



University Area Interim Protection Measures

Effective April 12, 2014

Background

As part of Envision Eugene, the city is committed to completing area planning for the university neighborhoods to address impacts due to a substantial increase in unintended housing development associated with the demand for student housing and the proximity to the University of Oregon. However, this work is not slated to begin until after the local adoption of Envision Eugene (including a Eugene-only urban growth boundary). The interim protection measures are intended to limit further negative impacts in the single-family neighborhoods until the area planning process is completed. It is expected that these interim measures would be replaced by a more comprehensive set of development and design standards established as part of the area planning effort. This area planning effort will include important opportunities for neighbors and residents to weigh in on the types of standards that are important to them. Although the timelines for the area planning have not been fully determined, it is estimated that it will be completed in about two to three years. This means the interim protection measures would be in place for about two to three years, until they are replaced with permanent measures.

New Regulations

These new land use code regulations apply to all R-1 Low Density Residential zoned properties within the city-recognized boundaries of Amazon Neighbors, Fairmount Neighbors and South University Neighborhood.

Prohibited Dwelling Types

- New Rowhouses
- New Duplexes
- New Triplexes
- New Fourplexes

Prohibited Land Division Types

- New Flag lots
- New Rowhouse lots

Prohibited Zone Changes

- New Zone Changes to R 1.5

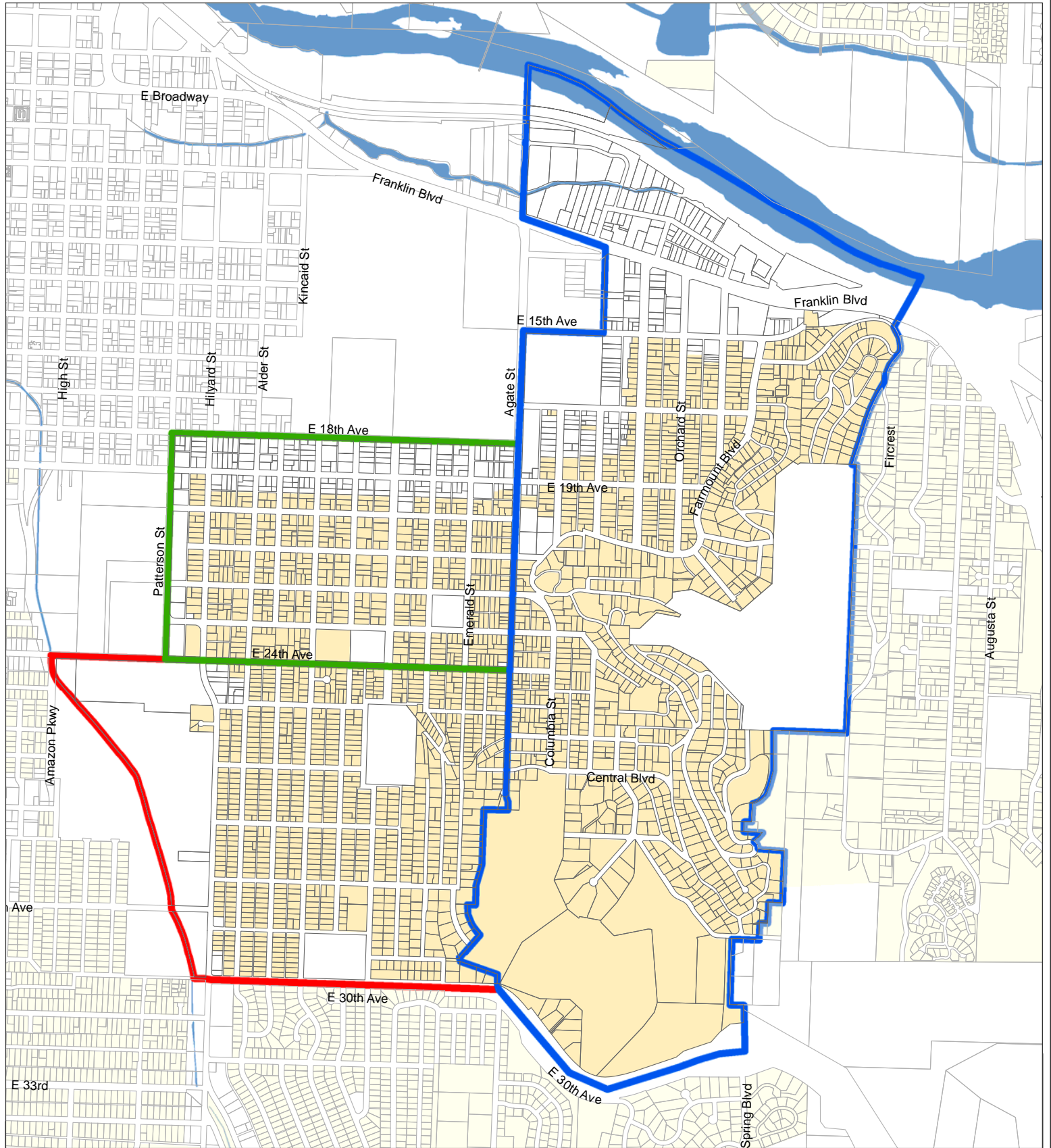
Special Development Standards (Area Specific)




- Accessory Buildings (includes plumbing fixture limitation)
- Secondary Dwellings
- Alley Access Lots (including lots of record)

Special Limitations

- Legal Pre-Existing Structures
- Driveways and Parking Areas
- Maximum Bedroom Count in new or remodeled houses (where a bedroom is being added)
- Property Line Adjustments

University Area Zoning



-  R-1 Low Density Residential
-  Amazon Neighbors Association
-  Fairmount Neighbors
-  South University Neighborhood Association

Caution:
This map is based on imprecise
source data, subject to change,
and for general reference only.

