

# Proposed Amendments to the Springfield Development Code to Encourage Accessory Dwelling Units

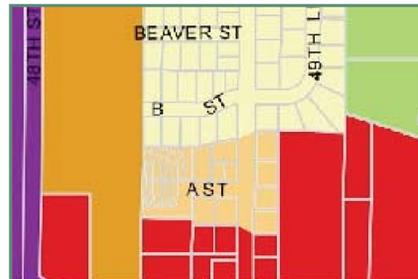


## KEY CHANGES

The City of Springfield is considering changes to the development code that would expand options for accessory dwelling units (ADUs) in the following ways (in no particular order):

**Allow ADUs on properties zoned medium and high density residential (currently only allowed in low density residential).**

*Shown in this segment of the Springfield zoning map, dark orange areas are high density residential, light orange areas are medium density residential, and light yellow is low density residential.*



**Allow an existing small dwelling to become an ADU (if it is 750 square feet or smaller), and build a primary dwelling unit.**

*The yellow house in front was originally the primary dwelling, then it was converted to an ADU to build a larger main house in back.*



**Remove requirement for the property owner to live on site.**



**Remove the minimum size requirement of 300 square feet for an ADU.**

*This concept of a small house designed for Emerald Village Eugene is 268 square feet (by Fifield Architecture + Urban Design).*



Credit: Michael Fifield, squareonevillages.org

**Allow ADUs in the Washburne Historic District, subject to the requirements of Springfield Development Code Section 3.3-900 (Historic Overlay District).**



**Allow more flexibility in the location of the entrance to the ADU.**

*Entrances to both the primary dwelling and the basement ADU face the street, in image to the right.*



Credit: Dalton, accessorydwellings.org

**Waive the on-site parking requirement if there is on-street parking available directly abutting the property (and there are no adopted plans to remove the on-street parking).**



**Allow an unpaved parking space on-site, if there is a paved driveway (at least 18 feet long measured from the property line) that serves the parking space for the ADU.**



**Remove the ratio requirement (currently an ADU cannot exceed 40 percent of the size of the primary dwelling), while keeping the maximum size of 750 square feet.**

*The main house shown in front is 1450 square feet while the ADU in back is 607 square feet, so the ratio is 42 percent - slightly higher than Springfield's current maximum ratio of 40 percent.*



**Allow more options for meeting design standards, including removing requirements that exterior finish materials, trim, roof pitch, windows, and eaves be essentially the same as the primary dwelling.**



Credit: Fivedot (design), Nattaworry (photo)

**Allow manufactured homes (Type 2) and approved towable structures as ADUs so long as they are permitted, inspected, and approved by the local authority.**

