



Committee for Citizen Involvement

Agenda

Development and Public Works Director,
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Greg Mott 541-726-3774
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CCI Members:
Greg James, Chair
Mike Koivula, Vice Chair
Nick Nelson
Tim Vohs
Sean Dunn
Andrew Landen
Troy Sherwood

The meeting location is wheelchair-accessible. For the hearing-impaired, an interpreter can be provided with 48 hours' notice prior to the meeting. For meetings in the Council Meeting Room, a "Personal PA Receiver" for the hearing impaired is available. To arrange for these services, call 541.726.3610.

Meetings will end prior to 10:00 p.m. unless extended by a vote of the Committee members.

All proceedings before the Committee for Citizen Involvement are recorded.

October 3, 2017

**6:00 p.m. Regular Meeting of the CCI
Jesse Maine Room**

COMMITTEE FOR CITIZEN INVOLVEMENT

CONVENE AND CALL TO ORDER

ATTENDANCE: Chair James ____, Vice Chair Koivula ____, Nelson ____, Dunn ____, Vohs ____,
Landen ____, and Sherwood ____.

CCI REGULAR AGENDA ITEM(S)

CCI Chair announces the subject and requested action on the following item:

1. Accessory Dwelling Unit Program- Jo. No. 811-17-000057-TYP4

The CCI is asked to Review the Revised Draft Citizen Involvement Plan (CIP) for amendments to the requirements for accessory dwelling units (ADUs) in the Springfield Development Code.

Staff: Sandy Belson, Comprehensive Planning Manager

30 Minutes

ADJOURN REGULAR MEETING OF THE COMMITTEE FOR CITIZEN INVOLVEMENT

AGENDA ITEM SUMMARY

Meeting Date: 10/3/2017
Meeting Type: Regular Meeting
Staff Sandy Belson/DPW
Contact/Dept.:
Staff Phone No: 541-736-7135
Estimated Time: 30 Minutes
Council Goal: Promote and Enhance our Hometown Feel while Focusing on Livability and Environmental Quality

COMMITTEE FOR CITIZEN INVOLVEMENT (CCI)

ITEM TITLE: ACCESSORY DWELLING UNIT PROGRAM

ACTION REQUESTED: Review the attached Revised Draft Citizen Involvement Plan (CIP) for amendments to the requirements for accessory dwelling units (ADUs) in the Springfield Development Code and either: 1) Approve revisions as submitted; 2) Approve as may be revised further by the CCI; 3) Do not approve.

ISSUE STATEMENT: The City Council's affordable housing strategy seeks to increase housing supply by allowing a greater variety of housing types as permitted uses; this includes making it easier to build accessory dwelling units through amendment of the Development Code. The CCI recently endorsed a CIP that provided citizens with several options to participate in this process. When the CCI discussed the Plan's implementation they suggested some new opportunities to improve this product. Adding these opportunities to the CIP requires CCI approval.

ATTACHMENTS:

1. Revised Draft CIP showing revisions and comments.
2. Revised Draft CIP in a version ready to be approved by the CCI

DISCUSSION: At its meeting on June 20, the CCI reviewed a Draft CIP and suggested some additional opportunities to engage the public in the process to develop and adopt amendments to the development code. The main suggestion was to hold an Open House so that people could come in and see examples and better understand accessory dwelling units and the proposed code amendments.

In addition, the Planning Commission recommended allowing ADUs in the Washburne Historic District. Thus the Revised Draft CIP includes a meeting with the Historic Commission.

Instead of generic outreach to interest groups, staff has focused on targeted outreach and invited interested parties and community groups to the Open House. They have also been included in the Interested Parties Mailing List. The Mailing List will be used for regular communications throughout the project.

Staff has incorporated the CCI suggestions into a Revised Draft Citizen Involvement Plan that creates opportunity for citizens to be involved in all phases of the land use planning process that will amend the accessory dwelling unit regulations within the Springfield Development Code.

REVISED DRAFT CITIZEN INVOLVEMENT PLAN (CIP) for Accessory Dwelling Unit Code Amendments

Project Background

In October 2016 the Springfield City Council began its analysis of housing affordability in Springfield and started developing options to increase affordable housing within the City. According to the data analysis presented to Council on October 10, 2016, the City of Springfield is currently experiencing a housing shortage. The housing supply is limited at all levels and rental vacancy rates are very low, less than 1%, with the lowest vacancy rates for small rental units. (Generally, a 5% vacancy rate is thought to be healthy.) Housing costs in Springfield are increasing faster than household incomes.

Comment [BS1]: present dates in a consistent format

The City Council has been developing a strategy in response to this problem. Among the options presented to Council at work sessions on November 28, 2016, February 13, 2017, April 10, 2017, and May 1, 2017, a program to encourage infill development and bolster Springfield's housing stock through accessory dwelling units (ADUs) was one of the most immediately actionable steps that could be taken.

ADUs can increase housing density within areas zoned Low Density Residential. This increased density will increase the housing available to Springfield residents without expanding the Springfield Urban Growth Boundary or up-zoning or drastically altering the character in LDR zoned neighborhoods. This infill development via ADUs will help to answer the demand for market-rate rental housing in Springfield while preserving the character of Springfield's existing neighborhoods.

Council finds that accessory dwelling units provide a number of public policy benefits, including:

- A. Increasing the number and type of affordable housing units without consuming land in the city's limited inventory of undeveloped land; in particular, accessory dwelling units increase the supply of small rental units for which the vacancy rate is lowest;
- B. Increasing the density in existing neighborhoods and taking advantage of the existing infrastructure;
- C. Creating opportunities for intergenerational living and on-site caretakers/assistants;
- D. Diversifying the demographics of an existing neighborhood;

Comment [BS2]: correcting the error

- E. Providing financial benefit to property owners; and
- F. Triggering economic development at a local scale by providing work to local builders and contractors;

The Springfield ADU Program seeks to increase the presence of ADUs within the City of Springfield through waiver of SDCs¹, increased public awareness of the possibilities for ADUs, and the reduction in regulatory hurdles in the Springfield Development Code. ~~The forthcoming amendment of the Springfield Development Code should encourage further ADU construction.~~ Council has identified areas where the code could be amended to reduce regulatory barriers and expand the opportunities for ADUs. This Citizen Involvement Plan (CIP) explains how the City will garner public input regarding proposed Development Code Changes.

Comment [BS3]: Removing the foreordained outcome.

Goal of Citizen Involvement Plan

To provide citizens the opportunity to participate in the preparation and adoption of amendments to the Springfield Development Code.

Input Desired

Springfield Development Code section 5.4-100 addresses what constitutes an accessory dwelling unit, its purpose, the zones in which it can be constructed, and applicable design parameters. The amendments to the development code will require consideration of how to achieve the following two objectives:

REDUCING REGULATORY CHALLENGES TO NEW ADU CONSTRUCTION

The core aim of amending the Springfield Development Code is to encourage development of ADUs within the City by reducing regulatory hurdles to new development. As such, developers, home builders and home owners should advise on how to reduce regulation to spur development.

MAINTAINING NEIGHBORHOOD CHARACTER

The Springfield Development Code, in part, is intended to protect the character of existing neighborhoods within the City. Given that, it is important to retain these protections while reducing regulations on ADU construction. Those interested in the

¹ On June 5, 2017, the City Council temporarily waived the city's Systems Development Charges (SDC) for new ADU construction. ~~The SDCs assessed by the City has also asked Willamalane Park and Recreation District and Springfield Metropolitan Wastewater Management Commission are still in effect to waive their SDCs as well to further incentivize property owners to invest in ADUs.~~

topic can provide insight into how home owners and renters view changes to ADU regulation in their neighborhoods.

Citizen Involvement Strategies

GENERAL PUBLIC OUTREACH

General public outreach will utilize the media and the internet to reach a broad population.

- Media coverage – The city will prepare periodic press releases.
- City website – A page on the eCity’s website will provide information about the proposed code amendments, specific information about how to provide input on the code amendments, and contact information for the project manager.
- City’s Facebook page and Twitter – Posts will alert viewers about the code amendment process.
- Springfield Connection - The eCity’s email newsletter will contain articles about the code amendment process.
- Interested Parties Mailing List – As people express interest, the City will develop an interested parties list in order to maintain contact with those who want to follow the land use process. This list will include people from the developer interest groups, the community interest groups, and the general public.
- Open House – The City will host an Open House to explain and gather input on the proposed development code changes. People will also be able to learn more about the temporary system development charge waiver and talk with staff about how to build an ADU on their property. The Open House will be advertised at one of the sites on the BRING Home and Garden Tour, in various community calendars, as well as through all the outreach efforts listed above.

Comment [BS4]: Created an interested parties list to maintain communication with people in the development community and community groups as well as the people from the general public.

Comment [BS5]: The CCI recommended holding an Open House, so that event has been added as one of the strategies to involve the general public.

INTEREST COMMUNITY GROUPS OUTREACH

Staff will ~~solicit~~ send notice of the Open House and public hearings to the following organizations: ~~input from developer interest groups and community interest groups.~~

Developer Interest Groups

~~Invitations will be sent to people involved in the development community including contractors, builders, architects, real estate professionals, and non-profit affordable housing developers. At a minimum, invitations will be sent to the Home Builders Association of Lane County, Springfield Board of Realtors, Renter Owners Association, affordable housing providers, NEDCO and residential property management companies operating within Springfield.~~

Comment [BS6]: Those in the development community who have expressed an interest are included in the Interested Parties List.

Community Interest Groups

~~Efforts will be made to involve the Game Farm Neighbors and notify the Washburne Neighborhood Association.² Staff will also reach out to community groups such as the Chamber of Commerce, City Club, and the League of Women Voters.~~

Comment [BS7]: The Game Farm Neighbors is no longer an active neighborhood association.

Comment [BS8]: The Planning Commission recommended consideration of ADUs within the Washburne Historic District. Thus, the footnote no longer is no longer valid.

COMMITTEE FOR CITIZEN INVOLVEMENT

The CCI reviewed the Draft Citizen Involvement Plan on June 20, 2017 and will review it again on October 3, 2017. These reviews are conducted in public meetings. The agenda packets for these meetings are posted on the city's website and emailed to the Planning Commission mailing list, including the local media.

PLANNING COMMISSION WORK SESSIONS

~~The Planning Commission will hold at least one two work sessions to consider Council's direction for potential code amendments and to review and incorporate staff and public input collected through the general public outreach and interest group outreach. The All work session agenda packets are posted on the city's website and emailed to the Planning Commission mailing list, including the local media. ~~city will advertise the work session through the internet as mentioned above and will send notice to those on the interested parties mailing list and through standard methods for advertising a public meeting.~~~~

HISTORIC COMMISSION MEETING

The Planning Commission requested that the Historic Commission provide a recommendation on whether or not to allow ADUs within the Washburne Historic District. As such, the Historic Commission will meet to discuss this matter in a regular meeting that is advertised through the city's website and the Historic Commission email list, including the local media.

Comment [BS9]: The Planning Commission requested that the Historic Commission provide a recommendation with regards to allowing ADUs within the Washburne Historic District.

PUBLIC HEARINGS

Pursuant to Springfield Development Code 5.1-140(B), notice of all public hearings pertaining to amending the Springfield Development Code will be published in the Register-Guard newspaper. Notices will also be sent to the list of interested parties and the agenda packets sent to the Planning Commission and City Council's respective mailing lists. Both the Planning Commission and the City Council will hold public hearings on the proposed legislative code amendments.

² ~~Accessory dwelling units are not allowed in the Washburne Neighborhood, so that neighborhood would not be directly affected by any of the proposed amendments to the development code.~~

NOTICE TO DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT

The State of Oregon Department of Land Conservation and Development (DLCD) will be notified of development code amendments prior to the Springfield Planning Commission public hearing on proposed changes. DLCD will be notified after these same amendments have been adopted by the Springfield City Council.

REVISED DRAFT CITIZEN INVOLVEMENT PLAN (CIP)

for

Accessory Dwelling Unit Code Amendments

Project Background

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Council finds that accessory dwelling units provide a number of public policy benefits, including:

- A. Increasing the number and type of affordable housing units without consuming land in the city's limited inventory of undeveloped land; in particular, accessory dwelling units increase the supply of small rental units for which the vacancy rate is lowest;
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- D. Diversifying the demographics of an existing neighborhood;

- E. Providing financial benefit to property owners; and
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MAINTAINING NEIGHBORHOOD CHARACTER

The Springfield Development Code, in part, is intended to protect the character of existing neighborhoods within the City. Given that, it is important to retain these protections while reducing regulations on ADU construction. Those interested in the topic can provide insight into how home owners and renters view changes to ADU regulation in their neighborhoods.

¹ On June 5, 2017, the City Council temporarily waived the city's Systems Development Charges (SDC) for new ADU construction. The SDCs assessed by the Willamalane Park and Recreation District and Metropolitan Wastewater Management Commission are still in effect.

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COMMUNITY GROUPS OUTREACH

Staff will send notice of the Open House and public hearings to the following organizations: Home Builders Association of Lane County, Springfield Board of Realtors, Renter Owners Association, affordable housing providers, the Washburne Neighborhood Association, Chamber of Commerce, City Club, and the League of Women Voters.

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Planning Commission Agenda

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October 3, 2017

**6:30 p.m. Work Session
Jesse Maine Room**

(Planning Commission work sessions are reserved for discussion between Planning Commission, staff and consultants; therefore, the Planning Commission will not receive public input during work sessions. Opportunities for public input are given during all regular Planning Commission meetings.)

CONVENE AND CALL TO ORDER THE WORK SESSION OF THE SPRINGFIELD PLANNING COMMISSION

ATTENDANCE: Chair James _____, Vice Chair Koivula _____, Nelson _____, Vohs _____, Dunn _____, Landen _____, Sherwood _____.

WORK SESSION ITEM(S)

- 1. Encouraging accessory dwelling units by amending the Springfield Development Code; Jo. No. 811-17-000057-TYP4**

The Planning Commission is being asked to review proposed development code amendments to encourage the creation of accessory dwelling units (ADU's), and to discuss the outcomes of the Historic Commission meeting from September 26, 2017 and the Open House held September 28, 2017.

**Staff: Sandy Belson, Comprehensive Planning Manager
30 Minutes**

ADJOURN WORK SESSION OF THE SPRINGFIELD PLANNING COMMISSION

AGENDA ITEM SUMMARY

Meeting Date: 10/3/2017
Meeting Type: Work Session
Staff: Sandy Belson/DPW
Contact/Dept.:
Staff Phone No: 541-736-7135
Estimated Time: 30 Minutes
Council Goal: Promote and Enhance our Hometown Feel while Focusing on Livability and Environmental Quality

PLANNING COMMISSION

ITEM TITLE: Encouraging accessory dwelling units by amending the Springfield Development Code

ACTION REQUESTED: Review proposed development code amendments to encourage the creation of accessory dwelling units (ADUs). Discuss the outcomes of the Historic Commission meeting (Sept. 26) and Open House (Sept. 28).

ISSUE STATEMENT: The City Council has been developing an affordable housing strategy with the goal of increasing the supply and accessibility of housing in Springfield throughout the housing continuum. One of the strategies is to encourage the construction of accessory dwelling units. One way to encourage accessory dwelling units is by revising the development code to make it easier and potentially less expensive to add an accessory dwelling unit.

ATTACHMENT: 1. Proposed Amendments to the Springfield Development Code to Encourage Accessory Dwelling Units, September 14, 2017 Draft

DISCUSSION: The proposed amendments in the attachment:
1) incorporate direction from the Planning Commission's work session on July 18:

- Allow ADUs in the Washburne Historic District
- Remove the minimum size requirement for an ADU
- Change wording to allow on-street parking "directly abutting" the property to meet the parking requirement for an ADU rather than "adjacent to" the property

2) include revisions that staff identified to make the code internally consistent and consistent with adopted policies
3) identify revisions needed to comply with Senate Bill 1051

- Allow ADUs in HDR zone as that zone allows detached single-family dwellings
- Provide clear and objective design standards

The Planning Commission gave direction to allow an unpaved parking space on-site if it was accessed from an unpaved alley. However, the City requires that if new development takes access from the alley, that the developer pave the alley. Therefore, in order to protect the paved alley, the parking space would need to be paved so that the vehicles parking off the alley would not be tracking gravel into the alley. Thus, this recommendation was not included in the proposed amendments.

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

September 14, 2017

KEY CHANGES

The proposed amendments expand options for accessory dwelling units in the following ways:

- **Allow an existing small dwelling to become an ADU** (if it is less than 750 square feet), and build a primary dwelling unit.
- **Allow ADUs on properties zoned medium and high density residential.**
- **Allow ADUs in the Washburne Historic District**, subject to the requirements of Springfield Development Code Section 3.3-900 (Historic Overlay District).
- **Remove the minimum size requirement** of 300 square feet for an ADU.
- **Remove the ratio requirement** (currently an ADU cannot exceed 40 percent of the size of the primary dwelling), while maintaining the maximum ADU size requirement of 750 square feet.
- **Allow more flexibility in the location of the entrance** to the ADU.
- **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 requirement for the property owner to live on site.**
- **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.
- **Allow manufactured homes (Type 2) and approved towable structures** as ADUs so long as they are permitted, inspected, and approved by the local authority.

PROPOSED AMENDMENTS

The proposed amendments are shown in legislative format (deleted text with strike-thru red font and new text with double underline red font). Commentary is shown in purple italics font.

Chapter 3 Land Use Districts Section 3.2-210 Schedule of Use Categories

Commentary: Allow accessory dwelling units in all areas zoned for detached single-family dwellings as required by Oregon Revised Statutes 197.312 (5) which was added by Senate Bill 1051.

Use Categories/Uses	Zoning Districts			
Residential Uses	LDR	SLR	MDR	HDR
Dwellings				
Accessory dwelling unit (Section 5.5-100)	P	P	<u>NP</u>	<u>NP</u>

Chapter 5 The Development Review Process and Applications
Section 5.5 Accessory Dwelling Units

5.5-105 Purpose

Commentary: Delete the first section of the Purpose which actually defines an accessory dwelling unit and rely on the definition that is in Chapter 6.

~~A. A single-family accessory dwelling unit:~~

- ~~1. Is a secondary, self-contained dwelling that may be allowed only in conjunction with a detached single-family dwelling;~~
- ~~2. Is subordinate in size, location, and appearance to the primary detached single-family dwelling;~~
- ~~3. Generally has its own outside entrance and always has a separate kitchen, bathroom and sleeping area; and~~
- ~~4. May be located within, attached to or detached from the primary single-family dwelling.~~

*Commentary: Match the purpose of accessory dwelling units to policy language in the **Springfield 2030 Comprehensive Plan Residential Land Use and Housing Element** (Policies H.6, H.9, H.11, and H.15).*

BA. An accessory dwelling unit is intended to:

1. Provide the opportunity to Add accessible and affordable units to existing housing stock neighborhoods and new residential areas;
2. Provide flexibility to accommodate for changes in household size or composition over the course of time, allowing for intergenerational living and on-site caretakers/assistants;
3. Make efficient use of residential land; and
4. Fit into the Protect-neighborhood while maintaining stability, property values, and in the case of low-density residential zones, the single-family residential appearance of the neighborhood by ensuring that Accessory Dwelling Units are constructed under the provisions of this Section.

Commentary: Make grammatical structure consistent for each phrase.

CB. An accessory dwelling may be established by:

1. Convert~~ing~~sion of an attic, basement or garage or any other portion of the primary dwelling;
2. Adding floor area to the primary dwelling, including a second story; or

3. Constructing ~~on~~ of a detached accessory dwelling unit on a lot/parcel with a primary single-family dwelling.

Commentary: Allow existing small dwellings to become the accessory dwelling unit.

4. Converting an existing dwelling unit to the accessory dwelling unit (if it is less than 750 square feet) and building a primary dwelling unit.

5.5-110 Applicability

Commentary: Allow accessory dwelling units to be built first or at the same time as the primary dwelling.

- A. Accessory dwelling units are permitted on LDR properties with an ~~existing~~ primary dwelling, within the city limits.

Commentary: Allow accessory dwelling units in all areas zoned for detached single-family dwellings as required by ORS 197.312 (5) which was amended by SB 1051 as long as the new development would meet the minimum density requirements in the MDR or HDR zoning district. If the lot or parcel developed with a single-family house is larger than those listed below, then the property owner would need to consider other options such as land divisions or building multi-family dwellings in order to achieve the minimum density requirements.

- B. Accessory dwelling units are permitted on MDR properties with a primary dwelling, within the city limits, according to the following standards:

1. On a lot or parcel with area 6650 square feet or less, one or two accessory dwelling units are permitted.
2. On a lot or parcel with area greater than 6650 square feet but not greater than 10,000 square feet, two accessory dwelling units are permitted. A single accessory dwelling unit on such lot or parcel is not permitted.
3. An accessory dwelling unit is not permitted on a lot or parcel with area greater than 10,000 square feet.

- C. Accessory dwelling units are permitted on HDR properties with a primary dwelling, within the city limits, according to the following standards:

1. On a lot or parcel with area 3200 square feet or less, one or two accessory dwelling units are permitted.
2. On a lot or parcel with area greater than 3200 square feet but not greater than 4800 square feet, two accessory dwelling units are permitted. A single accessory dwelling unit on such lot or parcel is not permitted.

3. An accessory dwelling is not permitted on a lot or parcel with area greater than 4800 square feet.

Commentary: Allow accessory dwelling units in the Washburne Historic District.

D. ~~EXCEPTION:~~ Accessory dwelling Uunits are prohibited on lots/parcels within the Washburne Historic District are subject to the requirements of Section 3.3-900.

5.5-115 Review

An accessory dwelling unit is reviewed under Type I procedure.

5.5-120 Submittal Requirements

A plan drawn to scale showing the proposed accessory dwelling unit and its relation to the primary dwelling; existing and proposed trees and landscaping, lot/parcel area and dimensions, percent of lot/parcel coverage, building height, entrance locations, location of utilities and meters, off-street parking area; a detailed floor plan of the accessory dwelling unit, drawn to scale with labels on rooms indicating uses or proposed uses; and a separate written response demonstrating how the required development standards listed in Section 5.5-125 can be met.

5.5-125 Development Standards

Commentary: Make accessory dwelling unit "single" for style consistency.

An accessory dwelling units shall meet the following standards:

- A. The accessory dwelling unit shall meet all applicable standards in this Code including, but not limited to; setbacks, height, lot/parcel coverage, solar access and building codes in effect at the time of construction.

Commentary: Rely on 5.5-140 to regulate the minimum lot/parcel size.

~~B. The minimum lot/parcel size to construct an accessory dwelling unit is as specified in Section 3.2-215.~~

- ~~CB.~~ The accessory dwelling unit shall contain a kitchen, bathroom, living, and sleeping area that are completely independent from the primary dwelling.

Commentary: Remove the ratio requirement for size of the accessory dwelling unit.

~~DC. The accessory dwelling unit shall not exceed 750 square feet or the square footage of the accessory dwelling unit shall not exceed 40 percent of the primary dwelling (exclusive of the garage for the primary dwelling), whichever is less. Within this standard, the minimum area shall not be less than 300 square feet. The maximum area shall not exceed 750 square feet.~~

~~EXCEPTION: The 40 percent requirement will not apply when the primary structure is less than 750 square feet in size, in order to ensure a 300 square foot minimum accessory dwelling unit.~~

~~The minimum and maximum square footage shall be 300 square feet when the existing primary structure is less than 750 square feet in size.~~

Commentary: Incorporate building code requirement that an accessory dwelling unit must have its own outside entrance and remove requirement that allows only one entrance.

~~**ED.** The accessory dwelling unit shall have When separate an outside entrances to the accessory dwelling unit are proposed; that is separate from the entrance to the primary dwelling.~~

Commentary: Allow more flexibility in the location of the entrance.

~~**1.** Only 1 entrance may be located on the front or street side of each residence.~~

~~**2.** A hard surface walkway, a minimum of 3 feet wide, shall be required from the primary entrance of the accessory dwelling unit to the street or walkway serving the primary dwelling.~~

~~**FE.** Each dwelling shall have its own address.~~

Commentary: Waive the on-site parking requirement in some situations where on-street parking is available. Also, remove the requirement for the on-site parking space to be paved if there is a paved driveway providing access to the parking space.

~~**FG.** One paved, off-street parking space 9 feet by 18 feet in size, in addition to that which is required by Section 4.6-100 is required unless there is on-street parking available directly abutting the property and there are no adopted plans to remove the on-street parking. The on-site parking space for the ADU must be paved, except when there is a paved driveway at least 18 feet long measured from the property line that serves the parking space for the ADU.~~

Commentary: Remove this requirement to allow existing small homes to become the accessory dwelling unit.

~~**H.** The accessory dwelling unit may not be occupied prior to occupancy of the primary dwelling.~~

Commentary: Remove the requirement that the property owner live on site.

~~**I.** Before final occupancy of the accessory dwelling unit, the property owner shall record a deed restriction that states the property owner shall reside on the property and the accessory dwelling unit shall not be sold separately from the primary dwelling, unless lawfully partitioned.~~

5.5-130 Design Standards

Commentary: Provide the property owner more flexibility in design of the new dwelling while also including clear and objective design standards (as required by Oregon Revised Statutes 197.307 (4) which was amended through Senate Bill 1051).

An accessory dwelling unit shall comply with the following standards, ~~where practicable the:~~

~~A.~~ ~~A.~~ Exterior finish materials shall be either:

~~1.~~ ~~†~~The same or ~~essentially the same visually matching those of in terms of type, size, placement and finish as the primary dwelling in terms of type, size, and placement, or~~

~~2.~~ ~~Made from wood, composite boards, vinyl or aluminum products composed in a shingle pattern, or in a horizontal clapboard or shiplap pattern with boards 7 inches or less in width.~~

~~B.~~ ~~Roof pitch shall match the roof pitch of the primary dwelling. Minimum roof pitch shall be 2 to 12.~~

~~C.~~ The trim around all doors and windows shall be either the same in type, ~~location~~ and finish as the primary dwelling or shall be at least 3 ½ inches wide.

~~D.~~ Windows on all street facing facades shall either match those of the primary dwelling in terms of proportion (height and width ratio) and orientation (vertical vs. horizontal) or no window shall be wider than it is tall.

~~E.~~ Eaves shall either project from the accessory dwelling unit addition the same distance as the eaves on the primary dwelling or shall project from the building walls at least one foot on all elevations.

Commentary: Add a height limit for a detached accessory dwelling to ensure that it is subordinate in size and appearance.

~~F.~~ If the accessory dwelling is detached from the primary dwelling, it may not exceed the height of the primary dwelling. Adding an accessory dwelling within the primary dwelling or attached to the primary dwelling can result in additional height of the primary dwelling as long as it continues to comply with overall height requirements.

Commentary: Remove this subsection as it is no longer necessary.

~~5.5-135 Prior Uses~~

~~-~~

~~The Director shall approve any accessory dwelling unit existing at the time of the adoption of this amendment if the following conditions can be met:~~

~~-~~

~~A.~~ ~~The accessory dwelling unit complies with the provisions of Sections 5.5-105 through 5.5-130; and~~

~~-~~

~~B.~~ ~~A building permit was issued when the accessory dwelling unit was constructed or remodeled. The burden of proof is the responsibility on the property owner to show proof of building permits.~~

~~5.5-140 Non-conforming Lot/Parcel Sizes~~

Commentary: Improve the wording.

Accessory dwelling units shall not be permitted on lots/parcels that do not meet the applicable minimum lot/parcel size stated in Section 3.2-215.

5.5-1435 Prohibited Use

Commentary: Allow Type 2 Manufactured Homes and approved towable structures as accessory dwelling units.

Mobile homes, ~~manufactured homes~~, recreational vehicles, motor vehicles, and travel trailers ~~and all other forms of towable or manufactured structures~~ shall not be used as an accessory dwelling unit. Type 2 Manufactured Homes and towable structures that are permitted, inspected and approved by the local authority having jurisdiction are allowed.

Chapter 6 Definitions

Section 6.1-110 Meaning of Specific Words and Terms

Commentary: Remove redundant definition and replace with a cross reference.

Accessory Dwelling Unit ~~A secondary, self-contained dwelling that may be allowed only in conjunction with a detached single-family dwelling. An accessory dwelling unit is subordinate in size, location, and appearance to the primary detached single-family dwelling. An accessory dwelling unit generally has its own outside entrance and always has a separate kitchen, bathroom and sleeping area. An accessory dwelling may be located within, attached to or detached from the primary single-family dwelling. See Dwelling Unit, Accessory~~

Commentary: Change definition to allow an existing house to become the accessory dwelling unit. Also, require a separate outside entrance for the accessory dwelling unit as required by building codes.

Dwelling Unit, Accessory A secondary, self-contained dwelling that may be allowed only in conjunction with a detached single-family dwelling. An accessory dwelling unit is subordinate in size, ~~location, and appearance~~ to the primary detached single-family dwelling. An accessory dwelling unit ~~generally~~ has its own outside entrance and ~~always has~~ a separate kitchen, bathroom and sleeping area. An accessory dwelling may be located within, attached to or detached from the primary single-family dwelling.

Commentary: Change definition to recognize that accessory dwelling units could share a wall with the single-family dwelling.

Dwelling, Detached Single-Family A single-family dwelling on its own lot/parcel that does not share a wall with any other dwelling other than an accessory dwelling unit. ~~This~~ A detached single-family dwelling may be either site built or a manufactured dwelling.

Dwelling, Manufactured.

- A. **Residential Trailer:** a structure constructed for movement on the public highways that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, is being used for residential purposes and was constructed before January 1, 1962.

- B. **Mobile Home:** a structure constructed for movement on the public highways that has sleeping, cooking and plumbing facilities, that is intended for human occupancy that is being used for residential purposes and was constructed between January 1, 1962 and June 15, 1976, and met the construction requirements of Oregon Mobile Home Law in effect at the time of construction.
- C. **Manufactured Home:** a structure constructed for movement on the public highways that has sleeping, cooking and plumbing facilities, that is intended for human occupancy that is being used for residential purposes and was constructed on or after June 15, 1976 in accordance with Federal Safety Standards Regulations in effect at the time of construction. In addition, manufactured homes sited within the jurisdictional boundaries of Springfield shall be of either Type 1 or Type 2 classification and shall comply with the following standards:

1. **Type 1 Manufactured Home:**

- a. Multi-sectional configuration enclosing a minimum floor area of 1,000 square feet;

Commentary: Make the design standards clear and objective as required by Oregon Revised Statutes 197.307 (4) which was amended through Senate Bill 1051.

- b. Siding ~~and roofing~~ materials made from wood, composite boards, vinyl or aluminum products composed in a shingle pattern, or a in a horizontal clapboard or shiplap pattern with boards 7 inches or less in width ~~similar to the materials used in residential dwellings in the community or which are comparable to the predominant materials used on surrounding dwellings;~~

Commentary: Make the language for roof pitch consistent with other sections of the code.

- c. Minimum roof pitch of 3 ~~feet vertical~~ in 12 ~~feet of width~~;
- d. Thermal efficiency equivalent to the Oregon One- and Two-Family Dwelling Specialty Code excluding units built prior to the effective date of this Ordinance (5-1-94). These units shall meet or exceed the HUD energy standards that were in effect at the time of construction.

2. **Type 2 Manufactured Home:**

Commentary: Allow manufactured homes larger than 500 square feet but smaller than 1000 square feet to be included as a Type 2 Manufactured Home. Manufactured homes up to 750 square feet could be used as an accessory dwelling unit.

- a. Single-wide unit ~~of not less than 12 feet wide~~ enclosing less than a minimum floor area of 500-1000 square feet;

Commentary: Make the design standards clear and objective as required by Oregon Revised Statutes 197.307 (4) which was amended through Senate Bill 1051.

- b.** Siding ~~and roofing~~ materials made from wood, composite boards, vinyl or aluminum products composed in a shingle pattern, or a in a horizontal clapboard or shiplap pattern with boards 7 inches or less in width similar to the materials used in residential dwellings in the community or which are comparable to the predominant materials used on surrounding dwellings;

Commentary: Make the language for roof pitch consistent with other sections of the code.

- c.** ~~m~~Minimum roof pitch of 2 in feet vertical in 12 feet of width;

- ed.** Thermal efficiency equivalent to the Oregon One- and Two-Family Dwelling Specialty Code excluding units built prior to May 1, 1994. These units shall meet or exceed the HUD energy standards that were in effect at the time of construction.

Commentary: Correct inconsistent labelling (Arabic numeral instead of Roman numeral).

Note: Multi-sectional units placed on lots/parcels eligible for Type 2 units shall comply with all of the standards of a Type 1 manufactured home.