



Development Code Update Project: Draft of Proposed Housing Code Changes

What is the purpose of the updates?

The Springfield Development Code is the principle document that implements local, state, and federal land use, transportation, and environmental laws applicable in the City of Springfield. The current Development Code was adopted in 1987. Other than general “housekeeping” updates that occurred from 1998 to 2005, the Code has been revised only to comply with state or federal laws, or as directed by the Springfield City Council in response to a specific issue or objective.

The City Council recognizes that the Springfield Development Code is difficult to use, understand, and implement. Resolving the complexities and outdated nature of the code will help achieve the economic and housing goals for our community. The Council has directed staff to complete a full Development Code Update over approximately three years, from 2019 to 2022.

The Purpose of the Development Code Update Project is to change the Springfield Development Code to support efficient, timely, and clear development review. The updated Development Code will support Springfield’s economic development priorities and will honor Springfield’s home town feel now and in the future. Phase 1 of the Development Code Update Project is focused on housing.

The objectives of the Development Code Update Project are to:

1. Enable quick review of development applications.
2. Provide easy to understand code language presented in a clear and user-friendly format.
3. Provide a straight-forward processing path to development decisions.
4. Support/further economic development in all sectors.
5. Protect and enhance the beauty of our city to boost or stabilize property values, encourage investment, and improve the image of the community.
6. Comply with mandatory regulatory requirements including implementation of HB 2001.
7. Implement the City’s adopted policies.

Implementing the new state mandated middle housing laws (HB 2001) is included in the draft housing code language. Middle housing includes duplexes, triplexes, fourplexes, cottage clusters, and townhouses. These housing options are proposed to be allowed throughout the City’s residential areas including in traditional single unit home neighborhoods.



How have the requirements changed?

City leaders, Technical Advisory Committee members, and staff have worked on proposed draft changes that will provide a clear and objective approval path to develop housing.

What's Not Changing

- Density – how many units per acre
- Application/Permit fees
- System Development Charges (SCD's)
- Building Code requirements
- Fire Code requirements
- Infrastructure Improvement standards
- Storm water requirements
- Wetland and Floodplain standards

What is Changing

- Permitted Uses – Most residential housing types (Single unit, duplex, triplex, fourplex, cottage housing, and townhomes) will be allowed in all residential zones
- Development Standards – Height limits, setbacks, lot coverage
- Lot size – Proposed to be reduced to achieve planned density
- Remove Solar Development Standards

What is the process for making the changes?

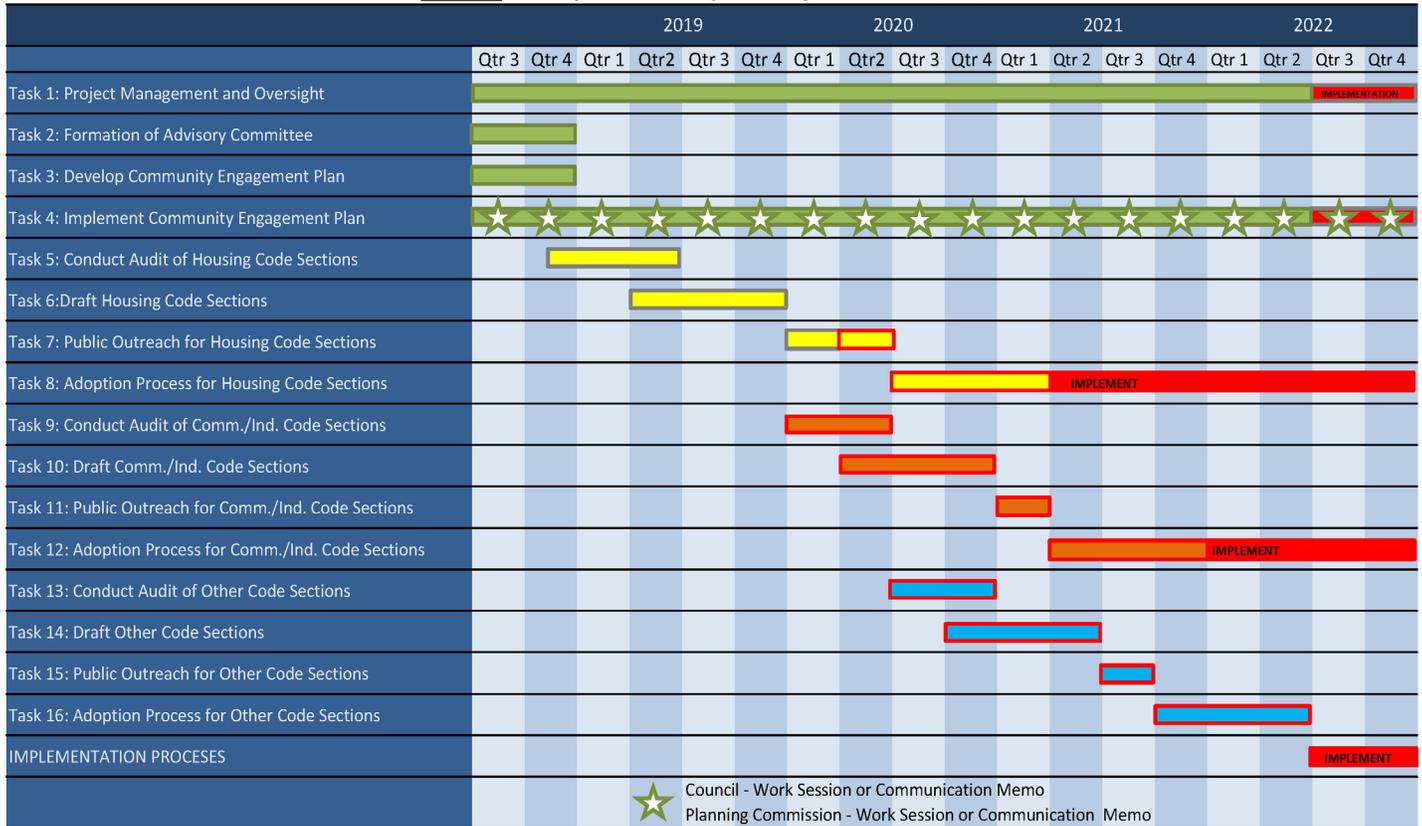
The project will ultimately be replacing all of the existing development code with new development code in a phased approach over the next couple of years. The first phase, focusing on housing code sections, which began in September 2018 should be wrapped up by early 2021. The work involved in translating the above objectives into specific standards is detailed and nuanced.

City leaders as well as an appointed Technical Advisory Committee have been working to develop new draft housing code sections to replace some of the existing development code sections related to housing. The draft housing code sections are an early and rough draft that needs considerable work before they are finalized. Input is being sought from the public on this early draft before additional work is done to finalize the next draft.

After the public involvement process the Springfield Planning Commission will hold a public hearing to collect feedback from the community on recommended draft code revisions. After reviewing information from the community and the proposed changes to the development code, the Planning Commission will make a recommendation to the Springfield City Council. The City Council will then hold a second public hearing process, taking any additional testimony from the community, and then making a final decision on an ordinance to adopt the changes. This process is anticipated to be complete for the housing phase of the Development Code Update project within the first three months of 2021, depending on the public hearings process. On the next page of this handout is a timeline and the key milestones for the project.



REVISED Development Code Update Project Schedule (9/27/19)



How do I get involved are stay informed?

You can visit the web page for the Development Code Update project at:
springfield-or.gov/city/development-public-works

Click the "Sign Up Now" button under the Interested Parties heading to get on our e-update list to receive project information periodically.

Who can I contact if I have questions?

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