

River Road-Santa Clara Neighborhood-Specific Code Changes Summary

As a part of River Road-Santa Clara neighborhood planning, a set of changes to the City of Eugene's Land Use Code are proposed. The purpose of the proposed changes is to:

- Implement important land use policies and actions from the River Road-Santa Clara [Neighborhood Plan](#) and [Action Plan](#).
- Promote walkable neighborhoods through pedestrian-friendly building design standards.
- Support a shift to less auto-oriented land uses in alignment with city-wide climate and transportation goals.

Below is a summary of the proposed changes. You can find the [Eugene Zoning Map online](#). Read the [full text of the code amendments](#) and see [full-sized graphics](#) illustrating the proposed changes to transition standards and building height in the C-2 zone. These changes apply only within the two neighborhoods.

Community Commercial (C-2) Zone

- **Building Height:** Limit building height to 60 feet (current limit is 120 feet).
- **Design Standards:** Add design standards as follows:
 - *Transition Standards:* Apply transition standards (setbacks, landscaping, and/or fencing) to new buildings and building additions that increase the square footage of floor area by 20% or more for any development on property abutting Low Density Residential (R-1) zoned land.
 - *Building Orientation:* Require buildings fronting River Road to provide a main entrance facing that street or to the corner where River Road and another street intersect.
 - *Building Façade:* Increase the minimum percentage of the street facing building façade that must be within the maximum front yard setback, from 25% to 80%.
 - *Building Walls/Window Coverage:* Require minimum percentage of windows along the ground floor of street facing facades and prohibit blank walls of more than 20 linear feet of any façade.
 - *Weather Protection:* Require weather protection features over all building entrances.
- **Prohibited Uses:** Prohibit the establishment of the following uses:
 - Motor Vehicle Sales/Rental/Service, excluding recreational vehicles and heavy trucks
 - Motorcycle Sales/Rental/Service
 - Recreational Vehicles and Heavy Truck, Sales/Rental/Service
 - Agricultural Machinery Rental/Sales/Service
 - Boat and Watercraft Sales/Service
 - Equipment, Heavy, Rental/Sales/Service – includes truck and tractor sales
 - Storage Facility, Household/Consumer Goods, enclosed

Low Density Residential (R-1) Zone

- Allow the “Display and Sale of Agricultural Products Grown Offsite” as a permitted use and include limits to size of display, hours of operation, and signage in keeping with “small scale.”

TRANSITION STANDARDS

