



Willamette River Greenway Code Amendments | Summary

KEY FEATURE

This project’s purpose is to provide clear and objective approval criteria for the review of housing development within Eugene’s Willamette River Greenway. If adopted, an applicant seeking to develop housing through Willamette River Greenway Permit process will be able to choose to proceed either under the new clear and objective standards or using the City’s existing discretionary approval criteria.

PRIMARY CHANGES:

The proposed draft amendments, which are scheduled for a Public Hearing on June 20, 2023, include:

- **Codified Greenway Setback***
 - For clear and objective applications, the changes add a mapped setback (Greenway Setback) that establishes a 100-foot setback from the river for new housing developments.
 - A smaller setback is sometimes applicable in areas where a special area zone or adopted refinement plan dictates a specific setback, such as the Downtown Riverfront Zone or Willakenzie Area Plan.
- **Native Landscape Buffer**
 - Requirements for 10-foot native landscape buffer along the Greenway Setback, comprised of native plants and trees. Plants in this area must be selected from the previously vetted and adopted approved plant list.
- **Tree Preservation & Removal Standards*:**
 - Greenway-specific tree preservation standards with higher preservation requirements based on proximity to the river.
 - Tree preservation requirements have also been added to the existing discretionary approval criteria to ensure balance between the new and existing approval processes.
- **Building Size Restrictions**
 - Limits the maximum length of buildings to 75 feet if within 100 feet of the Greenway Setback.
- **Wall & Fencing Standards**
 - Limitations on the location and materials for walls/fences near the river, which prohibits solid or masonry walls within the Greenway Setback or required Native Landscape Buffer.
 - Fences within 300 feet of the Greenway setback must be at least 50% open (unobstructed for light and air) and cannot be constructed of barbed wire, chain link, or cyclone fencing.
- **Pedestrian Access Requirements***
 - Provides a map of properties that are subject to providing a pedestrian access connection from a public way to the riverfront if they develop Multi-Unit Housing (5 or more dwelling units).

*Check out the [Greenway Web Map](#) to see these features property by property across Eugene. These maps will also be adopted as part of the Code Amendments and available for download.

IMPORTANT INFORMATION	
<p>The proposed amendments:</p> <ul style="list-style-type: none"> • <u>Maintain</u> the requirement to have a public hearing for each application • <u>Maintain</u> all other environmental protections for Eugene’s water resources • <u>Maintain</u> the existing Willamette River Greenway Boundary 	<p>The proposed amendments:</p> <ul style="list-style-type: none"> • <u>Do not</u> change the land use designation or zoning of any property • <u>Do not</u> increase allowed housing density or change allowed uses within the Greenway • <u>Do not</u> reduce or remove any public pedestrian/bike paths