

1.1-100 Synopsis

Subsection:

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The Springfield Development Code (SDC) is a comprehensive land use and development document that governs all of the land within Springfield's city limits and its urban services area. The 6 chapters of this Code are organized as follows:

Chapter 1- Introduction

Chapter 1 contains this synopsis and explains the relationship of this Code to the Statewide Planning Goals and the Metro Plan.

Chapter 2- General Provisions

Chapter 2 explains the Code's purpose and applicability, enforcement regulations and the establishment of application fees.

Chapter 3- Land Use Districts

Chapter 3 discusses the City's Official Zoning Map which is a separate document depicting the zoning of every lot/parcel within Springfield's jurisdiction. This Chapter also lists all Base Zoning Districts, Overlay Districts and Plan Districts. Finally, this Chapter identifies the land uses that are permitted within each district; basic development standards: for example, lot/parcel size, setbacks, and building height; and use-specific design standards applicable to certain zones.

Chapter 4- Development Standards

Chapter 4 contains development standards that regulate transportation and utility infrastructure; landscaping, screening and fences; on-site lighting; vehicle and bicycle parking; and specific development standards for specific uses, including, but not limited to: accessory structures, professional uses, and residential uses in commercial zoning districts.

Chapter 5- Land Use Applications

Chapter 5 discusses the development review; the public hearing; and appeals processes. This Chapter lists the procedures for land use, limited land use and other required applications, for example, Discretionary Uses, Land Divisions (Partitions and Subdivisions) Site Plan Review, Master Plans and Zoning Map Amendments.

Chapter 6- Definitions

Chapter 6 contains definitions for terms used throughout this Code.