

ALLEY

◀65' 8"▶

Example of NEW R-2 Lot that Planning Director decision would allow

Planning Director decision does **NOT** treat this lot as an "alley access" lot.

Planning Director interpretation of "Lot Width" is a diagonal line that doesn't even connect to one side of the lot

◀55' 8"▶

◀160' 2"▶

Width of lot section = 1 inch (could be even less) →

EXISTING single-family house

Boundaries of original lot

Depth of lot frontage = 1 inch (could be even less)

Front lot line = 20'

DESCRIPTION

This drawing shows how the Planning Director's "Findings and Decision", approving the "Auld/Johnston" lot partition, can be applied to **HUNDREDS** of typical R-2, R-3, and R-4 street-to-alley lots in Eugene's "grid-pattern," neighborhoods to circumvent Council's prohibition against alley lots.

Consequently, **HUNDREDS** of lots in these neighborhoods can now be developed with triplexes and four-plexes plus parking having access **ONLY** from the alley.

Planning Director decision treats this lot as meeting the R-2 zone's 20 foot minimum lot width standard.

Planning Director decision does **NOT** require "Lot Frontage" to have **ANY** depth beyond front lot line.

STREET

According to Planning Director decision, the 20 foot front lot line assures street access.