



# Envision Eugene Single Family Code Amendments



200 cars get the job



Parks & River Resource for People and Animals

Transit Corridor

DOWNTOWN CORE

Parks

Mixed Transitional

- Goals
- Public Engagement Process
- Proposed Amendments + Alternative Proposal
  - Secondary dwellings
  - Alley access lots
  - Accessory buildings



Photo Credit: Eugene Backyard Farmer





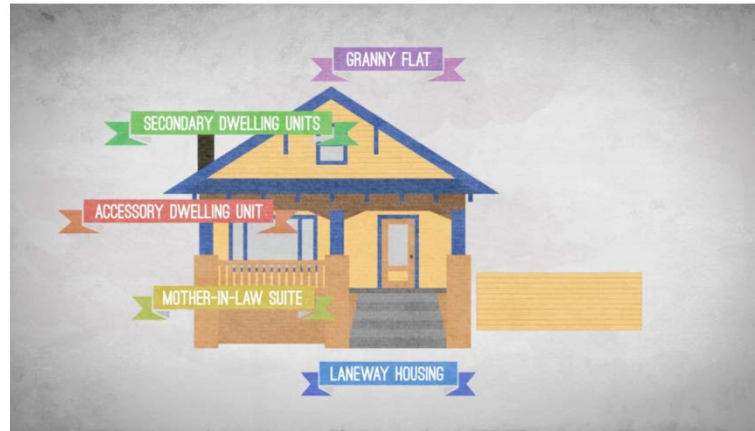
## Promote Smaller Homes

- Affordability
- Flexibility
- Efficiency



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# Promote Smaller Homes



Accessory Dwelling Units - Take the First Step

## The New York Times

HOME & GARDEN

88 COMMENTS

### Grandma Never Had It So Good

By SANDY KEENAN MAY 7, 2014

- EMAIL
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- SAVE
- MORE

BELLE NOW PLAYING GET TICKETS

nytimes

This story is included with an NYT News subscription. Learn More >

In most cities, adding a second house to a single-family lot would be illegal or would set off an epic battle with the neighbors that could drag on for years. But not in Portland, Ore.

There, this kind of housing — referred to officially as “accessory dwelling units,” but better known as granny flats, garage apartments or alley houses — is being welcomed and even encouraged, thanks to friendly zoning laws. And additional living spaces are springing up everywhere, providing affordable housing without changing the feeling or texture of established neighborhoods the way high-rise developments can.

In the southeastern part of town, Jen Wantland,



VIEW SLIDE SHOW | 19 Photos  
The Ultimate Granny Flat

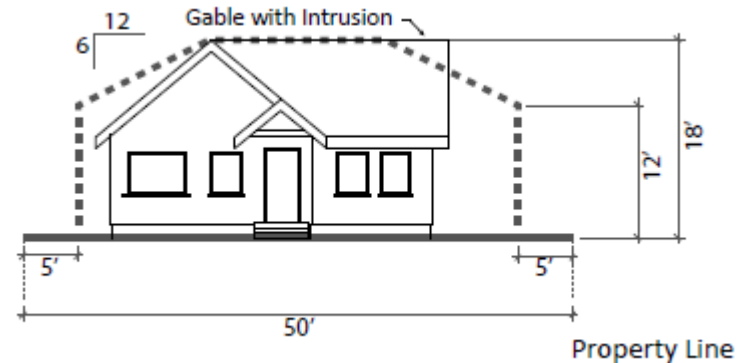
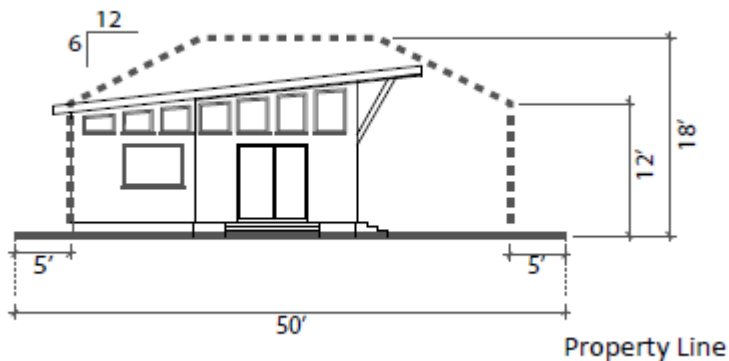
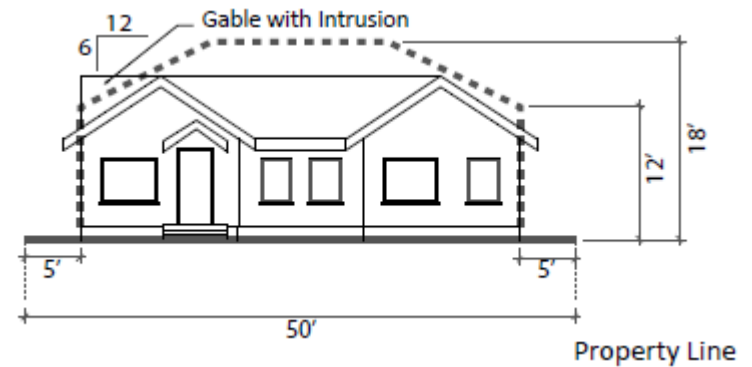


Boneyard Studios



## Improve Compatibility

- Building Heights
- Sloped Setbacks
- Building Size





# PUBLIC ENGAGEMENT PROCESS



## Highlights

- |           |  |
|-----------|--|
| 2007-2009 | Infill Compatibility Standards (ICS) Task Team                                     |
| 2010      | R-1 Infill/Flag Lot Implementation Team  |
| 2010-2013 | On-going Envision Eugene public engagement   |
| 2011      | Draft Envision Eugene Proposal published   |
| 2012      | Envision Eugene Recommendation published<br>City Council initiated code amendments |
| 2012-2013 | Single Family Advisory Group   |
| 2013      | Public outreach: open house, emails, meetings, website                             |
| 2013      | Planning Commission public process   |
| 2013      | City Council public process  |

## R-1 Low Density Residential Zone

- Improve compatibility standards citywide
  - secondary dwelling units (currently allowed)
  - existing alley access lots
  - accessory buildings (currently allowed)
- Allow for new alley access lots, in limited areas, subject to compatibility standards









# PROPOSED AMENDMENTS

## Secondary Dwellings



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## Secondary Dwellings

### Planning Commission Recommendation

- Strengthen owner/occupancy provisions
- Limit building height to one story (detached)
- Add sloped setbacks
- Limit building size/number of bedrooms
- Allow for adjustment review in limited cases

## Secondary Dwellings

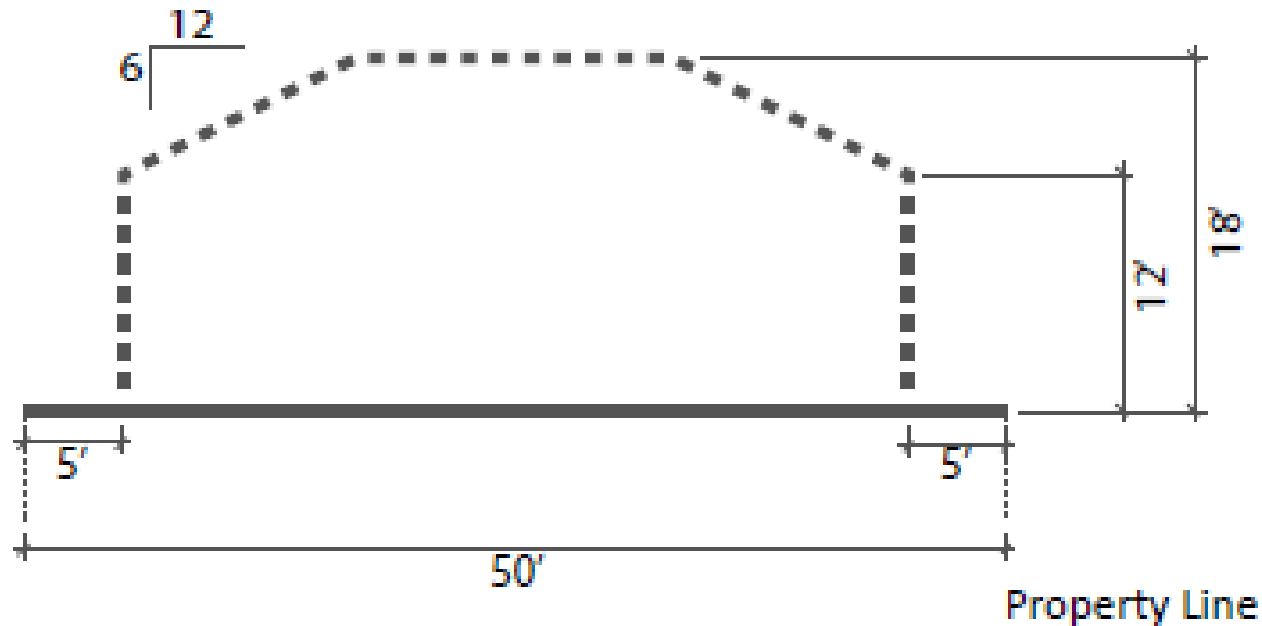
### Alternative Proposal

- Minimum Lot Size/Density
- Maximum Building Size
- Maximum Building Height
- Sloped Interior Yard Setbacks
- Setback Intrusions
- Adjustment Review



## Secondary Dwellings

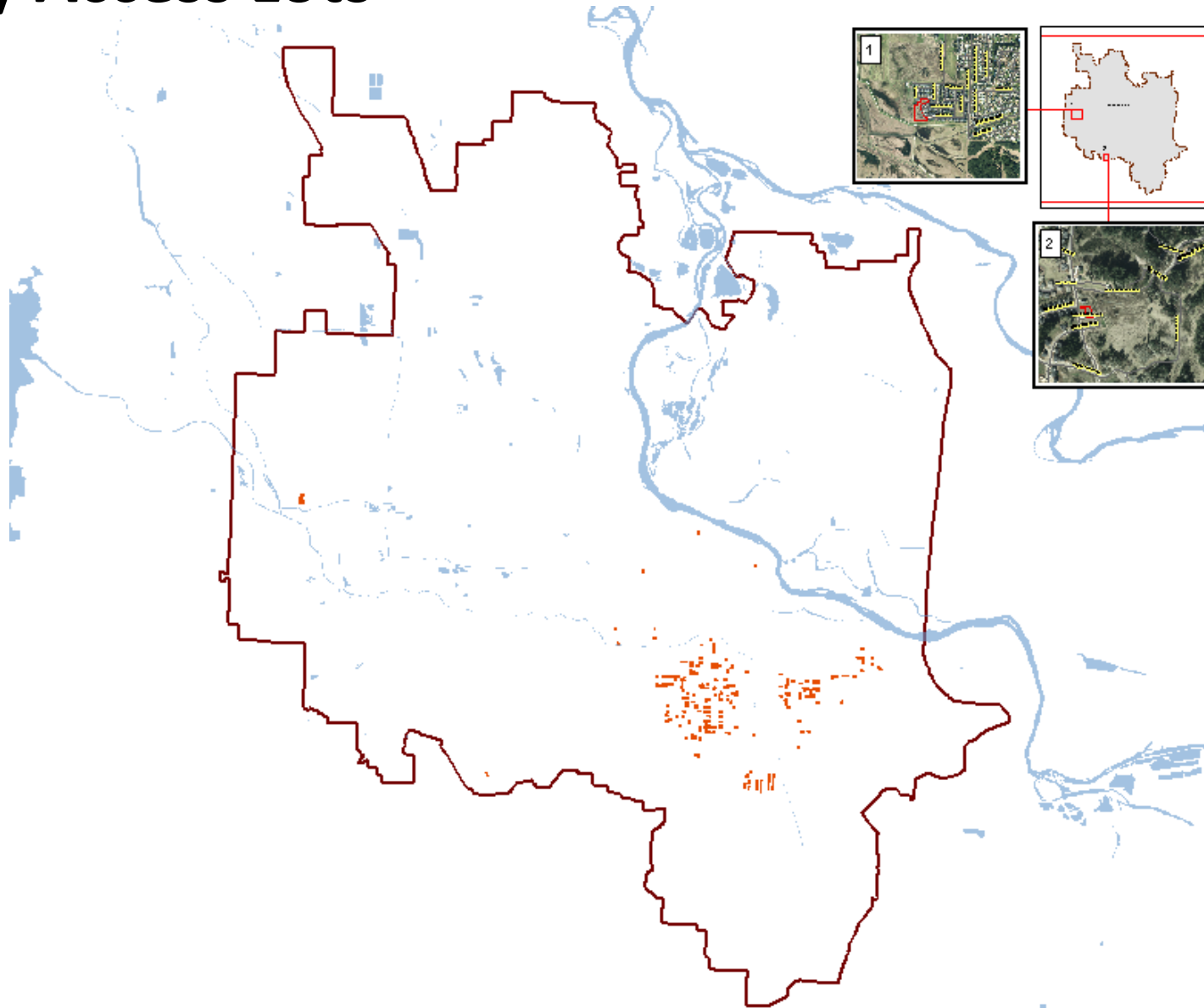
### Building Height/Sloped Setback





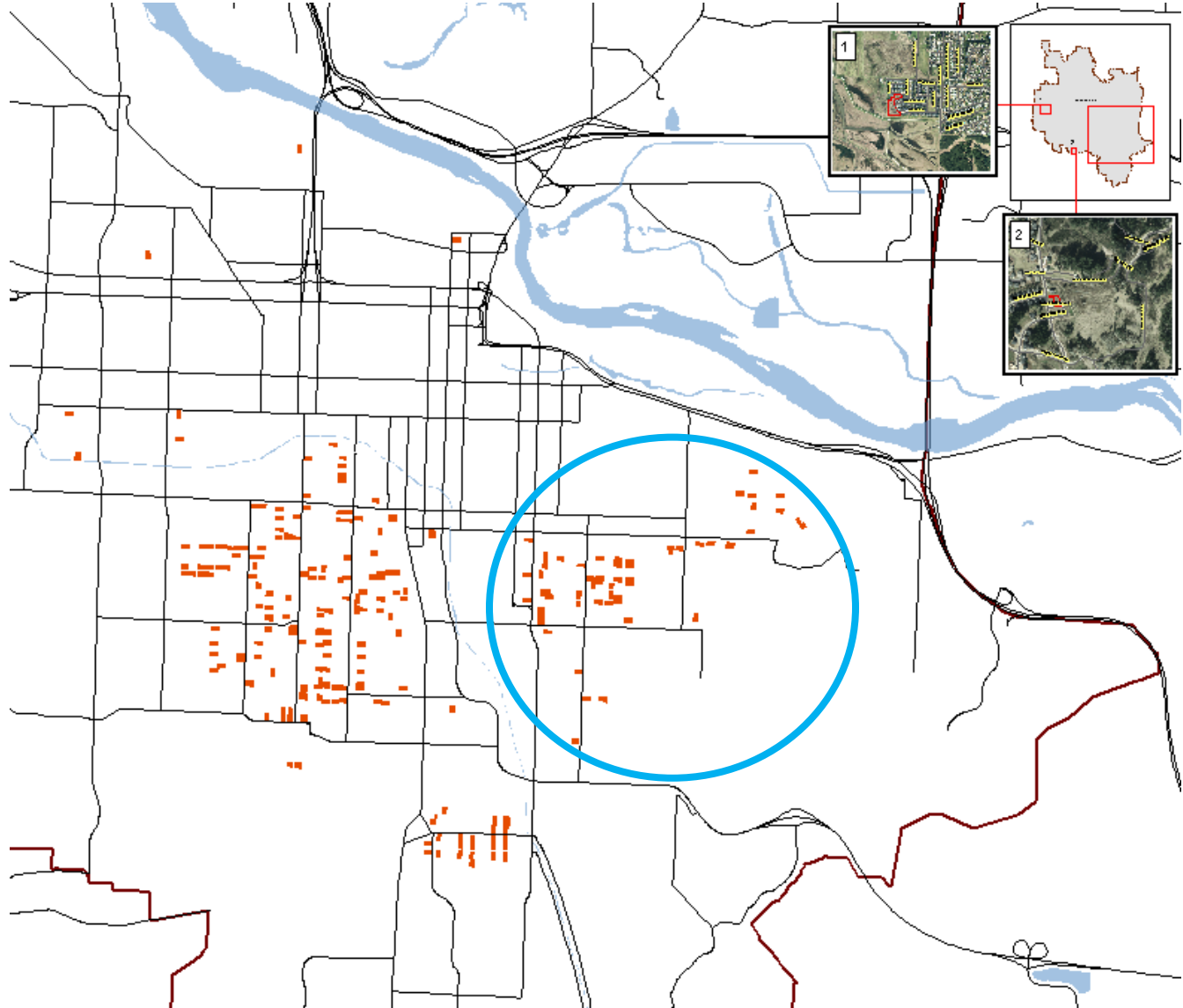
# PROPOSED AMENDMENTS

## Alley Access Lots

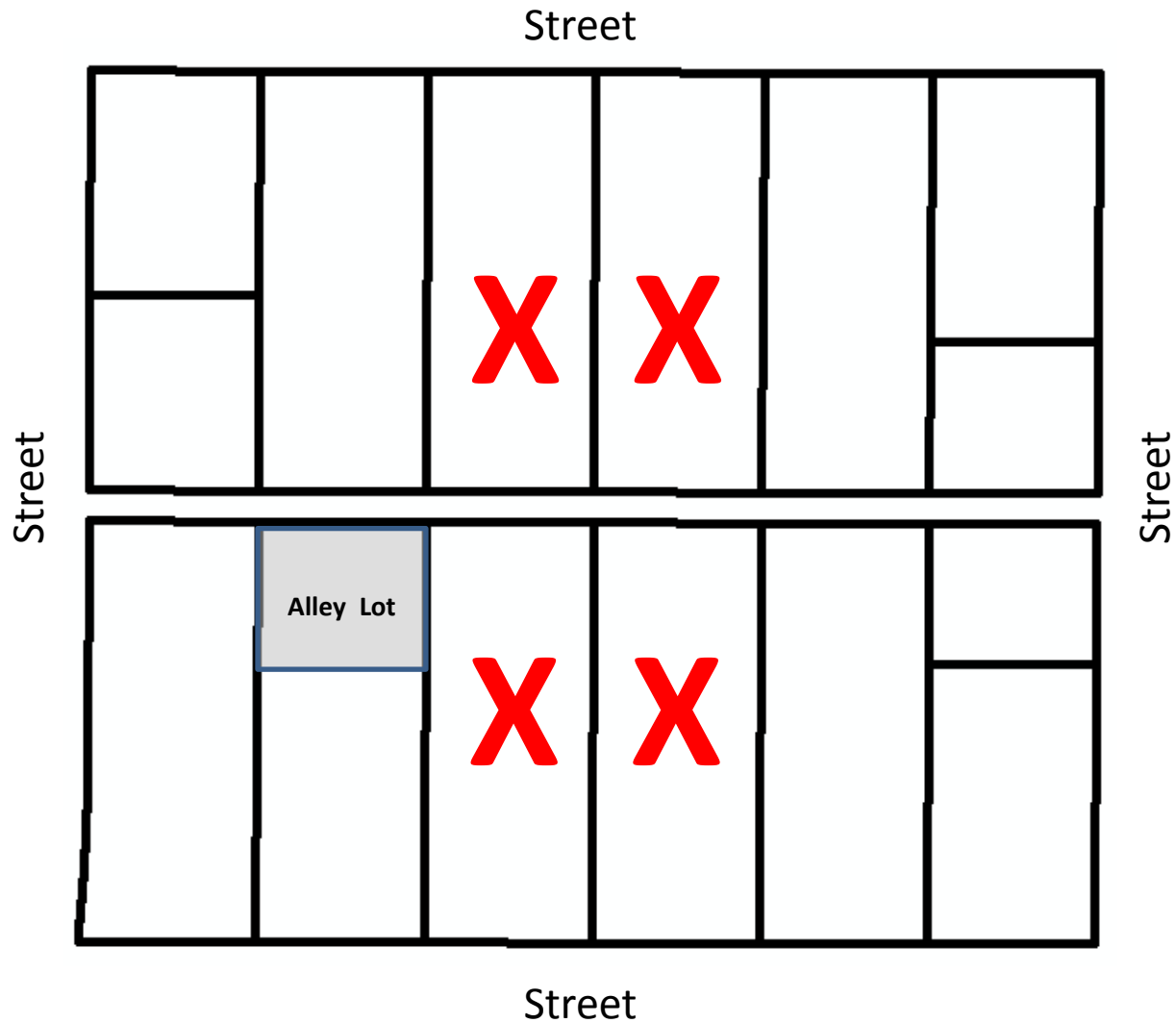


# PROPOSED AMENDMENTS

## Alley Access Lots



## Alley Access Lots



## Alley Access Lots

### Planning Commission Recommendation

- Allow creation of new lots
- Limit home size
- Limit building height /requiring sloped setbacks
- Limit balconies, dormers, upper story windows
- Limit number of bedrooms to three
- Limit total area for driveways and parking
- Allow for adjustment review in limited cases



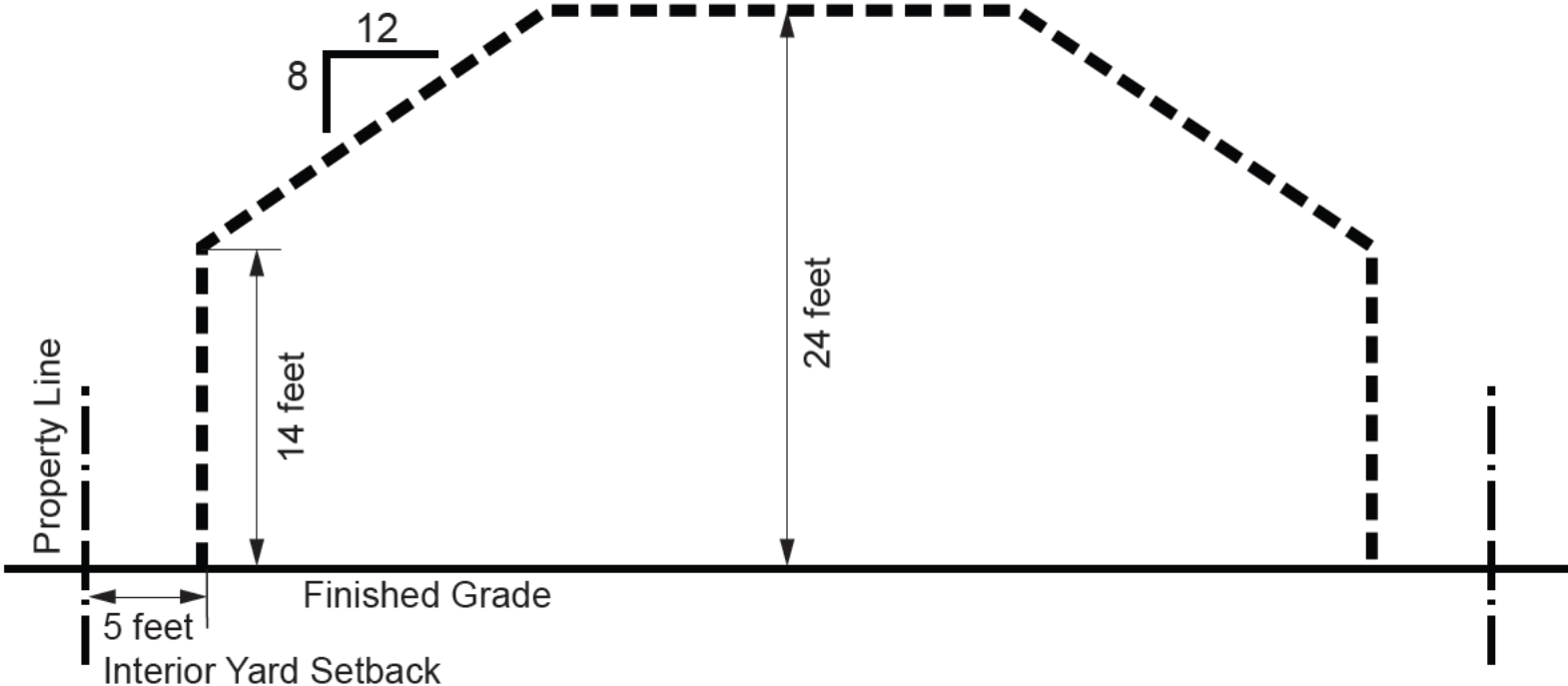


## **Alley Access Lots**

### **Alternative Proposal**

- Prohibit New Lots
- Maximum Building Size
- Maximum Building Height
- Sloped Interior Yard Setbacks
- Adjustment Review

# PROPOSED AMENDMENTS





## Accessory Buildings





## Accessory Buildings

### Planning Commission Recommendation

- Limit building height/add sloped setbacks
- Limit building size on smaller lots
- Increase setbacks on larger lots
- Limit number of plumbing fixtures
- Allow for adjustment review in limited cases





## **Accessory Buildings**

### **Alternative Proposal**

- Building Size
- Building Height
- Sloped Interior Yard Setbacks
- Adjustment Review