



Development Code Update Project:

Fact Sheet #3 - Historic Overlay District

Overview of the City of Springfield Development Code Update Project

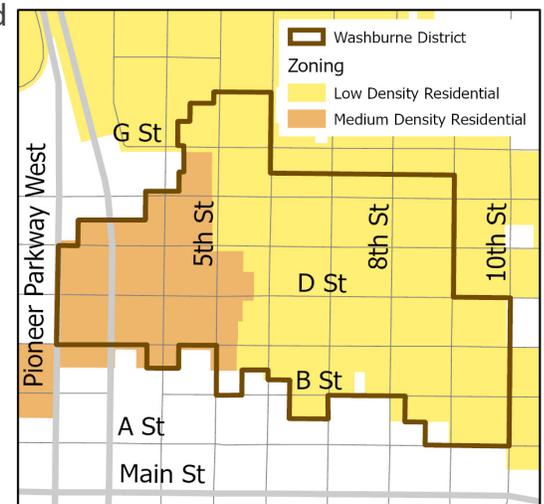
The City of Springfield has proposed updates to the Springfield Development Code (SDC) to support efficient, timely, and clear development review. The Code is the principle document that implements local, state, and federal land use, transportation, and environmental laws in the City of Springfield. Proposed updates to the Code will help Springfield achieve the economic and housing goals of our community, as well as bring Springfield into compliance with state law requirements, including the new Middle Housing Legislation (House Bill 2001).

House Bill (HB) 2001 was passed by the Oregon State Legislature in 2019 to address Oregon's housing crisis. The law is intended to provide more opportunities for a variety of housing types in traditionally single unit dwelling neighborhoods, and to increase the overall housing supply in and around cities. The law requires the City of Springfield to amend the Springfield Development Code to allow Middle Housing in areas zoned for single unit dwellings. Middle Housing types include duplexes, triplexes, fourplexes, cottage clusters, and townhouses. For more information on the Springfield Development Code Update Project and HB 2001 visit the project website at <http://bit.ly/DevCodeUpdate>.

The Historic Overlay District

The City has proposed updates to the Development Code which apply to the Historic Overlay District, which includes the Washburne Historic Landmark District, to be in compliance with state law. Springfield's Historic Overlay District is covered by Low Density Residential (LDR) and Medium Density Residential (MDR) zoning. Springfield's LDR zoning district is subject to HB 2001; the proposed code updates will allow the development of Middle Housing types in all areas zoned LDR to meet the requirements of HB 2001 (LDR is proposed to be renamed "R-1"). State law does not exempt historic districts from the requirement to allow Middle Housing.

The City has also proposed code updates for the MDR zoning district (proposed to be renamed "R-2") to promote the development of Middle Housing and meet residential density targets. The Historic District has existing examples of historic Middle Housing types. Importantly, the proposed code updates keep the existing requirements for design review for major and minor alterations to sites and structures in the district, to preserve the character of the Historic Overlay District. The major and minor alteration standards will also apply to any new development of Middle Housing in the Historic Overlay District.



The Proposed Code Updates Will

- Allow middle housing types in all residential areas of Springfield including the Historic District in compliance with HB 2001.
- No longer allow development of new single unit dwellings in Medium Density Residential (MDR) and High Density Residential (HDR) zoning districts (renamed R-2 and R-3). This change will apply to the MDR portion of Springfield's Historic District. New development could meet proposed density standards in the MDR zoning district through development of two detached single unit dwellings on one lot if developed as a duplex.

The Proposed Code Updates Will Not

- Require owners of existing single unit dwellings to make any changes. All existing single unit dwellings can continue as legal non-conforming uses in the MDR and HDR zoning districts.
- Eliminate Springfield's Historic Overlay District. Under HB 2001, the City is still permitted to apply design standards to development. The Historic Overlay District's design standards, which are intended to preserve the character of the district, will continue to apply.
- Alter the Springfield Historic Commission or its role in development review. The City will continue providing staff to support the Commission's work, including facilitating robust review of Historic Overlay District applications.
- Re-zone any properties in the Historic District to high density. The City is proposing to change the names of the residential zoning districts from LDR, MDR, and HDR to R-1, R-2, and R-3; however, this change is nominal only and does not impact how properties are zoned.

How do I get involved or stay informed?

You can visit the web page for the Development Code Update project at:

<https://bit.ly/DevCodeUpdate>

Click the "Sign Up Now" button under the Interested Parties heading to get on our e-update list to receive project information periodically.



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