

## **Section 4.7.300 – 4.7.400 - Special Standards and Regulations for Certain Uses in Residential Zones**

### **Subsections:**

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- 4.7.315 Middle Housing**
- 4.7.320 Triplex or Fourplex**
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### **4.7.310 Purpose**

This section supplements the standards contained in this code for certain uses in the Residential Districts. It provides standards for certain land uses in order to control the size, scale and compatibility of those uses.

### **4.7.315 Middle Housing**

#### **(A) Approval Criteria [Siting and Design Standards] – General**

For all middle housing types in the LDR, SLR, MDR, and HDR zones the following siting and design standards must be met:

- (1)** The subject property and any existing and proposed units must be connected to sanitary sewer or have approval from Lane County Sanitation for a septic system to serve the proposed development.

- (2) Stormwater management system provisions must be provided consistent with SDC 4.3-110 Stormwater Management, the requirements set forth in the Stormwater Management Plan, and the *Engineering Design Standards and Procedures Manual*.
- (3) Any increase in on-site surface water drainage associate with new middle housing units, including roof drainage, must be retained on the lot or parcel of origin and not flow onto the public right-of-way or other private property.
- (4) Development must comply with SDC 4.5-100, On-site Lighting Standards.
- (5) Parking for new middle housing units may be accessed from alleys when the following standards are met.
  - (a) If the alley providing access is paved, the off-street driveway and parking space must be paved for a minimum of 18 feet from the alley property line; or
  - (b) If the alley providing access is not paved, the following provisions apply:
    - (i) The off-street parking space is not required to be paved, but the property owner must pave the alley for a distance of 18 feet from one of the access points from the street unless both access points are paved for at least 18 feet in conformance with applicable paving standards; and
    - (ii) The property owner must improve the alley from one of the access points of the street by grading and adding rock to the alley from the edge of the required 18 feet of paving to the driveway in conformance with the applicable improvement standards.

#### **4.7.320 Triplex and Fourplex**

Triplex and fourplex development must comply with the following standards. The standards are intended to control development scale, and minimize impacts associated with compatibility.

- (A) There must be a minimum of 15 percent of the site landscaped in conformance with SDC Chapter 4.4-100, Landscaping, Screening and Fence Standards. Existing natural landscaping can count as part of the landscape requirement if protected and preserved during construction.
- (B) The applicant must provide:

- (1) usable open space; or
- (2) an exterior patio, balcony, or deck;

consistent with the following:

| Dwelling Units            | Usable Open Space        | Exterior Patio, Balcony or Deck |
|---------------------------|--------------------------|---------------------------------|
| 1 and 2 bedroom units     | 200 square feet per unit | 80 square feet per unit         |
| 3 bedroom units or larger | 300 square feet per unit | 100 square feet per unit        |

- (3) An exterior patio, balcony, or deck to meet the requirements of this subsection will not be counted as part of the landscape requirement.
- (C) Trash and recycling receptacle storage areas must be screened on at least 3 sides with a minimum 5 foot tall site obscuring fence or enclosure.
- (D) Detached dwelling units must be a minimum of six feet apart as measured between their building footprints.
- (E) Driveways must meet the requirements of SDC4.2-120 Site Access and Driveways, and SDC 3.2-220 Panhandle Lot/Parcel Development Standards when applicable.
- (F) Front Porches and Entries. Each unit in a triplex or fourplex must have a covered front porch or recessed entryway on the front of the home.
  - (1) When a covered front porch is provided the minimum dimensions of the covered front porch must be 3 feet by 3 feet.
  - (2) When a recessed entry is provided for any unit it must have minimum dimensions of 3ft by 3ft.
  - (3) The front door of each dwelling must open onto the covered porch or recessed entry.
  - (4) The entire area of the covered porch or recessed entry must be covered.

#### **4.7.325 Cottage Cluster Housing**

##### **(A) Purpose and Title**

Cottage Cluster Housing is a type of flexible site development or subdivision with a unified concept that includes five or more small scale dwelling units, either attached or detached, grouped together around shared open space. The development may include common facilities such as a community room, tool shed, garden area, workshop, or parking areas.

The Cottage Cluster Housing provisions allow the use as an outright permitted use in all of the residential zones as long as the development meets the standards through a type 1 ministerial process.

The Cottage Cluster Housing development standards are intended to:

1. Promote market-rate provision of homes affordable to households of a variety of incomes and sizes;
2. Encourage a design that balances a reduction in private outdoor space with shared outdoor common area; and
3. Promote community-building, both within a housing cluster, and between the cluster and its surrounding neighborhood.

The purpose of the Cottage Cluster Housing design standards are to create dwellings that engage with the street and each other in a manner that builds community and contributes positively to the neighborhood public realm.

##### **(B) Applicability**

The Cottage Cluster Housing standards apply to all residential zoning districts. Additionally, provisions allowing increased development in the LDR zone in transit connected locations are allowed as specified in the Cottage Cluster Housing Standard Table below.

##### **(C) Transit connected location**

A property is considered to be in a “transit connected location” if the applicant can show that it is (or will be by the time construction is complete) connected by a direct, accessible, and maintained trail or sidewalk between the development and an active transit service stop within a 1/4 mile walk.

##### **(D) Density, Land Division, and Frontage**

Cottage Cluster Housing is allowed on any size site with no maximum density limitations and may include a land division resulting in new lots with no minimum lot size. Minimum density for the applicable zone must be met. If a land division is

proposed, access to each lot is allowed to be provided flexibly, including using pedestrian paths through private common areas controlled by a Home Owners Association (HOA) or otherwise dedicated for common, rather than private or limited use.

### **(E) Site Design**

- (1)** A Cottage Cluster Housing development must include a minimum of 5 dwellings.
- (2)** A Cottage Cluster Housing development must include an adequately sized and centrally located common open space, as a key component of cluster housing developments. A common open space needs to meet the following standards:
  - (a)** The common open space must have at least 100 sq. ft. of common open space area for each dwelling in the housing cluster development;
  - (b)** The minimum dimensions for the common open space must be at least 20 ft. by 12 ft.;
  - (c)** The entrance to at least one common open space area in a Cottage Cluster Housing development must be visible and accessible from an adjacent public street; and
  - (d)** Dwellings must enclose at least 60% of three sides of common open space areas to which at least half of the homes in a cluster housing development are oriented.
    - (i)** Enclosure is defined as the sum of the widths of all the dwelling unit structures on each side of a common open space area over the width of that side of that common open space area.

### **(F) Orientation**

- (1)** The front façade of each dwelling unit in a Cottage Cluster Housing development must be oriented toward either a common open space or public street.

The front façade of a dwelling unit is defined as the façade with the main entry door and front porch or recessed entry.
- (2)** If a dwelling unit is not contiguous to either of these, then it must orient toward an internal pedestrian circulation path.

- (3) At least half of all the dwelling units in a Cottage Cluster Housing development must be oriented toward common open space.

**(G) Design Standards - Windows**

- (1) Windows and doors must account for at least 15% of the façade area for each dwelling.

**(H) Front Porches and Entries**

Each dwelling in a cluster must have a porch or recessed entryway on the front of the dwelling.

- (1) The front porch or recessed entry must have minimum dimensions of 5ft by 5ft.
- (2) The front door of the dwelling must open onto the porch or recessed entry.
- (3) The entire area of the front porch or recessed entry must be covered.
- (4) The surface of the front porch or recessed entry must not exceed 48 in above grade, as measured from the average ground level at the front of the porch.

**(I) Development Standards**

The Cottage Cluster housing code development standards supersede the base zone for height, density, minimum lot size, setbacks, yards, lot coverage, and minimum vegetation, as well as other design standards and parking standards, unless otherwise specifically stated. The development standards are summarized in Table 1.

**TABLE 1. COTTAGE CLUSTER HOUSING DEVELOPMENT STANDARDS**

| Standards  | LDR and SLR zones   | LDR and SLR zoned Transit-connected locations | MDR, and HDR zones |
|--|---|---|--------------------|
| <b>DWELLING UNIT SIZE</b>                                    |   |   |                    |
| Max footprint per dwelling unit                              | 1,200 sf.   |   |                    |
| Max footprint per structure                                  | 1,650 sf.   | no requirement                                |                    |
| Max floor area per dwelling unit                             | 1,600 sf.   |   |                    |
| Max average floor area per dwelling unit                     | 1,000 sf.   |   |                    |
| <b>HEIGHT*</b>   |   |   |                    |
| Max height   | 35 feet   | 40 feet                                       | 50 feet            |
| Max structure height between 5 & 10 ft of rear lot line      | 15 feet   |   |                    |
| Max height to eaves facing common open space                 | 1.5 times the narrowest average width between two closest buildings |   |                    |
| <b>SETBACKS, SEPARATIONS, AND ENCROACHMENTS</b>              |   |   |                    |
| Separation between eaves of structures (minimum)             | 6 feet  |   |                    |
| Side and rear site setbacks                                  | 5 feet  |   |                    |
| Front site setback (minimum)                                 | 15 feet   | 10 feet                                       | 0-10 feet          |
| Front site setback (maximum)                                 | 20 feet   |   |                    |
| <b>LOT COVERAGE, IMPERVIOUS AREA, VEGETATED AREA</b>         |   |   |                    |
| Lot coverage (maximum)                                       | 50%   | 55%   | 60%                |
| Impervious area (maximum)                                    | 60%   | 65%   | 70%                |
| Vegetated site area (minimum)                                | 35%   | 30%   | 25%                |
| <b>COMMUNITY AND COMMON SPACE</b>                            |   |   |                    |
| Community building footprint (maximum)                       | 1,500 sf.   | 2,000 sf.                                     | 3,000 sf.          |
| <b>PARKING</b>   |   |   |                    |
| Motor vehicle parking spaces per dwelling unit, except ADU's | 1   | 0.5   | .25                |
| Long term bicycle parking spaces (minimum)                   | 1.5 per dwelling unit   |   |                    |
| Short term bicycle parking spaces (minimum)                  | 0.5 per dwelling unit   |   |                    |

## **(J) Home Types**

- (1)** Detached or attached dwelling unit types containing one to four dwelling units are allowed on properties in the LDR and SLR zone and not in a transit connected location.
- (2)** Detached or attached dwelling unit types are allowed in LDR and SLR zones in transit connected locations and in the MDR and HDR zones.
- (3)** Accessory dwelling units (ADUs) (either within, attached, or detached) are allowed for any detached or attached dwelling in a cluster housing development.

## **(K) Dwelling Unit Size**

- (1)** The maximum footprint for each dwelling in a Cottage Cluster Housing development must not exceed 1,200 square feet.
- (2)** The maximum footprint for each structure containing two to four dwellings must not exceed 1,650 square feet in LDR and SLR zones.
- (3)** The maximum floor area for each dwelling unit in a Cottage Cluster Housing development must not exceed 1,600 square feet;
- (4)** The maximum average floor area of all dwellings in a Cottage Cluster Housing development must not exceed 1,000 square feet.

## **(L) Height**

- (1)** The height limit for all structures in a Cottage Cluster Housing development is:
  - (a)** 35 feet in the LDR and SLR zones and not located in a transit-connected location;
  - (b)** 40 feet on any lot or parcel in the LDR and SLR zones in a transit-connected location; and
  - (c)** 50 feet in all other base zones and locations.
- (2)** To ensure that the heights of buildings around a common open space do not overwhelm the scale of that common open space, the height to the highest eaves on any building facing a common open space is restricted to not exceed 1.5 times the width of that common open space between the two closest buildings across its narrowest average width.



- (3) Daylight basements are exempted from counting towards the number of stories of height allowed for structures in a housing cluster development.

**(M) Setbacks, Separations, and Encroachments**

Front stairs of a dwelling are allowed to encroach into a common open space by no more than 20% of the width of the common open space; and for eaves to overhang into the common open space by up to 24 inches.

The minimum space between the eaves of structures must be six feet, unless the structures are directly attached (e.g., townhomes), in which case no separation is required.

Structures above 15 feet in height within a Cottage Cluster Housing development must be located at least 10 ft. from the rear lot line(s) in the LDR and SLR zones, and all structures within a cluster development must be located no closer than 5 ft. from the rear lot line, and at least 5 ft. from the side lot line(s), of the site on which the housing cluster is developed. Parking, steps, ramps, drive aisles, and retaining walls are allowed to encroach into the side and rear setback areas, within the overall lot coverage and lot vegetation requirements.

The minimum setback between the nearest home and the site's front street lot line is 15 ft. in the LDR and SLR zones; 10 ft. in transit-connected locations; and 10 ft. in all other locations, unless the base zone allows for a smaller setback, in which case the smaller setback is allowed. The maximum front setback is 20 ft., unless a greater setback is required because of steep slopes. Porches are allowed to intrude into the front setback to within 5 ft. of the front lot line. Walkways, sidewalks, steps, ramps, drive aisles, and retaining walls are allowed to encroach into the front setback, within the limitations of the required amount of vegetation within the front setback.

**(N) Lot Coverage, Impervious Area, Vegetated Area**

- (1) The total lot coverage of all structures within a Cottage Cluster Housing development must not exceed:
  - a. 50% of the site area in the LDR and SLR zones;
  - b. 55% of the site in LDR and SLR zoned transit-connected locations; or
  - c. 60% in all other locations.
- (2) Impervious area, including all structures, must not exceed:
  - a. 60% of the site area in the LDR and SLR zones;
  - b. 65% of the site in LDR and SLR zoned transit-connected locations; or
  - c. 70% in all other locations.

**(3)** Vegetation area. Pervious vegetation area must cover at least:

- a. 35% of the site area in the LDR and SLR zones;
- b. 30% of the site in LDR and SLR zoned transit-connected locations; or
- c. 25% in all other locations.

The area of the site's front yard, between the front of the closest dwellings and the adjacent street, must be at least 50% covered by vegetation and landscaped, pervious areas.

**(O) Community and Common Space**

Each Cottage Cluster Housing development may feature a community building or other common indoor space for the shared use of its residents and guests; such a building or space may have a footprint not to exceed:

- (1)** 1,500 sq ft in the LDR and SLR zones;
- (2)** 2,000 sq ft in LDR and SLR zoned transit-connected locations; or
- (3)** 3,000 sq ft in all other locations.

**(P) Motor Vehicle Parking**

The motor vehicle parking must be developed in conformance with the requirements of SDC 4.6-110

**(Q) Bicycle Parking**

The location and design of bicycle parking spaces, both non-guest and guest spaces, must be developed in conformance with the requirements of SDC 4.6-140 thru 4.6-150.

**4.7.330 Townhomes**

**(A)** Townhome (or row house) units must comply with the requirements in subsections (A)(1) through (4) of this section. The standards are intended to control development scale; avoid or minimize impacts associated with traffic, parking, and design compatibility; and ensure management and maintenance of common areas.

For purpose of this section, a "Townhome" means (as defined in SDC 6.1.100(GG)) a dwelling unit constructed in a row of two or more attached units, where each dwelling unit is located on an individual lot or parcel and shares at least one common wall with an adjacent unit.. As shown in Figure 4.7.330.A the common wall must be fully enclosed and shared for at least 25 percent of the length of each dwelling unit's enclosed elevation, not including uncovered or open, covered porches, patios, decks or stoops. The common wall may be any wall of the dwelling unit, including the wall of an attached garage. Single unit attached

homes may have detached garages or ADUs that share a common wall between the two lots or parcels.

- (1) Building Mass Supplemental Standard.** Within the LDR and SLR Districts the number and width of consecutively attached units (i.e., with attached walls at property line) must not exceed four units. Within the MDR and HDR Districts the number and width of consecutively attached units is not restricted.
- (2) Street Access.** Townhomes receiving access directly from a public or private street must comply with the following standards, in order to minimize interruption of adjacent sidewalks by driveway entrances, slow traffic, improve appearance of the streets, and minimize paved surfaces for better stormwater management:

  - (a) Garage Door.** The maximum combined garage door width facing the street is 50 percent of the total building width.
  - (b) Driveway Approaches.** Townhomes can have a maximum of one driveway approach and must comply with the following:

    - (i)** Townhomes with frontages on streets of different classifications must access the street with the lowest classification.
    - (ii)** The total width of shared driveway approaches must not exceed 32 feet. When a driveway serves more than one lot, the developer must record an access and maintenance easement/agreement to benefit each lot, prior to building permit issuance.
    - (iii)** Driveway approaches on local streets may be separated in compliance with the following:

      - (aa)** Approaches must be separated by a minimum of seven feet; and
      - (ba)** Approaches must not exceed 16 feet in width.
    - (iv)** Clear vision standards do not apply between driveway approaches for townhomes on local streets. All other standards in SDC 4.2.130, Vision Clearance Area, apply.
- (3) Areas Owned in Common.** Common areas must be maintained by a homeowners association or other legal entity. A homeowners association may also be responsible for exterior building maintenance. A copy of any applicable covenants, restrictions and conditions must be recorded and provided to the City prior to issuance of a building permit.

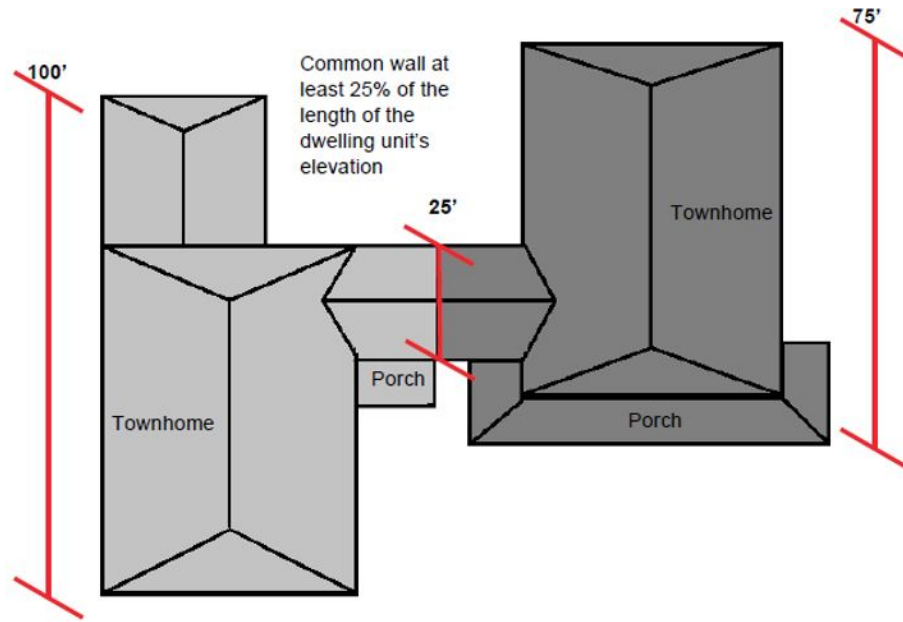


Figure 4.7.330.A

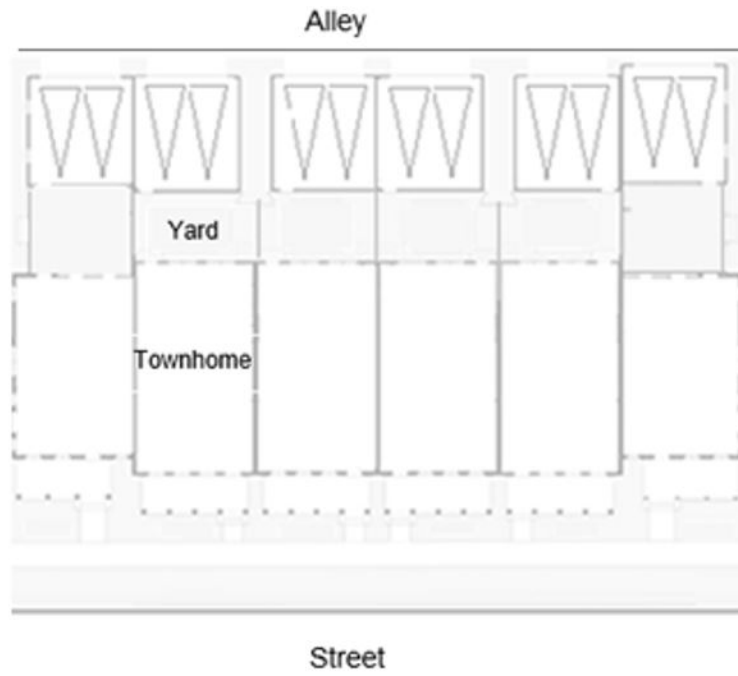


Figure 4.7.330.B

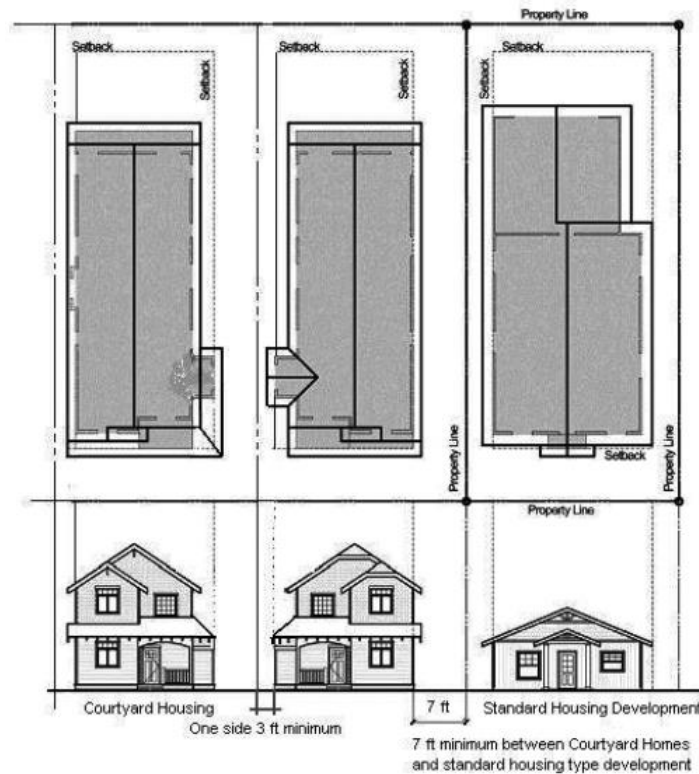
#### 4.7.335 Courtyard Housing

(A) Detached courtyard houses on individual lots are subject to the same standards as single unit detached housing, except that a three-foot minimum side yard setback is allowed on one side of a typical lot and a seven foot setback is required on the other side of the lot. As shown in Figure 4.7.335.A, this type of housing is permitted to allow development on narrow lots and still provide usable outdoor living area in side-oriented courtyards. The following standards are intended to promote compatibility and privacy between adjacent buildings and allow for building maintenance.

- (1) **Setbacks Adjacent to Non-Courtyard Housing Development.** When a courtyard house shares a side property line with a non-courtyard development (including vacant lots), the courtyard building must be set back from the common property line by a minimum of seven feet.
- (2) **Construction and Maintenance Easement.** Prior to building permit approval, the applicant must submit a copy of a recorded easement for every courtyard house that guarantees rights for the purpose of construction and maintenance of structures and yards. The easement must stipulate that no fence or other obstruction can be placed in a manner that would prevent maintenance of structures on the subject lot.
- (3) **Buffering.** The building placement and design of windows must provide a buffer for the occupants of abutting courtyard lots. This standard is met by:
  - (a) Placing ground-floor windows along the courtyard side of the house where views are directed into the yard(s) for the subject house;
  - (b) By directing views away from neighboring lots yards (e.g., bay window);  
or
  - (c) By using frosted glass or other permanent window covering that obscures any view to the exterior but allows light into the interior.

These standards do not apply to adjoining non-zero lot line lots.

Figure 4.7.335.A – Courtyard Housing



#### 4.7.340 Accessory Dwelling Unit (ADU)

**(B) Purpose.** An accessory dwelling unit is intended to:

- (a) Provide the opportunity to add accessible and affordable units to existing neighborhoods and new residential areas;
- (b) Provide flexibility to accommodate changes in household size or composition over the course of time, allowing for intergenerational living and on-site caretakers/assistants;
- (c) Make efficient use of residential land; and
- (d) Fit into the neighborhood while maintaining stability, property values, and, in the case of low-density residential (LDR) zones, the single unit residential appearance of the neighborhood.

**(C)** An accessory dwelling may be established by:

- (1) Converting an attic, basement or garage or any other portion of the primary dwelling;
- (2) Adding floor area to the primary dwelling, including a second story;
- (3) Constructing a detached accessory dwelling unit on a lot/parcel with a primary single unit dwelling; or
- (4) Converting an existing dwelling unit to the accessory dwelling unit (if it is less than 800 square feet) and building a primary dwelling unit.

**(D) Applicability.**

- (1) Accessory dwelling units are permitted on LDR properties with a primary dwelling.
- (2) Accessory dwelling units are permitted on MDR properties with a primary dwelling, according to the following standards:
  - (a) On a lot or parcel with area 6,650 square feet or less, 1 or 2 accessory dwelling units are permitted.
  - (b) On a lot or parcel with area greater than 6,650 square feet but not greater than 10,000 square feet, 2 accessory dwelling units are permitted. A single accessory dwelling unit on such lot or parcel is not permitted.
  - (c) An accessory dwelling unit is not permitted on a lot or parcel with area greater than 10,000 square feet.
  - (d) If 2 accessory dwellings are constructed, at least 1 must be detached from the primary dwelling.
- (3) Accessory dwelling units are permitted on HDR properties with a primary dwelling, according to the following standards:
  - (a) On a lot or parcel with area 3,200 square feet or less, 1 or 2 accessory dwelling units are permitted.
  - (b) On a lot or parcel with area greater than 3,200 square feet but not greater than 4,800 square feet, 2 accessory dwelling units are permitted. A single accessory dwelling unit on such lot or parcel is not permitted.
  - (c) An accessory dwelling is not permitted on a lot or parcel with area greater than 4,800 square feet.
  - (d) If 2 accessory dwellings are constructed, at least 1 must be detached from the primary dwelling.
- (4) Accessory dwelling units are permitted within the Historic Overlay District subject to the provisions of Sections 3.3-910 through 3.3-945.

**(E) Review**

- (1) An accessory dwelling unit is reviewed under Type I procedure except in the Historic Overlay District or except as provided in Sections 4.7.340(F) and 4.7.340(H)(3) when the accessory dwelling unit is reviewed under a Type II procedure.

**(F) Submittal Requirements**

- (1) A plan drawn to scale and dimensioned showing:

- (a) the proposed accessory dwelling unit and its relation to the property lines;
- (b) the primary dwelling and other structures on the lot/parcel including fences and walls;
- (c) existing and proposed trees and landscaping;
- (d) lot/parcel area and dimensions, percent of lot/parcel coverage, building height, entrance locations; location of utilities and meters, curb cuts, sidewalks (public and private) and off-street parking area;
- (e) a detailed floor plan of the accessory dwelling unit, drawn to scale with labels on rooms indicating uses or proposed uses; and
- (f) a separate written response demonstrating how the required development standards listed in Section 4.7-340(G) can be met.

**(G) Development Standards.** An accessory dwelling unit must meet the following standards:

- (1) The accessory dwelling unit must meet all applicable standards in this Code including, but not limited to; setbacks, height, lot/parcel coverage, solar access and building codes in effect at the time of construction.
- (2) The accessory dwelling unit must contain a kitchen, bathroom, living, and sleeping area that are completely independent from the primary dwelling.
- (3) The accessory dwelling unit must not exceed 800 square feet or the square footage of the primary dwelling (exclusive of the garage for the primary dwelling), whichever is less.
- (4) The accessory dwelling unit must have an outside entrance that is separate from the entrance to the primary dwelling.
- (5) A hard surface walkway, a minimum of 3 feet wide, must be provided from the primary entrance of the accessory dwelling unit to the street or walkway serving the primary dwelling.
- (6) Each dwelling unit must have its own address.
- (7) Outdoor storage and garbage areas must be screened from view from adjacent properties and those across the street or alley with a minimum 42-inch tall 100-percent site obscuring fence or enclosure on at least 3 sides.
- (8) If a Type 2 manufactured home or a towable structure (that is permitted, inspected and approved by the local authority having jurisdiction) is brought to the site as an accessory dwelling unit, it must have its tongue and towing apparatus removed. It must be placed on an excavated and back-filled foundation, enclosed at the perimeter with stone, brick or other concrete or



masonry materials approved by the Building Official and with no more than 24 inches of the enclosing material exposed above grade. Where the building site has a sloped grade, no more than 24 inches of the enclosing material must be exposed on the uphill side of the home (if the dwelling is placed on a basement, the 24-inch limitation will not apply).

**(H) Design Standards.** An accessory dwelling unit within or attached to the main dwelling must either match the primary dwelling or meet the alternative standards. A newly constructed detached accessory dwelling unit must match the primary dwelling, meet clear and objective standards, or meet the alternative standards. Conversion of a structure permitted under Section 4.7-105A to an accessory dwelling unit is not required to meet the design standards and may be approved under a Type 1 procedure; however, exterior alterations such as those necessary to meet building codes must meet relevant design standards below (match primary dwelling or meet clear and objective standards).

**(1) Match Primary Dwelling.** An accessory dwelling unit may be approved under Type 1 procedure if it meets the following design standards except that these standards may be altered when necessary to meet current fire or building codes:

- (a)** Exterior finish materials must be the same as or visually match those of the primary dwelling in terms of type, size, and placement.
- (b)** Roof pitch must be the same as the predominate roof pitch of the primary dwelling.
- (c)** The trim around the doors and windows must be the same type and finish as the primary dwelling.
- (d)** Windows must match those of the primary dwelling in terms of proportion (height and width ratio) and orientation (vertical vs. horizontal).
- (e)** Eaves must project from the accessory dwelling unit addition the same distance as the eaves on the primary dwelling.

**(2) Meet Clear and Objective Standards.** A detached accessory dwelling unit may be approved under Type I procedure if it meets the following design standards:

- (a)** Only non-reflective siding and roofing materials are allowed.
- (b)** Minimum roof pitch is 3 in 12.
- (c)** Eaves must project from the accessory dwelling unit at least 1 foot on all elevations.
- (d)** The primary entry must have a covered or roofed entrance with a minimum depth and width of 3 feet.

**(3) Meet Alternative Standards.** An accessory dwelling may be approved under Type II procedure if it meets the following design standards:

- (a) Siding, roofing materials and windows must be similar to those used on residential dwellings in the surrounding neighborhood.
- (b) Entrances, windows and balconies must be designed and located with consideration of the privacy of residential neighbors.

**(I) Non-Conforming Lot/Parcel Sizes**

- (1) Accessory dwelling units must not be permitted on lots/parcels that do not meet the applicable minimum lot/parcel size stated in Section 3.2-215.

**(J) Prohibited Use**

- (1) Mobile homes, recreational vehicles, motor vehicles, and travel trailers cannot be used as an accessory dwelling unit. Type 2 Manufactured Homes and towable structures that are permitted, inspected and approved by the local authority having jurisdiction are allowed.

**4.7.345 Manufactured Homes on Individual Lots**

A Manufactured home is permitted on an individual lot, subject to a building permit compliance with the following clear and objective design standards. The following standards do not apply to units that existed on lots within the City prior to the effective date of the ordinance codified in this code.

- (A) Roof.** The manufactured home must have a pitched roof with a slope not less than three feet in height for each 12 feet in width (14 degrees);
- (B) Garages and Carports.** The manufactured home must have a garage or carport;
- (C) Thermal Envelope.** The manufactured home must be certified by the manufacturer to meet the thermal envelope requirements equivalent to those for a single unit dwelling constructed under the State Building Code. Evidence demonstrating that the manufactured home meets “Super Good Cents” energy efficiency standards is deemed to satisfy the exterior thermal envelope certification requirement. Additional manufacturer certification must not be required;
- (D) Placement.** The manufactured home must be placed on an excavated and back-filled foundation and enclosed at the perimeter such that the manufactured home is located not more than 16 inches above grade, and complying with the minimum set-up standards of the adopted State Administrative Rules for Manufactured Dwellings. Where the building site has a sloped grade, no more than 16 inches of the enclosing material must be exposed on the uphill side of the foundation skirt;
- (E) Skirting.** The foundation area of the manufactured home must be fully skirted;

- (F) Historic Districts. The manufactured home must not be located in a designated historic district.

#### **4.7.350      Manufactured Home Subdivisions**

Manufactured home subdivisions are reviewed as a Type II application for tentative plan approval. A manufactured home subdivision is subject to the provisions of SDC Chapter 5.12-100, Land Divisions – Partitions and Subdivisions, in addition to the criteria below.

- (A) Lot Size and Dimension Requirements. The minimum lot area and dimensions within a manufactured home subdivision must be the same as that allowed within the underlying zone.
- (B) Permitted Uses. Manufactured home subdivisions may contain manufactured homes and related accessory structures.
- (C) Setbacks. Setbacks for manufactured homes, modular homes, and accessory structures must be the same as provided in the underlying zone.

#### **4.7.355      Manufactured Home Park**

A Manufactured home park is a permitted use in the residential zoning districts subject to site plan review in conformance with ORS Chapter 446, and the following criteria:

- (A) Minimum Area Required. A manufactured home park must consist of a minimum area of five acres.
- (B) Space Size. The average area of a manufactured home site must not be less than 4,000 square feet excluding roadway, recreation areas and other accessory facilities. No manufactured home site must be less than 2,000 square feet in area.
- (C) Access. A Manufactured home park access must be located on public streets improved to meet minimum standards and which are improved to a point intersecting a collector or arterial street.
- (D) Permitted Uses. A Manufactured home park may contain manufactured homes and accessory structures permitted in this chapter, community laundry and recreation facilities, and other common buildings for use by park residents only, and one residence other than a manufactured home for the use of a caretaker or a manager responsible for maintaining or operating the property.
- (E) Minimum Site Requirements.
  - (1) Park Streets. The minimum surfaced width of the roadway within an access way must be 24 feet if there is no parking allowed and 30 feet if parking is allowed on both sides. The first 50 feet of the access way measured from the

public street must be surfaced to a minimum width of 30 feet and must be connected to the existing public street according to plans approved by the City.

- (2) Improvement Standards. The improvement of driveways, walkways, streets, drainage and other utilities must conform to adopted State standards for such or must conform to the City's Standards and Specifications manual, whichever is more restrictive.

#### **4.7.360 Residential Care Homes and Facilities**

Residential care homes and facilities must comply with the following standards:

- (A) Licensing. All residential care homes and facilities must be duly licensed by the State of Oregon.
- (B) Site Plan Review. Site Plan Review is required for new structures to be used as residential care facilities, to ensure compliance with the licensing, parking, and other requirements of this code. Residential care homes are exempt from this requirement.

#### **4.7.365 Bed and Breakfast**

Bed and breakfast use is permitted in all Residential Districts within a structure used as a residence and must comply with the following standards.

- (A) Maximum Size. The bed and breakfast use is limited to a maximum of four bedrooms for guests and a maximum of eight guests per night.
- (B) Employees. The bed and breakfast use may have up to one full time equivalent nonresident employee for the facility.
- (C) Food Service. Food services may be provided only to overnight guests of the bed and breakfast use.
- (D) Owner- or Operator-Occupied. The bed and breakfast inn must be owner- or operator-occupied and must maintain the exterior physical characteristics of a single unit dwelling. No separate structures must be allowed (except for customary residential accessory buildings such as sheds, or detached garages).
- (E) Location. There must be at least 400 feet of separation along the same street between bed and breakfast uses.
- (F) Signs. Signs must meet the standards of City of Springfield Municipal Code 8.200, Signs.

- (G) Monitoring. All bed and breakfast uses must register with the City of Springfield for Transient Room Tax and must maintain a guest logbook. It must include the names and home addresses of guests, guests' license plate numbers if traveling by car, dates of stay and the room number of each guest. The log must be available for inspection by City staff upon request.

#### **4.7.370 Accessory Uses and Structures**

Accessory uses and structures are those of a nature customarily incidental and subordinate to the primary use or structure on the same lot. Typical accessory structures include detached garages, sheds, workshops, greenhouses and similar structures. This section does not apply to accessory dwelling units (ADUs). For standards applicable to ADUs, see subsection 4.7.340 of this section. Accessory structures must comply with all of the following standards in addition to the standards of SDC 4.7-105 and the applicable zoning district. Where conflicting or more permissive standards exist in this section, these standards prevail.

- (A) Primary Use Required. An accessory structure or use may only be permitted on a lot or parcel after the primary use is established. The accessory use must be a permitted use in the zoning district.
- (B) Restrictions.
  - (1) A half bathroom and/or a wet bar may not be installed within an accessory structure unless the property owner signs a City of Springfield compliance form stating that the structure will not be used as a dwelling unit.
  - (2) A kitchen is not allowed.
  - (3) A full bathroom is not allowed.
- (C) Floor Area. The maximum floor area of an accessory structure in a Residential Zoning District must not exceed 1,500 square feet.
- (D) Floor Area Ratio. The FAR as defined in SDC Chapter 1.2, Definitions, must not exceed 0.60 for all buildings on site, cumulatively.
  - (1) Exemptions to FAR.
    - (a) Accessory structures less than 10 feet in height and 200 square feet in area.
- (E) Building Height. The building height of a detached accessory structure must not exceed 25 feet. In order to consider the accessory structure to be attached to the primary dwelling unit, it must be attached by one of the following options and there

must be an opening that allows for internal access through livable space to the primary portion of the dwelling unit:

- (1) The accessory structure must share a common wall for at least 25 percent of the length of the primary dwelling unit; or
- (2) The entire length of one elevation of the accessory structure must be attached to the primary dwelling unit.

The shared or attached wall must be the wall of an enclosed interior space, and does not include porches, patios, decks or stoops.

#### **4.7.375 Home Business**

A home occupation is a lawful activity carried on within a dwelling or accessory structure by an occupant of the dwelling. A home occupation is permitted provided that:

- (A) The primary use of the building is a dwelling;
- (B) The occupation is a secondary use that does not significantly affect the residential character of the dwelling or neighborhood; and
- (C) Compliance with the following standards shall occur at all times:
  - (1) There shall be no display which would indicate from the exterior that the building is being used for any purpose other than a residential dwelling.
  - (2) There shall be no outside storage of materials visible from public property or adjacent private property.
  - (3) Mechanical equipment, unless compatible with residential purposes, shall be prohibited.
  - (4) There shall be no offensive noise, vibration, smoke, dust, odors, heat or glare noticeable at or beyond the property line resulting from the home occupation.
  - (5) The home occupation shall not create hazardous traffic conditions or utilize on-street parking of nearby properties.
  - (6) If the proposed home occupation requires any modification to the dwelling or accessory structure of a nature that is not typically found in a residential district, the proposed home occupation is considered inappropriate and prohibited.
  - (7) No merchandise, other than what is produced on-site shall be sold to the public from premises.

- (8) The use or storage of heavy equipment or heavy vehicles shall not be permitted. Heavy equipment and heavy vehicles shall include, but not be limited to, the use of: semi-trucks, trucks and trackers, back hoes, bob cats, refrigerator trucks, livestock trucks, commercial buses, farm tractors, garbage trucks and log trucks.
  - (9) Any home occupation, which requires more than 1 vehicle for its operation shall be prohibited. The 1 vehicle permitted is limited to passenger vehicles, passenger vans or pick-up trucks.
  - (10) No residence shall be used as a headquarters or dispatch center where employees or subcontractors report to the residence to be dispatched elsewhere.
  - (11) Customer access to home occupations is limited to the hours of 7 a.m. to 6 p.m.
  - (12) The applicant shall sign an agreement with the City acknowledging any applicable standards listed in Subsections 1. through 11., above.
- (D) The following uses are prohibited as a home occupation:
- (1) Automobile repair, including, but not limited to: tune-ups, alignments, body-fender work, painting, detailing and upholstery;
  - (2) Health salons, gyms, dance studios, aerobic exercise studios, karate and judo instruction;
  - (3) Medical and dental offices;
  - (4) Mortician, hearse services;
  - (5) Tow truck services;
  - (6) Veterinary uses (including care, grooming and boarding);
  - (7) Wholesale distribution taking up more than the equivalent of 40 percent of the primary residence;
  - (8) Gun dealerships involving and storage of guns for sale or customers visiting the residence.
- (E) Any home occupation:

- (1) In violation of the provisions of this Code shall be subject to civil infraction citation process of the Springfield Municipal Code, 1997, Article 5.15.1. Any proposed home occupation, or component thereof, not specifically identified in the Springfield Development Code shall be prohibited unless authorized by the Springfield Planning Commission as the result of an application for Formal Interpretation.
- (2) Which has been approved by the Planning Commission shall be subject to revocation by the Planning Commission if the home occupation is found to be in violation of the approval standards. The revocation shall be sent to the applicant in writing. The home occupation shall cease within 30 days of the receipt of the revocation notice. The revocation decision may be appealed to the City Council as specified in Section 5.3-100.

#### **4.7.380 Place of worship**

A place for people to gather for religious activity. Examples include: church, synagogue, mosque, chapel, or meeting house. Includes the following associated uses: (ORS 227.500)

- (A) Worship services;
- (B) Religion classes;
- (C) Weddings;
- (D) Funerals;
- (E) Meal programs;
- (F) Child care, but not including private or parochial school education for prekindergarten through grade 12 or higher education;
- (G) Providing housing or space for housing in a building or buildings that are detached from the place of worship provided:
  - (1) At least 50 percent of the residential units provided under this paragraph are affordable to households with incomes equal to or less than 60 percent of the median family income for the county in which the real property is located;
  - (2) The real property is in an area zone for residential use that is located within the urban growth boundary;
  - (3) The housing or space for housing complies with applicable land use regulations and meets the standards and criteria for residential development for the underlying zone; and
  - (4) The housing or space for housing must be subject to a covenant appurtenant that restricts the owner and each successive owner of a building or any



residential unit contained in a building from selling or renting any residential unit that is required to be affordable to households with incomes equal to or less than 60 percent of the median family income for the county in which the real property is located as housing that is not affordable to households with incomes equal to or less than 60 percent of the median family income for the county in which the real property is located for a period of 60 years from the date of the certificate of occupancy.

A place of worship must be meet the following approval standards:

- (A) Meet the Site Plan approval standards of SDC 5.17-100, including landscape requirements.
- (B) Meet the applicable Discretionary Use standards of SDC 5.9-100 – 5.9-125.
- (C) Must abut and take access from an arterial or collector street.

#### **4.7.385 Architectural Design Standards.**

- (A) **Purpose.** The architectural standards are intended to provide detailed, human-scale design, while affording flexibility to use a variety of building styles for certain types of development.
- (B) **Applicability.** This section applies to all of the following types of buildings:
  - (1) Multi-unit housing;
  - (2) Public and institutional buildings in Residential Districts;
  - (3) Neighborhood commercial;
  - (4) Mixed-use buildings in Residential Districts; and
  - (5) All other types of permitted/conditional nonresidential use buildings listed in Table 3.2.210 when built in a Residential District.
- (C) **Standards (Clear and objective).** All buildings that are subject to this section must comply with all of the following standards. The graphics provided with each standard are intended to show examples of how to comply and are for illustrative purposes only. Other building styles and designs can be used to comply, so long as they are consistent with the text of this section. An architectural feature may be used to comply with more than one standard.

- (1) **Building Form.** All buildings must incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building surfaces, as shown in the figure below. Along the vertical face of a structure, such features must occur at a minimum of every 40 feet, on each floor, and must contain at least two of the following features:
- (a) Recess (e.g., deck, patio, courtyard, entrance or similar feature) that has a minimum depth of six feet;
  - (b) Extension (e.g., floor area, deck, patio, entrance, or similar feature) that projects a minimum of two feet and runs horizontally for a minimum length of four feet; and/or
  - (c) Offsets or breaks in roof elevation of two feet or greater in height.

Figure 4.7.385.A  
Building Form (Multi-unit Housing Example)



- (2) **Building Orientation.** All building elevations adjacent to a street right-of-way must provide doors, porches, balconies, and/or windows. A minimum of 40 percent of front (i.e., street-facing) elevations, and a minimum of 30 percent of side and rear building elevations, must meet this standard. Percent of elevation is measured as the horizontal plane (lineal feet) containing doors, porches, balconies, terraces and/or windows. The standard applies to each full and partial building story.
- (3) **Detailed Design.** All buildings must provide detailed design along all elevations which are visible from the street(s) adjacent to the property (i.e., front, rear and sides).
- (a) Menu Option (Type I). Detailed design must be provided by using at least six of the following 12 architectural features on all applicable

elevations, as appropriate for the proposed building type and style (may vary features on rear/side/front elevations).

- (i) Dormers;
- (ii) Gables;
- (iii) Recessed entries;
- (iv) Covered front porches;
- (v) Pillars or posts;
- (vi) Eaves (minimum 12-inch projection);
- (vii) Window trim (minimum 3 1/2 inches wide);
- (viii) Bay windows;
- (ix) Balconies;
- (x) Offsets in the building face by a minimum of 18 inches;
- (xi) Offsets or breaks in roof elevation of 2 feet or greater in height;
- (xii) Decorative patterns on the exterior finish using: shingles, wainscoting, and/or board and batten;
- (xiii) Variation in façade building materials, including, but not limited to, tile, brick, and wood.

Figure 4.7.385.B  
Examples of Architectural Details



(b) **Design Review Option (Type II).** Detailed design may be provided by showing compliance with the following design criteria through a Type II application process in accordance with SDC 5.1.130, Type II Applications.

- (i) The general size, shape, and scale of the structure(s) are architecturally compatible with the site and with the surrounding neighborhood, unless such compatibility with existing structures does not reflect the long-term purpose or intent of the underlying zoning of the subject site.

- (ii) If the project includes a large structure or structures (greater than 20,000 square feet), the design must incorporate changes in direction and divide large masses into varying heights and sizes by breaking up building sections, or by the use of such elements as variable planes, projections, bays, dormers, setbacks, canopies, awnings, parapets, changes in the roofline, materials, color, or textures.
- (iii) Exterior finish on vertical surfaces must be primarily of materials such as masonry/wood siding, shingles, or stucco. The use of sheet metal or plywood must not exceed 50 percent of the wall area. No smooth-faced cinder block construction must be permitted on front facades. Cinder block construction for side and rear facades must be permitted by approval as part of this review process.

#### **4.7.390 Multi-unit Housing (Clear and objective standards).**

- (A) **Purpose.** The purpose of the Multi-unit Housing standards are to provide for higher density housing in locations that are convenient to commercial uses and future transit opportunities.
- (B) **Review.** Type 1 review process.
- (C) **Development Standards for Multiple Dwelling Unit Housing Developments in the MDR and HDR Districts.** The following standards apply to multiple dwelling unit housing developments of five units or more, unless otherwise stated. These standards do not apply to Cottage Cluster Housing development.

##### **(1) Common Open Space**

- (a) 10 percent of the site area, for large scale (20 units or more) multiple dwelling unit housing developments, must be designated and permanently reserved as common open space. This standard is in addition to the required setback yard areas.
- (b) 5 percent of the site area, for multiple dwelling unit housing developments under 20 units in size, must be designated and permanently reserved as common open space. This standard is in addition to the required setback yard areas.
- (c) For multiple dwelling unit housing developments that are part of a mixed use building, there is no Common Open Space requirement.
- (d) For multiple dwelling unit housing developments that have a net density of 20 dwellings units per net acre in the MDR zone, or 30 dwelling units

per net acre in the HDR zone the Common Open Space standard does not apply.

- (2) **Site area.** The site area is defined as the lot(s) or parcel(s) on which the development is planned, after subtracting any required dedication of street right-of-way and other land for public purposes (e.g., public park or school grounds, etc.). Inventoried Natural Resources and historic buildings or landmarks open to the public and designated by the Springfield Comprehensive Plan may be counted toward meeting the common open space requirements.
- (3) **Credit for Proximity to a Park.** A common open space credit as specified below is allowed when the development is located within one-quarter mile walking distance of a public park. There must be a direct, accessible, and maintained trail or sidewalk between the development and the park, and the walking route must not cross an arterial street to use this credit.
  - (a) 100 percent credit when the development is located within one-quarter mile walking distance;
  - (b) 50 percent credit when the development is located within three-quarters mile walking distance.
- (4) **Trash and Recycling Receptacle Storage.** Trash and recycling receptacle storage must not be located within setbacks for property lines shared with residentially zoned property and must be screened on at least three sides with an evergreen hedge or sight obscuring fence or wall. The screening must be at least five feet in height. Receptacles must be located for access by trash pick-up vehicles.
- (5) **Transition and Compatibility between Multi-unit housing and LDR Development.** Multi-unit developments adjacent to properties designated LDR must be set back 10 feet unless the adjacent LDR property is committed to a non-residential use( e.g., church).
- (6) **Landscaping, Fences and Walls.** Multi-unit developments must provide landscaping as specified in the following standards and in compliance with Section 4.4-105:
  - (a) A minimum of 15 percent of the site must be landscaped with a mix of vegetative ground cover, shrubbery and trees. Trees, a minimum 2 inches (dbh) in caliper, and shrubbery, a minimum of 24 inches in height, must be planted. Bark mulch, rocks and similar non-plant material may be used to compliment the cover requirement, but is not considered a sole substitute for the vegetative ground cover requirement;

- (b) Street trees, a minimum 2 inches (dbh) caliper, must be placed within the planter strips between the curb and the sidewalk. Street trees must be planted 1 per every 30 linear feet (minimum) of street frontage, as specified in Section 4.2-140.
  - (c) Fences in front yards and along any frontage used to comply with the building orientation standard are limited to 3 feet in height. Fences in other yards must comply with the fence standards specified in Section 4.4-115, and the vision clearance standards specified in Section 4.2-130; and
  - (d) The use of native and/or drought-tolerant landscaping is encouraged. All landscaping must be irrigated with a permanent irrigation system unless a licensed landscape architect submits written verification that the proposed plant materials do not require irrigation. The property owner must maintain all landscaping.
- (7) **Pedestrian Circulation.** Multi-unit developments with more than 20 units must provide pedestrian circulation as specified in the following standards (See Figure 3.2-R):
- (a) Continuous internal sidewalks must be provided throughout the site. Discontinuous internal sidewalks are permitted only where stubbed to a future internal sidewalk on abutting properties, future phases on the subject property, or abutting recreation areas and pedestrian trails;
  - (b) Internal sidewalks must be separated a minimum of 5 feet from dwellings, measured from the sidewalk edge closest to any dwelling unit;
  - (c) The internal sidewalk system must connect all abutting streets to primary building entrances;
  - (d) The internal sidewalk system must connect all buildings on the site and must connect the dwelling units to the parking areas, bicycle parking, storage areas, all recreational facilities and common areas, and abutting public sidewalks and pedestrian trails;
  - (e) Surface treatment of internal sidewalks must be concrete, asphalt, or masonry pavers. The sidewalks must be at least 5 feet wide. Multi-use accessways (e.g., for bicycles, pedestrians and emergency vehicles) must be of the same materials, at least 10 feet wide. Where emergency vehicle access is required, there must be an additional 5 feet on either side of the accessway to provide for a clear accessway of 20 feet in width. The additional 5 foot area may be turf-block, grass-crete, or similar permeable material on a base of gravel capable of supporting fire equipment weighing 80,000 pounds.

- (f) Where internal sidewalks cross a vehicular circulation area or parking aisle, they must be clearly marked with contrasting paving materials, elevation changes, speed humps, or striping. Speed humps are subject to review and approval by the Fire Marshal. Internal sidewalk design must comply with Americans with Disabilities (ADA) requirements;
  - (g) Where the internal sidewalks are parallel and abutting to a vehicular circulation area, the sidewalk must be raised or be separated from the vehicular circulation area by a raised curb, bollards, landscaping, or other physical barrier. If a raised sidewalk is used, the ends of the raised portions shall be equipped with curb ramps; and
  - (h) All on-site internal sidewalks must be lighted to a minimum of 2 foot-candles.
- (8) **Parking.** Multi-unit housing developments must provide parking as specified in SDC 4.6-100 – 4.6-155.
  - (9) **Vehicular Circulation.** Multi-unit developments must provide vehicular circulation as specified in the following standards (See Figure 3.2-R):
    - (a) The on-site driveway (or private street) system shall connect with public streets abutting the site; and
    - (b) Site access and driveways must conform to SDC 4.2-120.

#### **4.7.395 Multi-unit Housing (Discretionary option)**

- (A) **Description.** The Director may approve an adjustment of up to 20 percent to the Architectural Design Standards listed in Section 4.7.385. The Architectural Design Standards are: Building Form; Building Orientation; and Detailed Design. There is 1 general criterion in Subsection B., below that applies to all the design standards. In addition, each design standard has applicable criteria as specified in Subsections C. through K., below. The Director must find that the application complies with the criteria for each applicable design standard; i.e., design standards modifications that the applicant does not specifically request in the application shall not require a finding by the Director, and must not be subject to review under this Section. A request to modify the standards of Section 4.7.385 by more than 20 percent requires review under Section 5.21-130.
- (B) **General Criterion.** The adjustment is necessary due to topography, natural features, easements, and similar physical or legal constraints preclude full compliance. Self-imposed conditions do not satisfy this criterion.
- (C) **Building Orientation.** The adjustment results in a better overall streetscape. For example, design elements include: protecting and preserving vegetation and trees

5 inches (dbh) in caliper or greater; providing pedestrian amenities (i.e., between buildings and the street); providing building mass and architectural detailing that compliment adjacent uses and landscaping; and similar elements that effectively accomplish the intent of the standard.

**(D) Building Form.**

- (1) The adjustment provides equivalent neighborhood compatibility either by providing similar building mass and architecture, or through protection of vegetation and trees greater than 5 inches (dbh) in caliper (i.e., screening allows for contrasting building form).

**(E) Transition and Compatibility Between Multi-unit and Low Density Residential Development.** The adjustment results in better overall transition between multi-unit dwellings and neighboring LDR areas, such as: protecting and preserving vegetation and trees 5 inches (dbh) in caliper or greater; a reduction in noise and/or light that would otherwise impact adjacent LDR areas; stepping down building height; providing roof lines that compliment adjacent uses; and similar elements that effectively accomplish the intent of the standard.

**(F) Open Space.**

- (1) The adjustment results in protecting vegetation and preserving trees 5 inches (dbh) in caliper or greater; providing pedestrian amenities; or providing locations for common open space which enhances safety and visibility.
- (2) The Director may approve an adjustment in the common open space requirements for developments with 61 units or more if up to 50 percent if the site is within 1/4 mile (measured walking distance) of a public park with active recreation facilities [as defined by Section 3.2-240D.5.]; and there is a direct, improved, permanent, public, Americans with Disabilities Act (ADA) - accessible, lighted, maintained pedestrian trail or sidewalk between the site and the park.
- (3) The Director may approve a reduction in either the required private open space or required common open space areas if the proposal includes a proportional increase in the other type of required open space. This adjustment shall not apply to required active recreation areas.



**(G) Landscaping.**

- (1) The adjustment results in a better overall transition from neighboring LDR areas, such as: protecting and preserving trees 5 inches (dbh) in caliper or greater; and
- (2) The adjustment provides an equivalent degree of privacy, visual separation, and visual enhancement for residents and adjacent LDR uses.

**(H) Pedestrian Circulation.**

- (1) The adjustment provides an equivalent degree of pedestrian circulation, safety and comfort, as provided by the pedestrian circulation standards.
- (2) The Director may approve an adjustment in the pedestrian circulation standard, notwithstanding by Subsection B., above and Subsection 3.2-240D.7. if the residents do not require an internal sidewalk system in full compliance with the pedestrian circulation standards.

**4.7.400 Boarding and rooming houses**

- (A) Rooming and boarding house facilities in an LDR District must be located on collector or arterial streets.
- (B) One-half of an additional parking space shall be provided for each boarding room. No additional required parking spaces shall be located within the front yard setback.
- (C) For structures on the Springfield Historic Inventory, any external modification shall be fully compatible with the original design.
- (D) A minimum of 25 percent of the lot/parcel shall be landscaped.

**4.7.405 Residential Care Homes and Facilities**

Residential Care Homes and Facilities. Residential care homes and facilities shall comply with the following standards:

- (A) Licensing. All residential care homes and facilities shall be duly licensed by the State of Oregon.
- (B) Site Plan Review. Site Plan Review shall be required for new structures to be used as residential care facilities, to ensure compliance with the licensing, parking, and other requirements of this code. Residential care homes are exempt from this requirement.