

3.3-800 Urbanizable Fringe Overlay District

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3.3-805 Purpose

The Urbanizable Fringe (UF-10) Overlay District is established to effectively control the potential for urban sprawl and scattered urbanization to achieve the goal of compact growth. This concept will remain the primary growth management technique for directing geographic patterns of urbanization in the City. The UF-10 Overlay District limits the division of land and prohibits urban development of unincorporated urbanizable land which will eventually be annexed to the City. All interim development shall be designed and constructed to City standards.

3.3-810 Applicability

- A.** The provisions of the UF-10 Overlay District apply to all land between Springfield’s city limits and the Urban Growth Boundary.
- B. EXCEPTIONS:**
 - 1.** The provisions of the UF-10 Overlay District shall not apply to land designated Government and Education on the Metro Plan diagram.
 - 2.** The UF-10 Overlay District shall cease to apply upon annexation to the City.

3.3-815 Schedule of Use Categories when there is an Underlying Residential, Commercial, or Industrial District

The following uses may be permitted in the underlying residential, commercial, or industrial district subject to the provisions, additional restrictions and exceptions specified in this Code. **EXCEPT AS SPECIFIED IN SDC 3.3-810B., URBAN USES (e.g., multiple-family or churches) NOT LISTED IN THE UF-10 OVERLAY DISTRICT ARE NOT PERMITTED.**

“P” = **PERMITTED USE** subject to the standards of this Code.

“S” = **SPECIAL DEVELOPMENT STANDARDS** subject to special locational and/or siting standards as specified in SDC 4.7-100.

“**D**” = **DISCRETIONARY USE** subject to review and analysis under Type 3 procedure (SDC 5.9-100) at the Planning Commission or Hearings Official level.

“**N**” = **NOT PERMITTED**

* = **SITE PLAN REVIEW REQUIRED**

Use Categories/Uses	Underlying Land Use District		
	Residential	Commercial	Industrial
Agricultural uses and structures	P	P	P
Child care facility (SDC 4.7-125)	S	N	N
Detached single-family dwellings and manufactured homes (SDC 3.3-825)	P	N	N
Home occupations (SDC 4.7-165)	S	S	S
Neighborhood parks that do not require urban services (S SDC 4.7-200)	S*	N	N
Partitions (S SDC 3.3-825E)	P	N	N
Property line adjustments	P	N	N
High impact facilities (SDC 4.7-160)	S*	S*	S*
Low impact facilities	P	P	P
Temporary sales/display of produce, the majority of which is grown on the premises (SDC 4.8-125)	P	P	P
Tree felling (SDC 5.19-100)	P	P	P
R.V. parks and campgrounds (SDC 4.7-220D)	S*	N	N
RV parks and campgrounds that do not require urban services (SDC 4.7-220D)	N	D*	D*
Expansion of non-conforming uses existing on the effective date of Lane County’s application (on either the /ICU or I/U District to the property (SDC 3.3-385F)	N	D*	D*
Expansion or replacement of lawful uses permitted in the underlying commercial or industrial district (SDC 3.3-825F)	N	P*	P*
Expansion or replacement of lawful discretionary uses in the underlying zoning district (SDC 3.3-825F)	N	D*	D*
New permitted and specific development standards in the underlying zoning district within existing structures (Section 3.3-825F)	N	P*	P*
Manufactured home (night watch person) or manufactured unit (office) in an industrial district (SDC 4.7-185 and SDC 4.7-170)	N	N	S*
Certain wireless telecommunications systems facilities	See SDC 4.3-145	See SDC 4.3-145	See SDC 4.3-145
Linear park	P	P	P

3.3-820	Review
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- A.** The siting of single-family residences and accessory dwelling units in the UF-10 Overlay District that require a Future Development Plan as specified in SDC 5.12-120E shall be reviewed under Type 1 procedure.
- B.** Partitions are reviewed under Type 2 procedure.
- C.** All other requests are reviewed in accordance with the procedures applicable in the underlying zoning district (See SDC 4.3-145 for siting standards and review process for certain wireless telecommunications systems facilities).
- D.** The Hearings Official shall hear all Type 3 land use requests.

3.3-825	Additional Provisions
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- A.** The City shall not extend water or sanitary sewer service outside the city limits, unless a health hazard, as defined in ORS 222.840 et seq., is determined to exist. Annexation of the affected territory so served is required if the territory is within the urban growth boundary and is contiguous to the city limits.

The City may extend water or sanitary sewer outside the city limits or urban growth boundary to provide these services to properties within the city limits. As provided in ORS 222.840 et seq., the City and a majority of the electors of the affected territory may agree to an alternative to annexation to mitigate the health hazard, including extraterritorial extension of services without annexation.

- B.** The Lane County Sanitarian shall certify that the proposed individual waste water disposal system meets D.E.Q. standards prior to Development Approval.
- C.** Lane County is considered an affected party and shall be notified of all development applications.
- D.** Siting of Residential Uses. Detached single unit dwellings, duplexes, and accessory dwelling units are permitted in the R-1 base zone only, and must be sited to allow the future division and/or more intensive use of the property. The applicable on-site sewage disposal facility shall be conditional and made a part of any permit necessary to achieve the standards of this Overlay District. The following standards apply:
 - 1.** The siting of single-unit dwellings, duplexes and accessory dwelling units on any lot/parcel 5 acres or more in size and zoned R-1 requires approval of a Future Development Plan as specified in SDC 5.12.120(E).

- 2.** Additional development restrictions that limit the location of buildings and on-site sewage disposal facilities shall be applied where necessary to reserve land for future urban development.
- 3.** Where there is an existing single unit dwelling on properties within the R-2 or R-3 land use district, one or two accessory dwelling units are permitted, irrespective of the parcel size, provided that the property can in the future meet the necessary densities for applicable district as shown on a Future Development Plan as specified in SDC 5.12.120(E)
- E.** Connection to the Sanitary Sewer System. Any property to be partitioned that is within the distances specified in OAR 340-071-0160(4)(A) for connection to the City's sanitary sewer system shall require annexation to the City prior to Partition Tentative Plan submittal, unless the Director determines that a topographic or man-made feature makes the connection physically impractical. In the event of such determination, the Partition application may be approved without annexation.
- F.** Uses requiring Discretionary review, uses requiring specific development standards, new permitted uses and expansion of permitted uses in commercial and industrial districts shall demonstrate that the use will not generate singly or in the aggregate additional need for key urban services.
- G.** R.V. parks and campgrounds shall be located on land classified Public Land and Open Space (PLO) and be subject to the specific development standards specified SDC 4.7-220.