











































































































































































**Springfield Development Code Amendments**

2308                   b.       Eighteen feet wide for a multiple panhandle driveway from the front property line to  
 2309                   the pan of the last lot/parcel. This latter standard takes precedence over the driveway  
 2310                   width standard for multiple-family driveways specified in Table 4.2-2.

2311  
 2312                   **6.** New panhandle driveways must not exceed 250 feet in length as measured from the front property  
 2313                   line to the pan of the rear lot/parcel.

2314  
 2315  
 2316                   **B.**       The Director may waive the requirement that buildable lots/parcels have frontage on a public  
 2317                   street when access has been guaranteed via a private street, or driveway with an irrevocable  
 2318                   joint use/access easement as specified in Section 4.2-120A. In the residential districts, when a  
 2319                   proposed land division includes single or multiple panhandle lots/parcels and the front  
 2320                   lot/parcel contains an existing primary or secondary structure, the Director may allow an  
 2321                   irrevocable joint use/access easement in lieu of the panhandles when there is not enough area  
 2322                   to meet both the applicable panhandle street frontage standard and the required 5-foot wide  
 2323                   side yard setback standard for the existing structure. In this case, the irrevocable access  
 2324                   easement width standard shall be:

2325  
 2326                   **1.**       Fourteen feet wide for a single panhandle lot/parcel in the LDR District.

2327  
 2328                   **2.**       Twenty feet wide for a single panhandle in the MDR and HDR District, or where multiple  
 2329                   panhandles are proposed in any residential district.

2330  
 2331  
 2332                   \*\*\*\*\*

2333  
 2334                   **Findings:**   Amendments to SDC 4.7-140 and SDC 5.12-120 relate to the review of City standards called for  
 2335                   in Policy 3.3, Action 1. These changes more clearly link new residential driveway siting and lot layout  
 2336                   with safety-based roadway standards for minimum driveway separation and location. Other  
 2337                   housekeeping text amendments are also included below.

2338  
 2339                   **4.7-140 Siting Duplexes in All Residential Districts**

2340  
 2341                   **A.**       New Duplexes in the LDR and SLR Districts. A single duplex may be located on corner lots/parcels as  
 2342                   specified in Section 3.2-215. The design standards specified in Section 4.7-142 shall only apply to duplexes  
 2343                   in the SLR District. Corner lots/parcels proposed for new duplexes must demonstrate that lot/parcel  
 2344                   configuration, lot/parcel size, driveway locations, and driveway distances from street intersections are  
 2345                   adequate to ensure traffic and pedestrian safety.

2346  
 2347                   **B.**       Pre-existing Duplexes in the LDR District. Prior to the adoption of this Code:  
 2348  
 2349                   **1.**       Duplexes on interior lots/parcels approved as part of a Planned Unit Development shall not be  
 2350                   considered to be nonconforming uses.  
 2351  
 2352                   **2.**       Duplexes on interior lots/parcels approved on property previously zoned ~~RG~~ Residential Garden  
 2353                   (RG) Apartments shall not be considered to be a nonconforming use.

**Springfield Development Code Amendments**

- 2354  
 2355           3.       Duplexes on interior lots/parcels that meet the density requirements of this zoning district shall  
 2356                   not be considered a nonconforming use.  
 2357  
 2358 **C.**       New Duplexes in the MDR and HDR Districts.  
 2359  
 2360           1.       A single duplex shall be permitted on corner lots/parcels as specified in Section 3.2-210. The  
 2361                   design standards of Section 4.7-142 shall apply to this category of duplexes.  
 2362  
 2363           2.       Where more than 1 duplex is proposed on lots/parcels that are less than 1/2 acre in size and the  
 2364                   minimum MDR or HDR density standard for the entire development area can be met, the design  
 2365                   standards specified in Section 4.7-142 shall apply to this category of duplexes.  
 2366  
 2367           3.       Where more than 1 duplex is proposed on lots/parcels that are 1/2 acre or more and the  
 2368                   minimum MDR or HDR density standard for the entire development area can be met, the  
 2369                   multifamily design standards specified in Section 3.2-240 shall apply to this category of duplexes.  
 2370  
 2371 **D.**       Partitioning Corner Duplex Lots. A proposed or existing duplex on a corner lot/parcel in any residential  
 2372                   district may be partitioned for the purpose of allowing independent ownership of each dwelling unit,  
 2373                   providing the 2 platted parcels meet the minimum area standards for corner duplex parcels specified in  
 2374                   Section 3.2-215 and the minimum separation of driveways from the nearest street intersection as  
 2375                   specified in Section 4.2-120, Table 4.2-4. In this case, the partition shall meet the land division standards  
 2376                   specified in Section 5.12-100 and the following:  
 2377  
 2378           1.       Utility service to each unit shall be separate.  
 2379  
 2380           2.       All walls connecting abutting units shall be fire resistive walls as specified in the Oregon  
 2381                   Residential Specialty Code.  
 2382  
 2383           3.       The property line separating the 2 units shall have not more than 2 angle points. The angle points  
 2384                   shall not occur within the wall between abutting units.

\*\*\*\*\*

**5.12-100 Land Divisions – Partitions and Subdivisions**

<b>5.12-120</b>	<b>Tentative Plan Submittal Requirements</b>
-----------------	--

2391  
 2392 A Tentative Plan application shall contain the elements necessary to demonstrate that the provisions of this Code  
 2393 are being fulfilled.  
 2394

2395 **EXCEPTION:** In the case of Partition applications with the sole intent to donate land to a public agency, the  
 2396 Director, during the Pre-Submittal Meeting, may waive any submittal requirements that can be addressed as part  
 2397 of a future development application.  
 2398

2399 **A.**       General Requirements.

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- 2400
- 2401 1. The Tentative Plan, including any required Future Development Plan, shall be prepared by an
- 2402 Oregon Licensed Professional Land Surveyor on standard sheets of 18" x 24". The services of an
- 2403 Oregon Licensed Professional Engineer may also be required by the City in order to resolve utility
- 2404 issues (especially stormwater management, street design and transportation issues), and site
- 2405 constraint and/or water quality issues.
- 2406
- 2407 2. The scale of the Tentative Plan shall be appropriate to the area involved and the amount of detail
- 2408 and data, normally 1" = 50', 1" = 100', or 1" = 200'.
- 2409
- 2410 3. A north arrow and the date the Tentative Plan was prepared.
- 2411
- 2412 4. The name and address of the owner, applicant, if different, and the Land Surveyor and/or
- 2413 Engineer who prepared the Partition Tentative Plan.
- 2414
- 2415 5. A drawing of the boundaries of the entire area owned by the partitioner or subdivider of which
- 2416 the proposed land division is a part.
- 2417
- 2418 6. City boundaries, the Urban Growth Boundary (UGB) and any special service district boundaries or
- 2419 railroad right-of-way, which cross or abut the proposed land division.
- 2420
- 2421 7. Applicable zoning districts and the Metro Plan designation of the proposed land division and of
- 2422 properties within 100 feet of the boundary of the subject property.
- 2423
- 2424 8. The dimensions (in feet) and size (either in square feet or acres) of each lot/parcel and the
- 2425 approximate dimensions of each building site, where applicable, and the top and toe of cut and
- 2426 fill slopes to scale.
- 2427
- 2428 9. The location, outline to scale and present use of all existing structures to remain on the property
- 2429 after platting and their required setbacks from the proposed new property lines.
- 2430
- 2431 10. The location and size of existing and proposed utilities and necessary easements and dedications
- 2432 on and adjacent to the site, including but not limited to sanitary sewer mains, stormwater
- 2433 management systems, water mains, power, gas, telephone, and cable TV. Indicate the proposed
- 2434 connection points.
- 2435
- 2436 11. The locations widths and purpose of all existing or proposed easements on and abutting the
- 2437 proposed land division; the location of any existing or proposed reserve strips.
- 2438
- 2439 12. The locations of all areas to be dedicated or reserved for public use, with the purpose, condition
- 2440 or limitations of the reservations clearly indicated.
- 2441
- 2442 **B.** A Site Assessment of the Entire Development Area. The Site Assessment shall be prepared by an Oregon
- 2443 Licensed Landscape Architect or Engineer and drawn to scale with existing contours at 1-foot intervals and
- 2444 percent of slope that precisely maps and delineates the areas described below. Proposed modifications to
- 2445 physical features shall be clearly indicated. The Director may waive portions of this requirement if there is

## Springfield Development Code Amendments

- 2446 a finding that the proposed development will not have an adverse impact on physical features or water  
 2447 quality, either on the site or adjacent to the site. Information required for adjacent properties may be  
 2448 generalized to show the connections to physical features. A Site Assessment shall contain the following  
 2449 information.
- 2450
- 2451 1. The name, location, dimensions, direction of flow and top of bank of all watercourses that are  
 2452 shown on the Water Quality Limited Watercourses (~~WQW~~WQLW) Map on file in the  
 2453 Development ~~Services and Public Works~~ Department;
- 2454
- 2455 2. The 100-year floodplain and floodway boundaries on the site, as specified in the latest adopted  
 2456 FEMA Flood Insurance Maps or FEMA approved Letter of Map Amendment or Letter of Map  
 2457 Revision;
- 2458
- 2459 3. The Time of Travel Zones, as specified in Section 3.3-200 and delineated on the Wellhead  
 2460 Protection Areas Map on file in the Development ~~Services and Public Works~~ Department;
- 2461
- 2462 4. Physical features including, but not limited to significant clusters of trees and shrubs,  
 2463 watercourses shown on the (~~WQW~~WQLW) Map and their riparian areas, wetlands, and rock  
 2464 outcroppings;
- 2465
- 2466 5. Soil types and water table information as mapped and specified in the *Soils Survey of Lane Count*;  
 2467 and
- 2468
- 2469 6. Natural resource protection areas as specified in Section 4.3-117.
- 2470
- 2471 C. A Stormwater Management Plan drawn to scale with existing contours at 1-foot intervals and percent of  
 2472 slope that precisely maps and addresses the information described below. In areas where the percent of  
 2473 slope is 10 percent or more, contours may be shown at 5-foot intervals. This plan shall show the  
 2474 stormwater management system for the entire development area. Unless exempt by the ~~Public Works~~  
 2475 Director, the City shall require that an Oregon Licensed Civil Engineer prepare the plan. Where plants are  
 2476 proposed as part of the stormwater management system, an Oregon Licensed Landscape Architect may  
 2477 also be required. The plan shall include the following components:
- 2478
- 2479 1. Roof drainage patterns and discharge locations;
- 2480
- 2481 2. Pervious and impervious area drainage patterns;
- 2482
- 2483 3. The size and location of stormwater management systems components, including but not limited  
 2484 to: drain lines, catch basins, dry wells and/or detention ponds; stormwater quality measures; and  
 2485 natural drainageways to be retained;
- 2486
- 2487 4. Existing and proposed site elevations, grades and contours; and
- 2488
- 2489 5. A stormwater management system plan with supporting calculations and documentation as  
 2490 required in Section 4.3-110 shall be submitted supporting the proposed system. The plan,  
 2491 calculations and documentation shall be consistent with the *Engineering Designs Standards and*

## Springfield Development Code Amendments

- 2492 *Procedures Manual* to allow staff to determine if the proposed stormwater management system  
 2493 will accomplish its purposes.  
 2494  
 2495 **D.** A ~~Response~~ response to ~~Transportation~~ transportation issues complying with the provisions of this Code.
- 2496 **1.** The locations, condition, e.g., fully improved with curb, gutter and sidewalk, AC mat, or gravel,  
 2497 widths and names of all existing streets, alleys, or other rights-of-way within or adjacent to the  
 2498 proposed land division;  
 2499
- 2500 **2.** The locations, widths and names of all proposed streets and other rights-of-way to include the  
 2501 approximate radius of curves and grades. The relationship of all proposed streets to any  
 2502 projected streets as shown on the Metro Plan or Springfield Comprehensive Plan, including the  
 2503 ~~TransPlan~~ Springfield Transportation System Plan (including the Conceptual Street Map), and any  
 2504 approved Conceptual Development Plan and the latest version of the Conceptual Local Street  
 2505 Map;  
 2506
- 2507 **3.** The locations and widths of all existing and proposed sidewalks, ~~pedestrian trails~~ multi-use paths,  
 2508 and accessways, including the location, size and type of plantings and street trees in any required  
 2509 planter strip;  
 2510
- 2511 **4.** The location of existing and proposed traffic control devices, fire hydrants, power poles,  
 2512 transformers, neighborhood mailbox units and similar public facilities, where applicable;  
 2513
- 2514 **5.** The location and dimensions of existing and proposed driveways demonstrating conformance  
 2515 with lot or parcel dimensions and frontage requirements for single-family and duplex lots/parcels  
 2516 established in Section 3.2-215, and driveway width and separation specifications established in  
 2517 Section 4.2-120, where applicable;  
 2518
- 2519 **6.** The location of existing and proposed street trees, associated utilities along street frontage(s),  
 2520 and street lighting: including the type, height and area of illumination;  
 2521
- 2522 **7.** The location of existing and proposed transit facilities;  
 2523
- 2524 **8.** A copy of a Right-of-way Approach Permit application where the property has frontage on an  
 2525 Oregon Department of Transportation (ODOT) facility; and  
 2526
- 2527 **9.** A Traffic Impact Study prepared by a Oregon Licensed Traffic Engineer, where necessary, as  
 2528 specified in Section 4.2-105A.4.  
 2529
- 2530 **E.** A Future Development Plan. Where phasing and/or lots/parcels that are more than twice the minimum  
 2531 lot/parcel size are proposed, the Tentative Plan shall include a Future Development Plan that:  
 2532
- 2533 **1.** Indicates the proposed redivision, including the boundaries, lot/parcel dimensions and  
 2534 sequencing of each proposed redivision in any residential district, and shall include a plot plan  
 2535 showing building footprints for compliance with the minimum residential densities specified in  
 2536 Section 3.2-205.

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- 2537
- 2538           **2.**       Addresses street connectivity between the various phases of the proposed development based
- 2539           upon compliance with ~~TransPlan~~ the Springfield Transportation System Plan (including the
- 2540           Conceptual Street Map), the Regional Transportation Plan (RTP), applicable Refinement Plans,
- 2541           Plan Districts, Master Plans, ~~Conceptual Development Plans,~~ or the Conceptual Local Street Map
- 2542           and this Code;
- 2543
- 2544           **3.**       Accommodates other required public improvements, including, but not limited to, sanitary
- 2545           sewer, stormwater management, water and electricity;
- 2546
- 2547           **4.**       Addresses physical features, including, but not limited to, significant clusters of trees and shrubs,
- 2548           watercourses shown on the Water Quality Limited Watercourse Map and their associated
- 2549           riparian areas, wetlands, rock outcroppings and historic features; and
- 2550
- 2551           **5.**       Discusses the timing and financial provisions relating to phasing.
- 2552
- 2553
- 2554   **F.**       Additional information and/or applications required at the time of Tentative Plan application submittal
- 2555           shall include the following items, where applicable:
- 2556
- 2557           **1.**       A brief narrative explaining the purpose of the proposed land division and the existing use of the
- 2558           property;
- 2559
- 2560           **2.**       If the applicant is not the property owner, written permission from the property owner is
- 2561           required;
- 2562
- 2563           **3.**       A Vicinity Map drawn to scale showing bus stops, streets, driveways, pedestrian connections, fire
- 2564           hydrants and other transportation/fire access issues within 200 feet of the proposed land
- 2565           division and all existing Partitions or Subdivisions immediately adjacent to the proposed land
- 2566           division;
- 2567           **4.**       How the Tentative Plan addresses the standards of any applicable overlay district;
- 2568
- 2569           **5.**       How the Tentative Plan addresses Discretionary Use criteria, where applicable;
- 2570
- 2571           **6.**       A Tree Felling Permit as specified in Section 5.19-100;
- 2572
- 2573           **7.**       A Geotechnical Report for slopes of 15 percent or greater and as specified in Section 3.3-500,
- 2574           and/or if the required Site Assessment in Section 5.12-120B. indicates the proposed
- 2575           development area has unstable soils and/or high water table as specified in the *Soils Survey of*
- 2576           *Lane County*;
- 2577
- 2578           **8.**       An Annexation application as specified in Section 5.7-100 where a development is proposed
- 2579           outside of the city limits but within City's urban growth boundary and can be serviced by sanitary
- 2580           sewer;
- 2581



**Springfield Development Code Amendments**

2603 **7. Other Code Housekeeping Changes**

2604  
 2605 **Findings:** The following amendments to the code are principally for housekeeping purposes, in addition  
 2606 to certain housekeeping changes included above with the more substantive code amendments  
 2607 implementing TSP policies. The changes help standardize terminology, address out-of-date  
 2608 references (e.g., department and Director citations below reflect the current Development and  
 2609 Public Works Department naming conventions), correct certain scrivener's errors, and update  
 2610 internal cross-references to amended Code provisions. The revisions to the Multi-Unit Design  
 2611 Standards section are to resolve internal inconsistencies that the Code amendments would create if  
 2612 the sections were not revised or removed. Planter strip and block length and block perimeter  
 2613 requirements for Multi-Unit development have been incorporated into the Public Streets section of  
 2614 the Code amendments shown above (SDC 4.2-105).

2615 **3.2-200 Residential Zoning Districts**

2616  
 2617  
 2618 **3.2-215 Base Zone Development Standards**

2619  
 2620 (8) ~~When additional right of way is required, whether by City engineering standards, the Metro Plan~~  
 2621 ~~(including TransPlan), or the City's Conceptual Street Plan, setbacks are based on future right of way~~  
 2622 ~~locations. Right of way shall be dedicated prior to the issuance of any building permit that increases~~  
 2623 ~~parking requirements. Required setbacks are measured from the special street setback in Section 4.2-~~  
 2624 ~~105N, where applicable.~~

2625  
 2626 \*\*\*\*\*

2627  
 2628 **3.2-240 Multi-unit Design Standards**

2629  
 2630 \*\*\*\*\*  
 2631 **D.** Design Standards. All of the following design standards shall be met by all multi-unit developments:  
 2632 Building Orientation; Building Form; Storage; Transition and Compatibility Between Multi-unit and LDR  
 2633 Development; Open Space; Landscaping; Pedestrian Circulation; Parking; and Vehicular Circulation.

2634  
 2635 \*\*\*\*\*

2636 **6.** Landscaping, Fences and Walls. Multi-unit developments shall provide landscaping as specified in  
 2637 Section 4.4-105 and the following standards (See Figure 3.2Q):

2638  
 2639 **a.** A minimum of 15 percent of the site shall be landscaped with a mix of vegetative ground  
 2640 cover, shrubbery and trees. Trees, a minimum 2 inches (dbh) in caliper, and shrubbery, a  
 2641 minimum of 24 inches in height, shall be planted. Bark mulch, rocks and similar non-  
 2642 plant material may be used to compliment the cover requirement, but shall not be  
 2643 considered a sole substitute for the vegetative ground cover requirement;  
 2644

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- 2645 ~~b.~~ Planter strips shall be required for all multi-unit development of collector and arterial
- 2646 streets, but is optional on local streets. Planter strips shall be a minimum of 4.5 feet
- 2647 wide, placed between the back of curb and the sidewalk, along public or private streets;
- 2648
- 2649 ~~e.b.~~ Street trees, a minimum 2 inches (dbh) caliper, shall be placed within the planter strips
- 2650 between the curb and the sidewalk. Street trees shall be planted 1 per every 30 linear
- 2651 feet (minimum) of street frontage, as specified in Section 4.2-140.
- 2652
- 2653 ~~d.c.~~ Fences in front yards and along any frontage used to comply with the building
- 2654 orientation standard shall be limited to 3 feet in height. Fences in other yards shall
- 2655 comply with the fence standards specified in Section 4.4-115, and the vision clearance
- 2656 standards specified in Section 4.2-130; and
- 2657
- 2658 ~~e.d.~~ The use of native and/or drought-tolerant landscaping is encouraged. All landscaping
- 2659 shall be irrigated with a permanent irrigation system unless a licensed landscape
- 2660 architect submits written verification that the proposed plant materials do not require
- 2661 irrigation. The property owner shall maintain all landscaping.

\*\*\*\*\*

- 2664 9. Vehicular Circulation. Multi-unit developments shall provide vehicular circulation as specified in
- 2665 the following standards (See Figure 3.2-R):
- 2666
- 2667 a. The on-site driveway (or private street) system shall connect with public streets abutting
- 2668 the site;
- 2669
- 2670 b. Shared driveways shall be provided whenever practicable to minimize cross turning
- 2671 movements on adjacent streets. On-site driveways and private streets shall be stubbed
- 2672 to abutting MDR/HDR properties, at locations determined during Site Plan Review
- 2673 process to facilitate development of shared driveways; and
- 2674

- 2675 ~~e.~~ Multi-unit developments 8 acres or larger shall be developed as a series of complete
- 2676 blocks bounded by a connecting network of public or private streets with sidewalks. The
- 2677 average block size within a multi-unit development shall be a maximum of 4 acres in
- 2678 size. For example, an 8.1-acre development would have a minimum of 2 blocks. Portions
- 2679 of the site with wetlands, slopes greater than 15 percent and wooded areas subject to
- 2680 Section 5.19-100 shall be exempt from this standard, however, sidewalk or pathway
- 2681 connections are required as an alternative to street connections, when practicable; and
- 2682
- 2683 ~~d.c.~~ Parking areas shall be accessed from alleys when properties abut an alley, or an alley
- 2684 can reasonable be extended to serve the development.

\*\*\*\*\*

**3.2-300 Commercial Zoning Districts**

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2690 **3.2-315 Base Zone Development Standards**

2691  
2692 (4) ~~When additional right of way is required, whether by City engineering standards, the Metro Plan~~  
2693 ~~(including TransPlan), or the City's Conceptual Street Plan, setbacks are based on future right of way~~  
2694 ~~locations. Right of way shall be dedicated prior to the issuance of any building permit that increases~~  
2695 ~~required parking. Required setbacks are measured from the special street setback in Section 4.2-105N,~~  
2696 ~~where applicable.~~

2697  
2698 \*\*\*\*\*

2699 **3.2-400 Industrial Zoning Districts**

2700  
2701 **3.2-420 Base Zone Development Standards**

2702  
2703 (4) Setback Exceptions:  
2704 (b) ~~When additional right of way is required, whether by City engineering standards, the Metro Plan (including~~  
2705 ~~TransPlan), or the City's Conceptual Street Plan, setbacks are based on future right of way locations.~~  
2706 ~~Right of way shall be dedicated prior to the issuance of any building permit that increases required~~  
2707 ~~parking. Required setbacks are measured from the special street setback in Section 4.2-105N, where~~  
2708 ~~applicable.~~

2709 \*\*\*\*\*

2710  
2711 **3.2-500 Medical Services Zoning District**

2712  
2713 **3.2-515 Base Zone Development Standards**

2714  
2715 (3) ~~When additional right of way is required, whether by City engineering standards, the Metro Plan~~  
2716 ~~(including TransPlan), or the City's Conceptual Street Plan, setbacks are based on future right of way~~  
2717 ~~locations. Right of way shall be dedicated prior to the issuance of any building permit that increases~~  
2718 ~~required parking. Required setbacks are measured from the special street setback in Section 4.2-105N,~~  
2719 ~~where applicable.~~

2720 \*\*\*\*\*

2721 **3.2-600 Mixed-Use Zoning Districts**

2722  
2723 **3.2-615 Base Zone Development Standards**

2724  
2725 (4) ~~When additional right of way is required, whether by City engineering standards, the Metro Plan~~  
2726 ~~(including TransPlan), or the City's Conceptual Street Plan, setbacks are based on future right of way~~  
2727 ~~locations. Right of way shall be dedicated prior to the issuance of any building permit that increases~~  
2728 ~~required parking. Required setbacks are measured from the special street setback in Section 4.2-105N,~~  
2729 ~~where applicable.~~

2730 \*\*\*\*\*

2731 **3.2-700 Public Land and Open Space Zoning District**

2732  
2733 **3.2-715 Base Zone Development Standards**

2734

## Springfield Development Code Amendments

- 2735 (2) ~~When additional right-of-way is required, whether by City engineering standards, the Metro Plan~~  
 2736 ~~(including TransPlan), or the City's Conceptual Street Plan, setbacks are based on future right-of-way~~  
 2737 ~~locations. Dedication of needed right-of-way shall be required prior to the issuance of any building permit~~  
 2738 ~~that increases parking or gross floor area. Required setbacks are measured from the special street setback~~  
 2739 ~~in Section 4.2-105N, where applicable.~~  
 2740

### 3.2-635 Phased Development

- 2741  
 2742  
 2743 **A.** If development is planned to occur in phases, a phased development plan shall be submitted concurrently  
 2744 with the Site Plan application specified in Section 5.17-100. In addition to the phasing requirements  
 2745 specified in Section 5.17-115, the phasing plan shall include the following information:

- 2746  
 2747 1. Existing buildings and dimensions with distances from property lines and other buildings.  
 2748  
 2749 2. The location of future right-of-way dedications based on ~~TransPlan~~ the Springfield Transportation  
 2750 System Plan, including the adopted Conceptual Local Street Network Plan Map, and the block length  
 2751 and size standards specified in Section 3.2-625E.  
 2752

2753 \*\*\*\*\*

### Section 3.2-900 Agriculture – Urban Holding Area (AG) Zoning District

### 3.2-925 Standards for Interim Development

2756  
 2757  
 2758 These regulations apply to the development of interim uses as specified in Subsections 3.2-915 and 3.2.920 in the  
 2759 AG District.

- 2760  
 2761 **A.** Receive certification from the Lane County Sanitarian that any proposed wastewater disposal  
 2762 system meets Oregon Department of Environmental Quality (D.E.Q.) standards prior to Development  
 2763 Approval.  
 2764  
 2765 **B.** Interim uses may not be placed on a site in a manner that would impede future development of  
 2766 land designated Urban Holding Area-Employment with urban employment uses.  
 2767  
 2768 **C.** Interim uses may not be placed on a site in manner that would impede extension of infrastructure  
 2769 to serve land designated Urban Holding Area-Employment from developing with urban employment uses.  
 2770  
 2771 **D.** To demonstrate compliance with this provision, and in addition to the special provisions listed in  
 2772 Table A, the Applicant shall submit a Future Development Plan that:  
 2773  
 2774 1. Includes a brief narrative explaining the existing and proposed use of the property;  
 2775  
 2776 2. Indicates the proposed development footprint on a scaled plot plan of the property;  
 2777  
 2778 3. Limits the proposed new development footprint to 1/2 acre or less of the site;  
 2779

Springfield Development Code Amendments

- 2780 4. Addresses future street connectivity as shown in the Springfield Transportation System
- 2781 Plan (including the Conceptual Street Map), Regional Transportation System Plan, ~~Local Street~~
- 2782 ~~Network Plan~~, Springfield Comprehensive Plan, applicable Refinement Plans; and this Code;
- 2783
- 2784 5. Addresses the number and type of vehicle trips to be generated by the proposed use;
- 2785
- 2786 6. Addresses the applicable Natural Resources protection, Water Quality Limited
- 2787 Watercourses protection, Floodplain Overlay Development Standards, and Drinking Water
- 2788 Protection Overlay Development Standards of this Code.
- 2789

E. Development shall utilize the following base zone development standards:

Minimum Lot/Parcel Sizes	A 50-acre minimum lot/parcel size is applied to lots/parcels 50 acres or larger. A 20-acre minimum lot/parcel size is applied to lots/parcels less than 50 acres in size. Lots/parcels less than 20 acres in size may not be further divided. <b>(1)</b>
Main Building Height	35 feet
Accessory Building Height	35 feet <b>(2)</b>
Building/Structure Setbacks: UHA-E designated parcels 20 acres and larger	20 feet from State, County, City roads, streets and local access roads.  At least 100 feet from the adjoining lines of property zoned EFU; and in a location that does not impede future development of urban employment use or extension of urban infrastructure as shown in transportation plans, public facilities plans or master plans.
Building/Structure Setbacks: UHA-E designated parcels smaller than 20 acres	20 feet from State, County, City roads, streets and local access roads. 10 feet from other property lines.
Minimum Lot/Parcel Frontage	None
Minimum Lot/Parcel Depth	None

- 2792
- 2793 **(1)** Exemption: Land divisions that create lots/parcels for the purpose of establishing a Natural Resource or
- 2794 Public/Semi-Public Parks and Open Space designation within the floodway, wetland or riparian resource
- 2795 portions of the site may create lots/parcels less than 20 acres within the Natural Resource or Public/Semi-
- 2796 Public Parks and Open Space designation portion of the parent lot/parcel.
- 2797 **(2)** Water tanks, silos, granaries, barns and similar accessory structures or necessary mechanical appurtenances
- 2798 may exceed the minimum height standard.
- 2799

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**Section 3.3-1000 Nodal Development Overlay District**

**3.3-1005 Purpose, Applicability and Review**

- 2805
- 2806 A. Purpose. The Nodal Development (ND) Overlay District is established to work in conjunction with
- 2807 underlying zoning districts to implement transportation-related land use policies found in ~~TransPlan~~

## Springfield Development Code Amendments

2808 Springfield Transportation System Plan and in the Metro Plan. The ND Overlay District also supports  
 2809 “pedestrian-friendly, mixed-use development” as outlined in the State Transportation Planning Rule.

2810  
 2811

### 3.3-1015 Location Standards

2813  
 2814 When establishing the location and boundaries of a ND Overlay District, the following criteria shall be considered:

- 2815  
 2816 **A.** The ND Overlay District shall be applied to the mixed-use centers or “nodes” identified by the City in  
 2817 response to its responsibility under ~~TransPlan~~ the Springfield Transportation System Plan.

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 2819 \*\*\*\*\*

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### 3.4-200 Glenwood Riverfront Mixed-Use Plan District

2821  
 2822

### 3.4-265 Base Zone Development Standards

- 2823  
 2824  
 2825 (5) ~~When additional right of way is required, whether by City engineering standards, the Metro Plan~~  
 2826 ~~(including TransPlan), or the City’s Conceptual Street Plan, setbacks are based on future right of way~~  
 2827 ~~locations. Right of way shall be dedicated prior to the issuance of any building permit that proposes~~  
 2828 ~~parking spaces. Required setbacks are measured from the special street setback in Section 4.2-105N,~~  
 2829 ~~where applicable.~~

2830

### 3.4-270 Public and Private Development Standards

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 2832

- 2833 **A.** Public Streets, Alleys and Sidewalks

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- 2835 **1.** Public streets, alleys and sidewalks in the Glenwood Riverfront shall be as described in the  
 2836 Glenwood Refinement Plan Transportation Chapter and designed and constructed as specified in  
 2837 the Springfield *Engineering Design Standards and Procedures Manual*.

2838

- 2839 **2.** Applicable Glenwood Refinement Plan Transportation Plan Policies and Implementation  
 2840 Strategies shall be as specified in Appendix 3 of this Code. The following is an overview of the  
 2841 Glenwood Riverfront street network:

2838

2842  
 2843 \*\*\*\*\*

2840

- 2844 **B.** Street Trees and Curbside Planter Strips. Applicable Glenwood Refinement Plan Transportation Plan  
 2845 Policies and Implementation Strategies shall be as specified in Appendix 3 of this Code.

2846

- 2847 **C.** Lighting.

2848

- 2849 **1.** Applicable Glenwood Refinement Plan Transportation Plan Policies and Implementation  
 2850 Strategies shall be as specified in Appendix 3 of this Code.

2849

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## Springfield Development Code Amendments

- 2853 D. Bicycle Facilities. Bicycle facilities shall be required: off-street as part of the multi-use path specified in  
 2854 Subsection 3.4-270E.; on-street; or as part of a mid-block connector.  
 2855
- 2856 1. Bicycle facilities in the Glenwood Riverfront shall be as described in the Glenwood Refinement  
 2857 Plan Transportation and Open Space Chapters.  
 2858
- 2859 2. Applicable Glenwood Refinement Plan Transportation Plan Policies and Implementation  
 2860 Strategies shall be as specified in Appendix 3 of this Code.  
 2861  
 2862 \*\*\*\*\*
- 2863 E. Multi-Use Path. The multi-use path shall be part of the riverfront linear park along the entire length of the  
 2864 Willamette River in the Glenwood Riverfront. The multi-use path shall provide opportunities for active  
 2865 and passive recreation activities, including but not limited to, walking, jogging, running, cycling, inline  
 2866 skating, and nature watching. The multi-use path shall be located at the outermost edge of the 75-foot-  
 2867 wide Greenway Setback Line/Riparian Setback to the maximum extent practicable.  
 2868
- 2869 1. The multi-use path shall be as described in the Glenwood Refinement Plan Transportation and  
 2870 Open Space Chapters.  
 2871
- 2872 2. Applicable Glenwood Refinement Plan Transportation Plan and Open Space Chapter policies and  
 2873 implementation strategies shall be as specified in Appendix 3 of this Code.  
 2874  
 2875 \*\*\*\*\*
- 2876 G. Vehicle/Bicycle Parking and Loading Standards.  
 2877
- 2878 1. Vehicle/bicycle parking standards shall be as described in the Glenwood Refinement Plan  
 2879 Transportation and the Housing and Economic Development Chapters.  
 2880
- 2881 2. Applicable Glenwood Refinement Plan Vehicle/Bicycle Parking Policies and Implementation  
 2882 Strategies shall be as specified in Appendix 3 of this Code.  
 2883
- 2884 3. Vehicle/bicycle parking and loading standards shall be designed and constructed as specified in  
 2885 this Subsection.  
 2886
- 2887 4. Vehicle Parking – General. Adequate vehicle parking shall be provided to support new  
 2888 development and redevelopment in the Glenwood Riverfront, while minimizing adverse visual,  
 2889 environmental, and financial impacts on the public. In line with the land use vision for compact  
 2890 development and a walkable, pedestrian-friendly environment, on-street parking, aboveground  
 2891 and underground off-street parking structures, and parking located within or under buildings  
 2892 shall be encouraged. Locating and designing all required vehicle parking to minimize the visibility  
 2893 of parked cars to pedestrians from street frontages and light and noise impacts of parking lots  
 2894 strengthens the character of the Glenwood Riverfront, reinforces the emphasis on pedestrian,  
 2895 bike, and transit for travel, and minimizes the potential for vehicle/pedestrian conflicts. The  
 2896 Director may require a parking study to determine adequacy of parking to support a given use or  
 2897 proposed development, but parking must not exceed the maximum number of spaces  
 2898 established in Table 3.4-1 except as provided in Section 3.4-270G.8.  
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Springfield Development Code Amendments

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Section 4.7-100 Specific Special Development Standards

4.7-120 Bed and Breakfast Facilities

A. Bed and Breakfast facilities shall may be located on local, collector, or arterial streets. All Bed and Breakfast facilities proposed to be located on local streets are subject to Discretionary Use approval as specified in Section 5.9-100.

EXCEPTIONS:

- 1. In the Washburne Historic District, Bed and Breakfast facilities may be located on any classification of street.
2. Outside of the Washburne Historic District, Bed and Breakfast Facilities may be located on local streets.
3. All Bed and Breakfast facilities proposed to be placed on local streets shall require Discretionary Use approval as specified in Section 5.9-100.

- B. The facility shall be owner-occupied.
C. There shall be no more than 4 guest bedrooms.
D. No guest parking is permitted within the front yard setback. Required guest parking shall be screened from public view
E. For structures on the Springfield Historic Inventory, any external modification shall be fully compatible with the original design.
F. A minimum of 25 percent of the lot/parcel shall be landscaped.

\*\*\*\*\*

4.7-240 Transportation Facilities - Bus Terminals, Transit Stations, Heliports, and Helistops

New transit stations, hHeliports and helistops shall not be located within 200 feet of any residential district. Noise attenuating barriers shall be constructed where necessary to mitigate land use conflicts.

New transit stations abutting residential districts may be required to provide noise attenuating barriers.

EXCEPTION: In the BKMU district, transit stations are exempt from the setback requirement.

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Section 5.12-100 Land Divisions – Partitions and Subdivisions

Springfield Development Code Amendments

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**5.12-130 Tentative Plan Conditions**

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A. Dedication of right-of-way and/or utility easements.

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- 1. Right-of-way, when shown in: ~~TransPlan~~ the Springfield Transportation System Plan (including the Conceptual Street Map); the transportation elements of refinement plans; ~~or on the most recent Conceptual Local Street Plan Map; and~~ as specified in Table 4.2-1.

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**5.17-100 Site Plan Review**

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**5.17-130 Conditions**

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2953

A. Dedication of right-of-way and/or utility easements.

2954

- 1. Right-of-way, when shown in: ~~TransPlan~~ the Springfield Transportation System Plan (including the Conceptual Street Map), the transportation elements of refinement plans; ~~or on the most recent Conceptual Local Street Plan Map; and~~ as specified in Table 4.2-1.

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**5.20-100 Vacations of Rights-of-Way and Easements**

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**5.20-130 Criteria**

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A. For the Vacation of public utility easements, the Director shall approve, approve with conditions, or deny the application. The application will be approved if the Vacation is found to be consistent with the following criteria:

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- 1. There are no present or future services, facilities, or utilities deemed to be necessary by a utility provider and the easement is not necessary; or

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- 2. If the utility provider deems the easement to be necessary, public services, facilities, or utilities can be extended in an orderly and efficient manner in an alternate location.

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B. Where the proposed Vacation of public rights-of-way, other city property, or Partition or Subdivision Plats is reviewed under Type IV procedure, the City Council shall approve, approve with conditions, or deny the Vacation application. The application will be approved if the Vacation is found to be consistent with the following approval criteria.

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- 1. The Vacation shall be in conformance with the Metro Plan, ~~TransPlan~~ Springfield Transportation System Plan- (including the Conceptual Local-Street Map) and adopted Functional Plans, and applicable Refinement Plan diagram, Plan District map, or Conceptual Development Plan.

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