

# SPRINGFIELD DEVELOPMENT CODE

## TABLE OF CONTENTS

### CHAPTER I

#### ARTICLE 1 GENERAL PROVISIONS

<b>Page</b>	1-2	<b>Section</b>	1.010	Title
	1-2		1.020	Description
	1-2		1.030	Applicability
	1-2		1.040	Enforcement
	1-3		1.050	Violation and Penalties
	1-3		1.060	Severability
	1-3		1.070	Fees

#### ARTICLE 2 DEFINITIONS

<b>Page</b>	2-2	<b>Section</b>	2.010	Meaning of Common Words
	2-3		2.020	Meaning of Specific Words and Terms

#### ARTICLE 3 DEVELOPMENT APPROVAL AND LAND USE DECISION PROCEDURES

<b>Page</b>	3-2	<b>Section</b>	3.010	Development Approval – Required
	3-2		3.020	Development Approval – Exceptions
	3-3		3.030	The Development Review Committee
	3-3		3.040	The Pre-Application Conference
	3-4		3.050	Application Submittal
	3-5		3.060	Reserved for Future Use
	3-5		3.070	Review – Type I Procedure
	3-7		3.080	Review – Type II Procedure
	3-8		3.090	Review – Type III Procedure
	3-10		3.100	Review – Type IV Procedure

#### ARTICLE 4 INTERPRETATION

<b>Page</b>	4-2	<b>Section</b>	4.010	General
	4-2		4.020	Review
	4-2		4.030	Criteria

#### ARTICLE 5 NON-CONFORMING USES

<b>Page</b>	5-2	<b>Section</b>	5.010	General
	5-2		5.020	Review
	5-2		5.030	Continuance
	5-3		5.040	Expansion
	5-3		5.050	Abandonment
	5-3		5.060	Lots of Record
	5-3		5.070	Exemptions

**ARTICLE 6 ANNEXATIONS**

<b>Page</b>	6-2	<b>Section</b>	6.010	General
	6-2		6.020	Review
	6-2		6.030	Standards
	6-4		6.040	Zoning
	6-4		6.050	Reserved for Future Use
	6-4		6.060	Notification of Utilities
	6-4		6.070	Withdrawal from Special Service Districts

**ARTICLE 7 METRO PLAN AMENDMENTS**

<b>Page</b>	7-2	<b>Section</b>	7.010	Metro Plan Amendment – Purpose
	7-2		7.020	Metro Plan Amendment – Review
	7-2		7.030	Metro Plan Amendment – Definitions
	7-4		7.040	Metro Plan Amendment – Initiation of Plan Amendments
	7-5		7.050	Metro Plan – Referral of Plan Amendment
	7-6		7.060	Metro Plan – Plan Amendment Application Fee
	7-6		7.070	Metro Plan – Approval of a Plan Amendment
	7-7		7.080	Metro Plan – Plan Amendment Approval Process: Single Jurisdiction
	7-7		7.090	Metro Plan – Plan Amendment Approval Process: Two Jurisdictions
	7-9		7.100	Metro Plan – Plan Amendment Approval Process: Three Jurisdictions
	7-10		7.110	Metro Plan – Plan Amendment Processes: General Provisions

**ARTICLE 8 ADOPTION OR AMENDMENT OR REFINEMENT PLAN TEXT, REFINEMENT PLAN DIAGRAMS AND DEVELOPMENT CODE TEXT**

<b>Page</b>	8-2	<b>Section</b>	8.010	General
	8-2		8.020	Review
	8-2		8.030	Criteria

**ARTICLE 9 VACATIONS**

<b>Page</b>	9-2	<b>Section</b>	9.010	Vacations – General
	9-2		9.020	Vacations – Review
	9-2		9.030	Vacations – Criteria

**ARTICLE 10 DISCRETIONARY USES**

<b>Page</b>	10-2	<b>Section</b>	10.010	General
	10-2		10.020	Review
	10-2		10.030	Criteria
	10-4		10.035	Discretionary Use Criteria and Multi Unit Development
	10-12		10.040	Conditions of Approval

**ARTICLE 11 VARIANCES AND MODIFICATIONS OF PROVISIONS**

<b>Page</b>	11-2	<b>Section</b>	11.010	General
	11-2		11.020	Review
	11-2		11.030	Criteria

11-3	11.035	Criteria for Multi-Unit Design Standards
11-6	11.040	Conditions of Approval

**ARTICLE 12 ZONING DISTRICT AND OVERLAY DISTRICT CHANGES**

<b>Page</b>	12-2	<b>Section</b>	12.010	General
	12-2		12.020	Review
	12-2		12.030	Criteria
	12-2		12.040	Conditions of Approval
	12-2		12.050	Mobile Home Parks

**ARTICLE 13 RESERVED FOR FUTURE USE**

**ARTICLE 14 PUBLIC HEARINGS**

<b>Page</b>	14-2	<b>Section</b>	14.010	Applicability
	14-2		14.020	Scheduling
	14-3		14.030	Notice
	14-5		14.040	Reserved for Future Use
	14-5		14.050	Nature and Conduct – General
	14-5		14.060	Conflicts, Disclosure and Challenge for Bias
	14-6		14.070	Duties of the Presiding Officer
	14-7		14.080	Order of Procedure
	14-10		14.090	Burdon of Proof
	14-10		14.100	Record of Proceedings, Evidence and Summary of Testimony
	14-10		14.110	Amendment and Suspension
	14-10		14.120	Finality of Decision

**ARTICLE 15 APPEALS**

<b>Page</b>	15-2	<b>Section</b>	15.010	Review
	15-2		15.020	Appeals of the Director’s or Historical Commission’s Decision
	15-3		15.030	Appeal of the Planning Commission’s Decision

**CHAPTER II**

**ARTICLE 16 RESIDENTIAL ZONING DISTRICTS**

<b>Page</b>	16-2	<b>Section</b>	16.010	Establishment of Residential Zoning Districts
	16-2		16.020	Schedule of Use Categories
	16-6		16.030	Lot Size Standards
	16-7		16.040	Lot Coverage Standards
	16-7		16.050	Setback Standards
	16-9		16.060	Height Standards
	16-10		16.070	Off-Street Parking Standards
	16-12		16.080	Reserved for Future Use
	16-12		16.090	Fence Standards
	16-13		16.100	Special Use Standards – Cluster Development
	16-26		16.110	Multi-Unit Design Standards
	16-35		16.120	Accessory Dwelling Unit Standards

**ARTICLE 17 DWP DRINKING WATER PROTECTION OVERLAY DISTRICT**

<b>Page</b>	17-2	<b>Section</b>	17.010	General
	17-2		17.020	Description
	17-3		17.030	Applicability
	17-3		17.040	Time of Travel Zones
	17-4		17.050	Review
	17-5		17.060	Exemptions
	17-7		17.070	Standards for Hazardous Materials within Time of Travel Zones
	17-10		17.080	Conditions of Approval
	17-10		17.090	Appeals

**ARTICLE 18 COMMERCIAL ZONING DISTRICTS**

<b>Page</b>	18-2	<b>Section</b>	18.010	Establishment of Commercial Zoning Districts
	18-3		18.020	Schedule of Use Categories
	18-14		18.030	Lot Size Standards
	18-14		18.040	Lot Coverage Standards
	18-15		18.050	Setback Standards
	18-15		18.060	Height Standards
	18-16		18.070	Off-Street Parking Standards
	18-17		18.080	Reserved for Future Use
	18-17		18.090	Reserved for Future Use
	18-17		18.095	Reserved for Future Use
	18-18		18.100	Fence Standards
	18-18		18.110	Special Use Standards

**ARTICLE 19 BKMU BOOTH-KELLY MIXED-USE DISTRICT**

<b>Page</b>	19-2	<b>Section</b>	19.010	Establishment of the BKMU Booth-Kelly Mixed-Use District
	19-3		19.020	Conceptual Development Plan
	19-4		19.030	Development Area Plan and Design Standards
	19-4		19.040	Reserved for Future Use
	19-4		19.050	Lot Size and Setback Standards
	19-5		19.060	Schedule of Use Categories
	19-17		19.070	Height Standards
	19-18		19.080	Off-Street Parking Standards
	19-18		19.090	Reserved for Future Use
	19-18		19.100	Fence Standards
	19-18		19.110	Special Use Standards

**ARTICLE 20 LMI, HI, AND SHI INDUSTRIAL ZONING DISTRICTS**

<b>Page</b>	20-2	<b>Section</b>	20.010	Establishment of Industrial Zoning Districts
	20-3		20.020	Schedule of Use Categories
	20-8		20.030	Lot Size Standards
	20-9		20.040	Lot Coverage Standards
	20-9		20.050	Setback Standards
	20-9		20.060	Height Standards
	20-10		20.070	Off-Street Parking Standards
	20-11		20.080	Reserved for Future Use
	20-11		20.090	Fence Standards
	20-11		20.100	Special Use Standards

**ARTICLE 21 CI CAMPUS INDUSTRIAL DISTRICT**

<b>Page</b>	21-2	<b>Section</b>	21.010	Establishment of the CI Industrial District
	21-2		21.020	Siting Standards
	21-2		21.030	Conceptual Development Plan
	21-3		21.040	Primary Uses
	21-4		21.050	Secondary Uses
	21-6		21.060	Other Use
	21-6		21.070	Lot Size and Setback Standards
	21-7		21.080	Height Standards
	21-7		21.090	Off-Street Parking Standards
	21-8		21.100	Reserved for Future Use
	21-8		21.110	Fence Standards
	21-9		21.120	Special On-Site Design Standards
	21-10		21.130	Industrial Park Design Standards
	21-10		21.140	Use Conversion
	21-10		21.150	Waste Storage and Disposal

**ARTICLE 22 MS MEDICAL SERVICES DISTRICT**

<b>Page</b>	22-2	<b>Section</b>	22.010	Establishment of the MSS Medical Services District
	22-2		22.020	Primary Uses
	22-3		22.030	Secondary Uses
	22-3		22.040	Siting Standards
	22-4		22.050	Setback Standards
	22-4		22.060	Height Standards
	22-4		22.070	Off-Street Parking Standards
	22-5		22.080	Reserved for Future Use
	22-5		22.090	Fence Standards

**ARTICLE 23 PLO PUBLIC LAND AND OPEN SPACE DISTRICT**

<b>Page</b>	23-2	<b>Section</b>	23.010	Establishment of the PLO Public and Open Space District
	23-2		23.020	Schedule of Use Categories
	23-4		23.030	Lot Size Standards
	23-4		23.040	Lot Coverage Standards
	23-4		23.050	Setback Standards
	23-5		23.060	Height Standards
	23-5		23.070	Off-Street Parking standards
	23-5		23.080	Reserved for Future Use
	23-5		23.090	Fence Standards
	23-6		23.100	Special Use Standards

**ARTICLE 24 QMO QUARRY AND MINE OPERATIONS DISTRICT**

<b>Page</b>	24.2	<b>Section</b>	24.010	Establishment of the QMO Quarry and Mine Operations District
	24-2		24.020	Review
	24-3		24.030	Schedule of Use Categories
	24-4		24.040	Permits for Quarry and Mine Extraction
	24-4		24.050	Operation and Reclamation Standards
	24-7		24.060	Blasting Standards

**ARTICLE 25 WG WILLAMETTE GREENWAY OVERLAY DISTRICT**

<b>Page</b>	25-2	<b>Section</b>	25.010	General
	25-2		25.020	Description
	25-2		25.030	Applicability
	25-2		25.040	Review
	25-2		25.050	Permitted and Discretionary Uses
	25-2		25.060	Greenway Setback
	25-3		25.070	Development Standards

**ARTICLE 26 HD HILLSIDE DEVELOPMENT OVERLAY DISTRICT**

<b>Page</b>	26-2	<b>Section</b>	26.010	General
	26-2		26.020	Description
	26-2		26.030	Applicability
	26-2		26.040	Review
	26-2		26.050	Development Density Options
	26-5		26.060	Street Grade Standards
	26-5		26.070	Reports Required
	26-6		26.080	Modification of Standards
	26-7		26.090	Fire Protection Requirements

**ARTICLE 27 FP FLOODPLAIN OVERLAY DISTRICT**

<b>Page</b>	27-2	<b>Section</b>	27.010	General
	27-2		27.020	Description
	27-3		27.030	Review
	27-5		27.040	Development Standards
	27-10		27.050	Emergency Approval
	27-11		27.060	Variance Procedures
	27-12		27.070	Post-Flood Substantial Damage Procedures
	27-12		27.080	Periodic Floodplain Inspections and Enforcement Actions
	27-12		27.090	Land and Drainage Alteration Permits – Enforcement of Regulations and Penalties
	27-14		27.100	Land Drainage Alteration Permits – Fees

**ARTICLE 28 HS HOSPITAL SUPPORT OVERLAY DISTRICT**

<b>Page</b>	28-2	<b>Section</b>	28.010	General
	28-2		28.020	Description
	28-2		28.030	Applicability
	28-3		28.040	Review
	28-3		28.050	Permitted or Discretionary Uses
	28-4		28.060	Development Standards

**ARTICLE 29 UF-10 URBANIZABLE FRINGE OVERLAY DISTRICT**

<b>Page</b>	29-2	<b>Section</b>	29.010	General
	29-2		29.020	Description
	29-2		29.030	Applicability
	29-2		29.040	Review
	29-3		29.050	Schedule of Use Categories when there is an Underlying Residential District

29-4	29.060	Schedule of Use Categories when there is an Underlying Commercial or Industrial District
29-5	29.070	Special Use Standards

**ARTICLE 30 HISTORICAL OVERLAY DISTRICT**

<b>Page</b>	30-2	<b>Section</b>	30.010	General
	30-2		30.020	Description
	30-2		30.030	Applicability
	30-2		30.040	Review
	30-4		30.050	Establishment of the Historic Landmark Inventory
	30-5		30.060	Removal of Individual Historic Landmark Sites and Structures from the Historic Landmark Inventory
	30-5		30.070	Establishment and Modification of Historic Landmark
	30-5		30.080	Schedule of Use Categories
	30-7		30.090	Development Standards
	30-8		30.100	Major and Minor Alteration Standards
	30-9		30.110	Demolition Standards

**CHAPTER III**

**ARTICLE 31 MINIMUM DEVELOPMENT STANDARDS AND SITE PLAN REVIEW STANDARDS**

<b>Page</b>	31-2	<b>Section</b>	31.010	Minimum Development Standards
	31-5		31.020	Site Plan Review – Purpose and Applicability
	31-7		31.030	Site Plan Review – Review Process
	31-7		31.040	Reserved for Future Use
	31-7		31.050	Site Plan Review – Information Requirements
	31-11		31.060	Site Plan Review – Criteria
	31-12		31.070	Site Plan Review – Conditions of Approval
	31-14		31.080	Site Plan Review – Final Site Plan
	31-14		31.090	Site Plan Review – Development Agreement
	31-14		31.100	Site Plan Review – Modifications
	31-15		31.110	Site Plan Review – Security and Assurance
	31-16		31.120	Site Plan Review – Maintaining the Use
	31-16		31.130	Site Plan Review – Landscaping Standards
	31-17		31.140	Site Plan Review – Planting Standards
	31-18		31.150	Site Plan Review – Planting Installation Standards
	31-18		31.160	Site Plan Review – Screening and Lighting Standards
	31-20		31.170	Site Plan Review – Parking Standards
	31-21		31.180	Site Plan Review – Parking Lot Design Standards
	31-23		31.190	Site Plan Review – Parking Area Improvement Standards
	31-24		31.200	Site Plan Review – Off-Street Loading Standards
	31-25		31.210	Site Plan Review – Bicycle Parking Standards
	31-28		31.220	Site Plan Review – Minimum Required Bicycle Parking Spaces
	31-32		31.230	Site Plan Review – Bicycle Commuter Facilities
	31-32		31.240	Site Plan Review – Water Quality Protection

**ARTICLE 32 PUBLIC AND PRIVATE IMPROVEMENTS**

<b>Page</b>	32-2	<b>Section</b>	32.010	General
	32-2		32.020	Streets – Public

32-10	32.030	Streets – Private
32-10	32.040	Sidewalks, Accessways and Planter Strips
32-12	32.050	Street Trees
32-16	32.060	Street Lights
32-16	32.070	Vision Clearance Areas
32-18	32.080	Access and Curb Cuts
32-26	32.090	Bikeways and Pedestrian Trails
32-26	32.100	Sanitary Sewers
32-27	32.110	Stormwater Management
32-29	32.120	Utilities
32-31	32.130	Siting and Review Process for Wireless Telecommunications Systems Facilities

### **ARTICLE 33 LOT LINE ADJUSTMENT STANDARDS**

<b>Page</b>	33-2	<b>Section</b>	33.010	Review
	33-2		33.020	Plan Drafting Requirements
	33-3		33.030	Criteria for Approval
	33-3		33.040	Preliminary Approval
	33-4		33.050	Final Map Approval
	33-4		33.060	Conditions of Approval

### **ARTICLE 34 PARTITION STANDARDS**

<b>Page</b>	34-2	<b>Section</b>	34.010	Purpose and Applicability
	34-2		34.020	Tentative Plan Review
	34-5		34.030	Tentative Plan Drafting Requirements
	34-5		34.040	Subdivision Determination
	34-10		34.050	Tentative Plan Criteria for Approval
	34-10		34.060	Tentative Plan Water Quality Protection
	34-14		34.070	Tentative Plan Conditions of Approval
	34-16		34.080	Partition Plat Review
	34-16		34.090	Partition Plat Requirements
	34-18		34.100	Partition Plat Criteria for City Approval
	34-18		34.110	Partition Plat Lane County Recordation
	34-19		34.120	Partition Plat City Approval and Development Approval

### **ARTICLE 35 SUBDIVISION STANDARDS**

<b>Page</b>	35-2	<b>Section</b>	35.010	General
	35-5		35.020	Tentative Plan Review
	35-5		35.030	Tentative Plan – General
	35-6		35.040	Tentative Plan Drafting Requirements
	35-12		35.050	Tentative Plan Criteria for Approval
	35-13		35.055	Tentative Plan – Water Quality Protection
	35-16		35.060	Tentative Plan – Conditions of Approval
	35-18		35.070	Tentative Plan – Expiration Date
	35-18		35.080	Subdivision Plat Review
	35-18		35.090	Subdivision Plat Drafting Requirements
	35-19		35.100	Subdivision Plat Criteria for City Approval
	35-20		35.110	Subdivision Plat Lane County Approval
	35-20		35.120	Subdivision Plat City Approval and Development Approval
	35-21		35.130	Subdivision Plat – Expiration of City Approval

**ARTICLE 36 MANUFACTURED DWELLING STANDARDS**

<b>Page</b>	36-2	<b>Section</b>	36.010 Residential Districts – General
	36-2		36.020 Parks and Subdivisions – General
	36-3		36.030 Parks and Subdivision – Review
	36-3		36.040 Parks, Subdivisions and Parcels – Placement Standards
	36-4		36.050 Parks and Subdivisions – General Standards
	36-5		36.060 Parks – Setback, Height and Area Standards
	36-6		36.070 Parks – Development Standards
	36-11		36.080 Reserved for Future Use
	36-11		36.090 Reserved for Future Use
	36-11		36.100 Reserved for Future Use
	36-11		36.110 Temporary Use – General
	36-11		36.120 Temporary Use – Review
	36-11		36.130 Temporary Use – Standards and Restrictions
	36-11		36.135 Temporary Use – Emergency Medical Hardship
	36-12		36.140 Commercial District – General
	36-13		36.150 Commercial District – Review
	36-13		36.160 Commercial District – Standards
	36-14		36.170 Industrial Districts – General
	36-14		36.180 Industrial Districts – Review
	36-14		36.190 Industrial District – Standards

**ARTICLE 37 MASTER PLANS**

<b>Page</b>	37-2	<b>Section</b>	37.010 General
	37-2		37.015 Applicability
	37-3		37.010 Review
	37-3		37.030 Master Plan Submittal Requirements
	37-4		37.040 Criteria
	37-5		37.050 Conditions of Approval
	37-5		37.060 Modifications to the Master Plan and Schedule
	37-6		37.070 Assurance to the Applicant

**ARTICLE 38 TREE FELLING STANDARDS**

<b>Page</b>	38-2	<b>Section</b>	38.010 General
	38-2		38.020 Review
	38-3		38.030 Plot Plan Requirements
	38-4		38.040 Standards
	38-4		38.050 Conditions of Approval

**ARTICLE 39 THE SOLAR ACCESS GUARANTEE**

<b>Page</b>	39-2	<b>Section</b>	39.010 General
	39-2		39.020 Review
	39-2		39.030 Additional Requirements
	39-3		39.040 Standards
	39-3		39.050 Recordation
	39-4		39.060 Effect and Enforcement
	39-4		39.070 Termination

**ARTICLE 40 SPRINGFIELD MIXED-USE ZONING DISTRICT**

<b>Page</b>	40-2	<b>Section</b>	40.010	Establishment of Mixed-Use Zoning Districts
	40-3		40.020	Schedule of Use Categories
	40-11		40.030	Lot Size and Dimension Standards
	40-11		40.040	Lot Coverage Standards
	40-11		40.050	Setback Standards
	40-11		40.060	Height Standards
	40-12		40.070	Off-Street Parking Standards
	40-13		40.080	Fence Standards
	40-13		40.090	Special Use Standards
	40-15		40.100	General Development Standards for Mixed-Use Districts
	40-20		40.110	Specific Development Standards for Mixed-Use Districts
	40-22		40.120	Phased Development

**ARTICLE 41 NODAL DEVELOPMENT OVERLAY DISTRICT (/NDO)**

<b>Page</b>	41-2	<b>Section</b>	41.010	Establishment of the Nodal Development Overlay
	41-3		41.020	Allowed Uses and Special Use Limitations
	41-4		41.030	Location Standards
	41-4		41.040	Minimum Density and General Development Standards
	41-5		41.050	Development Standards for Single-Family and Multi-Unit Residential Uses
	41-9		41.060	Specific Development Standards for Commercial, Light-Medium Industrial, Special Light Industrial and Mixed-Use

**APPENDIX 1 DEVELOPMENT CODE FEE SCHEDULE**

**APPENDIX 2 RESERVED FOR FUTURE USE**

**APPENDIX 3 SOLAR ACCES TABLES AND DIAGRAMS**