

Section 3.2.200 – Residential Districts (LDR, SLR, MDR, HDR)

Subsections:

- 3.2.205 Purpose, Applicability, and Location**
- 3.2.210 Permitted Land Use**
- 3.2.215 Lot Area and Dimensions**
- 3.2.220 Setbacks**
- 3.2.225 Lot Coverage**
- 3.2.230 Height**
- 3.2.235 Density**
- 3.2.240 Panhandle Lot/Parcel Development Standards**

3.2.205 Purpose, Applicability, and Location

(A) Purpose. The purpose of the Residential Districts is to:

- (1)** Accommodate a full range of housing types.
- (2)** Implement the policies of the Springfield Comprehensive Plan and Metro Plan.
- (3)** Make efficient use of land and public services.
- (4)** Be designed to reduce reliance on the automobile for neighborhood travel and provide options for walking and bicycling.
- (5)** Provide convenient access to Neighborhood Activity Centers.

(B) Applicability. The provisions in this section apply to development in the Low Density Residential (LDR) District, Small Lot Residential (SLR) District, Medium Density Residential (MDR) District, and the High Density Residential (HDR) District. These districts are identified on the City’s official Zoning Map. Properties designated within each district that contain additional standards must comply with the provisions of the applicable district, except as may be modified by this section. Properties within a designated Historic District must comply with the provisions of SDC 3.3-900.

3.2.210 Permitted Land Uses

(A) Permitted Uses. The land uses listed in Table 3.2.210 are permitted in the Residential Districts, subject to the provisions of this chapter. Only land uses that are specifically listed in Table 3.2.210, land uses that are incidental and subordinate to a permitted use, and land uses that are approved as “similar” to those in Table 3.2.210 are permitted.

(B) Determination of Similar Land Use. Similar use determinations must be made in conformance with the procedures in SDC 5.11-100, Interpretations.

(C) Exceptions. Existing uses and buildings lawfully established under previously effective land use regulations are allowed to continue subject to SDC 5.8-100, Non-Conforming Uses – Determination, Continuance, Expansion and Modification, except as otherwise specified in this section.

| Table 3.2.210 Permitted Uses | | | | | |
|--|------------|------------|------------|------------|--------------------------|
| Uses | Districts | | | | Special Use Standards |
| | <u>LDR</u> | <u>SLR</u> | <u>MDR</u> | <u>HDR</u> | |
| <u>Residential</u> | | | | | |
| Single Dwelling; detached | P | P | P | P | |
| Single Dwelling; attached (e.g. townhomes, row houses, etc.) | P* | P* | P* | P* | Sec. 4.7.330 |
| Accessory Dwelling Units (ADU's) | P* | P* | P* | P* | Sec. 4.7.340 |
| Boarding or Rooming House | P* | P* | P* | P* | Sec. 4.7.405 |
| Cottage Cluster Housing | P* | P* | P* | P* | Sec. 4.7.325 |
| Two dwelling units on one lot; attached or detached (e.g. duplex) | P | P | P | P | |
| Three or four dwelling units on one lot; attached or detached (e.g. triplex or fourplex) | P* | P* | P* | P* | Sec. 4.7.320 |
| Manufactured Home | P* | P* | P* | P* | Sec. 4.7.345 |
| Manufactured Home Subdivision | P* | P* | P* | P* | Sec. 4.7.350 |
| Manufactured Home Park | P, S* | P, S* | P, S* | P, S* | Sec. 4.7.355 |
| Multiple Unit Housing on one lot or parcel, 5 units up to 20 units | P* | P* | P* | P* | Sec. 4.7.395 |
| Multiple Unit Housing on one lot or parcel, more than 20 units | P* | P* | P* | P* | Sec. 4.7.395 |
| Residential Care Home; 5 or fewer people | P* | P* | P* | P* | Sec. 4.7.405 |
| Residential Care Facility; 6-15 people | P, S* | P, S* | P, S* | P, S* | Sec. 4.7.405 |
| Residential Care Facility; more than 15 people | P, S* | P, S* | P, S* | P, S* | Sec. 4.7.405 |
| <u>Public and Institutional</u> | | | | | |
| Automobile Parking, Public Off-street Parking | N | N | D | D | |
| Child Daycare Center | N | N | D | D | |
| Club (see definition 6.1.110(F)) | N | N | N | N | |
| Community Service; includes Governmental Offices | N | N | D | D | |
| Community Garden | D | D | D | D | |
| Educational facilities (schools) | P* | P* | P* | P* | Sec. 4.7-195 and 5.9-110 |
| Emergency Services; includes Police, Fire, Ambulance | D, S | D, S | D, S | D, S | |

| Table 3.2.210 Permitted Uses | | | | | |
|--|-----------|-------|-------|-------|-----------------------|
| Uses | Districts | | | | Special Use Standards |
| | LDR | SLR | MDR | HDR | |
| Parks and Open Space, including Playgrounds, Trails, Nature Preserves, Athletic Fields, Courts, Swim Pools, and similar uses | P/D* | P/D* | P/D* | P/D* | Sec. 4.7-200 |
| Place of worship | D, S* | D, S* | D, S* | D, S* | Sec. 4.7.385 |
| <u>Commercial</u> | | | | | |
| Bed and Breakfast | S* | S* | S* | S* | Sec. 4.7.365 |
| Home Occupation | S* | S* | S* | S* | SDC 4.7.375 |
| Professional Office | S* | S* | S* | S* | SDC 4.7-190 |

P = Permitted Use; S = Site Plan Review Required; D = Discretionary Use permit required; N = Not Allowed;
 * = Permitted with Special Use Standards.

3.2.215 Lot Area and Dimensions

In addition to applicable provisions contained elsewhere in this code, the development standards listed in this section apply to all development in residential districts. In cases of conflicts, standards specifically applicable in the residential zone apply. In cases of conflicts in this section between the general standards and the area-specific standards, the area-specific standards apply.

Lot area and lot dimension standards for residential uses are listed in Table 3.2.215. For other residential uses listed in Table 3.2.210, the lot area and dimensions are subject to the type of residential structure being occupied. Lot development must be in conformance with SDC 3.2.235, Density.

The following Table 3.2.215 sets forth the residential zone development standards, subject to the special development standards in SDC 4.7.300.

| Table 3.2.215 Residential District Development Standards | | | | |
|---|----------|----------|----------|----------|
| Development Standard | LDR | SLR | MDR | HDR |
| Density (see 3.2.235 below) | | | | |
| Minimum Net Density per Acre | 6 units | 8 units | 14 units | 28 units |
| Maximum Net Density per Acre | 14 units | 14 units | 28 units | 42 units |
| Density fractions will be rounded up to the next whole number. | | | | |
| Lot Area | | | | |

| Table 3.2.215 Residential District Development Standards | | | | |
|---|---|--|---|--|
| Development Standard | LDR | SLR | MDR | HDR |
| <p>Minimum lot area is based on meeting the maximum net density in the zoning district. Some example lot sizes are shown below.</p> <p>Maximum lot area is based on meeting the minimum net density in the zoning district. Some example lots sizes are shown below.</p> <p>The minimum and maximum numbers given below as examples are approximate and each development proposal must calculate the density for the specific property.</p> | | | | |
| Single dwelling detached housing | Minimum lot size approx.. 3000 sq. ft. Maximum lot size approx. 7000 sq. ft. | Minimum lot size approx.. 3000 sq. ft. Maximum lot size approx. 5,500 sq. ft. | Minimum lot size approx.. 1500 sq. ft. Maximum lot size approx. 3000 sq. ft. | Minimum lot size approx. 1000 sq. ft. Maximum lot size approx. 1500 sq. ft. |
| Duplex | 6,000 sq. ft min. and 14,000 sq. ft. max. | 6,000 sq. ft. min. and 10,000 sq. ft. max. | 3,000 sq. ft min. and 6,000 sq. ft. max. | 2,000 sq. ft min. and 3,000 sq. ft. max. |
| Triplex | 9,000 sq. ft. min. and 21,000 sq. ft. max | 9,000 sq. ft. min. and 16,000 sq. ft. max | 4,500 sq. ft. min. and 9,000 sq. ft. max | 3,000 sq. ft. min. and 4,500 sq. ft. max |
| Fourplex | 12,000 sq. ft. min. and 29,000 sq. ft. max | 12,000 sq. ft. min. and 21,000 sq. ft. max | 6,000 sq. ft. min. and 12,000 sq. ft. max | 4,000 sq. ft. min. and 6,000 sq. ft. max |
| Multiple Dwelling Unit | N/A | N/A | 1,500 sq. ft. min. per unit and 3,000 sq. ft. max per unit | 1,000 sq. ft. min. per unit and 1,500 sq. ft. max per unit |

3.2.220 Setbacks

(A) Setbacks provide private outdoor living space, building separation for fire protection/security, building maintenance, and sunlight and air circulation. The setback standards encourage placement of residences close to the street for public safety and neighborhood security.

(B) **Setback Standards.** The following setback standards apply to all structures, except as otherwise provided by this section.

| Table 3.2.220 Setbacks | LDR | SLR | MDR | HDR |
|------------------------|---|-----|-----|-----|
| Front | 10 feet, except garages and/or carports must be setback 18 feet | | | |

| Table 3.2.220 Setbacks | LDR | SLR | MDR | HDR |
|-------------------------------|---|------------|------------|------------|
| Side | 5 feet, except certain uses may be reduced to 3 feet in as specified in SDC 4.7.300 | | | |
| Rear | 5 feet | | | |

(C) Front Setbacks

- (1) **LDR, SLR, MDR, and HDR Districts.** The front setback requirement is ten feet. Garages and carports must be set back a minimum of 18 feet from the front property line.
- (2) Where streets right-of-way width abutting the site is less than the standard specified in SDC 4.2.105C. for the correct classification of street, special setbacks apply in conformance with SDC 4.2.105M., Special Street Setbacks.

(D) Side Setbacks

- (1) **LDR, SLR, MDR, and HDR Districts.** The side setback requirement is five feet.
- (2) For courtyard housing in conformance with the provisions of SDC 4.7.335, a three-foot minimum side setback is permitted.

(E) Rear Setbacks

- (1) **LDR, SLR, MDR, and HDR Districts.** The rear setback requirement is five feet.

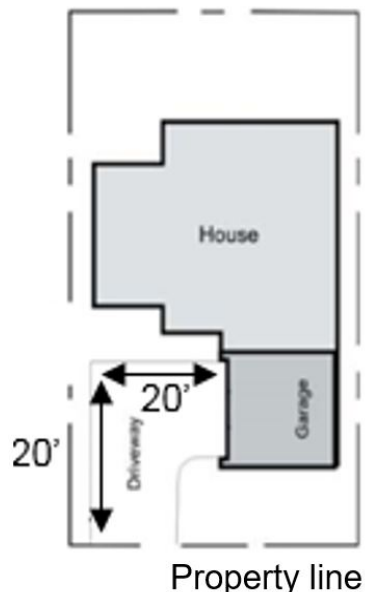
(F) Setback Exceptions

- (1) **Alley.** Where an existing alley is less than 20 feet in width, the setback abutting the alley must be increased to provide a minimum of 20 feet for maneuvering and backing movements from garages, carports and/or parking areas.
- (2) **Attached Single-Unit Townhomes.** Interior side setbacks are zero feet.
- (3) **Vision Clearance Areas.** All structures must comply with this section, except as necessary to comply with SDC 4.2-130, Vision Clearance.
- (4) **Bridges.** Bridges that form a driveway or pedestrian access from the abutting street or alley are permitted in the setbacks.
- (5) **Architectural Features.** Except as prohibited in (F)(6) of this section, the following architectural features are allowed to encroach into the front, side

and rear setbacks by no more than two feet provided a minimum setback of three feet is provided from the property line: eaves, chimneys including fireplace enclosures and chimney chases, bay windows up to eight feet in width, window wells, and similar architectural features.

- (6) **Front Setbacks.** The following may encroach into the front setback in the LDR, SLR, MDR, and HDR Districts:
- (a) An unenclosed covered or uncovered porch, patio, deck or stoop with a maximum floor height not exceeding 18 inches is allowed to be set back a minimum of six feet from the front property line, as long as it does not encroach into a public utility easement. No portion of the structure can encroach closer than six feet to the front property line including the architectural features in subsection (F)(5) of this section.
 - (b) The 18 foot setback requirement for garages and carports is measured along the centerline of the driveway from the front property line to either the garage door or to the front-most support post of a carport.
 - (c) For garages on corner lots that are accessed from an alley, and garages where the side or rear wall of the garage faces the street, the front setback for the garage side or rear wall must be a minimum of 10 feet from the front property line. In this case, the garage must have a window(s) in the side or rear wall facing the street that is a minimum of six square feet. As shown in Figure 3.2.220A, side entry garages that access a street must have a driveway with a minimum length of 20 feet from the front and side property lines.

Figure 3.2.220A



- (d) Stairs, ramps and landings that are uncovered and may be in the front setback when they follow the grade.
- (7) **Side and Rear Setbacks.** The following may encroach into the side and rear setback in the LDR, SLR, MDR, and HDR Districts:
 - (a) An uncovered and unenclosed porch, patio, deck, or stoop located above finished grade with a maximum floor height not exceeding 18 inches must be set back a minimum of 18 inches from the side and rear property lines, additionally it must not encroach into a public utility easement.
 - (b) Uncovered patios at finished grade are exempt from setbacks as long as it does not encroach into a public utility easement.
- (G) **Prohibited in Setbacks.** The following are prohibited, unless stated otherwise, within the following setbacks:
 - (1) **Front Setbacks.** Satellite dishes greater than 18 inches in diameter, heat pumps, and other similar objects.
 - (2) **Side and Rear Setbacks.** Satellite dishes greater than 18 inches in diameter, heat pumps and other similar objects, unless screened for visual and noise abatement by a solid enclosure two feet higher than the object/use being screened.
 - (3) **All Setbacks.** Balconies.

3.2.225 Lot Coverage

- (A) The following lot coverage standards apply to all development in the Residential Districts as follows:

| Table 3.2.225 Lot Coverage | LDR | SLR | MDR | HDR |
|---|----------------------------|----------------------------|----------------------------|-----------------------------|
| All Lots, except where specifically addressed below | 50% <i>(exist. 45%)</i> | 50% <i>(exist. 50%)</i> | 60% <i>(exist. 50%)</i> | None <i>(exist. 45%)</i> |
| Duplex, Triplex, Fourplex, and Townhomes | 60% of Lot | 60% of Lot | 70% of Lot | None |

- (B) On lots or parcels with more than 15% slope or above 670 feet in elevation, the maximum impervious surface inclusive of structures, patios, and driveways must not exceed 35%.
- (C) On lots or parcels of less than 4,500 square feet in size, the maximum impervious surface must not exceed 60%.

3.2.230 Height

(A) The following building height standards are intended to facilitate allowed residential densities while promoting land use compatibility.

| Table 3.2.230 Height | LDR | SLR | MDR | HDR |
|---|------------------------|------------------------|---------------------------|------------------------|
| All Lots, except where specifically addressed below | 35 feet (exist. 30) | 35 feet (exist. 35) | 50 feet (exist. 35/50) | none (exist. 35/50) |

(B) Incidental equipment, as defined in SDC 6.1-110 may exceed the height standard.

(C) Within the Hillside Development Overlay District the height limit is 45 feet.

3.2.235 Density

(A) The following net density standards apply to all new development in all of the Residential Districts, except as specified in subsection (B) of this section. The net density standards shown in Table 3.2.215 are intended to ensure efficient use of buildable lands and provide for a range of needed housing, in conformance with the Springfield Comprehensive Plan. The net density must be within the density range for the respective zoning district, except that density fractions will be rounded up to the next whole number.

The density standards may be averaged over more than one development phase (i.e., as in a subdivision or Master Planned Development).

(B) The net density requirements specified in Table 3.2.215 do not apply to:

- (1) Residential care homes/facilities.
- (2) Accessory dwelling units (ADUs).
- (3) Duplexes when developed on a lot or parcel that is zoned for residential use and allows a detached single dwelling unit.
- (4) Bed and breakfast inns.
- (5) Nonresidential uses, including neighborhood commercial uses, public and institutional uses, and miscellaneous uses that do not include a dwelling unit.
- (6) Buildings that are listed in the Inventory of Historic Sites within the Springfield Area Comprehensive Plan Exhibit "A" or buildings designated on the Historic National Landmarks Register.
- (7) Manufactured home parks within the LDR District are exempt from the maximum density standards of the District; provided, that the standards of SDC 4.7.355 are met.
- (8) Replacement, renovation, or expansion of existing dwelling unit(s) in any District provided the number of dwelling units does not change.
- (9) Development on a vacant lot or parcel consistent with an approved land division, except tracts identified for future phases.

- (10) Residential infill, as defined in SDC Chapter 6.1.100, is exempt from minimum density standards.
 - (11) Partitions on properties that are large enough to be divided into five or more lots are exempt from minimum density standards; provided, that the size of the resulting parcels and siting of dwellings allow future development on these parcels at minimum densities.
- (C) Net density is defined in SDC 6.1.100 as the number of dwelling units for each acre of land in residential use, excluding: dedicated streets; dedicated parks; dedicated sidewalks; and other public facilities.
- (D) For the purpose of calculating residential net density:
- (1) Fractional units are rounded up to the next whole unit.
 - (2) Where a property is within multiple zoning districts, the minimum and maximum number of units is calculated based on the acreage in each Residential District that is subject to the density standard as specified above multiplied by the applicable minimum and maximum density standards. Areas with nonresidential Districts are excluded from the density calculation.
 - (3) The following areas are subtracted from the gross area of the property:
 - (a) Area not in residential use;
 - (b) Area for dedicated streets;
 - (c) Area for dedicated sidewalks;
 - (d) Area for dedicated parks;
 - (e) Area for other public facilities.

After subtracting these areas from the gross area, then the remaining area is the net area used to calculate the net density. To discuss in more detail what is subtracted, the following explanations are provided below.

- (4) The following areas are not subtracted from the gross area to calculate net density:
 - (a) Area within a public easement less than 10 feet in width.
 - (b) Area within a private street.
 - (c) Area within a private park.
 - (d) Area for other private facilities.
- (5) **Residential use** – Any area not in residential use is subtracted from the gross area. The term “in residential use” is considered to mean “of, relating to, or connected with a residence or residences”. Examples of residential use include: off street parking and vehicle circulation areas; maintenance or storage area; and a residential leasing office if these uses are related to or connected with a

residence or residences. Examples of uses that would not be considered to be in residential use are: any commercial use; accessory uses that are not related to or connected with a residence or residences; and unbuildable areas as described below.

In determining areas that are unbuildable the Springfield Residential Land and Housing Needs Analysis that was adopted as part of the Residential Land Use and Housing Element of the Springfield 2030 Refinement Plan, includes categorization of all tax lots in the UGB. The unbuildable category includes:

(a) “Unbuildable, Not Serviceable Land. This category includes land that is undevelopable. It includes tax lots or areas within tax lots with one or more of the following attributes:

- (i) slopes greater than 25%;
- (ii) within the floodway;
- (iii) in areas with severe landslide potential (DOGAMI map);
- (iv) within wetlands and riparian corridors and setbacks;
- (v) within easement of a 230 kV transmission line;
- (vi) small irregularly shaped lots¹; and
- (vii) publicly owned land.

- (6) **Streets** - Any dedicated (to the public) street or roadway area is subtracted from the gross area to calculate net density. The area does not take into account to what degree the street or roadway area is improved. This does not include private streets. The area for any private street would remain in the net area considered to be in residential use.
- (7) **Sidewalks** – Any dedicated sidewalk area is subtracted from the gross area to calculate net density. Typically public sidewalks are located within a street right of way. If a public sidewalk is located in an easement it would not be subtracted from the gross area. Private sidewalks (e.g. for multi unit housing developments, etc.) would also not be subtracted from the gross area.
- (8) **Parks** – Any dedicated park area including Regional Park, Community Park, and Neighborhood Park is subtracted from the gross area to calculate the net density. Any Private Park, or private open space, if not dedicated would remain in the net area.
- (9) **Other public facilities** – Any area for a public facility dedicated to the City of Springfield or other public agency is subtracted from the gross area to calculate net density. This includes storm water tracts dedicated to the City, however does not include private storm water facilities.

¹ Only lots that were counted as unbuildable in the Springfield Residential Land and Housing Needs Analysis, Residential Land Inventory can be subtracted from the gross density as “small irregularly shaped lots”.

Additionally any area for a public facility that is included in the Eugene-Springfield Metropolitan Area Public Facilities and Services Plan (PFSP) is subtracted from the gross area. This includes an easement area if the PFSP public facility is in an easement. Any other public utility easement (PUE) that contains public utilities that are not included in the PFSP are not subtracted from the gross area (except as provided above under unbuildable land for 230 kV transmission lines).

To help clarify the scale of public facilities that are typically included in the PFSP, the term “Public facility projects” includes:

- (a) Water: Source, reservoirs, pump stations, and primary distribution systems. Primary distribution systems are transmission lines 12 inches or larger for Springfield Utility Board (SUB) and 24 inches or larger for Eugene Water & Electric Board (EWEB).
- (b) Wastewater: Pump stations and wastewater lines 24 inches or larger.
- (c) Stormwater: Drainage/channel improvements and/or piping systems 36 inches or larger; proposed detention ponds; outfalls; water quality projects; and waterways and open systems.
- (d) Specific projects adopted as part of the Metro Plan are described in the project lists and their general location is identified in the planned facilities maps in Chapter II of the Eugene-Springfield Metropolitan Public Facilities and Services Plan (Public Facilities and Services Plan).

3.2.240 Panhandle Lot/Parcel Development Standards

(A) Special provisions for lots/parcels with panhandle driveways:

- (1) Panhandle driveways are permitted where dedication of public right-of-way is not required to meet the Street Network Standards contained in SDC 4.2-105 D. or E, or to comply with the density standards in the applicable zoning district. Panhandle driveways are not be permitted in lieu of a public street required to meet the Street Network Standards contained in SDC 4.2-105 D. or E.
- (2) Panhandle driveways must not encroach upon or cross a watercourse, other body of water. Alternatively, driveways may encroach upon or cross a water course or other body of water or other topographic feature if approved by the Director and the City Engineer through a Type 2 process.

- (3) The area of the pan portion does not include the area in the “panhandle” driveway.
 - (4) No more than 4 lots/parcels or 8 dwelling units are allowed to take primary access from 1 multiple panhandle driveway.
 - (5) The paving standards for panhandle driveways are:

 - (a) Twelve feet wide for a single panhandle driveway from the front property line to a distance of 18 feet, where there is an unimproved street; and from the front property line to the pan of the rear lot/parcel, where there is an improved street; and
 - (b) Eighteen feet wide for a multiple panhandle driveway from the front property line to the pan of the last lot/parcel. This latter standard takes precedence over the driveway width standard for multiple unit dwelling driveways specified in SDC Table 4.2-2.
- (B) Buildable lots/parcels do not have to have frontage on a public street when access has been guaranteed via a private street or driveway with an irrevocable joint use/access easement as specified in Section 4.2-120A. In the residential districts, when a proposed land division includes single or multiple panhandle lots/parcels and the front lot/parcel contains an existing primary or secondary structure, an irrevocable joint use/access easement is allowed in lieu of the panhandles when the required areas to meet both the applicable panhandle street frontage standard and the required 5-foot wide side yard setback standard for the existing structure is available. In this case, the irrevocable access easement width standard is:
- (1) Fourteen feet wide for a single panhandle lot/parcel in the LDR District.
 - (2) Twenty feet wide for a single panhandle in the MDR and HDR District, or where multiple panhandles are proposed in any residential district.