

# Proposed River Road/Santa Clara Neighborhood-Specific Land Use Code Amendments

**Version date: November 20, 2023**

Additions are in ***bold italic***

Deletions are in ~~bracketed strikeout~~

## **9.2160 Commercial Zone – Land Use and Permit Requirements.**

The following Table 9.2160 Commercial Zone Land Uses and Permit Requirements identifies those uses in Commercial Zones that are:

- (P) Permitted.
- (SR) Permitted, subject to an approved site review plan or an approved final planned unit development.
- (C) Subject to a conditional use permit or an approved final planned unit development.
- (S) Permitted, subject to the Special Development Standards for Certain Uses beginning at EC [9.5000](#).
- (#) The numbers in ( ) in the table are uses that have special use limitations described in EC [9.2161](#).

Examples shown in Table 9.2160 are for informational purposes, and are not exclusive. Table 9.2160 does not indicate uses subject to Standards Review. Applicability of Standards Review procedures is set out at EC [9.8465](#).

**Table 9.2160 Commercial Zone Land Uses and Permit Requirements**

	C-1	C-2	C-3	GO
<b>Motor Vehicle Related Uses</b>				
Car Wash		P	C	
Motor Vehicle Sales/Rental/Service, excluding recreational vehicles and heavy trucks		P <del>(11)</del>	C	
Motorcycle Sales/Rental/Service		P <del>(11)</del>	C	

	C-1	C-2	C-3	GO
Parking Area not directly related to a primary use on the same development site		SR (4)	P(5)	P
Parts Store		P	P	
Recreational Vehicles and Heavy Truck, Sales/Rental/Service		C(11)		
Repair, includes paint and body shop		P		
Service Stations, includes quick servicing		P	C	
Structured Parking, up to two levels not directly related to a primary use on the same development site		P	P	P
Structured Parking, three or more levels not directly related to a primary use on the same development site		C	P	C
Tires, Sales/Service		P	C	
Transit, Neighborhood Improvement	P	P	P	P
Transit Park and Ride, Major		P	P	P
Transit Park and Ride, Minor	C	P	P	P
Transit Station, Major	C	SR	SR	SR
Transit Station, Minor.	C	P	P	P
<b>Trade (Retail and Wholesale)</b>				
Agricultural Machinery Rental/Sales/Service		C(11)		
Appliance Sales/Service		P	P	
Bicycle Rental/Sales/Service	P(1)	P	P	
Boat and Watercraft Sales/Service		P(11)	C	
Book Store	P(1)	P	P	
Building Materials and Supplies				
Computer Store	P(1)	P	P	
Convenience Store	P(1)	P	P	P(2)
Drug Store (excluding Drug Treatment Centers)	P(1)	P	P	
Electrical Appliances and Supplies	P(1)	P	P	

	C-1	C-2	C-3	GO
Equipment, Light, Rental/Sales/Service		P	P	
Equipment, Heavy, Rental/Sales/Service – includes truck and tractor sales		C(11)		
Fabric Store		P	P	
Floor Covering Store		P	P	
Furniture and Home Furnishing Stores		P	P	
Garden Supply/Nursery	P(1)	P		
General Merchandise (includes supermarket and department store)	P(1)	P	P	P(2)
Hardware/Home Improvement Store	P(1)	P	P	
Healthcare Equipment and Supplies		P	P	
Liquor Store		P	P	
Manufactured Dwelling Sales/Service/Repair		C		
Office Equipment and Supplies		P	P	
Plumbing Supplies		P	P	
Retail trade when secondary, directly related, and limited to products manufactured, repaired or assembled on the development site	P(1)	P	P	
Storage Facility, Household/Consumer Goods, enclosed		P(11)		

**9.2161 Special Use Limitations for Table 9.2160.**

***(11) Prohibited Uses in River Road and Santa Clara. Use is prohibited on property located within the city limits of the City of Eugene and within the River Road-Santa Clara Prohibited Uses Area as shown on Map 9.2161(11).***

**9.2170 Commercial Zone Development Standards – General.**

(2) *Application of Standards.* In addition to applicable provisions contained elsewhere in this land use code, the development standards listed in Table 9.2170 Commercial Zone Development Standards shall apply to all development in commercial zones.

Table 9.2170 Commercial Zone General Building Height and Setback Standards				
	C-1	C-2	C-3	GO
<b>Building Height (See EC 9.2170(3) and EC 9.2170(13))</b>				
Maximum Building Height	35 feet	120 feet	150 feet	50 feet
<b>Setbacks (See EC 9.2170(4) and EC 9.2170(13))</b>				
Minimum Front Yard Setback	10 feet	5 feet	3 feet	10 feet
Maximum Front Yard Setback	15 feet	15 feet	15 feet	15 feet
Minimum Interior Yard Setback	0 feet to 10 feet	0 feet to 10 feet	0 feet	0 feet to 10 feet

(3) *Building Height.*

(a) Exceptions to the general height restrictions for commercial structures stated in Table 9.2170 Commercial Zone General Building Height and Setback Standards are contained in:

1. EC 9.6715 Height Limitation Areas.
2. EC 9.6720 Height Exemptions for Roof Structures and Architectural Features.

(b) Subject to the limitations in subsection (a) of this section, in the C-2 or C-3 zones, no portion of a building located within 50 feet of a residential zone shall exceed the maximum building height permitted in the abutting residential zone.

(c) Subject to the limitations in subsection (a) of this section, the maximum permitted building height for main or accessory buildings in the GO zone shall not exceed 35 feet in height within 50 feet of an abutting AG, R-1, or R-2 zone. Otherwise, main and accessory building height maximums shall not exceed 50 feet.

**(d) Subject to the limitations in subsections (a) and (b) of this section, the maximum building height for properties in the C-2 zone and located within the city limits of the City of Eugene and within the River Road-Santa Clara Neighborhood Plan Area as shown on Map 9.2170(3)(d) shall not exceed 65 feet. Also see EC 9.2170(13) for Transition Standards.**

(4) *Setbacks.*

(a) Exceptions to the general minimum front and interior yard setback requirements stated in Table 9.2170 Commercial Zone General Building Height and Setback Standards are contained in:

1. EC [9.6745](#) Setbacks – Intrusions Permitted.
2. EC [9.6750](#) Special Setback Standards.

(b) **Minimum Front Yard Setbacks.** The minimum front yard setbacks stated in Table 9.2170 Commercial Zone General Building Height and Setback Standards, shall apply only to new buildings and any building addition that increases the length of the building facade facing a street, internal accessway, private drive, or shopping street as defined in EC [9.2175\(3\)](#) by at least 100%. For purposes of this subsection, the front yard setback may be measured from a front lot line abutting a public street or from the edge of the sidewalk furthest from the curb of an internal accessway, private drive, or shopping street. In addition, only the portion of the development site specifically affected by the new building and any linear facade expansion of more than 100% are subject to the requirements of this subsection.

1. The minimum front yard setback in C-2 and C-3 zones shall be landscaped to the Basic Landscape Standard (L-1) in accordance with EC [9.6210\(1\)](#), except for paved pedestrian walkways, building entrances and enhanced pedestrian space. Vehicular access connections and driveways to parking areas are also exempt from this landscaping standard, but vehicle use areas are not otherwise allowed between the building and the street within the minimum setback area.
2. In C-2, except for C-2 within the Downtown Plan Area as shown on Map 9.2161(6) Downtown Plan Map, buildings and other structures with less than the minimum 5-foot setback are allowed, and exempt from the minimum landscaping requirement in this subsection, only for the following:
  - a. Ground floor commercial and other non-residential uses that provide a minimum 10-foot ground floor ceiling height, and at least 60 percent of the street facing ground-floor wall area consists of glazing, openings, display windows or doorways. To meet this standard, the area of openings, glazing, display windows

and doorways must allow two-way visibility with a Visible Light Transmittance (VLT) of at least 60 percent. Mullions and other solid components of glazed window systems may be counted as part of the glazing used to comply with this standard.

b. Ground floor residential uses with a vertical separation of 3 feet above grade. Shared lobbies and building entrances are exempt from these vertical separation requirements. The minimum setback under this exception may only be reduced to 3 feet, and the remaining area of the reduced setback shall be provided as enhanced pedestrian space.

c. Buildings with a street facing façade at the minimum 5-foot setback or less according to the standards above shall provide a main entrance facing the street. A building may have more than one main entrance, and buildings having frontage on more than one street shall provide at least one main entrance oriented to a street, or to the corner where two streets intersect. **On properties zoned C-2 and located within the city limits of the City of Eugene and the River Road-Santa Clara Neighborhood Plan Area as shown on Map 9.2170(3)(d), buildings fronting River Road shall provide a main entrance oriented to that street or to the corner where River Road and another street intersect.**

d. Vehicular use areas are not permitted between the street and any portion of the building at or within the required minimum setback according to this subsection, except for access to parking areas.

3. For C-2 and C-3 within the Downtown Plan Area as shown on Map 9.2161(6) Downtown Plan Map, buildings and other structures with less than the minimum setback are allowed, and exempt from the minimum landscaping requirement in this subsection, only for the following:

a. Ground floor commercial and other non-residential uses that provide a minimum 12-foot ground floor ceiling height, and at least 75 percent of the street facing ground-floor wall area consists of glazing, openings, display windows or doorways. To meet this standard the area of openings, glazing, display windows and doorways must allow two-way visibility with a Visible Light Transmittance (VLT) of at least 60 percent. Mullions and other solid components of glazed window systems may be counted as part of the glazing used to comply with this standard.

b. Ground floor residential uses with a vertical separation of 3 feet above grade. Shared lobbies and building entrances are exempt from these vertical separation requirements. The minimum setback under this exception may only be reduced to 3 feet, and the remaining area of reduced setback shall be provided as enhanced pedestrian space.

c. Buildings with a street facing façade at the minimum setback or less according to the standards above shall provide a main entrance facing the street. A building may have more than one main entrance, and buildings having frontage on more than one street shall provide at least one main entrance oriented to a street, or to the corner where two streets intersect.

d. Vehicular use areas are not permitted between the street and any portion of the building at or within the required minimum setback according to this subsection, except for access to parking areas.

4. The minimum setbacks in C-1 and GO shall be landscaped to the Basic Landscape Standard (L-1) in accordance with EC [9.6210\(1\)](#), except for paved pedestrian walkways, building entrances and enhanced pedestrian space. Vehicular access connections and driveways to parking areas are also exempt from this landscaping standard, but vehicle use areas are not otherwise permitted between the building and the street within minimum setback areas.

(c) **Maximum Front Yard Setbacks.** The maximum front yard setbacks stated in Table 9.2170 Commercial Zone General Building Height and Setback Standards, shall apply only to new buildings and any building addition that increases the length of the building facade facing a street, internal accessway, private drive, or shopping street as defined in EC [9.2175\(3\)](#) by at least 100%. For purposes of this subsection, front yard setback may be measured from a front lot line abutting a public street or from the edge of the sidewalk furthest from the curb of an internal accessway, private drive, or shopping street. In addition, all new buildings and the portion of the development site specifically affected by the new building and any linear facade expansion of more than 100% are subject to the requirements of this subsection. (See Figure 9.2170(4)(c) Maximum Front Yard Setbacks, Building Orientation, and Entrances.)

1. In C-1, at least 80% of all street facing facades of the building must be within the specified maximum front yard setback.

2. **Except as provided in EC 9.2170(4)(c)(3),** ~~[1]~~ in C-2 and C-3, a minimum of 25% of all street facing facades must be within the specified maximum front yard setback, or, orientation to an internal accessway, private drive, or shopping street as defined in EC [9.2175\(3\)](#) is permitted in compliance with EC [9.2173\(4\)\(a\)](#).

**3. On properties zoned C-2 and located within the city limits of the City of Eugene and the River Road-Santa Clara Neighborhood Plan Area as shown on Map 9.2170(3)(d), a minimum of 80% of all street facing facades must be within the specified maximum front yard setback, or, orientation to an internal accessway, private drive, or shopping street as defined in EC 9.2175(3) is permitted in compliance with EC 9.2173(4)(a).**

~~4[3]~~. In GO, at least 60% of all street facing facades of the building must be within the specified maximum front yard setback.

~~5[4]~~. Vehicular use areas are not permitted in between the street and the portion of the building that is used to comply with this subsection.

~~6[5]~~. Buildings fronting on a street must provide a main entrance facing the street on any facade of the building within the front yard setback. A main entrance is a principal entrance through which people enter the building. A building may have more than one main entrance. Buildings having frontage on more than one street shall provide at least one main entrance oriented to a street, or to the corner where two streets intersect. **On properties zoned C-2 and located within the city limits of the City of Eugene and the River Road-Santa Clara Neighborhood Plan Area as shown on Map 9.2170(3)(d), buildings fronting River Road shall provide a main entrance oriented to that street or to the corner where River Road and another street intersect.**

~~7[6]~~. The land between the portion of a building complying with EC [9.2170\(4\)\(c\)\(1\)](#) or [\(2\)](#) and a street must be landscaped or paved with a hard surface for use by pedestrians. If a hard surface is provided, the area must contain at least the equivalent of 1 pedestrian amenity for every 200 square feet of hard surface. The use of porous materials for hard surfacing is encouraged. Residential developments are exempt from this subsection, except as required by any more restrictive provisions of EC



[9.2170\(4\)\(b\)](#) above. (See Figure 9.2170(4)(c)6. Landscaped or Paved Pedestrian Area with Pedestrian Amenities.)

~~8[7]~~. The maximum front yard setback may be exceeded if the area between the building and the front property line is landscaped or paved for use by pedestrians. The area must contain at least the equivalent of 1 enhanced pedestrian amenity for every 200 square feet of hard surface. (See Figure 9.2170(4)(c)6. Landscaped or Paved Pedestrian Area with Pedestrian Amenities.)

(d) Where lot lines abut property within a residential zone category, the minimum interior yard setback for any building shall be 10 feet. Within the Downtown Plan Area as shown on Map 9.2161(6) Downtown Plan Map, adjustments to this section may be made based on the criteria in EC [9.8030\(16\)](#).

(e) For lots zoned C-1 within the S-JW Jefferson Westside Special Area Zone boundaries as shown on Figure 9.3605, setbacks from all portions of interior lot lines (as that term is defined for purposes of the S-JW Special Area Zone) shall be at least 10 feet from the interior lot line. In addition, at a point that is 20 feet above grade, the setback shall slope at the rate of 10 inches vertically for every 12 inches horizontally (approximately 50 degrees from vertical) away from that lot line.

(f) *Adjustments*. Except for the Downtown Plan Area as shown on Map 9.2161(6) Downtown Plan Map, adjustments to the minimum and maximum front yard setbacks and landscaping standards in this subsection, except subsection (4)(a), may be made, based on criteria at EC [9.8030\(2\)](#) Setback Standards Adjustment. Within the Downtown Plan Area, adjustments to the minimum and maximum front yard setbacks in this subsection, except subsection (4)(a), may be made, based on the criteria at EC [9.8030\(16\)](#).

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***(13) River Road/Santa Clara Specific Standards. The following standards apply to new buildings and any building additions constructed on properties zoned C-2 and located within city limits of the City of Eugene and the River Road-Santa Clara Neighborhood Plan Area as shown on Map 9.2170(3)(d).***

***(a) River Road/Santa Clara Transition Standards. The following standards apply to new buildings and to building additions that increase the square footage of floor area by 20***

**percent or more on property abutting R-1 zoned land. The following standards shall be applicable between the new building or the building addition and any property line abutting land zoned R-1. The proposed development must comply with one of the following options described below.**

- 1. Option 1. The minimum interior yard setback shall be 10 feet from any property line that abuts land zoned R-1. In addition, at least one of the following must be provided along the entire portion of any property line that abuts land zoned R-1:**
  - a. A 6-foot high, 100 percent sight-obscuring wooden fence or masonry wall.**
  - b. A 6-foot high metal fence with high shrubs planted every 6 feet. Chain link and cyclone fences are not allowed. For the purposes of this subparagraph, high shrubs must be:**
    - i. Selected from the City of Eugene Plant Materials list approved by administrative order of the city manager;**
    - ii. Designated in the City of Eugene Plant Materials list as meeting the high shrub requirement; and**
    - iii. In at least 5-gallon containers at the time of planting.**
  - c. Landscaping with a minimum plant bed width of 10 feet meeting EC 9.6210(3) High Screen Landscape Standard (L-3).**
- 2. Option 2. The minimum interior yard setback shall be 15 feet from any property line that abuts land zoned R-1. In addition, the development shall comply with all of the following:**
  - a. At a point that is 30 feet above grade at the property line, the interior yard setback shall slope toward the interior of the property at the rate of 10 inches vertically for every 12 inches horizontally away from that property line until a point 25 feet away from the property line.**
  - b. For new buildings or building additions within 25 feet of land zoned R-1, trees growing to a mature height of at least 20 feet shall be planted at a minimum interval of 25 feet, parallel to the property line, between buildings and any property line that abuts land zoned R-1.**
  - c. One of the following shall be provided along the portion of any property line that abuts land zoned R-1:**
    - i. A 6-foot high, 100 percent sight obscuring wooden fence or masonry wall.**

**ii. A 6-foot high metal fence with high shrubs planted every 6 feet. Chain link and cyclone fences are not allowed. For the purposes of this subparagraph, high shrubs must be:**

- 1. Selected from the City of Eugene Plant Materials list approved by administrative order of the city manager;**
- 2. Designated in the City of Eugene Plant Materials list as meeting the high shrub requirement; and,**
- 3. In at least 5-gallon containers at the time of planting.**

**3. Option 3. A minimum 25-foot setback shall be provided between a new building or building addition and the portion of any property line that abuts land zoned R-1. The 25-foot setback area may be used for open space, vehicle use area, pedestrian circulation, bicycle parking, stormwater quality facilities, or landscaping.**

**(b) River Road/Santa Clara Building Walls/Window Coverage.**

- 1. Windows are required along all street-facing ground floor walls within the maximum front yard setback at a minimum of 60% of the horizontal length and 25% of the area of applicable ground floor walls.**
- 2. All windows shall have a minimum Visible Light Transmittance (VLT) of 0.6 or higher.**
- 3. A blank length of wall of more than 20 linear feet is prohibited along any façade. Windows, arcades, colonnades, or main entrances can be used to address this standard.**
- 4. Adjustments to the standards in this subsection(b) may be made, based on the criteria of EC 9.8030(39).**

**(c) River Road/Santa Clara Weather Protection. Weather protection features such as canopies, awnings or arcades shall be provided over at least the full width of all building entrances to a depth of at least 3 feet. Alternatively, building entrances may be set back a minimum of 3 feet behind the face of the building.**

- 1. Adjustments to the standards in this subsection(c) may be made, based on the criteria of EC 9.8030(39).**

## R-1 Low Density Residential Zone Amendments

**Explanation: Changes to R-1 Low Density Residential permitted uses to allow for small-scale collective sales of agricultural products**

### 9.2740 Residential Zone Land Use and Permit Requirements.

The following Table 9.2740 Residential Zone Land Use and Permit Requirements identifies those uses in the residential zones that are:

- (P) Permitted.
- (SR) Permitted, subject to an approved site review plan or an approved final planned unit development.
- (C) Subject to an approved conditional use permit or an approved final planned unit development.
- (PUD) Permitted, subject to an approved final planned unit development.
- (S) Permitted, subject to the Special Development Standards for Certain Uses beginning at EC [9.5000](#).
- (#) The numbers in ( ) in the table are uses that have special use limitations that are described in EC [9.2741](#) Special Use Limitations for Table 9.2740.

The examples listed in Table 9.2740 are for informational purposes and are not exclusive. Table 9.2740 does not indicate uses subject to Standards Review. Applicability of Standards Review procedures is set out at EC [9.8465](#).

**Table 9.2740 Residential Zone Land Uses and Permit Requirements**

	R-1		R-2	R-3	R-4
<b>Accessory Uses</b>					
Accessory Uses. Examples include a garage, storage shed, and services primarily for use by residents on the site, such as a recreation room and laundry facility. Parking areas and garages constructed and used for a principle use on the development site, such as an apartment, are allowed as an accessory use.	P		P	P	P
<b>Agricultural, Resource Production and Extraction</b>					
Community and Allotment Garden	P		P	P	P

	R-1		R-2	R-3	R-4
Display and Sale of Agricultural Products Grown on the Site	P				
<b>Display and Sale of Agricultural Products Grown Offsite</b>	<b>P (9)</b>				

**9.2741 Special Use Limitations for Table 9.2740.**

**(9) Display and Sale of Agricultural Products Grown Offsite. This use is only allowed on property located within the city limits of the City of Eugene and the River Road-Santa Clara Neighborhood Plan Area as shown on Map 9.2170(3)(d), and is subject to the following standards:**

- (a) Use is limited to two days in a calendar week and is limited to between the hours of 9:00 a.m. and 8:00 p.m.**
- (b) Permanent changes to the development site to specifically accommodate the use are prohibited.**
- (c) Except during the hours of operation of the use, there shall be no display or outdoor storage of agricultural products visible from the street.**
- (d) The use is not permitted on a flag lot.**
- (e) Parking associated with the use must be located on-street or within an existing on-site parking area.**
- (f) Signs associated with the use shall not be placed in the public right of way or vision clearance area. All signage must comply with the sign standards at EC 9.6600.**

**Other Code Amendments**

**9.8010 List of Adopted Plans.**

The documents listed in the following Table 9.8010, including any adopted amendments, are the currently effective adopted plans that may be applicable to a particular land use

application. The plans and adopted policies are more particularly set forth beginning at EC [9.9500](#), and the boundaries for each are depicted on **Map 9.8010, Adopted Plans.**

<b>Table 9.8010 List of Adopted Plans</b>	
Bethel-Danebo Refinement Plan (Phase II)	River Road-Santa Clara Urban Facilities Plan
Bethel-Danebo Refinement Plan	<b><i>River Road-Santa Clara Neighborhood Plan</i></b>
Comprehensive Stormwater Management Plan	Riverfront Park Study
Envision Eugene Comprehensive Plan	South Hills Study
Eugene Downtown Plan	South Willamette Subarea Study
Eugene-Springfield Metropolitan Area General Plan (Metro Plan)	TransPlan (Metro Area Transportation Plan)
Eugene 2035 Transportation System Plan	Walnut Station Specific Area Plan
Fairmount/U of O Special Area Study	West University Refinement Plan
Jefferson/Far West Refinement Plan	Westside Neighborhood Plan
Laurel Hill Neighborhood Plan	Whiteaker Plan
19th and Agate Special Area Study	Willakenzie Area Plan
	Willow Creek Special Area Study

## **9.8030 Adjustment Review – Approval Criteria.**

The planning director shall approve, conditionally approve, or deny an adjustment review application. Approval or conditional approval shall be based on compliance with the following applicable criteria.

***(39) River Road/Santa Clara Neighborhood Specific Standards. Where this land use code provides that the River Road/Santa Clara Neighborhood Specific Standards can be adjusted, the standards may be adjusted upon finding that the design achieves all of the following:***

- (a) Contributes to the continuity of building facades along the street.***
- (b) Creates an attractive pedestrian environment along all adjacent streets.***
- (c) Is compatible with adjacent development.***









