

Springfield Development Code Update – Housing Phase

The following table is a summary of major changes to housing code sections. The changes are intended to accomplish the objectives of the Development Code Update Project:

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.

The existing Residential Zoning Districts section, 3.2-200, of the Springfield Development Code is proposed to be completely removed and replaced with a new Residential Districts section, 3.2.200. The new section numbering format of **##.###** (with periods between all numbers) is replacing the old number format of **#-###** (with a dash between the last two numbers).

The existing Residential Zoning Districts section (3.2-200) is 62 pages long. The new draft replacement section is currently 12 pages as drafted. A good portion of the reduced length (and complexity) is due to removal of the Solar Development Standards (11 pages), as well as moving some of the development standards of this section to 4.7.300/.400, Special Standards and Regulations for Certain Uses in Residential Zones.

The new draft Special Standards section, 4.7.300, is currently 33 pages. These 33 pages are replacing 55 pages from three different sections, consolidating provisions, providing clarification, and helping the section to be easier to use.

In order to implement new state legislation (HB 2001) that requires cities to allow middle housing, some of the changes include allowing all middle housing types if the resulting housing meets the existing density requirements of the residential zone. Middle housing types include: Duplexes; Triplexes; Fourplexes; Cottage Clusters; and Townhouses.

The proposed changes maintain the existing density ranges allowed in each residential zoning district. The proposed changes create flexibility and remove barriers to permitting housing that meets the existing density allowed.

Duplexes are proposed to be allowed on every lot or parcel on which a single unit dwelling is allowed, in conformance with the new legislation. In allowing duplexes every lot or parcel on which a single unit dwelling is allowed there are no design standards proposed. This will allow duplexes to be treated the same as single unit dwellings.

Triplexes and fourplexes are proposed to have minimal clear and objective standards for approval to help address impacts associate with compatibility.

The new draft multi-unit housing standards have been simplified to provide for more flexibility, and removed barriers to development. A clear and objective approval path as required by state law is proposed in addition to an alternative tract to provide more flexibility to developers.

	<u>Change in Code</u>	<u>Comments/Reason</u>	<u>Code Section</u>
1.	Allow duplexes on every lot or parcel on which a single unit dwelling is allowed.	Provide Flexibility; Implement Middle Housing Legislation (HB 2001)	New Code Section 3.2.200 Old Code Section 3.2-200
2.	Allow triplexes, fourplexes, townhomes, in all Residential zones, based on density, as outright permitted uses.	Provide Flexibility; Implement Middle Housing Legislation (HB 2001);	New Code Section 3.2.200 Old Code Section 3.2-200
3.	Combined Cluster subdivision and Cottage Cluster as new Cottage Housing Development.	Simplify; make code easier to use; provide flexibility; Implement Middle Housing Legislation (HB 2001);	New Code Section 4.7.335 Old Code Section 3.2-210 & 3.2-230
4.	Multi-unit housing now only applies to 5 units or more. New clear and objective standards are provided.	Comply with state law to provide clear and objective standards; provide flexibility; remove barriers to development.	New Code Section 4.7.390 & 4.7.395 Old Code Section 3.2-240 & 3.2-245
5.	Delete Solar Development Standards.	Simplify; make code easier to use; provide flexibility; remove barriers to development	Old Code Section deleted – 3.2-225
6.	Modify Accessory Dwelling Unit (ADU) provisions. Delete parking requirement. Delete articulation requirement. Delete height limit.	Simplify, remove barriers to development; Implement Middle Housing Legislation (HB 2001);	New Code Section 4.7.340 Old Code Section 5.5-100
7.	Consolidate Residential Development Standards.	Simplify, clarify, remove barriers to development, provide clear and objective standards.	New Code Section 4.7.300 Old Code Sections 3.2 and 4.7
8.	Modify definitions related to housing. Define duplex, triplex, and fourplex as 2, 3, or 4 units on a lot in any configuration.	Provide flexibility, remove barriers to development	New Code Section 6.1.100 Old Code Section 6.1-100
9.	Reduce minimum lot size in Low Density Residential (LDR) zone from 4500 to 3000 square feet to allow density maximum.	Remove barriers to development; provide flexibility.	New Code Section 3.2.215 Old Code Section 3.2-215
10	Simplify the use table. Consolidate some of the allowed uses into broader categories.	Simplify; make code easier to use.	New Code Section 3.2.210 Old Code Section 3.2-210