

University Overlook
Architectural Guidelines
Updated: 12-19-2022

University Overlook is a designed community on a hilltop overlooking the University of Oregon and the coastal range to the west and the Cascade mountain range to the east. Bordered on two sides by Hendricks Park and city green space, it combines a forest environment with a wonderful proximity to the University of Oregon, and downtown Eugene. It is our goal to provide a livable community where neighbors can meet, encourage a connection to our environment, foster conservation practices, and promote architectural design that co-exists with the natural setting. A considerable percentage of the project is dedicated to conservation and no-build areas.

Authority

These Architectural Guidelines are set forth by the developer of the community. They are formed in conjunction with the PUD site plan, the final plat, and the University Overlook Covenants, Conditions and Restrictions (CC & R's) as stated in Article 4. Jurisdictional authority for land use shall be by the City of Eugene, or as proposed and approved per applicable development regulations. Applicable Development Regulations include:

- University Overlook P.U.D. Site Plan
- University Overlook Final Plat
- University Overlook CC & R's
- City of Eugene Code (EC)
- University Overlook Architectural Guidelines as stated herein.

Lot Development Guidelines

The lot development guidelines address setbacks, building heights, streetscape, character, and other restrictions affecting neighborhood related issues.

Minimum setbacks are generally controlled by the EC. Specific additional setbacks specific to individual lots are set forth in the Final PUD plans and Final Plat. These include but are not limited to:

- Appurtenances may encroach into setbacks a maximum of two feet.
- Parking paving may encroach into side and rear setbacks a maximum of three feet.
- Building placement shall not alter topography in such a way that adversely affects adjacent lots.

Building Heights

Maximum building heights are generally controlled by the EC. However, additional building height limits for lots 1,2, shall be 1 story. Single story shall be defined as a maximum of a 12' plate height.

Streetscape Characteristics

The goal of streetscape characteristics is to provide diversity between homes while retaining some unifying architectural elements such as building scale, roof pitches, fenestration, materials, and color. These include but are not limited to:

- Dwelling entrances shall face the street.

- Garages and accessory structures shall be subordinate to the main dwelling.
- The scale of each dwelling shall be in proportion to the subject property lot.
- Fenestration shall have continuity throughout the home with windows that invite natural light and maintain privacy as appropriate.
- Identical plans shall be separated by a minimum of 4 lots and separated by a minimum of 3 lots if located on the opposite side of the street.
- Outbuildings shall be limited to the rear yard only. These include but are not limited to play structures, gazebos, covered patios, spas, and outdoor seating areas. Outbuildings are limited to 10 feet in height, defined as 10' to the top plate.
- The aggregate lot coverage shall not exceed 50% of the total area lot square footage per Eugene City Code.
- Fencing should promote overall community concepts while establishing individual privacy. Fencing and permitted designs are further outlined in the final PUD.
- Retaining and garden walls shall be consistent with the dwelling architecture and may be constructed of stone or cultured stone or concrete. Unsurfaced concrete blocks, railroad ties, or metal retaining walls are prohibited.
- Retaining walls for front yards shall be a maximum of 42" tall between grade level changes and a maximum of 24" above the highest adjacent grade.

Accessory Devices

- Utilitarian devices not requiring public view for their function such as newspaper, garbage/recycling shall be hidden from view from the street.
- Permanent devices/equipment such as HVAC, Heat Pumps, must be located discreetly from view and shall be screened or landscaped in such a way as to not interfere with neighboring lots or the general aesthetic.
- Permanent devices such as satellite dishes must be located discreetly from view. Dishes may not exceed 36 inches in diameter.
- Other accessory devices not covered here shall be at the discretion of the Architectural Review Committee.
- Additional accessory devices are also reviewed in the University Overlook CC & R's.

Site Lighting

Site lighting shall be compatible with the style, materials, and colors of the main dwelling.

Exterior lighting shall be fully shielded so as not to cast light onto neighboring properties.

Bare bulbs shall not be exposed.

- All high- and low-pressure sodium, mercury vapor, fluorescent, flashing, and colored lights are prohibited.
- All outdoor lighting should be in the soft white to warm white spectrum.

Site Landscaping

- Plantings are encouraged to be of natural northwest species, particularly drought resistant varieties. This would include, but is not limited to Oregon White oak (*Quercus garryana*), Coast Live Oak (*Quercus agrifolia*), Madrone (*Arbutus menziesii*), Canyon Live Oak (*Quercus chrysolepis*) and Interior Live Oak (*Quercus weslizeni*).
- Preservation of threatened species such as Oregon white oak (*Quercus garryana*) is encouraged.

- Landscapes shall be natural in character. Highly formal designs are discouraged.
- Front Yard landscaping shall be installed within 6 months of completion.
- Above ground pools are prohibited.
- Hot Tubs and Spas shall not exceed 48" above surface of the ground.

Architectural and Structural Guidelines:

The overall architectural guidelines are meant to address building style, mass, scale, materials, color, and general aesthetics of the neighborhood. Structural guidelines are primarily controlled by the EC. Overall guidelines include:

- Preferred building styles include but are not limited to traditional Northwest, Craftsman, Mission, Prairie, Bungalow, Mediterranean, and Japanese styles.
- Dwellings must suit the forested environment.
- Dwellings shall be built of high-quality, long-lasting materials with proven histories of performance.
- Dwellings shall have consistent and compatible appearances on all sides of the structure.
- Wood Shake roofs are prohibited. All other roofing types shall be considered. Colors should be in earth tones, natural, grey, and black tones.
- All dwellings shall have a primary porch at the entry to the dwelling and be sheltered from the weather.
- Gutters and downspouts shall match the character and colors of the dwelling.
- Chimneys shall be covered by brick, stone, cultured stone, or wood chimney surrounds. Exposed metal piping is prohibited. Spark arrestors, and caps are allowed as required by code.
- Painted Exterior colors shall be in earth tones. Maximum of 2 base colors, and one accent color. Colors may not be identical to immediately adjacent homes.

Fixtures and equipment

The University Overlook HOA encourages all home owners and builders to consider installing energy star rated appliances and water efficient fixtures. Environmentally friendly building practices are encouraged throughout all phases of University Overlook's development. This includes but is not limited to low or no VOC products, formaldehyde free building materials.