upper floor balcony may protrude into the sloped portion of the sloped setback area a maximum of 6 feet.

Figure 9.3858(7)(a)1.a. S-SW Zone Interior Yard Building Transition.



2. **Building Articulation.** The standards of EC 9.3858(8)(b)1., EC 9.3858(8)(b)2.a., EC 9.3858(8)(b)3.a. and EC 9.3858(8)(b)4. shall apply to the building façade facing the abutting property.
3. **Balconies and Decks.** Upper story balconies, decks and other outdoor spaces shall be setback 20 feet from the abutting S-SW/SFO or R-1 zoned property.
4. **Landscaping.** Building façades within 30 feet of SFO or R-1 zoned property shall be screened with trees growing to a mature height of 25 to 35 feet and planted at a minimum interval of 15 feet between building façades and the abutting property line as indicated in **Figure 9.3858(7)(a)1.a. S-SW Zone Interior Yard Building Transition**. In addition, at least one of the following shall be provided along the abutting property line:
   - **a.** A sight-obscuring fence or masonry wall, complying with the L-6 Full Screen Fence Landscape at EC 9.6210(6). Cyclone or chain-link fence, with or without vinyl slats, is not allowed to meet this standard.
   - **b.** A vine-covered fence, trellis or living screen hedge with a minimum plant bed width of 3 feet complying with the L-5 Partial Screen Fence Landscape at EC 9.6210(5). Cyclone or chain-link fence, with or without vinyl slats, is not allowed to meet this standard.
   - **c.** Landscaping with a minimum plant bed width of 7 feet meeting L-3 High Screen Landscape EC 9.6210(3).

5. **Alternative Measures.** As an alternative to complying with the requirements of subsections (1) through (4) above, proposed developments may comply with one of the following:
   - **a.** Provide a minimum 30 foot setback between buildings and the abutting property line. The setback area may be used for open space, surface parking, circulation, or other non-building use complying with relevant open space, parking, circulation and landscape standards in this code, and must contain trees growing to a mature height of at least 25 to 35 feet, spaced at a minimum interval of 25 feet as indicated in **Figure 9.3858(7)(a)5.a. S-SW Zone Building Transitions - Alternative Measures (a)**.
   - **b.** Provide a minimum 50 foot setback between buildings and the abutting property line as indicated in **Figure 9.3858(7)(a)5.b. S-SW Zone Building Transitions - Alternative Measures (b)**.

Figure 9.3858(7)(a)5.a. S-SW Zone Building Transitions - Alternative Measures (a).

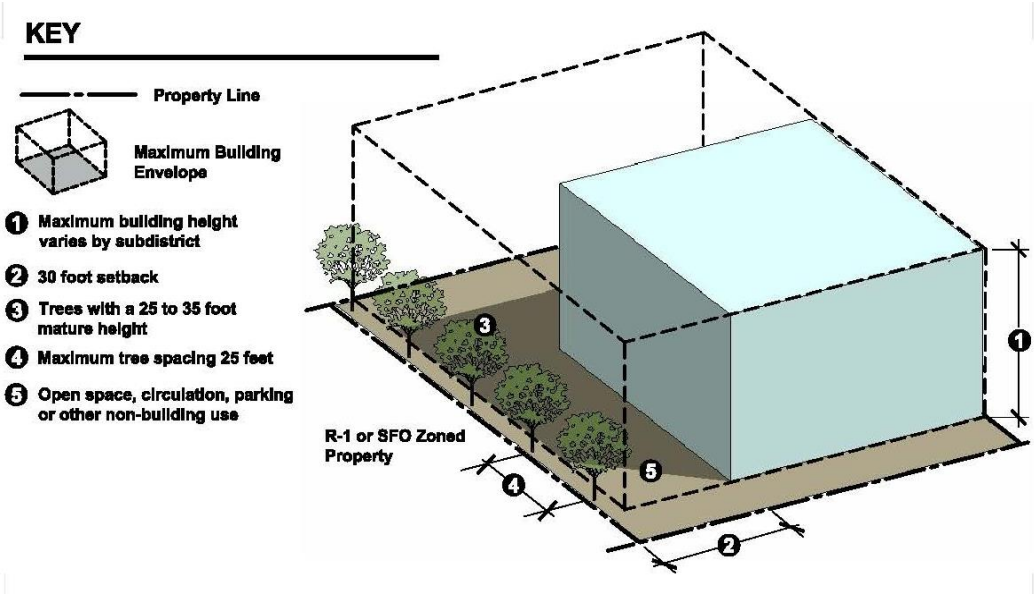
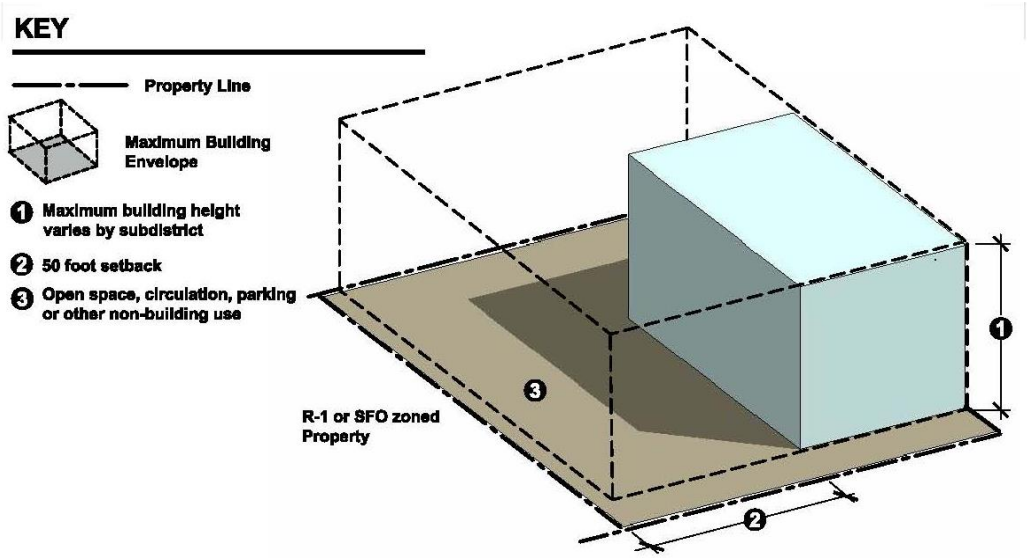


Figure 9.3858(7)(a)5.b. S-SW Zone Building Transitions - Alternative Measures (b).



S-SW/SFO Examples

Not Code Standards
For illustrative purposes only

EC 9.3858(8)(a)1. Allowed Materials

EC 9.3858(8)(b)1.a.General Articulation

EC 9.3858(8)(b)1.b. General Articulation - Recesses and Projections

c. Tree Screening Exception. Tree requirements for screening in subsections (4) and (5)(a) above do not apply if a signed letter is provided from the adjacent property owner stating that the trees are not needed or desired. This exception does not apply to trees required for parking. The exception shall only apply to the development project for which the exemption is obtained.

(8) Architectural Design Standards

(a) Building Materials

1. Allowed Materials. Building facades facing streets, public spaces, and Oak Shopping Alley shall be composed of durable finish materials on the first floor, or a minimum of 14 vertical feet. Durable materials include finished concrete or finished concrete block, masonry, glass, steel, finished wood, and other materials with a life cycle of 50 years or greater. Composite boards manufactured from wood or other products, such as smooth finish hardboard or hard plank, may be used in the S-SW/AC and S-SW/AC/RC subdistricts when the board product is less than 9 inches wide.

2. Prohibited Materials. The following materials shall not be permitted as finish materials on exterior building facades facing streets, public spaces, and Oak Shopping Alley on the first two floors, or a minimum of 25 vertical feet: plain concrete, plain concrete block, plywood, textured plywood, sheet pressboard, exterior insulation and finish systems (EIFS), corrugated metal, metal cladding less than 26 gauge thickness, vinyl or polypropylene siding, hardboard or hard plank and other materials with a life cycle of less than 50 years. Foundation material may be plain concrete or concrete block when the foundation material is not revealed for more than 2 feet.

(b) Building Articulation. Building facades facing public streets, public and semi-public open space, and Oak Shopping Alley shall feature articulation including massing, offsets and detailing of elements with an emphasis on reflecting the building's function as follows:

1. General Articulation. Building facades below required stepbacks and stepdowns, buildings shall be articulated by at least one of the following methods.

a. Facades of over 750 square feet in area shall be divided into distinct planes of 500 square feet or less by utilizing recesses, projections or change of materials.

b. Recesses or projections of at least one foot from the building face over at least 20 percent of the total building façade area.

2. Articulation Features. Building facades of two or more stories shall include at least two of the following features:

a. Vertical architectural elements such as pilasters, columns, piers and revealed structural elements extending at least 14 feet in height and projecting a minimum of 4 inches from the building face.

b. Balconies attached to habitable interior space at a minimum interval of every 40 linear feet with a minimum area of 48 square feet and at least one dimension of 8 feet minimum; or balconettes, such as Juliet balconies, attached to habitable interior space at a minimum interval of every 40 linear feet with minimum projection of 6 inches and usable floor area of any dimension.

c. All windows on at least half of the floor levels inset 4 inches or more from the building face.

d. Architectural bays projecting 4 inches or more from the building face, with windows covering at least 50 percent of the projected wall area. Architectural bays shall be provided at a minimum interval of every 40 feet.

e. Change of window design, including size, proportion, frequency, spacing or detailing of headers and sills, to differentiate the building base and top, or in buildings of four or more stories, the base, middle and top.

3. Vertical Articulation. Buildings of three stories or more shall be divided vertically (bottom to top) with at least one of the following articulations.

a. Horizontal architectural elements such as masonry string courses, ledges, and water tables at least 8 inches tall that project or recess at least 1 inch from the building face

S-SW/SFO Examples

Not Code Standards
For illustrative purposes only

EC 9.3858(8)(b)2.a.Revealed Structural Elements

EC 9.3858(8)(b)2.c.Inset Windows

EC 9.3858(8)(b)2.d.Architectural Bays

EC 9.3858(8)(b)3.a.Verical Articulation

and extend across a minimum of 75 percent of the façade length.

b. Building foundation of finished concrete, stone or masonry with a minimum height of 12 inches that is part of the building façade composition.

4. Building Top. The building top must be distinguished from the building facades by one of the following:

a. Cornice or wall cap including a change of materials with a minimum projection of 18 inches and minimum height of 9 inches.

b. A pitched or overhang roof with a minimum fascia height of 7 inches.

5. Corner Buildings. Buildings on corners shall have an entry located at the corner and include one of the following features:

a. Tower element, defined as an architectural feature that projects above the surrounding building at least 2 feet, that has a separate roof structure and is uniquely identifiable from the rest of the building.

b. Chamfered corner with a width of 6-20 feet and an entry on the chamfer.

c. Corner offset with a minimum projection of 12 inches, with a minimum width of 12 feet from the corner and extending to a minimum height of half the total number of stories.

d. At least one building corner inset 8-15 feet from the building face and developed as enhanced pedestrian space.

S-SW/SFO Examples

Not Code Standards
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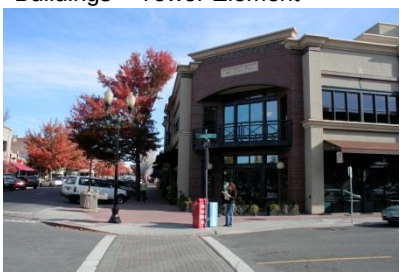
EC 9.3858(8)(b)4.Building Top

EC 9.3858(8)(b)5.a. Corner Buildings – Tower Element



EC 9.3858(8)(b)5.b. Corner Buildings – Chamfered Corner

EC 9.3858(8)(b)5.d. Corner Buildings – Inset Corner with Enhanced Pedestrian Space

(9) Site Access.

(a) Pedestrian and Bicycle Access. Pedestrian and bicycle connections shall comply with the standards at EC 9.6730 except as follows.

1. Pedestrian circulation shall occur on the public sidewalk at the front of buildings and on any private sidewalk constructed to comply with street standards at EC 9.3850.

2. Provisions for adjustment at EC 9.6730(4) do not apply.

(b) Motor Vehicle Access. Parking access shall be from an alley. In the absence of an existing or proposed alley, access shall be from a driveway shared with a property abutting the development site. In the absence of an alley or shared

driveway, access shall be from any public street abutting the development site. Approved access from the public street does not exempt the property from compliance with the minimum lot frontage occupancy requirements of Table 9.3858(6). Motor vehicle access shall comply with EC 7.410, EC 7.420 and EC 7.430 except as follows.

1. Any exceptions to the provisions of EC 7.410 that require an Alternative Traffic Safety Study shall also require Design Review per EC 9.3894(7).

2. Surface parking areas accommodating more than eight vehicles and accessed directly from a street shall provide at least one internal vehicle accessway connection to an abutting lot, except as follows:

a. The portion of the lot abutting the parking area is currently occupied by a building.

b. Slope between the lots at the connection location exceeds a grade of 10 percent.

3. Pedestrian walkways shall be emphasized by enhanced paving or markings when they are crossed by access connections.

4. Access connections located within five feet of an existing alley connection shall follow the requirements of EC 7.420(1)(d), with the exception that the combined connection shall not exceed 12 feet adjacent to the alley width.

(10) Motor Vehicle Parking.

(a) Required Motor Vehicle Parking. Development shall comply with the minimum and maximum parking standards in Table 9.3858(10). Minimum parking requirements may be met with all or a portion of required parking spaces provided on another property or parking facility within ¼ mile of the development site.

Table 9.3858(10) S-SW Motor Vehicle Parking Requirements

	Minimum Number of Parking Spaces	Maximum Number of Off-Street Parking Spaces
Multiple-Family Residential	.5 per dwelling unit, plus an additional .5 spaces for each bedroom in dwellings over 3 bedrooms	Except for required parking spaces for persons with disabilities, a maximum of 2.25 parking spaces are allowed per dwelling unit
Non-Residential	1 for every 660 square feet of gross floor area	A maximum of one parking space is allowed per 250 square feet of gross floor area, excluding required parking for persons with disabilities and parking spaces located in parking structures with two or more levels.

(b) Allowed Reductions in Minimum Motor Vehicle Parking. The following reductions in minimum parking requirements are allowed, except that the cumulative total of all reductions for a specific development or use shall not exceed 50 percent of the total minimum number of spaces required.

1. Open Space. Minimum parking requirements may be reduced by one space for every 200 square feet of public or semi-public open space provided on the development site.

2. **Shared Parking.** When two or more uses share common parking facilities, the total number of minimum spaces required for those uses individually may be reduced by 25 percent.
3. **Frequent Transit.** Minimum parking requirements may be reduced by an additional 25 percent on development sites located within 600 feet of a transit stop with service every 15 minutes or less between 7:00 AM and 9:00 AM and between 4:00 PM and 6:00 PM Monday through Friday.
4. **Time-Flex Parking.** Minimum parking requirements may be reduced by one parking space for each parking space shared on other properties within 350 feet of the development site and allowing the flexed use of parking to accommodate parking demand during specific times of day.
5. **Car Sharing.** Minimum parking requirements may be reduced by three spaces for each car-sharing vehicle located on-site, and a reduction of two spaces for each car-sharing vehicle located within ¼ mile of the development site. All parking spaces for car-sharing vehicles must be clearly signed and used only for car share vehicles.

(c) Administrative Requirements

1. **Application Requirements.** Application for reductions as allowed in subsections (2) through (5) above or off-site parking options shall require a signed contract or letter of agreement with third parties confirming the number and location of the services or parking spaces, and the legal capacity and intent to provide the required services or parking spaces.
2. **Signage Requirements.** Parking spaces provided off-site through a City-approved agreement must have permanent signage that indicates the name or address of the building or business for which the parking is reserved.

(d) Location of On-Site Surface Parking. On-site surface parking is not permitted between the main building and abutting streets.

(e) Parking Located within the Footprint of a Building.

1. **Willamette Street.** Parking within the footprint of a building and located on the ground floor abutting Willamette Street shall be lined with retail, office, or residential uses at a minimum depth of 20 feet from the building façade along the portion of the structure facing Willamette Street. These uses may be penetrated by driveways a maximum of 24 feet in width used to access the parking as otherwise allowed by applicable site access standards.
2. **Landscape Screening**. Parking within the footprint of a building shall otherwise be screened in accordance with EC 9.6420(3)(f).
3. **Public Art.** One percent of the total cost of the parking facility must be used to include public art as a component of the building. Public art used to comply with this standard shall be located on the exterior of the building.

(f) Parking Area Design. Parking areas shall be designed to meet the standards of EC 9.6420 (1) Striping, (4) Lighting, and (6) Surfacing and Bumpers.

(g) Parking Area Landscaping. The parking area landscaping standards at EC 9.6420(2) and (3), and EC 9.6205 shall apply to off-street parking areas in the S-SW Zone, except as follows:

1. For purposes of EC 9.6420(3)(b), (c) and (d), the parking area landscape standards applicable in the /TD overlay zone at EC 9.6420(3)(b) shall apply.

2. Parking areas in the S-SW/MU and S-SW/MU/AF subdistricts, located adjacent to the S-SW/AC, S-SW/AC/RC, S-SW/SFO or S-SFO/RA subdistricts or R-1 zoned property, shall provide a landscaped buffer according to EC 9.6420(3)(d).

3. Parking areas shared across a property line and connected by motor vehicle access are not required to provide landscaping along the shared property line.

(11) Bicycle Parking.

(a) Required Spaces. Minimum and maximum parking standards in Table 9.3858(11) apply instead of the standards in Table 9.6105(5).

(b) Parking Configuration. Bicycle parking shall comply with the standards at EC 9.6105(1) through (4).

Table 9.3858(11) S-SW Bicycle Parking Requirements

	Minimum Number of Bicycle Parking Spaces	Maximum Number of Bicycle Parking Spaces	Type and Percent of Bicycle Parking
Multiple-Family Residential	1 per dwelling (2 bedrooms or less) 2 per dwelling (3 bedrooms or more)	No maximum	90% long term 10% short term
Non-Residential	1 per 2,000 square feet of floor area	No maximum	25% long term 75% short term

(12) Landscape Requirements. Landscaping is required in building setback areas between required building frontage and public streets. Landscaping must meet the standards at EC 9.6205 through EC 9.6255, except as provided below:

(a) Parking area standards at EC 9.3858(10)(g) shall apply to parking areas.

(b) Enhanced pedestrian space (as defined at EC 9.0500) may be provided in lieu of landscaping, in addition to canopy trees that are required at the ratio of one tree for every 500 square feet of enhanced pedestrian space.

(13) Delivery and Loading Areas. All delivery and loading areas shall meet the standards at EC 9.6420(5) Loading and Service Drives, in addition to the following standards:

(a) Maneuvering and circulation related to delivery and loading is not permitted between the street and the portion of a building used to comply with building frontage requirements at EC 9.3858(6).

(b) All loading spaces shall be off the street, shall be in addition to required motor vehicle parking spaces, and shall be served by service drives, alleys or private access lanes.

(c) All off-street loading spaces in the S-SW/MU or S-SW/MU/AF subdistricts shall be located on interior service courts or alleys, or screened from view from property lines adjacent to subdistricts and zones for exclusively residential uses and from the S-SW/AC subdistrict, according to EC 9.6210(4) High Wall Landscape Standards (L-4).

(d) In S-SW/AC and S-SW/AC/RC subdistricts, loading areas shall be screened from adjacent property according to EC 9.6210(2) Low Screen Standard (L-2).

(14) Outdoor Storage. No outdoor storage is permitted except for items used by an outdoor restaurant or café, plant nursery, or outdoor retail area of 2000 square feet or less that is connected to a primary, indoor retail use.

(15) Garbage Screening. Screening of garbage shall comply with the standards at EC 9.2170(9) Garbage Screening, for the S-SW/MU and S-SW/MU/AF subdistricts and with the standards at EC 9.5500(14) Recycling and Garbage Areas, for the S-SW/AC and S-SW/AC/RC subdistricts.

9.3862 S-SW/SFO Single-Family Options Subdistrict Design Objectives.

(1) Encourage a variety of housing types and sizes that offer options at multiple price points and contribute positively to the character of the neighborhood and walkable streetscape.

(2) Provide Housing Type options that transition between mixed-use and multi-family zones and single-family zones.

(3) Provide Housing Type options that increase density while maintaining consistency of building scale and character with existing single family dwellings.

(4) Provide attractive and highly functional open spaces that benefit residents and enhance the walking experience within the neighborhood.

(5) Promote cohesive architecture that is visually appealing, context sensitive and uses high quality building materials.

(6) Incorporate sustainable design elements and green building techniques.

(7) Minimize the impact of vehicular uses on the pedestrian environment and adjacent properties.

9.3866 S-SW/SFO Single Family Options Housing Types.

Housing Types. The following Housing Types are allowed in the S-SW/SFO and S-SW/SFO/RA subdistricts as specified below. Proposed development shall be limited to one Housing Type per development site, with the exception of Secondary Dwelling Units, which may be proposed with Rowhouse, Narrow House or Single Family Detached Types. Each Housing Type shall comply with the standards below, and with the remaining standards in EC 9.3868 through EC 9.3880.

(1) Rowhouse. The Rowhouse type is an allowed type within the S-SW/SFO/RA subdistrict only. For the purposes of this section, rowhouses are a form of attached one-family dwelling where three to seven dwellings share one or more common walls. Each dwelling must feature an individual street facing entry with direct pedestrian access to a public sidewalk. Vehicle access shall be provided via an alley or a shared private drive to the rear of the lot. Each dwelling must be on a separate lot.

(2) Narrow Houses. The Narrow House type is an allowed type within the S-SW/SFO/RA subdistrict only. For the purposes of this section, narrow houses are a form of detached one-family dwelling with a front street-facing façade not to exceed

S-SW/SFO Examples

Not Code Standards
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EC 9.3866(1) Rowhouse

EC 9.3866(2) Narrow Houses

EC 9.3866(3) Courtyard Houses

EC 9.3866(4) Cottage Cluster Houses

30 feet in length. Each dwelling must feature an individual street facing entry with direct pedestrian access to a public sidewalk. Vehicle access shall be provided via an alley or a shared private drive to the rear of the lot. Each dwelling must be on a separate lot.

(3) Courtyard Houses. Courtyard Houses consists of a minimum of two to a maximum of six attached or detached one-family dwellings configured around a common open space. Each dwelling is required to face and have direct pedestrian access from the common open space. The common open space is required to be abutting and directly accessible from a public sidewalk. One or more dwellings may be on separate lots, or all of the dwellings may be on a single lot. For the purposes of this special area zone, this Housing Type is not considered multiple-family development.

(4) Cottage Cluster Houses. Cottage Cluster Houses are a form of detached one-family dwellings clustered around a common open space where some dwellings face the common open space and those dwellings with street frontage face the public sidewalk. One or more dwellings may be on separate lots, or all of the dwellings may be on a single lot. For the purposes of this special area zone, this Housing Type is not considered multi-family development.

(5) Twins. The Twin Housing Type is an attached two-family dwelling, with each unit on a separate lot, or both units on a single lot, configured as side by side, front and back, or downstairs and upstairs units.

(6) Single Family Detached. Single-Family Detached dwellings are a one-family dwelling on a separate lot.

(7) Secondary Dwellings. For the purposes of the S-SW/SFO subdistrict, Secondary Dwellings are allowed with the Rowhouse, Narrow House and Single-Family Detached Housing Types only.

(a) Secondary dwellings shall comply with standards at EC 9.2751(17)(c)2.-4., 8. and 10.-19., and enforcement provisions at EC 9.2751(17)(e).

(b) The secondary dwelling shall not exceed 800 square feet of total building square footage.

(c) Secondary dwellings for purposes of the S-SW/SFO subdistrict are exempt from lot and density standards.

S-SW/SFO Examples

Not Code Standards
For illustrative purposes only

EC 9.3866(5) Twins

EC 9.3866(6) Single Family Detached

EC 9.3866(7) Secondary Dwellings

9.3868 <u>S-SW/SFO Single Family Options Subdistrict General Design Standards</u>

(1) Application of Standards and Statement of Compliance

(a) Application of Standards. The following standards apply to any development proposal in the S-SW/SFO and S-SW/SFO/RA subdistricts that meet one or more of the following:

1. New development on vacant property;

2. New structures on property that is currently developed;

3. Expansions of 500 square feet or 30 percent or more of the total existing building square footage on the development site, whichever is less. In cases where the standards apply, they shall be considered applicable only for the portion of the development site impacted by the proposed development.

4. Alterations of existing buildings that add one or more dwelling(s).

(b) Statement of Compliance. The applicant shall submit a Statement of Compliance that identifies the compliance of the proposed design with the standards in the following subsections.

(2) Design Review. As an alternative to complying with the design standards listed in this section, an applicant may seek approval for Design Review in accordance with the provisions of EC 9.3890 or through an approved planned unit development: lot standards in EC 9.3868(4)(b); open space standards in EC 9.3868(5); active street fronts in EC 9.3868(6); building scale and form in EC 9.3868(7); architectural design standards in EC 9.3868(8); site access in EC 9.3868(9); motor vehicle parking in EC 9.3868(10)(b-e); garage standards in EC 9.3868(11); and landscape requirements in EC 9.3868(12).

(3) Residential Density. Minimum and maximum density for each subdistrict shall be determined using Table 9.3868(3). For the purposes of this section, net density is the number of dwelling units per acre of land within the development site containing the proposed housing development. Secondary Dwellings are exempt from density calculations in S-SW. Notwithstanding the definition of Density (net) in EC 9.0500, for the purposes of calculating net density, the acreage of land shall include common open space areas, shared vehicle use areas and private and public utility easements, and shall exclude public streets and alleys or public parks.

Table 9.3868(3) Single Family Options Residential Density

	S-SW/SFO	**S-SW/SFO/RA**
Minimum Net Density per Acre	No minimum	4 units
Maximum Net Density per Acre	14 units	20 units

(4) Land Division Requirements and Lot Standards.

(a) Land Division. Land division approval (partition or subdivision) may be required as necessary to meet lot standards for the creation of the following Single Family Options Housing Types: Rowhouse and Narrow Houses. Land division is not required, but may be utilized for the Courtyard, Cottage Cluster, Twin and Single-Family Detached Housing Types. Partition approval is subject to the applicable provisions of EC 9.8200 through EC 9.8245, and subdivision approval is subject to the applicable provisions of EC 9.8500 through EC 9.8580.

(b) Lot Standards.

1. Except for lots created only for the purposes of common open space or shared vehicle use areas, the following Table 9.3868(4)(b) sets forth the lot standards in the Single Family Options subdistrict per dwelling for each Housing Type identified in EC 9.3866. There are no lot area, frontage or width standards for lots created only for the purposes of common open space or shared vehicle use areas. Where a lot is proposed to contain two or more Courtyard or Cottage Cluster dwellings, the maximum lot area for each dwelling shall not be exceeded. For example, where three Cottage Cluster dwellings are proposed to be sited on one lot, the lot shall not exceed 13,500 square feet.

Table 9.3868(4)(b) Single Family Options Lot Standards

	Housing Type					
	Rowhouse	**Narrow House**	**Courtyard**	**Cottage Cluster**	**Twin**	**Single-Family Detached**
Lot Area Minimum	1,600 square feet	3,000 square feet	None	None	3,000 square feet per unit	4,500 square feet
Lot Area Maximum	4,500 square feet	4,500 square feet	4,500 square feet per unit	4,500 square feet per unit	4,500 square feet per unit	6,000 square feet
Lot Frontage Minimum	15 feet	30 feet	0	0	30 feet per unit	50 feet
Lot Width Minimum	15 feet	30 feet	15 feet	0	30 feet per unit	50 feet
Maximum Lot Coverage	75%	50%	N/A	N/A	50%	50%

(c) Land Division Application Requirements. In addition to demonstrating compliance with the lot standards in Table 9.3868(4)(b), tentative partition and subdivision plans in the S-SW/SFO and S-SW/SFO/RA subdistricts shall include the following:

1. **Housing Type.** The tentative partition or subdivision plan shall identify the proposed Housing Type in accordance with EC 9.3866.
2. **Vehicle Use Area.** The tentative partition or subdivision plan shall demonstrate that the vehicle access location, driveway location and width, and location of required parking complies with the SFO General Design Standards at EC 9.3868(9)(b) and (c) and EC 9.3868(10) and the Housing Type Design Standards at EC 9.3870 through EC 9.3880 for the proposed Housing Type. The tentative plan shall provide required vehicle use areas on a shared separate lot or lots.
3. **Open Space.** The tentative partition or subdivision plan shall demonstrate that the location and configuration of the required open space complies with the SFO General Design Standards at EC 9.3868(5) and the Housing Type Design Standards at EC 9.3870 through EC 9.3880 for the proposed Housing Type. The tentative plan shall provide required common open space on a shared separate lot or lots.

4. **Conceptual Site Plan.** The tentative partition or subdivision plan shall include a conceptual site plan that demonstrates the proposed lots can enable future development consistent with the following development standards: lot coverage, building setbacks, building size and dwelling unit size as set forth in the General SFO Design Standards.

(5) Open Space. Standards for the size and configuration of common and private open space shall apply according to each Housing Type. **See Figures 9.3870 – 9.3876 S-SW Zone Generic Site Configuration.**

(a) Common Open Space. Common open space intended to meet the requirements of this subdistrict may include any of the following:

1. Outdoor areas incorporating:
   - **a.** Lawn or landscaped areas designed for active or passive recreation and clearly accessible to residents for that purpose in which user amenities may be placed including but not limited to: walkways, planters, and outdoor furnishings.
   - **b.** Ornamental or food gardens.
   - **c.** Accessible eco-roofs and roof terraces on shared structures.
2. A maximum 50 percent of the required common open space may include hard surfaces with materials complying with EC 9.3868(10)(c).
3. A maximum of 40 percent of the common open space may be covered, but cannot be enclosed. Common open space is considered enclosed when the space between a floor, decking, or ground level and a roof structure has sides taller than 42 inches in height on more than two sides.
4. Vehicle use areas and required landscape buffers shall not be counted towards common open space requirements except as allowed by Housing Type.

(b) Private Open Space. Private open space shall be abutting and accessible from the associated dwelling unit and separated physically and visually from common open space (except when exempted by individual Housing Type). For allowable forms of separation see EC 9.3868(5)(c)1.-3. Separation Elements. Private open space shall comply with the following standards:

1. Outdoor areas incorporating:
   - **a.** Lawn or landscaped areas that may include pathways, planters, or garden furniture.
   - **b.** Ornamental or food gardens.
   - **c.** Accessible eco-roofs and roof terraces
   - **d.** For Rowhouse and Courtyard Housing Types, balconies located on the front façade or on side interior lot line facing facades. For Cottage Cluster and Single-Family Detached Housing Types, balconies shall not count towards private open space requirements.
2. A maximum 30 percent of the private open space may include hard surface materials complying with EC 9.3868(10)(b).
3. Private open space may be covered, but cannot be enclosed. Private open space is considered enclosed when the space between a floor, decking, or ground level and a roof structure has more than two sides taller than 42 inches in height.
4. Entry porches, vehicle use areas and required landscape buffers shall not be counted towards private open space requirements.

(c) Separation Elements. Standards for separation elements within a development site between common and private open space shall apply according to each Housing Type. Ground level private open space shall be

screened or buffered from adjacent private open space and common open space according to one of the following standards:

1. **Separation Element 1**. Landscaped plant material and/or planters with plant material such that screening or buffering shall reach a minimum height of 32 inches and a maximum height of 42 inches and greater than 50 percent sight obscuring area.
2. **Separation Element 2**. Open fencing, arbors, trellises or other structures with a minimum height of 32 inches and a maximum height of 42 inches and reaching a maximum of 50 percent sight obscuring area with trellised plant material.
3. **Separation Element 3**. Masonry wall with a minimum height of 32 inches and a maximum height of 42 inches.

(6) Active Street Fronts.

(a) Building Setbacks. All buildings except garages and carports shall be set back from the front property line at least 10 feet. Garage doors and carports shall be set-back at least 18 feet from the front property line and a minimum of 8 feet behind the front façade of the primary building. Interior setbacks shall be provided in accordance with R-1 standards in Table 9.2750 and EC 9.2751(7). Certain building features and uses may intrude into required setbacks as allowed under EC 9.6745 Setbacks - Intrusions Permitted.

(b) Entrances.

1. **Primary Entrance.** Street priority shall be based on street classification.
2. **Configuration.** Covered entries are required for all Housing Types. Additional standards for orientation, size, and configuration shall apply according to each Housing Type.

(c) Signs. Signs shall comply with Sign Standards in EC 9.6600 – EC 9.6680, with specific provisions as designated by EC 9.6645(2).

(d) End Units. End Units are dwelling units located at the end of a series of two or more attached dwelling units which have a wall without a main entrance facing a public street. Street facing building facades within 24 feet of the front property line shall not exceed 60 percent of the lot frontage. End Units within 24 feet of a property line abutting a public street shall comply with the design standards in **Figure 9.3868(6)(c) S-SW/SFO Zone End Unit Standards**. End Unit design shall include at least two of the following:

1. Street-facing building facades shall contain windows covering a minimum of 15 percent of the facade on each floor level.

S-SW/SFO Examples

Not Code Standards
For illustrative purposes only

EC 9.3868(6)(a) Active Street Fronts – Building Setbacks

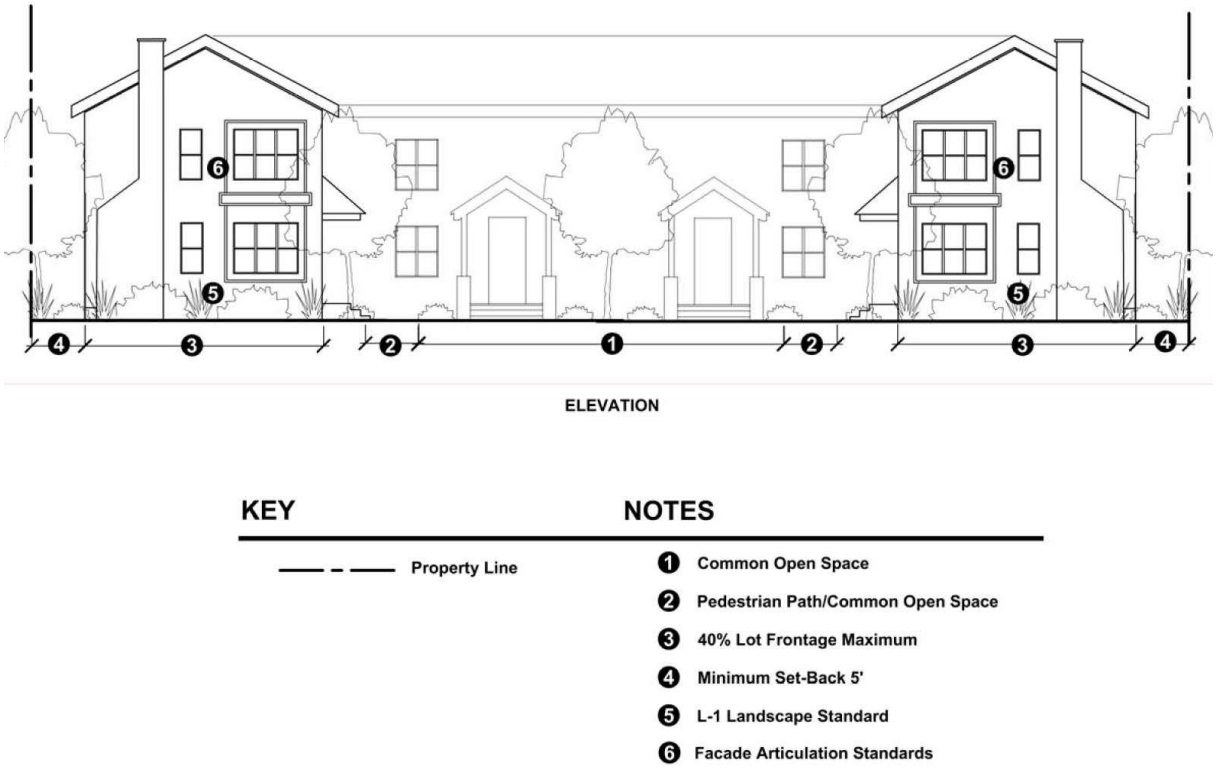
EC 9.3868(6)(b) Active Street Fronts - Entrances

EC 9.3868(6)(d) Active Street Fronts – End-Units

2. At least one architectural projection that projects a minimum of 18 inches from the street facing façade (example: bay windows, a chimney shown on the exterior of the house) with a minimum width of two feet.

3. Landscaping shall be installed and maintained in yards abutting streets. Landscaping shall comply, at a minimum, with the standards in EC 9.6210(1) Basic Landscape Standard (L-1). The required landscaping shall be placed within the required front yard setback area and may be pierced by pedestrian and vehicular access ways.

Figure 9.3868(6)(c) S-SW/SFO Zone End Unit Standards.



Note: End-Unit design as shown is conceptual and intended to represent the required standards as specified in EC 9.3868(6)(c).

(7) Building Scale and Form.

(a) Building Siting Requirements. Standards shall apply according to each Housing Type.

(b) Building Size. Standards shall apply according to each Housing Type.

(c) Dwelling Unit Size. Standards shall apply according to each Housing Type.

(d) Accessory Buildings. The following standards apply to all accessory buildings:

1. One shared accessory building is allowed per development site not to exceed the equivalent of 200 square feet per dwelling unit with a maximum area not to exceed 1,200 square feet.

2. One private accessory building is allowed per dwelling unit with a

maximum area of 200 square feet.

3. Accessory buildings shall be at least 5 feet from the interior lot lines and shall not exceed 18 feet in height.

4. Accessory buildings shall comply with EC 9.2751(16)(b)5.-7.

(8) Architectural Design Standards. All development shall meet the following design standards in addition to standards required according to each Housing Type.

(a) Building Articulation. Each dwelling shall include at least two of the following design elements on the main entrance façade. Alternately, one of the required design elements may be included on an interior lot line facing façade within 18 feet of the main entrance façade:

1. At least one architectural projection that projects a minimum of 18 inches from the façade and with a minimum width of 2 feet (example: bay windows, a chimney shown on the exterior of the house).

2. Changes in vertical wall plane spanning the height of the façade of at least 18 inches at a minimum every 30 feet.

3. Covered porches or trellised patios with a minimum area of 30 square feet and a minimum depth of 4 feet.

4. Balconies with a minimum 24 square feet and a minimum depth of 4 feet.

5. At least one dormer, with a window, attached to habitable interior space with a maximum width of 10 feet.

(b) Architectural Detailing. Each dwelling shall include at least three of the following design elements:

1. Main entrance door recessed from the wall plane at least 6 inches.

2. All eaves with minimum 18 inches of overhang

3. Entry porch detailed with a minimum of two posts with roof brackets or two columns spanning between the entry porch floor and roof beam, and railings on two sides.

4. Building trim with a 3-1/2 inch minimum width and 3/4 inch minimum projection marking all building roof lines, porches, windows and doors on all elevations.

5. Fascia boards on all eaves and gabled ends with 6 inches minimum width.

(c) Materials and Finish. Each dwelling shall

S-SW/SFO Examples

Not Code Standards
For illustrative purposes only

EC 9.3868(8)(a)2. Building Articulation – Changes in Vertical Wall Plane

EC 9.3868(8)(b)2. Architectural Detailing - Eaves

EC 9.3868(8)(b)3. Architectural Detailing – Porch Detail

EC 9.3868(8)(c)3. Materials and Finish – Materials Change

include at least two of the following design elements:

1. Durable finish and/or accent material, such as masonry, stone and/or finished metal to cover 20 percent of the front façade (excluding building trim).
2. The use of siding that does not include vinyl (PVC) or aluminum products.
3. Materials change in building siding cladding with the primary material to cover a minimum of 60 percent of each exterior facade (excluding windows, doors, garage doors, and building trim). A secondary material (or multiple materials) to cover the remainder of each façade (excluding windows, and doors, garage doors, and building trim) a minimum of 20 percent.
4. Variation in building colors and accent colors. Primary color shall cover a minimum of 60 percent of each exterior (excluding windows, doors, garage doors, and building trim). A secondary color (or multiple colors) shall cover the remainder of each façade (excluding windows, doors, garage doors, and building trim)a minimum of 20 percent. A tertiary color shall cover building windows, doors and building trim.
5. Windows divided with mullions.

(d) Sustainable Features. At least one of the following sustainable features shall apply to the entire development or each dwelling:

1. Siting of dwellings within the development site and in relation to buildings on abutting sites to maximize solar access on the south facing facades. At least 75 percent of the development site's total building square footage shall be sited such that one axis of each dwelling is at least 1-1/2 times longer than the other, and the longer axis is within 15 degrees of geographical east-west (applies only to walls enclosing conditioned spaces).
2. Direct solar exposure on 75 percent of south-facing exterior walls at the time of initial occupancy, measured at noon on December 21st for all dwellings within the development site.
3. Solar hot water system providing 50 percent of heated water use for all dwellings within the development site shall comply with the Oregon Solar Installation Specialty Code.

S-SW/SFO Examples

Not Code Standards
For illustrative purposes only

EC 9.3868(8)(d)4. Solar Energy Generation

EC 9.3868(8)(d)5. Eco-Roof

EC 9.3868(8)(d)7. Pervious Paving

EC 9.3868(8)(d)8. Rainwater Catchment

4. On-site solar energy generation providing at least 5 percent of the projected annual electrical and thermal energy needs for the dwellings in the development site shall comply with the Oregon Solar Installation Specialty Code.

5. Eco-roof covering a minimum 50 percent of the total roof area within the development site shall comply with the requirements in the Stormwater Management Manual.

6. Rain garden, stormwater planter, swale, pond, or a combination thereof, providing 100 percent of the development site's stormwater treatment shall comply with the requirements in the Stormwater Management Manual.

7. Pervious concrete, pervious asphalt, stone or masonry pavers, structural grass pavers, or other, permeable paving for a minimum of 70 percent of paved surfaces within the development site shall comply with the requirements in the Stormwater Management Manual.

8. Rainwater catchment and storage system intended for outdoor water usage with a minimum 100-gallon-per-dwelling capacity.

9. Drought tolerant plant materials from the City of Eugene Native Plants or Native Plants Alternative List covering 70 percent of the non-paved site area, including required common open space, setbacks, or buffers, to meet at a minimum EC 9.6210(1) Basic Landscape Standard (L-1).

(e) Windows. Main entrance facades shall contain windows covering a minimum of 20 percent of the facade on the ground floor level and a minimum of 15 percent of the façade on upper levels.

(9) Site Access.

(a) Pedestrian Access. Development sites shall provide direct and improved pedestrian access to buildings within the site and to any abutting or adjacent natural areas, parks and pedestrian connections through compliance with the following standards:

1. EC 9.6730(3)(a-c) Pedestrian Circulation On-Site – Design of On-Site Pedestrian Facilities

2. Paths accessing private entries from public streets and sidewalks, or shared on-site walkways shall have a maximum width of 5 feet.

3. Shared walkways within the development site providing connection between public streets or sidewalks and private entry paths shall have a maximum width of 7 feet.

(b) Motor Vehicle Access.

1. No more than one shared driveway is allowed per development site on each street abutting the site and shall comply with the SW-SFO subdistrict standards (with the exception below at) EC 9.3868(9)(c)8.a. – b. Development sites with a minimum area of 14,400 square feet are allowed a one-way driveway with two curb cuts separated by a minimum of 60 feet measured along the face of the curb at full curb height – one for ingress and one for egress.

2. Abutting lots may share a driveway provided such a driveway is allowed under applicable access management standards of EC Chapter 7. When shared driveways are provided, no additional driveways are permitted on that street frontage for either lot sharing the driveway.

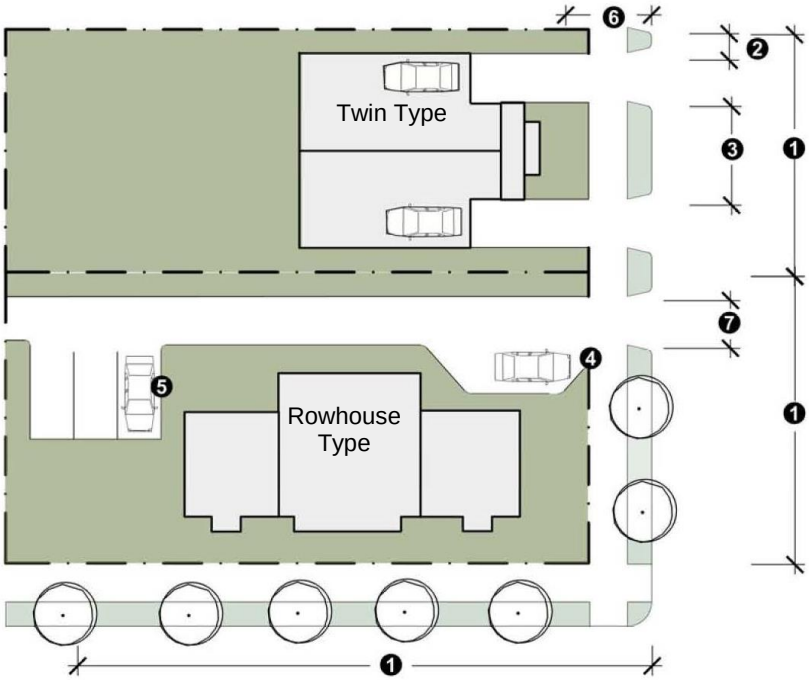
3. Driveway access from the street to the front of individual rowhouse units or End Units is prohibited.

4. Automobile access provided at the rear of the lot or from an alley shall be in accordance with the standards in EC 9.6505(3) Improvements – Specifications, Streets and Alleys.

(c) **Driveway Standards.** Driveways that are accessed from a street shall meet the following requirements. **See Figure 9.3868(9)(c) Driveway Standards.**

1. **Taper.** The driveway must taper to no more than 12 feet in width at the front property line, except as provided in EC 9.3868(9)(c)4. Pull-Out Pad.
2. **Driveway Width.** Driveways accessed from streets classified as a local street and serving up to 10 parking or garage spaces shall be a maximum of 12 feet wide with the exception of Courtyard with Flex Space Housing Type. Driveways accessing Courtyard with Flex Space Housing Type shall be a maximum of 22 feet.
3. **Pull-Out Pad.** Driveways accessed from streets classified as minor arterials or neighborhood collectors and serving three to ten parking spaces or garage units shall provide a "pull-out pad" not to exceed 10 feet additional to the allowed driveway width by 28 feet within 3 feet of the sidewalk and curb apron. **See Figure 9.3868(9)(c) Driveway Standards.** "Pull-out pad" paving shall comply with EC 9.3874(3)(b)2. Flex-Space – Allowed Paving Types.
4. **Large Parking Lot Access.** Driveways serving more than 10 parking spaces shall comply with EC 9.5500(11)(b) Multi-Family Standards –Site Access and Internal Circulation, Driveways.
5. **Separation.** A driveway or parking area shall be located a minimum of six feet from any existing driveway or parking area on an abutting property.
6. **Driveways in Setback Area.** Up to 3-1/2 feet of the driveway width may be located in an interior setback area when a vine-covered fence, trellis or living screen hedge with a minimum plant bed width of 1-1/2 feet complying with EC 9.6210(5) Partial Screen Fence (L-5). Cyclone or chain-link fence, with or without vinyl slats, is not allowed to meet this standard.
7. **Driveways for Twins.** Driveways serving a Twin where both main entrances face the same street and the lot is not on the corner of two streets or the corner of a street and an alley, two driveways are allowed as follows:
   a. Driveways shall be separated by a minimum of 22 feet measured along the face of the curb at full curb height between the curb cuts.
   b. Driveways shall comply with the above standards at EC 9.3868(9)(c)1.-6.

Figure 9.3868(9)(c) S-SW/SFO Zone Driveway Standards.



KEY

- Property Line
- Building Area
- Sidewalks, Driveways & Paths
- Open Space

NOTES

1. Street Front Property Line
2. Minimum Distance between Driveways 6'
3. Minimum Distance between Twin Driveways 22'
4. Pull-Out Pad
5. Shared Parking
6. Garage Set-Back from Property Line 18'
7. Maximum Driveway Width 12'

Note: Driveway design as shown is conceptual and intended to represent the required standards as specified in EC 9.3868(9)(c).

(10) Motor Vehicle Parking.

(a) Required Motor Vehicle Parking. Within the S-SW/SFO subdistrict, the minimum parking standards in Table EC 9.3868(10) apply instead of the standards in Table EC 9.6410.

Table 9.3868(10) S-SW/SFO Zone Motor Vehicle Parking Requirements				
Housing Type:	**Row House**	**Courtyard**	**Cottage Cluster**	**Single-Family Detached**
Minimum number of parking spaces required per unit	1	1	1	1
Threshold for Shared Parking Requirement	-	-	4 Spaces or More	-
Non-Shared Parking Allowed	Yes	Yes	Maximum of 3 Spaces	Yes
Tandem Parking Allowed	Yes	Yes	Yes	Yes

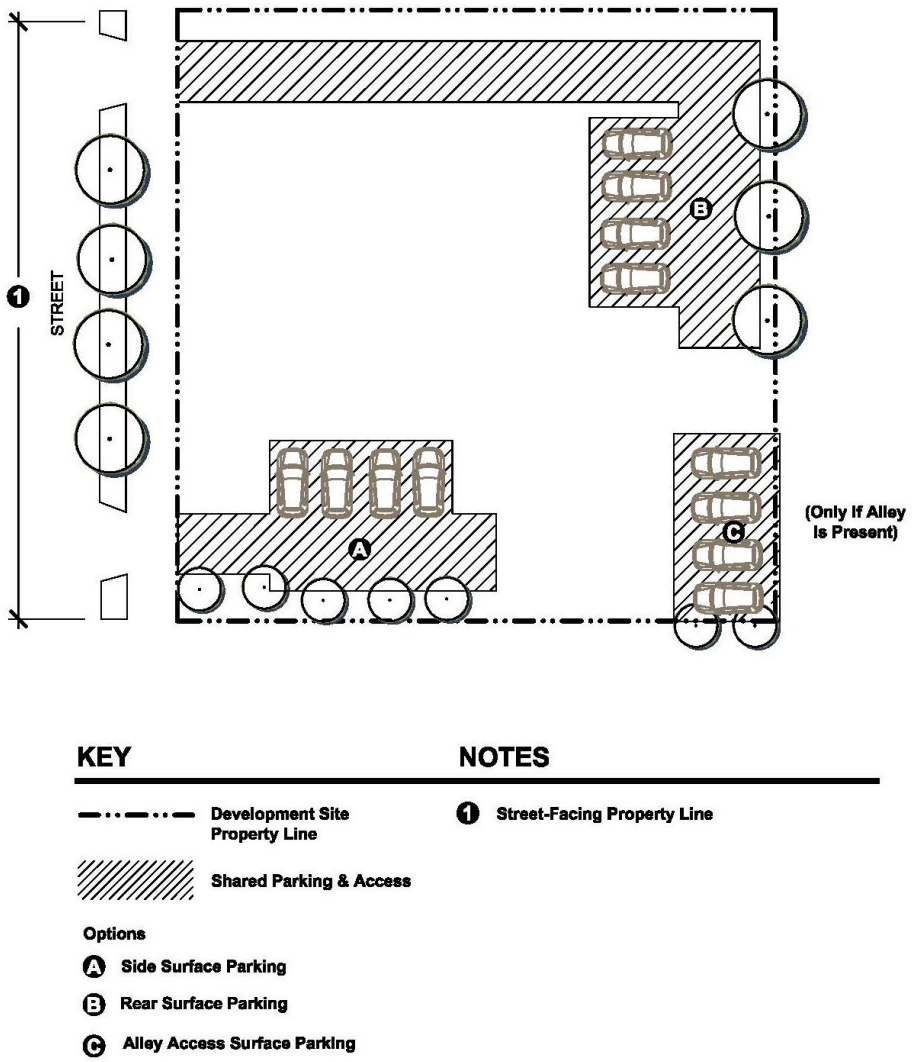
(b) Parking Configuration. On site surface parking shall be limited to driveways and parking areas provided in compliance with other applicable S-SW/SFO subdistrict standards. Parking areas shall not be permitted between the main building and abutting streets except as allowed for driveways in Twin and Single-Family Detached Housing Types. Parking configuration and standards shall apply according to requirements for each Housing Type. **See Figure 9.3868(10) Generic Motor Vehicle Parking Configuration**.

(c) Paving. Parking areas are required to surface the area in a durable, dust-free permeable or impermeable paving.

(d) Shared Parking Areas. Shared surface parking areas serving more than 10 vehicles shall comply with EC 9.5500(12)(a-c) Multi-Family Standards – Vehicle Parking.

(e) Size of Vehicle Use Areas. The total area of all vehicle use areas, parking areas and covered or enclosed parking areas shall not exceed 20 percent of gross development site area.

Figures 9.3868(10) S-SW/SFO Zone Generic Motor Vehicle Parking Configurations.



Note: Parking Configuration as shown is conceptual and intended to represent the required standards as specified in EC 9.3868(10).

(11) Garage Standards.

(a) Garage Doors.

1. For a garage accessed directly from an abutting street, a maximum of one garage door is allowed per dwelling unit with the exception of Single Family Detached Housing Type (see EC 9.3868(11)(a)2. below). Garage doors shall be no more than 9 feet wide and 8 feet high, and shall be set back according to EC 9.3868(6).

2. For the Single Family Detached Housing Type or garages accessed via an alley, two garage doors with maximum dimensions of 9 feet wide and 8 feet high each are permitted per dwelling unit.

3. The Rowhouse Housing Type and Courtyard end units are prohibited

4. from including garages with street-facing doors or street-facing tuck-under entries.

(b) Windows. Garage facades visible from the public street shall include a minimum of 4 square feet of glazing per 20 linear feet of all street-facing façades (not including the façade with the vehicle access door).

(12) Landscape Requirements.

(a) Landscape Screening.

1. Motor Vehicle Parking. Surface parking areas with three to ten spaces shall be screened to EC 9.6210(2) Low-Screen Landscape Standard (L-2) with a minimum landscape bed width of 3 feet from abutting properties and streets. Parking areas with more than ten spaces shall comply with EC 9.6420(3) Parking Area Standards – Landscape Standards.

2. Outdoor Storage, Trash and Recycling. Outdoor storage, trash, and recycling areas shall be screened from view from abutting properties, streets and alleys with a minimum 5-foot tall 100-percent sight-obscuring fence or enclosure on at least three sides with the open side facing at least 90 degrees away from the nearest abutting property, street, or alley.

S-SW/SFO Examples

Not Code Standards
For illustrative purposes only

EC 9.3868(6)(a) Building Setbacks – Garage Setback

EC 9.3868(11)(b Garage Standards - Windows

(b) Fences. Fence standards apply to walls, fences, and screens of all types and materials. Use of barbed wire and electric fencing is prohibited.

1. Location and Heights.

a. Front Yard Setback. Fences up to 42 inches high are permitted within the required front yard setback. For corner lots or double frontage lots, a fence up to 6 feet high is permitted within the front yard setback facing a secondary street; this fence cannot extend past a line created by an extension of any front wall of the dwelling. **See Figure 9.2751(14)(b)1**. Fences on corner lots and within the front yard setback that are over 42 inches shall be less than 50 percent sight obscuring. Trellised plant material is allowed and may be greater than 50 percent sight obscuring.

b. Interior Yard. Fences up to 6 feet in height are permitted within the required interior yard setback and includes allowed deer fencing per EC 9.2751(14)(c) Deer Fencing. See EC 9.3868(5)(c)1.-3. Separation Elements for allowed types within development sites. Interior Separation Element standards shall apply to all SFO subdistrict Housing Types except for Rowhouse and Single-Family Detached.

d. Vision Clearance. Fences must meet the standards in EC 9.6780 Vision Clearance Area.

9.3870 Housing Type Design Standards: Rowhouse

S-SW/SFO/RH Examples

Not Code Standards
For illustrative purposes only

EC 9.3870 Rowhouse Type

EC 9.3870 Rowhouse Type

(1) Application of Standards. The standards in this section apply to Rowhouse development where allowed, according to EC 9.3840 S-SW South Willamette Special Area Zone Permitted Uses. In the case of conflict between the general standards at EC 9.3868, and the standards in this section, the standards in this section shall control. **See Figure 9.3870 Generic Site Configuration – Rowhouse**.

(2) Design Review. As an alternative to complying with the design standards listed in this section, an applicant may seek approval for Design Review in accordance with the provisions of EC 9.3890 or through an approved planned unit development: open space standards in EC 9.3870(3); active street fronts in EC 9.3870(4); building scale and form in EC 9.3870(5); and motor vehicle parking in EC 9.3870(6).

(3) Open Space.

(a) Common Open Space. Common Open Space is not required. Common open space that is provided shall comply with S-SW/SFO subdistrict standards.

(b) Private Open Space. Each dwelling unit shall include a minimum 400 square feet of private open space. Any single private open space at ground level shall have a minimum area of 100 square feet with no dimension less than 14 feet, and may include landscaped front and rear yards. Patios and balconies of any size may also be counted towards the requirement, in addition to those selected to meet Rowhouse Housing Type requirements.

(4) Active Street Fronts: Entrances. Dwelling units shall provide a main entrance defined by an individual covered entry porch facing the street with a minimum area of 30 square feet and a minimum depth of 4 feet. Entrances shall be directly connected to the public sidewalk with a paved pedestrian walkway with a maximum width of 5 feet.

(5) Building Scale and Form

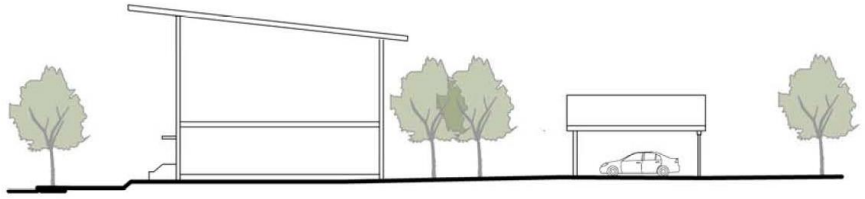
(a) Building Siting Requirements. The maximum number of units in one building is seven and the minimum number of units is three.

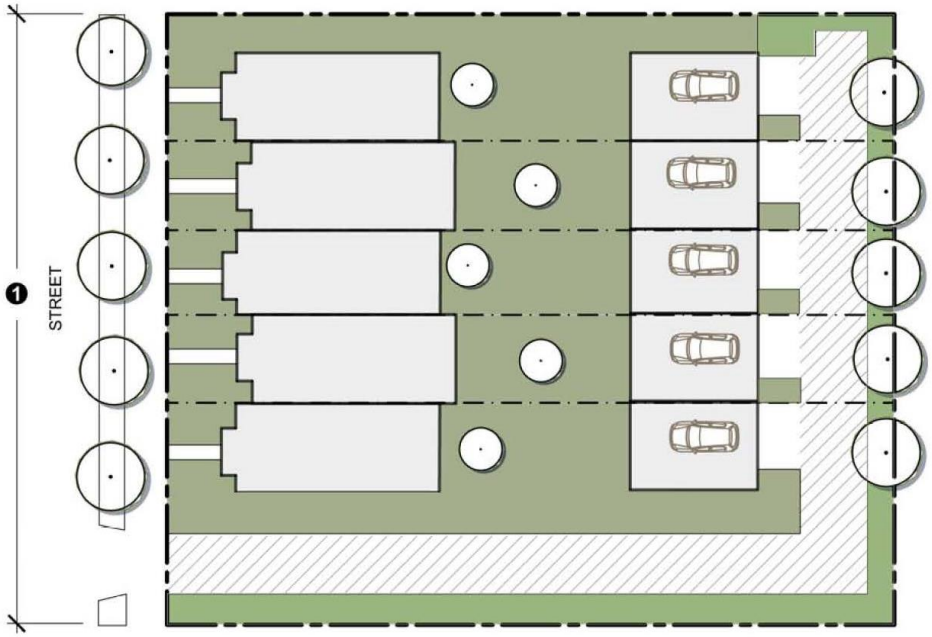
(b) Building Length. The maximum building length shall not exceed 150 feet.

(c) Unit Size. The minimum unit width is 15 feet; the maximum unit width is 30 feet.

(6) Motor Vehicle Parking. Any shared surface parking including required buffers shall abut a minimum of one development site interior lot line.

Figure 9.3870 S-SW/SFO/RH Zone Overlay Generic Site Configuration – Rowhouse.





KEY

- Development Site Property Line
- Lot Division
- Building Area
- Private Open Space
- Landscape Buffers
- Easement

NOTES

1. Street-Facing Property Line

Note: Rowhouse design as shown is conceptual and intended to represent the required standards as specified in EC 9.3870.

9.3874 Housing Type Design Standards: Courtyard Houses

S-SW/SFO Examples

Not Code Standards
For illustrative purposes only

EC 9.3874 Courtyard Type

EC 9.3874 Courtyard Type

EC 9.3874 Courtyard Type with Flex Space

(1) Application of Standards. The standards in this section apply to Courtyard House development where allowed according to EC 9.3840 Permitted Use. In the case of conflict between the general standards at EC 9.3868, and the standards in this section, the standards in this section shall control. **See Figure 9.3874 Generic Site Configuration – Courtyard.**

(2) Design Review. As an alternative to complying with the design standards listed in this section, an applicant may seek approval for Design Review in accordance with the provisions of EC 9.3890 or through an approved planned unit development: open space standards in EC 9.3874(3); active street fronts in EC 9.3874(4); building scale and form in EC 9.3874(5); and site access in EC 9.3874(6).

(3) Open Space.

(a) Common Open Space. A single, common open space shall be provided with a minimum 200 square feet per unit with no dimension less than 20 feet. The common open space shall be bordered by building frontage on at least two sides and shall abut the front property line on one side for no less than 20 feet in width.

(b) Flex-Space. The Courtyard Housing Type allows up to 70 percent of required common open space to be flex-space. Flex-space is a hard-surface, multi-use outdoor area that may simultaneously provide vehicle access and maneuvering, common open space for residents, and pedestrian access. Flex-space may not include private or shared surface parking. **See Figure 9.3874(3)(b) Generic Site Configuration - Courtyard with Flex Space.**

1. **Flex Space Entrances.** Units with entrances facing the flex-space shall comply with all standards pertaining to entries at EC 9.3874(5).
2. **Allowed Paving Types.** Flex-space shall be paved with a minimum of 50 percent structural grass pavers and the remaining area with permeable paving with capacity to meet stormwater filtering requirements in the Stormwater Management Manual.
3. **Vehicle Use.** Permeable paving in areas with vehicle access shall meet load bearing and structural requirements in the Stormwater Management Manual.

(c) Private Open Space. Private open space shall be provided with a minimum 96 square feet per unit. No dimension shall be less than 6 feet. Separation

elements are required and shall comply with EC 9.3868(5)(c)1. or 3. Separation Elements.

(4) Active Street Fronts. Entrances. Dwelling units shall provide a main entrance defined by an individual covered porch facing the common open space with a minimum area of 30 square feet and a minimum depth of 4 feet. Entrances shall be directly connected to a shared pedestrian walkway by a paved walkway with a maximum width of 5 feet.

(5) Building Scale and Form

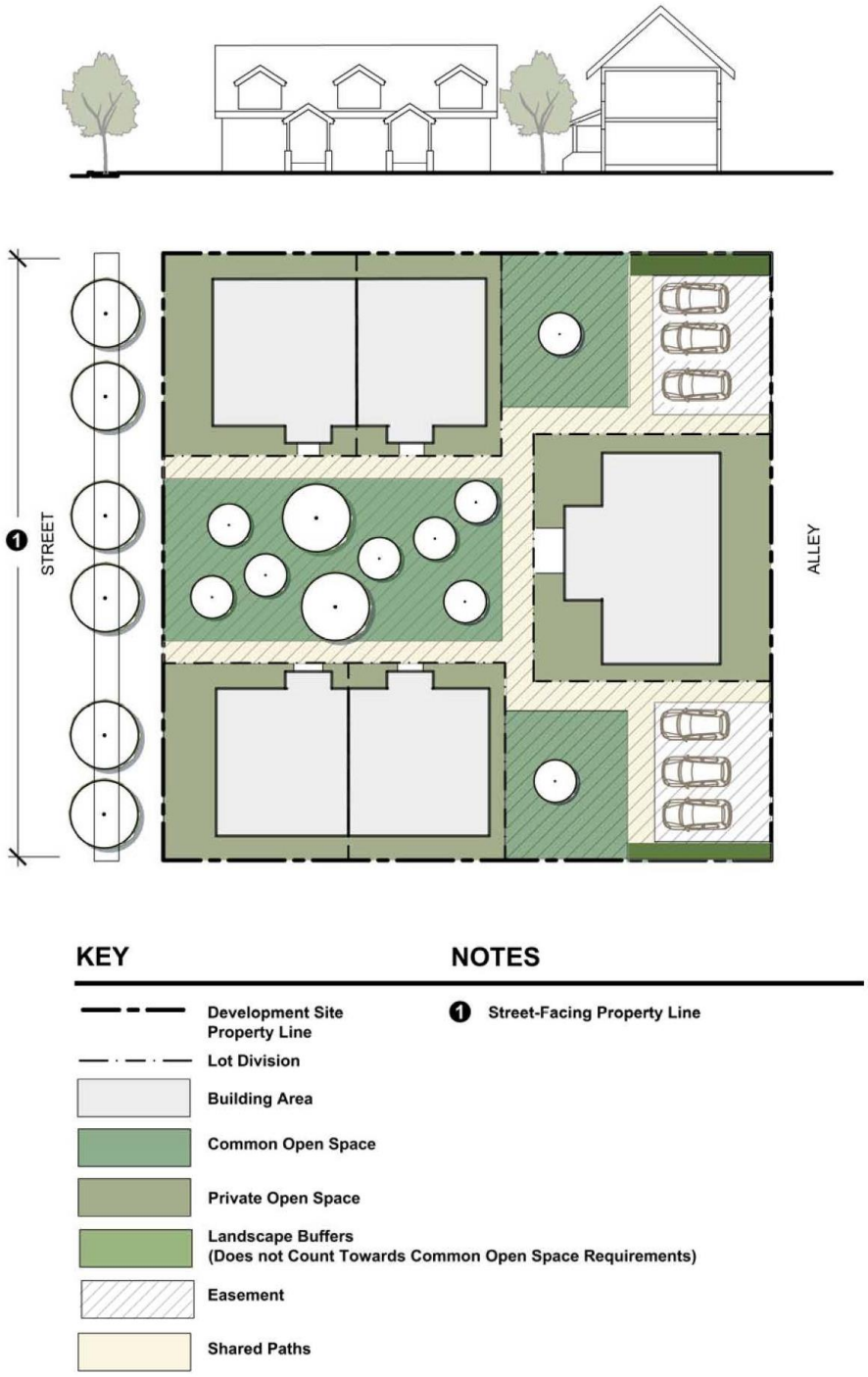
(a) Building Siting Requirements. The maximum number of units in one building is six.

(b) Building Size. The maximum building length shall not exceed 150 feet.

(6) Site Access.

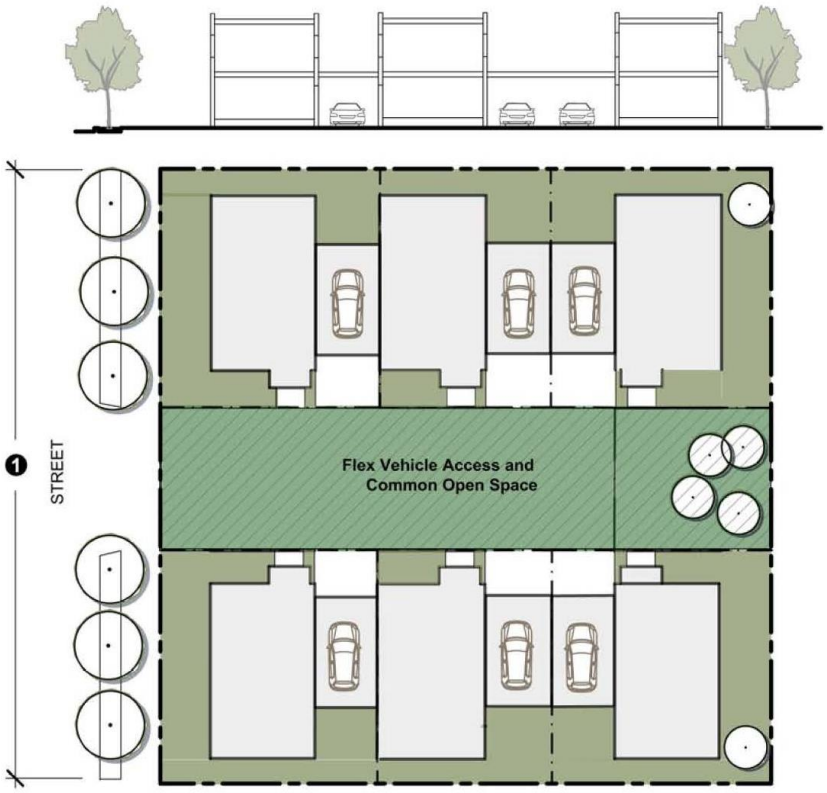
(a) Pedestrian Access. A shared pedestrian walkway shall provide access from the public sidewalk through the shared courtyard area to each dwelling entrance meeting EC 9.3868(9)(a) Pedestrian Access. Development sites with Flex Space are exempt from this standard.

Figure 9.3874 S-SW/SFO Zone Generic Site Configuration – Courtyard.



Note: Courtyard design as shown is conceptual and intended to represent the required standards as specified in EC 9.3874.

Figure 9.3874(3)(b) S-SW/SFO Zone Generic Site Configuration - Courtyard with Flex Space.



KEY

- Development Site Property Line
- Lot Division
- Building Area
- Common Open Space
- Private Open Space
- Easement
- Shared Paths

NOTES

1. Street-Facing Property Line

Note: Courtyard with Flex Space design as shown is conceptual and intended to represent the required standards as specified in EC 9.3874(3)(b).

9.3876 Housing Type Design Standards: Cottage Cluster Houses

(1) Application of Standards. The standards in this section apply to Cottage Cluster development where allowed according to EC 9.3840 Permitted Use. In the case of conflict between the general standards at EC 9.3868, and the standards in this section, the standards in this section shall control. **See Figure 9.3876 Generic Site Configuration - Cottage Cluster.**

(2) Design Review. As an alternative to complying with the design standards listed in this section, an applicant may seek approval for Design Review in accordance with the provisions of EC 9.3890 or through an approved planned unit development: open space standards in EC 9.3876(3); active street fronts in EC 9.3876(4); building scale and form in EC 9.3876(5); architectural design standards in EC 9.3876(6); and motor vehicle parking in EC 9.3876(7).

(3) Open Space.

(a) Common Open Space. Common open space shall be provided with a minimum of 1,600 square feet, or 400 square feet per unit, whichever is greater.

1. At least 50 percent of the units in the development site cluster must abut common open space.
2. Common open space serving three or more units shall be abutted by units on at least two sides.
3. No unit shall be located further than 60 feet from common open space.
4. Common open space shall not be divided into more than two separate areas with one area of at least 1,600 square feet.
5. No dimension shall be less than 25 feet.
6. Common open space may include setback areas.

(b) Private Open Space Private open space shall be provided with a minimum of 200 square feet per unit. No dimension shall be less than 14 feet, and no single space area may be less than 100 square feet. Private open space may include landscaped front, interior yards, and setback areas. Separation elements are required and shall comply with EC 9.3868(5)(c)2. Separation Elements.

S-SW/SFO Examples

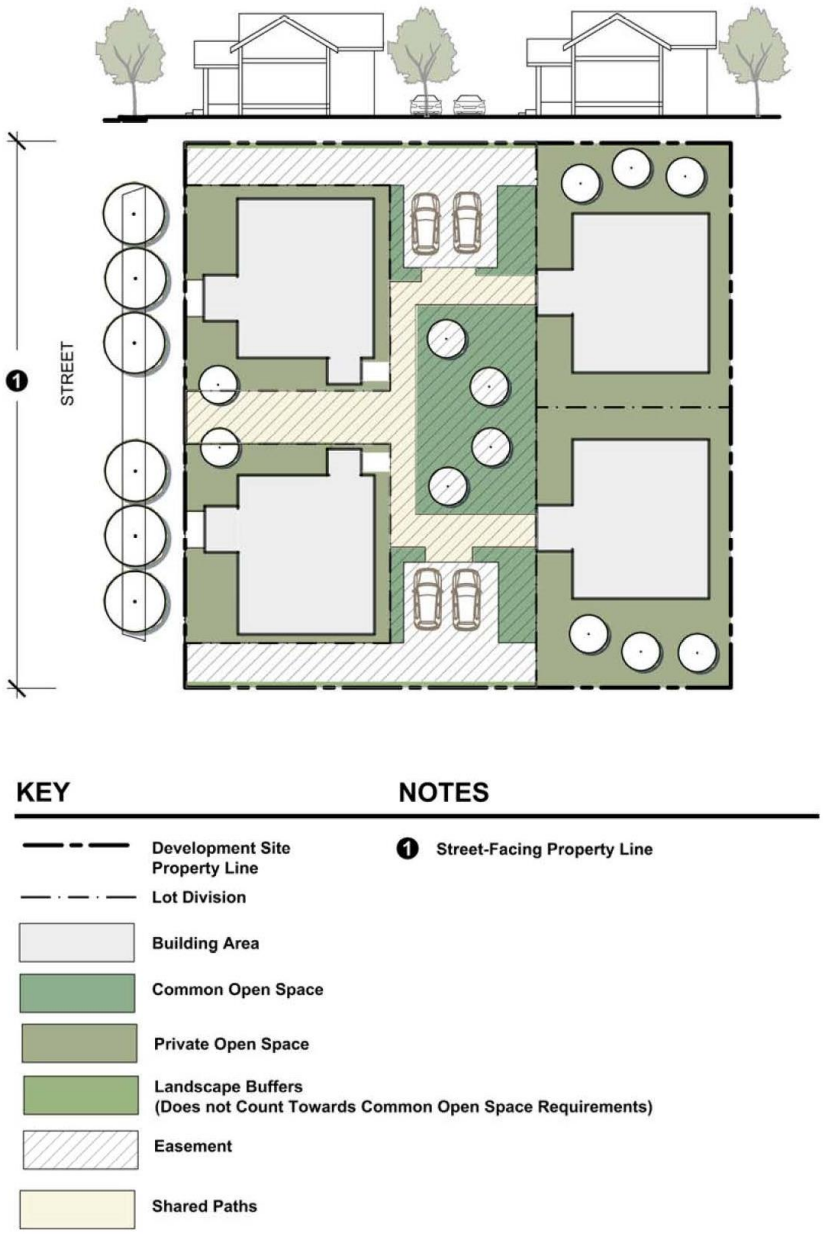
Not Code Standards
For illustrative purposes only

EC 9.3876 Cottage Cluster Type

EC 9.3876 Cottage Cluster Type

EC 9.3876 Cottage Cluster Type

Figure 9.3876 S-SW/SFO Zone Generic Site Configuration - Cottage Cluster.



Note: Cottage Cluster design as shown is conceptual and intended to represent the required standards as specified in EC 9.3876.

(4) Active Street Fronts.

(a) Entrances. All dwelling units shall provide at least one covered entrance porch of at least 80 square feet and a minimum depth of 8 feet. Entrances shall face and directly connect to the common open space by a paved pedestrian walkway with a maximum width of 5 feet, except as required in Subsection (b) below.

(b) Frontage Units. All dwelling units located within 24 feet of the street-facing property line are considered frontage units and shall provide a covered entrance porch as required in Subsection (a) above facing and directly connected to the public sidewalk by a paved path with a maximum width of 5 feet. If a dwelling unit is located within 24 feet of two or more street-facing property lines, the covered entry porch and paved path are only required to the primary street, and any other street facing facades shall follow EC 9.3868(6)(d) End Units. Frontage units that also abut common open space shall provide an additional covered porch entrance with a minimum area of 30 square feet and a minimum depth of 6 feet facing and directly connected to the common open space.

(5) Building Scale and Form

(a) Building Siting Requirements. A minimum of two units and a maximum of 12 units are allowed per development site

(b) Building Height. The maximum building height shall not exceed 18 feet.

(c) Building Size.

1. Individual units shall provide a maximum total building square footage of 1000 square feet with a maximum ground floor square footage of 850 square feet, measured at the exterior perimeter walls.

2. For clusters of three or more units, at least 25 percent of the units shall provide a total building square footage of 850 square feet or less.

(6) Architectural Design Standards.

(a) Character and Diversity. Dwelling units and accessory buildings located in a cluster shall be designed within a consistent architectural character. Clusters of three or more units shall provide diversity within the architectural character by using two or more of the following design elements:

1. Provide at least two porch styles

2. Provide at least two roof styles

3. Vary the use and form of dormer windows

4. Vary the building materials so that no more than 67 percent of cottages in a cluster feature the same combination and application of materials.

5. Vary the dominant building color so that no more than 67 percent of units in a cluster feature the same dominant color.

(7) Motor Vehicle Parking.

(a) For development sites providing three or more parking spaces or garage units, surface parking including required buffers and garages shall be common and abut a minimum of one development site interior lot line.

9.3878 Housing Type Design Standards: Twin

(1) Application of Standards. The standards in this section apply to Twin development where allowed according to EC 9.3840 Permitted Use. In the case of conflict between the general standards at EC 9.3868, and the standards in this section, the standards in this section shall control.

(2) Design Review. As an alternative to complying with the design standards listed in this section, an applicant may seek approval for Design Review in accordance with the provisions of EC 9.3890 or through an approved planned unit development: active street fronts in 9.3878(3).

(3) Active Street Fronts: Entrances. All dwelling units shall provide at least one covered entrance porch of at least 30 square feet in area with a minimum depth of 4 feet.

9.3880 Housing Type Design Standards: Single-Family Detached

(1) Application of Standards. The standards in this section apply to Single-Family Detached development where allowed according to EC 9.3840 Permitted Use. In the case of conflict between the general standards at EC 9.3868, and the standards in this section, the standards in this section shall control.

(2) Design Review. As an alternative to complying with the design standards listed in this section, an applicant may seek approval for Design Review in accordance with the provisions of EC 9.3890 or through an approved planned unit development: active street fronts in EC 9.3880(3).

(3) Active Street Fronts: Entrances. All dwelling units shall provide at least one covered entrance porch of at least 30 square feet and a minimum depth of 4 feet.

9.3890 S-SW South Willamette Special Area Zone Design Review

(1) Applicability. As an alternative to designing a development that complies with applicable standards in the S-SW Zone, and only where explicitly stated that the Design Review process can be used to approve an alternative to particular standards, an applicant may apply for approval of a proposed development through the Design Review process at EC 9.8110 through EC 9.8114.

(2) Approval Criteria. The Planning Director shall approve, approve with conditions, or deny a Design Review application in the S-SW Zone based on compliance with the applicable approval criteria as follows:

(a) EC 9.3892 S-SW General Design Review Approval Criteria; and,

(b) The applicable provisions of EC 9.3894 S-SW Additional Design Review Approval Criteria, based on the specific category of standards for which flexibility is requested (i.e. open space, active street fronts, building form and scale, etc.). The applicant shall demonstrate compliance with all of the criteria within the specific category standards for which flexibility is requested.

(c) In the event that an applicant cannot demonstrate compliance with one or more of the S-SW Additional Design Review Approval Criteria at EC 9.3894, the Planning Director may allow the proposed non-compliance as part of a conditional Design Review approval, subject to evaluation solely on the S-SW General Design Review Approval Criteria of EC 9.3892. Such allowance may require the provision of additional enhanced pedestrian space, design elements, or other amenities that are commensurate with the degree of proposed non-compliance.

9.3892 S-SW General Design Review Approval Criteria.

(1) The request will allow the project to achieve an equivalent or higher quality overall design than would be required through strict adherence to the standards.

(2) The design appropriately transitions to any adjacent properties in SFO and R-1 zones through design techniques and treatments including, but not limited to, additional setbacks, open space, enhanced pedestrian space, building orientation and massing, architectural details and use of high quality building materials, window and balcony placement, screening, landscaping, and parking and access orientation.

(3) The interface with the "public realm" (streets, pedestrian zones, and public or semi-public open space) is prioritized through the disposition and character of the building, location of entrances and the use of entrance elements such as awnings and canopies, porches and stoops, and visual screening of service elements such as parking or recycling and garbage areas.

(4) Buildings frame spaces, most importantly, streets and public spaces. Considerations such as building massing, the location and size of parking, vehicular access, and landscaping should reinforce the character of the street or public space in keeping with subdistrict designation.

9.3894 S-SW Additional Design Review Approval Criteria

(1) Applicability. Design review applications will be evaluated on criteria in the specific category of the following standards for which flexibility is requested, as appropriate to the character of the specific subdistrict and EC 9.3892 S-SW General Design Review Approval Criteria. The full extent of relevant criteria within the specific category will apply to evaluation of the proposal. The applicant may also elect to demonstrate further excellence in other Design Review categories as a means to justify the requested flexibility.

(2) Lot Standards. As an alternative to compliance with applicable Lot Standards at EC 9.3858(4) and EC 9.3868(4)(b), all of the following criteria shall apply to the request:

(a) Create lots sized to a proportion adequate for the intended use, providing solar access and common and private open space of a size functional for the building type.

(b) If onsite open space meeting the requirements of the subdistrict or residential type is not practicable, provide improved access to public open space.

(3) Open Space. As an alternative to compliance with Open Space Requirements at EC 9.3858(5), EC 9.3868(5), EC 9.3870(3), EC 9.3874(3) and EC 9.3876(3), all of the following criteria shall apply to the request:

(a) General Open Space Standards

1. Frame open spaces with active uses such as shop fronts, building entrances, windows, porches or public streets.

2. Enhance open spaces to support intended uses through the use of landscaping, hardscape, lighting, seating, water features, garden areas, play equipment or art.

3. Provide for natural, everyday observation and experience of public, semi-public and semi-private spaces. Create highly visible spaces and open connections through attention to building orientation, window placement and entries, and the use of elements such as balconies, terraces, low vegetation or transparent barriers.

4. Provide architecturally defined outdoor spaces such as raised terraces, trellised patios and balconies on facades visible from public streets.

5. Where possible, orient open space for solar access and provide shade protection for outdoor uses in the summer.
6. Minimize the amount of outdoor space that is covered or enclosed.
7. Incorporate garden features such as planters, food gardens or accessible eco-roofs.
8. Minimize impermeable surfaces whenever possible with reduced hardscape area or the use of permeable hardscape options.
9. Provide privacy screening or buffering between common and private open space with elements such as landscaping, green screens, trellises, open fencing and low walls.

(b) Common Open Space
1. Site dwellings such that the buildings create perceived enclosure of the common open space.
2. Define semi-public and semi-private open spaces through clear edges such as seat walls, green screens, garden walls, and plantings.
3. In the Mixed Use subdistrict only, use common open space as an extension of the building premises, with places for outdoor seating, outdoor merchandising, or other outdoor uses.
4. For Residential uses in any building, provide abundant and highly functional common open space for use by residents that is easily accessible and viewable from individual units.

(c) Private Open Space. Provide sufficiently sized and functional private open space with direct access from the associated unit and a reasonable amount of privacy and opportunities for personalization.

(d) Flex-Space. Utilize permeable surfaces, such as grass paving systems or masonry pavers, whenever possible.

(4) **Active Street Fronts**. As an alternative to compliance with requirements for Active Street Fronts at EC 9.3858(6), EC 9.3868(6), EC 9.3870(4), EC 9.3874(4), EC 9.3876(4), EC 9.3878(3) and EC 9.3880(3), all of the following criteria shall apply to the request:

(a) General
1. Site buildings to support an active, walkable, neighborly streetscape and to respond to existing context and patterns.
2. Create visually engaging and active pedestrian realms by minimizing the overall area of blank walls. Design elements for this purpose may include doors, architectural projections, abundant windows, and landscaping.
3. Add visual interest to secondary street frontages and End Units by utilizing architectural elements such as architectural projections, abundant windows and landscaping.
4. Screen garages and vehicle use areas from any adjacent streets, alleys or abutting SFO or R-1 properties to maintain an active and visually interesting pedestrian realm. In the Mixed Use subdistrict, utilize liner buildings on parking areas within a building footprint with facades facing primary streets. In the Apartment/Condo and Single Family Option subdistricts utilize elements such as trees, landscaping, fences and garden walls to screen surface parking and blank garage walls.

(b) Mixed Use Buildings
1. Emphasize pedestrian activity by creating engaging, attractive, and safe environments along the street, through the use of amenities such as café seating, streetside merchandizing and benches.

2. Frame and activate the pedestrian realm by providing buildings along the street edge with frequent, clear, and attractive street-facing entrances including glazed openings, special architectural elements, lighting or art.

3. Provide weather protection over entrances and shop front windows through the use of elements such as permanent canopies, awnings or arcades.

4. Use illumination to promote pedestrian comfort and safety at night.

5. Use visually interesting, well-crafted and human-scale signage to enhance the attractiveness of the pedestrian realm.

6. Promote a strong visual and physical connection between the interior building spaces and adjacent public streets and open spaces at the ground floor, such as by creating a proportionally taller first floor height, and using abundant, tall and transparent windows with low sills and transom windows.

(c) Residential Uses in any Building

1. Design entrances that engage and directly connect to the street or common open space, provide weather protection, and, where applicable, have a limited number of units using the same entryway.

2. Create inviting entrances consistent with the building type of a proportion that encourages outdoor use and neighborly interaction, through the use of elements such as raised porches, terraces and stoops.

3. Minimize vehicle use areas with techniques such as setting garages back from the face of buildings or siting off-street parking behind the face of buildings.

(5) **Building Scale and Form**. As an alternative to compliance with requirements for Building Scale and Form at EC 9.3858(7), EC 9.3868(7), EC 9.3870(5), EC 9.3874(5) and EC 9.3876(5), all of the following criteria shall apply to the request:

(a) Building Siting and Size

1. Building massing should reflect and reinforce the character of the subdistrict as envisioned in the Special Area Zone.

2. Site structures such that the light, air and privacy of adjacent properties in SFO and R-1 zones is preserved.

3. For Accessory Buildings, limit the square footage of accessory structures to clearly reflect the structure's secondary use and to be consistent with the character of the subdistrict.

(b) Building Form. Keep overall building massing and roof-forms as simple as the style will allow to reinforce the overall design of the streetscape as a harmonious ensemble.

(6) **Architectural Design Standards**. As an alternative to compliance with requirements for Architectural Design Standards at EC 9.3858(8), EC 9.3868(8) and EC 9.3876(6), all of the following criteria shall apply to the request:

(a) General

1. Create buildings that contribute to active streets with an emphasis on the pedestrian realm such as through the use of high quality materials, architectural detail and craftsmanship. For multiple story buildings, the highest priority is placed on the first floor.

2. Design within a cohesive architectural style that reflects identifiable regional and locally contextual characteristics and maintains a consistency within the style in all aspects of the design.

3. For dwellings only, provide units with features such as porches, balconies and ample transparency to encourage passive observation and neighborly interactions.
4. When designing multiple structures within a single development (such as a cottage cluster), utilize a consistency of architectural character while introducing variety, by using differentiating elements such as multiple porch or roof styles, or varying color and material palettes.

(b) Building Materials.

1. On building walls facing streets and public spaces, utilize durable, high-quality finish materials that reflect a sense of permanence and investment in the community. Institutional, commercial and mixed-use buildings should adhere to a higher standard than residential buildings.
2. Limit use of any materials with a lifecycle of less than 50 years.
3. Prioritize locally-sourced materials.
4. Apply and configure materials in keeping with their physical properties to maintain a visually coherent design.
5. Provide an ample number of windows of high quality materials. Windows that are visible from the street should follow a regular pattern and inset into the wall as appropriate to the architectural style and use.
6. Coordinate color palettes that are compatible with each other and the local context.
7. For accessory structures in conjunction with residential use, utilize materials compatible with the primary dwelling.

(c) Building Articulation.

1. Promote recognizable building forms that relate to building entrances, structure, and the layout and volume of interior space and use.
2. Emphasize the balance of vertical and horizontal proportions in buildings by grouping architectural features in repeating modules or themes to create rhythm and pattern, with elements such as vertical and horizontal regulating lines in window spacing, balcony placement, stairways, banding or changes in materials.
3. Reveal the literal or suggested structure of the building's construction, with the use of elements such as piers, columns, or beams.
4. Create building facades that do not appear flat, but have depth, through architectural offsets, projections or recesses, and attention to materials and craftsmanship.
5. Compose buildings with a recognizable base, middle and top, through the use of architectural elements, detailing, and window design.
6. Employ construction techniques that express the inherent qualities of materials and structure, using visually heavy materials, such as masonry, for foundations and lower floors, and lighter materials, such as glass or wood siding for upper floors.
7. Use appropriate features to reinforce the building base, including awnings, porches or other forms of weather protection, and pedestrian-scale lighting.

(d) Sustainable Features

1. Utilize the site for the creation of resources, with techniques such as gardens, alternative energy generators and rainwater catchment systems, as appropriate to the character of the subdistrict.

2. Minimize the environmental impact of the site with techniques such as on-site stormwater treatment, cool roofs or eco-roofs as appropriate to the character of the subdistrict.

3. Minimize impermeable surfaces whenever possible with reduced hardscape area or the use of permeable hardscape options. Prioritize drought resistant and native plantings in landscaped areas.

4. In the Single Family Options subdistrict, site buildings to maximize solar exposure on south-facing facades during winter months, without reducing the quality of the street frontage.

(7) **Site Access.** As an alternative to compliance with requirements for Site Access at EC 9.3858(9), EC 9.3868(9) and EC 9.3874(6), all of the following criteria shall apply to the request:

(a) General

1. Orient buildings and site design to create visual and physical connections to nearby parks and natural areas where opportunities exist.

2. Incorporate adjacent transit stops or priority parking for car share vehicles as an integral part of site design to promote clear, convenient and priority use of transit.

3. Minimize the amount of impermeable paving or utilize permeable paving whenever possible.

(b) Pedestrian and Bicycle Access

1. Provide safe, convenient and inviting access from the development site to adjacent public streets and sidewalks and existing and proposed bicycle and pedestrian paths.

2. Provide safe, convenient and inviting access within the development site, including direct connections to building entrances.

(c) Motor Vehicle Access

1. Promote pedestrian safety, comfort and convenience by minimizing curb cuts on primary streets and taking vehicular access from an alley or a side street for both shared parking facilities and single family garages. If none of these options are available, minimize access lanes and driveways in both number and size.

2. Where possible, combine access for multiple properties or developments by using shared driveways. In the Mixed-Use subdistrict, provide for future shared driveways by siting accessways to abut interior property lines when practicable when not abutting residential uses.

3. Driveways accessing individual garage units should allow for at least one on-street parking space between curb-cuts where practicable

4. Reduce driveway width in the frontage zone to minimize the safety impact to pedestrian circulation and the visual impact to the streetscape.

(8) **Motor Vehicle Parking.** As an alternative to compliance with requirements for Motor Vehicle Parking at EC 9.3858(10)(d-g), EC 9.3868(10)(b-e), EC 9.3870(6) and EC 9.3876(7), and Garage Standards at EC 9.3868(11), all of the following criteria shall apply to the request:

(a) General

1. Prioritize the safety, comfort and convenience of pedestrians by minimizing vehicular use areas and locating parking at the rear of the building, under the building, in parking structures, off-site in shared parking areas or, if necessary, at the side of the building.

2. Visually screen parking areas from public streets, open space, pedestrian paths and adjacent residential uses with features such as shrubs, trees, green screens and garden walls.

3. Minimize impermeable surfaces whenever possible with reduced hardscape area or the use of permeable hardscape options.

(b) Parking Lots and Structures

1. Line parking within the footprint of a building and facing primary streets with commercial or residential uses. Elsewhere, follow requirements for Active Streets at EC 9.3858(6), EC 9.3868(6), EC 9.3870(5), EC 9.3874(5), EC 9.3876(5), EC 9.3878() and EC 9.3880(3).

(c) Single Family Garages

1. Limit garage door size and quantity, utilizing tandem parking if necessary.

2. Set street-facing garages back from the front façade of the dwelling.

3. Limit blank walls on garages when visible from public streets or pedestrian routes.

(9) Bicycle Parking. As an alternative to compliance with requirements for Bicycle Parking at EC 9.3858(11)(b), all of the following criteria shall apply to the request:

(a) Provide well-lit and secure long-term and short-term bicycle parking and storage facilities, including weather protected areas, near building entrances and public gathering places.

(10) Landscape Requirements. As an alternative to compliance with requirements for Landscape Requirements at EC 9.3858(12) and EC 9.3868(12), all of the following criteria shall apply to the request:

(a) General Landscape

1. Use a combination of hardscape and vegetation to create inviting and protected outdoor spaces for public use areas and residences.

2. Use trees and landscaping to protect pedestrians from adjacent streets and vehicular circulation, soften large buildings and visually screen parking areas.

3. Shade sidewalks, streets, paved open space and access and parking areas with canopy trees.

4. Minimize impermeable surfaces whenever possible with reduced hardscape area or the use of permeable hardscape options.

(b) Landscape Screening

1. Utilize landscape screening along property lines and around vehicle use areas to provide buffering to neighboring properties, public streets and alleys.

2. Provide screening of outdoor storage, trash and recycling areas from abutting properties, streets and alleys.

(c) Fences

1. Design fences to a scale that provides adequate privacy and function while limiting blank walls along public streets.

2. Utilize designs and materials that provide visual interest and some transparency, such as trellised plant material or fencing screened with landscaping.

S-SW South Willamette Special Area Zone
Other Eugene Code Sections that need to be amended

S-SW SAZ Definitions (to be added to EC 9.0500)

Building Trim. For the purposes of the S-SW South Willamette Special Area Zone at EC 9.3830 through EC 9.3894, applied façade detailing including but not limited to window and door casings, fascia banding, and moldings.

Chamfer. For the purposes of the S-SW South Willamette Special Area Zone at EC 9.3830 through EC 9.3894, an angled face at the corner of a building that transitions between the two façades (see Figure 9.3858(6)(a).

Design Elements. For the purposes of the S-SW South Willamette Special Area Zone at EC 9.3830 through EC 9.3894, architectural design components including but not limited to building form and detailing that visually defines the use and character of a building.

Enhanced Pedestrian Space. A paved area for use by pedestrians characterized by the incorporation of permanent amenities such as planters and planting areas, fixed or portable seating, kiosks, colonnades, drinking fountains, public art, etc.

Finished. For the purposes of the S-SW South Willamette Special Area Zone at EC 9.3830 through EC 9.3894, a building material manufactured to a completed state such as “ground face” masonry units or materials that are completed as a result of detailing during construction, such as a concrete skim coat applied over an underlying unfinished material. Specifically excluded are materials in a condition after manufacturing that assumes either additional manufactured finishing or detailing during construction such as concrete with exposed tensioning and construction markings.

Building Frontage. For the purposes of the S-SW South Willamette Special Area Zone at EC 9.3830 through EC 9.3894, the area between a building facade and the vehicular lanes, inclusive of its built and planted components. The frontage can be comprised of portions of both the public right-of-way and private property.

Mixed-Use. For the purposes of the S-SW South Willamette Special Area Zone at EC 9.3830 through EC 9.3894, multiple uses within the same building on different floors or by adjacency, or in multiple buildings by adjacency or proximity.

Public Open Space. For the purposes of the S-SW South Willamette Special Area Zone at EC 9.3830 through EC 9.3894, any outdoor or open-air space designed and designated to be used freely by the general public within reasonable limits generally identified by the City of Eugene Park Rules, with a configuration and set of amenities that are useful and attractive for recreational, leisure, or social uses. Examples: plaza with spray play feature, pocket park with trees and benches, pedestrian corridor with landscaping and site furnishings.

Semi-Private Open Space. For the purposes of the S-SW South Willamette Special Area Zone at EC 9.3830 through EC 9.3894, any privately-owned outdoor or open-air space designed and designated for the exclusive use of residents or patrons of adjacent development and uses within reasonable limits established by the property owners, with a configuration and set of amenities that are useful and attractive for those uses visible from adjacent public or semi-public areas but visibly

defined. Examples: gated entry courtyard, shared open space associated with multifamily housing, door yards or other residential spaces fronting public streets.

Semi-Public Open Space. For the purposes of the S-SW South Willamette Special Area Zone at EC 9.3830 through EC 9.3894, any privately-owned outdoor or open-air space designed and designated to be used by the general public in association with adjacent development and uses within reasonable limits established by the property owners, with a configuration and set of amenities that are useful, accessible, and attractive for those uses. Examples: fountain courtyard, café seating area, entry forecourt with benches.

Stepback. For the purposes of the S-SW South Willamette Special Area Zone at EC 9.3830 through EC 9.3894, a recess of the façade that offsets one story (and any stories above it) back from the plane of the façade at the ground level.

Stepdown. For the purposes of the S-SW South Willamette Special Area Zone at EC 9.3830 through EC 9.3894, a reduction in building height as a means of transitioning between higher and lower density zones.

Story. For the purposes of the S-SW South Willamette Special Area Zone at EC 9.3830 through EC 9.3894, a habitable level within a building, excluding an attic or raised basement.

Bold/italics: To be added
~~Strikeout:~~ to be deleted

9.1030 **Establishment and List of Zones.** The zones listed in Table 9.1030 Zones are established as follows:

Table 9.1030 Zones		
Broad Zone Category	**Zone**	
Agricultural	AG	Agricultural Zone
Commercial	C-1	Neighborhood Commercial Zone
	C-2	Community Commercial Zone
	C-3	Major Commercial Zone
	GO	General Office Zone
Government and Education	PL	Public Land Zone
Employment and Industrial	E-1	Campus Employment Zone
	E-2	Mixed Use Employment Zone
	I-2	Light-Medium Industrial Zone
	I-3	Heavy Industrial Zone
Park and Open Space	NR	Natural Resource Zone
	PRO	Park, Recreation, and Open Space Zone
Residential	R-1	Low Density Residential Zone
	R-1.5	Rowhouse Zone
	R-2	Medium Density Residential Zone
	R-3	Limited High Density Residential Zone
	R-4	High Density Residential Zone
Special	S-C	Chambers Special Area Zone
	S-CN	Chase Node Special Area Zone
	S-DW	Downtown Westside Special Area Zone

Table 9.1030 Zones		
Broad Zone Category	**Zone**	
	S-DR	Downtown Riverfront Special Area Zone
	S-E	Elmira Road Special Area Zone
	S-F	Fifth Avenue Special Area Zone
	S-H	Historic Zone (Adopted by separate ordinance on file at the city. See EC 9.3020 and EC 9.3450)
	S-HB	Blair Boulevard Historic Commercial Special Area Zone
	S-SW	***South Willamette Special Area Zone***
	S-RN	Royal Node Special Area Zone
	S-RP	Riverfront Park Special Area Zone
	S-W	Whiteaker Special Area Zone
	S-WS	Walnut Station Special Area Zone

9.5750 Telecommunication Devices-Siting Requirements and Procedures.

(5) Construction of Transmission Tower. Construction of a transmission tower, or a modification of an existing transmission tower to increase its height, shall be allowed as follows:

(d) Prohibited Zones and Locations. No new transmission tower shall be permitted in any zones not included in subparagraphs (a) to (c) above, including the AG, R-2, R-3, R-4, H, NR, and PRO zones ***or in the S-DR or S-SW special area zones;*** or in the Willamette Greenway, on Gillespie Butte above the elevation of 450 feet, on the ridgeline as defined in the South Hills Study or on Judkins Point.

9.8111 Design Review - Applicability.

(1) As an alternative to designing a development that complies with all of the applicable development standards, design review is available in the zones, subject to the provisions, as listed below:

~~Applicants within the S-WS Walnut Station Special Area Zone or S-DR Downtown Riverfront Special Area Zone may seek approval through the Design Review process per EC 9.3980 or EC 9.3190.~~

(a) S-DR Downtown Riverfront Special Area Zone pursuant to EC 9.3190
(b) S-SW South Willamette Special Area Zone pursuant to EC 9.3890
(c) S-WS Walnut Station Special Area Zone pursuant to EC 9.3980

(2) ***An application for design review*** ~~These applications for review~~ shall be considered under a Type II process, or concurrently with a related Type III application process. No development permit shall be issued by the city prior to completion of the design review.

9.8215 Partition, Tentative Plan Approval Criteria- General. The planning director shall approve, approve with conditions, or deny a partition, with findings and conclusions. Approval, or approval with conditions, shall be based on compliance with the following criteria:

(1) The proposed partition complies with all of the following, unless specifically exempt from compliance through a code provision applicable to a special area zone or overlay zone:

(a) Lot standards of EC 9.2000 through ~~9.3915~~ ***9.3970*** regarding applicable parcel dimensions and density requirements. Within the /WR Water Resources Conservation Overlay Zone or the /WQ Water Quality Overlay Zone, no new lot may be created if more than 33% of the lot, as created, would be occupied by either:

1. The combined area of the /WR conservation setback and any portion of the Goal 5 Water Resource Site that extends landward beyond the conservation setback; or
2. The /WQ Management Area.

9.8220 **Partition, Tentative Plan Approval Criteria- Needed Housing.** The planning director shall approve, conditionally approve, or deny the partition application. Unless the applicant elects to use the general criteria contained in EC 9.8215 Partition, Tentative Plan Approval Criteria- General, where the applicant proposes needed housing, as defined by the State statutes, the planning director shall approve or approve with conditions a partition based on compliance with the following criteria:

(1) The applicant has demonstrated that the proposed housing is needed housing as defined by State statutes.

(2) The proposed partition complies with all of the following ***unless specifically exempt from compliance through a code provision applicable to a special area zone or overlay zone:***

(a) Lot standards of EC 9.2000 through ~~9.3915~~ ***9.3970*** regarding applicable parcel dimensions and density requirements. Within the /WR Water Resources Conservation Overlay Zone or /WQ Water Quality Overlay Zone, no new lot may be created if more than 33% of the lot, as created, would be occupied by either:

1. The combined area of the /WR conservation setback and any portion of the Goal 5 Water Resource Site that extends landward beyond the conservation setback; or
2. The /WQ Management Area.

9.8305 **Applicability**. PUD provisions shall be applied when any of the following conditions exist:

(1) The proposal is subject to review and approval through the PUD process according to an adopted refinement plan, including but not limited to, property within the boundary of the South Hills Study where all or a portion of a development site is:

(a) Between an elevation of 500 feet and 701 feet, and the development site is at least 4 acres with areas of the development site containing slopes that exceed 20%.

(b) On property above 701 feet in elevation, except partitions that do not include the creation of a public street, unless an alternate review procedure is approved pursuant to EC 9.9630(3)(a).

(c) Above an elevation of 900 feet, except for a land division undertaken by or on behalf of a governmental entity in order to preserve, manage, or expand park, open space, or natural resource areas.

(2) The property is zoned with a /PD overlay zone.

(3) One or more land uses proposed for the site are subject to review and approval through the PUD process according to the zoning.

(4) Within the S-SW South Willamette Special Area zone:

(a) When a development site is greater than 5 acres, or

(b) For proposed development on the Willard School site, as required by EC 9.3848.

(5)**~~(4)~~**When requested by the property owner.

No development permit shall be issued by the city prior to approval of the final PUD.

9.8320 **Tentative Planned Unit Development Approval Criteria- General**. The hearings official shall approve, approve with conditions, or deny a tentative PUD application with findings and conclusions. Decisions approving an application, or approving with conditions shall be based on compliance with the following criteria:

(10) The PUD complies with all of the following ***unless specifically exempt from compliance through a code provision applicable to a special area zone or overlay zone:***

(a) EC 9.2000 through ~~9.3915~~ ***9.3970*** regarding lot dimensions and density requirements for the subject zone. Within the /WR Water Resources Conservation Overlay Zone or /WQ Water Quality Overlay Zone, no new lot may be created if more than 33% of the lot, as created, would be occupied by either:

1. The combined area of the /WR conservation setback and any portion of the Goal 5 Water Resource Site that extends landward beyond the conservation setback; or
2. The /WQ Management Area.

9.8325 **Tentative Planned Unit Development Approval Criteria - Needed Housing.** The hearings official shall approve, conditionally approve, or deny the PUD application with findings and conclusions. Unless the applicant elects to use the general criteria contained in EC 9.8320 Tentative Planned Unit Development Approval Criteria - General, where the applicant proposes needed housing, as defined by the State statutes, the hearings official shall approve or approve with conditions a PUD based on compliance with the following criteria:

(7) The PUD complies with all of the following ***unless specifically exempt from compliance through a code provision applicable to a special area zone or overlay zone:***

(a) EC 9.2000 through ~~9.3915~~ ***9.3970*** regarding lot dimensions and density requirements for the subject zone. Within the /WR Water Resources Conservation Overlay Zone or /WQ Water Quality Overlay Zone, no new lot may be created if more than 33% of the lot, as created, would be occupied by either:

1. The combined area of the /WR conservation setback and any portion of the Goal 5 Water Resource Site that extends landward beyond the conservation setback; or
2. The /WQ Management Area.

9.8405 **Applicability of Property Line Adjustment Applications.**

(4) A property line adjustment application may not be utilized to create lots for courtyard or cottage cluster housing development types in the S-SW South Willamette Special Area zone.

9.8515 **Subdivision, Tentative Plan Approval Criteria - General.** The planning director shall approve, approve with conditions, or deny a proposed subdivision. Approval, or approval with conditions shall be based on compliance with the following criteria:

(1) The proposed subdivision complies with the following, unless specifically exempt from compliance through a code provision applicable to a special area zone or overlay zone:

(a) EC 9.2000 through ~~9.3915~~ ***9.3970*** regarding lot dimensions and density requirements for the subject zone. Within the /WR Water Resources Conservation Overlay Zone or /WQ Water Quality Overlay Zone, no new lot may be created if more than 33% of the lot, as created, would be occupied by either:

1. The combined area of the /WR conservation setback and any portion of the Goal 5 Water Resource Site that extends landward beyond the conservation setback; or
2. The /WQ Management Area;

(b) EC 9.6800 through EC 9.6875 Standards for Streets, Alleys, and Other Public Ways; and

(c) EC 9.6500 through EC 9.6505 Public Improvement Standards.

9.8520 **Subdivision, Tentative Plan Approval Criteria - Needed Housing.** The planning director shall approve, conditionally approve, or deny the subdivision application. Unless the applicant elects to use the general criteria contained in EC 9.8515 Subdivision, Tentative Plan Approval Criteria- General, where the applicant proposes needed housing, as defined by the State statutes, the planning director shall approve or approve with conditions a subdivision based on compliance with the following criteria:

(1) The applicant has demonstrated that the proposed housing is needed housing as defined by State statutes.

(2) The proposed land uses and densities are consistent with the land use designation(s) shown on the Metro Plan Land Use Diagram, as refined in any applicable refinement plan.

(3) The proposed subdivision complies with all of the following, unless specifically exempt from compliance through a code provision applicable to a special area zone or overlay zone:

(a) EC 9.2000 through ~~9.3915~~ ***9.3970*** regarding lot dimensions and density requirements for the subject zone. Within the /WR Water Resources Conservation Overlay Zone or /WQ Water Quality Overlay Zone, no new lot may be created if more than 33% of the lot, as created, would be occupied by either:

1. The combined area of the /WR conservation setback and any portion of the Goal 5 Water Resource Site that extends landward beyond the conservation setback; or
2. The /WQ Management Area.

(b) EC 9.6800 through EC 9.6875 Standards for Streets, Alleys, and Other Public Ways.

(c) EC 9.6500 through EC 9.6505 Public Improvement Standards.
(d) EC 9.6706 Development in Flood Plains through EC 9.6709 Special Flood Hazard Areas - Standards.
(e) EC 9.6710(6) Geological and Geotechnical Analysis.
(f) EC 9.6730 Pedestrian Circulation On-Site.
(g) EC 9.6735 Public Access Required.
(h) EC 9.6750 Special Setback Standards.
(i) EC 9.6775 Underground Utilities.
(j) EC 9.6780 Vision Clearance Area.
(k) EC 9.6791 through 9.6797 regarding stormwater flood control, quality, flow control for headwaters area, oil control, source control, easements, and operation and maintenance.

An approved adjustment to a standard pursuant to the provisions beginning at EC 9.8015 of this land use code constitutes compliance with the standard.

9.8865 **Zone Change Approval Criteria.** Approval of a zone change application, including the designation of an overlay zone, shall not be approved unless it meets all of the following criteria:

(4) The proposed zone change is consistent with the applicable siting requirements set out for the specific zone in:

. . . . .

(g) EC 9.3055 S-C Chambers Special Area Zone Siting Requirements.
(h) EC 9.3105 S-CN Chase Node Special Area Zone Siting Requirements.
(i) EC 9.3140 S-DR Downtown Riverfront Special Area Zone Siting Requirements.
(j) EC 9.3205 S-DW Downtown Westside Special Area Zone Siting Requirements.
(k) EC 9.3305 S-E Elmira Road Special Area Zone Siting Requirements.
(l) EC 9.3605 S-JW Jefferson Westside Special Area Zone Siting Requirements.
(m) EC 9.3705 S-RP Riverfront Park Special Area Zone Siting Requirements.
(n) EC 9.3834 S-SW South Willamette Special Area Zone Siting Requirements.

(Renumber remaining subsections)

9.9640 **South Willamette Subarea Study Policies.**

~~**(1)** Rezone the lot on the east side of Willamette, south of 24th Place from C-2 to General Office, to support the transition from residential north of 24th Place to commercial south of the subject lot.~~

(Renumber remaining subsections)

~~**(2)**~~***(1)*** The southeast corner of the block between 18th and 19th, Oak and Willamette is currently zoned R-3 and occupied with low-density residential uses. This four lot area faces residential development across Oak Street and across 19th Avenue. The uses on the remainder of the block are office or commercial but are oriented

toward Willamette or 18th Avenue. This study recommends that the Metro Plan be refined to support the continuation of medium-density zoning as an appropriate use for these parcels. Additionally, traffic projections for a two-way Willamette Street indicate a 3000 vehicle decrease on Oak between 18th and 20th, which also supports the continuation of the integrity of residential uses in the area.

~~(3)~~***(2)*** The School District-owned Civic Stadium and bus garage property is appropriately designated for medium density residential development on the Metro Plan Diagram, but should remain zoned Public Land as long as the Civic Stadium use remains.

~~(4)~~***(3)*** ~~Commercial or office zoning along Willamette between 19th and 24th Place should not be expanded.~~ ***GO, commercial or office zoning along Willamette Street between 19th and 22nd Avenue should not be expended.*** The area should appropriately remain in residential uses as it is designated in the Metro Plan Diagram. ~~The traffic volumes projected for a two-way Willamette in this section are approximately 12,000 vehicles per day, an increase of 4,400. This level of traffic is lower than several other arterial streets which are primarily residential: 18th Avenue, 11th Avenue between downtown and Garfield Street, and Patterson south of 24th. Staff feels that the projected increase in traffic volumes does not support the conversion of residential to office or commercial uses.~~

~~(5)~~***(4)*** In recognition of existing mix of low, medium and high density residential uses and the current zoning on the west side of Willamette between 19th Avenue and ~~24th Place 22nd~~ ***22nd Avenue***, this study recommends that the Metro Plan diagram be refined to reflect a high density residential designation on parcels currently zoned R-3 in the area.

~~(6)~~***(5)*** ~~The zoning and planned use designations for the remainder of the study area should remain as is. In particular, t~~ ***T***he area on the east side of Willamette Street between 19th and the Civic Stadium property is an appropriate area for medium density residential development. The area on the east side of Willamette between 19th and 18th is appropriately designated and zoned as commercial.