

[River Road-Santa Clara Special Area Zone](#)

The proposed special area zone focuses on neighborhood centers, key commercial areas near future transportation improvements, along the River Road corridor, and includes commercial zoned areas and key large church properties beyond the corridor to support potential future redevelopment. The [proposed zoning map](#) shows where the proposed zoning will apply and where current zoning will remain. The proposed zoning will only apply to properties currently within the city limits or as property owners choose to annex. Check out the [Annexation FAQ](#) to learn more about when annexations take place and what decisions trigger annexation.

The purpose of the Special Area Zone is to:

- Implement related land use code and zoning actions from the River Road-Santa Clara [Neighborhood Plan](#) and [Action Plan](#)
- Support [Envision Eugene](#) Community Vision to encourage mixed-use areas near key transit corridors, such as the River Road corridor
- Support coordinated land use and transportation planning by focusing on neighborhood centers near future transportation improvements along the River Road corridor
- Promote walkable neighborhood centers by encouraging a mix of commercial and residential uses and regulating form with pedestrian-friendly design standards (e.g. lowers allowed C-2 Community Commercial building height, establishes maximum building length, increases front yard setback, parking at rear or on side of building)

Other key code topics include:

- **Willamette River Greenway Overlay:** uses development standards and a blend of open spaces, landscape and green network places to provide a buffer between the Greenway and development, to protect wildlife and habitat, and enhance public access and connections to the river
- **Commercial Frontage Overlay:** establishes areas where ground floor commercial uses (e.g. retail, personal services, and restaurants) are required with development standards that achieve an active street environment
- **Affordable Housing:** encourages affordable housing for households making less than 80% of area median income by allowing additional building height and providing choices to include on-site parking spaces within ¼ mile of frequent transit
- **Transitions:** requires buffering and setbacks for development next to R-1 Low Density Residential zoned areas with transition options that allow flexibility for what works best for different sites instead of one size fits all approach
- **Adaptive reuse:** nurtures growth of existing businesses and encourages reuse of existing buildings by allowing for alterations, expansions or changes for retail sales, services and office uses
- **Small lots:** encourages (re)development of lots smaller than 6,500 square feet by providing more flexible standards such as zero interior yard setbacks, additional building height allowance, and allowing for flexible parking location on small lots

Example Development Typologies: Corridor Mixed-Use



Retail



Mixed-use Office/Retail



Mixed-use Residential/Retail



Residential

Corridor Residential



2-3 Story Multifamily



Triplex



3 Story Townhouses



Cottage Cluster

The following table provides an overview of the proposed zoning and development standards compared to existing zoning and development standards.

River Road-Santa Clara Special Area Zone: Proposed Zoning and Development Standards					
Zone ID	Zoning/Subdistrict	Lot Area Minimum	Front Yard Setback Minimum/Maximum	Maximum Building Height	Design Objectives
COR-RES	Corridor Residential: R-1 and R-2 zones in Corridor area adjacent to commercial centers	6,000 sq. feet (except townhouse, small lots, duplex, triplex, fourplex, cottage cluster, flag lots, and middle housing lots)	15 feet min. 30 feet max.	40 feet (w/ possible “bonus” to 50 feet for affordable housing) <i>or</i> Small Lot: 50 feet	<ul style="list-style-type: none"> Encourage a variety of housing types and sizes, create a sense of community and safety, and include pedestrian scale design for walkable streetscapes Incorporate open spaces and community meeting places
COR-MU	Corridor Mixed-Use: C-1 and key GO zones in the Corridor area, C-2 zones and key large churches in River Road-Santa Clara	(except townhouse, small lots, duplex, triplex, fourplex, cottage cluster, flag lots, and middle housing lots)	10 feet min. (15 feet min. for residential uses) 20 feet max.	60 feet (w/possible “bonus” to 73 feet for affordable housing and ground floor commercial) <i>or</i> Small lot: 70 feet	<ul style="list-style-type: none"> Encourage new buildings with appropriate height and relationship to the street that enable a long-term transition to a highly walkable, safe, and active streetscape Combine engaging street side character with gradual building scale transitions between uses of greater and lesser intensity Support active transportation options and connections
Existing Zoning and Development Standards					Existing Zoning Permitted Uses
R-1*	Low-Density Residential	4,500 sq. feet (except rowhouses, duplexes, triplexes, fourplexes, flag lots and small lots)	10 feet min. or 18 feet min. for garage door and carports	30 feet (allows additional 7 feet for steeper pitched roofs)	<ul style="list-style-type: none"> Single-family detached Accessory dwelling units Middle Housing (pending code changes/state law going into effect July 1, 2022)
R-2*	Medium-Density Residential			35 feet (allows additional 7 feet for steeper pitched roofs)	<ul style="list-style-type: none"> Numerous residential types, including single-family up to 3-story walkup multi-family
C-1	Neighborhood Commercial		10 feet min. 15 feet max.	35 feet	<ul style="list-style-type: none"> Local-serving business uses Mixed-use buildings Includes ground-floor commercial use requirement
C-2	Community Commercial	6,000 sq. feet	5 feet min. 15 feet max.	120 feet	<ul style="list-style-type: none"> Regional-scale business uses Mixed-use buildings Multi-family does not require ground floor commercial use
GO	General Office		10 feet min. 15 feet max.	50 feet	<ul style="list-style-type: none"> Small- to medium-sized office buildings Mixed-use buildings Retail uses

*R-1 and R-2 development standards and permitted uses are pending changes related to implementation of House Bill 2001. To learn more about the proposed changes, see Eugene’s [Middle Housing Code Changes project website](#).