

ARTICLE 36 - deletes language relating to Type I Site Plan Review
procedures which no longer apply - staff initiatedP. 102

ARTICLE 39 - Section 39.020 - due to the recent amendment to Article 3 the
Solar Access Guarantee process changes from a Type I to a
Type II review - staff initiatedP. 104

APPENDIX 1 - FEES - establishes a fee for the Partition Plat Review
process and deletes several Type I Site Plan Review fees
which no longer apply - staff initiatedP. 104

4. Minor auto repair should be allowed as a permitted Home Occupation.

Planning Commission response: Do not change.

ARTICLE 18 - SECTION 18.070 OFF-STREET PARKING STANDARDS

1. Include some kind of incentives for providing public transit facilities.

Planning Commission response: This needs more study and should be discussed at a later date.

2. Reduce off-street parking requirements by increasing floor area to parking ratio.

Planning Commission response: Do not change.

3. Allow parking to be based on actual use of floor area rather than gross floor area.

Planning Commission response: Do not change.

ARTICLE 18 - SECTION 18.100 FENCE STANDARDS

1. Create a special fee (charge more) for barbed wire fences.

Planning Commission response: Do not change.

CONCLUSION AND RECOMMENDATION

The Planning Commission considered these issues at length at their work sessions in June, July, August, and September and did not wish to revisit them. Staff has revised the Special Use Standard pertaining to the location of Bed and Breakfasts. The Planning Commission advised staff to exclude all the other issues from the Code Update.

ORDINANCE NO. 5561 (GENERAL)

BOOK 148 PAGE 1577

AN ORDINANCE REVISING THE SPRINGFIELD DEVELOPMENT CODE BY AMENDING PORTIONS OF ARTICLE 2 DEFINITIONS; ARTICLE 16 RESIDENTIAL ZONING DISTRICTS; ARTICLE 18 COMMERCIAL ZONING DISTRICTS; ARTICLE 19 BKMU BOOTH-KELLY MIXED USE ZONING DISTRICT; ARTICLE 20 LMI, HI AND SHI INDUSTRIAL ZONING DISTRICTS; ARTICLE 21 SLI SPECIAL LIGHT INDUSTRIAL DISTRICT; ARTICLE 22 MS MEDICAL SERVICES DISTRICT; ARTICLE 23 PLO PARK AND OPEN SPACES DISTRICT; ARTICLE 34 MINOR PARTITION STANDARDS; ARTICLE 35 SUBDIVISION STANDARDS, AND ARTICLE 39 THE SOLAR ACCESS GUARANTEE, AND DECLARING AN EMERGENCY.

THE CITY COUNCIL OF THE CITY OF SPRINGFIELD FINDS AS FOLLOWS:

- 1. The Springfield Development Code (SDC) was adopted by the Springfield City Council on May 5, 1986, and amendments thereto were subsequently adopted by Ordinance.
2. On March 6, 1991, the Springfield Planning Commission held a public hearing on this SDC amendment request (Jo. No. 91-01-08). The Springfield Planning Commission voted 7 to 0 to recommend approval of these amendments to the City Council.
3. Findings in support of adoption of these amendments to the SDC are set forth in the Staff Report and the Recommendation to the Council (Jo. No. 91-01-08) incorporated herein by reference.
4. Based on the above record and findings, the City Council concludes that the SDC amendments are consistent with the criteria of approval as set forth in the Staff Report and the Recommendation to the Council (Jo. No. 91-01-08) incorporated herein by reference.

Now therefore, based on the above findings,

THE CITY OF SPRINGFIELD DOES ORDAIN AS FOLLOWS:

Section 1: Section 2.020 is hereby amended as described below:

Delete the following definitions:

- North-South Slope
- Shadow Casting Point
- Solar Energy System
- Solar Envelope
- Solar Factor
- Solar Heating Hours

Replace the preceding definitions with those below:

- Exempt Vegetation
- Northern Lot Line
- North-South Lot Dimension
- Solar Setback
- Sunchart

Exempt Tree or Vegetation. The full height and breadth of vegetation that the city manager or his or her designee has identified as "solar friendly" in rules adopted under this code; and any vegetation listed on a plat map, a document recorded with the plat, or a solar access guarantee as exempt.

Front Lot Line. For purposes of the solar access standards, a lot line abutting a street. For corner lots, the front lot line is that with the narrowest frontage. When the lot line abutting a street is curved, the front lot line is the chord or straight line connecting the ends of the curve. For a flag lot, the front lot line is the lot line that is most parallel to and closest to the street, excluding the pole portion of the flag lot (See Figure 1).

Non-Exempt Tree or Vegetation. Vegetation that is not exempt from the solar access regulations.

North-South Dimension. The length of a line beginning at the midpoint of the northern lot line and extending in a southerly direction perpendicular to the northern lot line until it reaches a property boundary (see Figure 3).

Northern Lot Line. The lot line that is the smallest angle from a line drawn true east-west and intersecting the northernmost point of the lot, excluding the pole portion of a flag lot. If the north line adjoins an undevelopable area other than a required yard area, the northern lot line shall be at the north edge of such undevelopable area. If two lot lines have an identical angle relative to a line drawn true east-west, then the northern lot line shall be a line 10 feet in length within the lot parallel with and at a maximum distance from the front lot line (see Figure 2).

Shade Point. The part of a building or non-exempt tree that casts the longest shadow onto the adjacent northern lot(s) when the sun is at an altitude of 22.6 degrees and an azimuth ranging from 30 degrees east and west of true south; except a shadow caused by a narrow object such as a mast or whip antenna, a dish antenna with a diameter of 3 feet or less, a chimney, utility pole, or wire. The height of the shade point shall be measured from the shade point to either the average elevation at the front lot line or the elevation at the midpoint of the front lot line. If the shade point is located at the north end of the ridgeline of a building oriented within 45 degrees of the true north-south line, the shade point computed according to the previous sentence may be reduced by 3 feet. If a structure has a roof oriented within 45 degrees of the true east-west line with a pitch that is flatter than 5 feet (vertical) in 12 feet (horizontal), the shade point will be the eave of the roof. If such a roof has a pitch that is 5 feet in 12 feet or steeper, the shade point will be the peak of the roof (see Figures 4 and 5).

Shadow Pattern. A graphic representation of an area that would be shaded by the shade point of a building or vegetation when the sun is at an altitude of 22.6 degrees and an azimuth ranging between 30 degrees east and west of true south (see Figure 10).

Solar Access Height Limit. A series of contour lines establishing the maximum permitted height for non-exempt vegetation on lots affected by a Solar Access Guarantee (see Figure 9).

Solar Access Guarantee. A document issued by the city that describes the maximum height that non-exempt vegetation is allowed to grow on lots to which a solar access permit applies.

Solar Feature. A device or combination of devices or elements that does or will use direct sunlight as a source of energy for such purposes as heating or cooling of a building, heating or pumping of water, and generating electricity. Examples of a solar feature include a window oriented to within 45 degrees east and west of true south, a solar greenhouse, or a solar hot water heater. A solar feature may be used for purposes in addition to collecting solar energy, including but not limited to serving as a structural member or part of a roof, wall or window. A south-facing wall enclosing an unheated area, and without windows and without other features that use solar energy is not a solar feature for the purposes of this ordinance (for example, an unheated garage).

Solar Setback. The distance from the northern lot line to the shade point, measured from the mid-point of the northern lot line and extending in a southerly direction (see Figure 6).

South or South-Facing. True south or 20 degrees east of magnetic south.

Sunchart. A photograph, or a scaled drawing prepared or certified by a licensed or certified architect, landscape architect, engineer, planner or utility solar technician, showing the positions of the sun during different hours of the day and months of the year, and the southern skyline. A sunchart uses as coordinates a grid of the sun's altitudes in 10 degree increments and solar azimuths in 15 degree increments.

Section 2: Section 16.050 is hereby amended as described below:

Replace Section 16.050 (5) (a), (b), and (c) with the following:

(a) Solar Setback Standard

The proposed building shall comply with one of the subsections below.

1. Solar Setback

The solar setback of the shade point shall be greater than or equal to the setback specified in Table 1 or as computed using the following formula.

$$SSB = (2.5 * SPH) + N/2 - 75$$

Where: SSB = The solar setback (the horizontal distance between the shade point and the northern lot line, see Figure 6);
 SPH = The height of the shade point (see Figures 4 and 5); and
 N = The north-south dimension, provided that a north-south dimension more than 90 feet shall use a value of 90 feet for this calculation.

Provided, the solar setback of the shade point may be decreased 2.5 feet above the amount calculated using the formula or Table 1 for each foot that the average grade at the rear property line exceeds the average grade at the front property line.

2. Alternative Standard: Maximum Shade Point Height

The maximum height of the shade point shall be less than or equal to the height specified in Table 2 or as computed using the following formula.

$$SPH = \frac{(2 * SSB) - N + 150}{5}$$

Provided, the maximum allowed height of the shade point may be increased one foot above the amount calculated using the formula or Table 2 for each foot that the average grade at the rear property line exceeds the average grade at the front property line.

3. Performance Option

The proposed building will shade no more than 20 percent of the south-facing wall of existing habitable buildings, or, where applicable, the proposed building will comply with section 3B or 3C of the Solar Design Standards. If section 3B is used, the shade point of the building(s) shall be setback from the solar building line 2.5 feet for every 1 foot of height of the shade point.

(c) Exemptions

A building is exempt from the Solar Setback Standards when any of the following conditions exist:

1. Slopes

The lot on which the building is located has an average slope 20 percent or more in a direction greater than 45 degrees east or west of true south.

2. Pre-existing Shade

The building will shade an area that is shaded by one or more of the following:

- a. An existing or approved building or structure;
- b. A topographic feature; or
- c. A non-exempt tree that will remain after development of the site. It is assumed that a tree will remain after development if: it is situated in a required setback; or it is part of a developed area, public park, or legally reserved open space; or it is part of landscaping required pursuant to this code. A duly executed covenant also can be used to preserve trees causing such shade.

3. Insignificant Benefit

The proposed building shades one or more of the following:

- a. A non-developable area, such as designated open space or roadways, or a public use which does not need solar access (parkland, roadway, public facility) or similar uses.
- b. The wall of an unheated space, such as a garage, excluding solar greenhouses and other similar solar structures.
- c. Shade less than 20 square feet of south-facing glazing.

Section 3: Section 16.060 is hereby amended as described below:

Replace Section 16.050 (5) (a), (b), and (c) with the following:

- (1) In residential districts, the maximum building height shall be determined by solar access considerations, in accordance with Section 16.050 of this Article. Except as specified in Article 26, HD Hillside Development Overlay District, no building in the LDR or MDR

District shall exceed 30 feet in height nor required to be less than 21 30 feet in height when set back from the northern lot line a minimum of one-half of the north-south dimension. Where the HDR District abuts an LDR or MDR district, the building height standard of the HDR District shall be one of the following:

- (a) When abutting an LDR or MDR District to the north, the maximum building height for the HDR District shall be defined by the Maximum Shade Point Height requirement of Section 16.050 (a) 2 up to 50 feet south of a northern lot line a plane extending south with an angle of 23 degrees and originating from the top of a 16 foot hypothetical fence located on the northern lot line.

Section 4: Section 18.060 is hereby amended as described below:

Replace Section 18.060 (1) as follows:

- (1) When a GO, CC or MRC District abuts an LDR or MDR District to the north, the maximum building height shall be defined by the Maximum Shade Point Height requirement of Section 16.050 (a) 2 up to 50 feet south of a northern lot line a plane extending south with an angle of 23 degrees and originating from the top of a 16 foot hypothetical fence located on the northern lot line.

Section 5: Section 19.070 is hereby amended as described below:

Replace Section 19.070 (1) as follows:

- (a) When abutting an MDR use to the north, the maximum building height shall be defined by the Maximum Shade Point Height requirement of Section 16.050 (a) 2 up to 50 feet south of a northern lot line a plane extending south with an angle of 23 degrees and originating from the top of a 16 foot hypothetical fence located on the northern lot line.

Section 6: Section 20.060 is hereby amended as described below:

Replace Section 20.060 (1) as follows:

- (a) When an industrial district abuts an LDR or MDR District to the north, the maximum building height shall be defined by the Maximum Shade Point Height requirement of Section 16.050 (a) 2 up to 50 feet south of a northern lot line a plane extending south with an angle of 23 degrees and originating from the top of a 16 foot hypothetical fence located on the northern lot line.

Section 7: Section 21.080 is hereby amended as described below:

Replace Section 21.080 (1) as follows:

- (a) When the SLI District abuts an LDR or MDR District to the north, the maximum building height shall be defined by the Maximum Shade Point Height requirement of Section 16.050 (a) 2 up to 50 feet south of a northern lot line a plane extending south with an angle of 23 degrees and originating from the top of a 16 foot hypothetical fence located on the northern lot line.

Section 8: Section 22.060 is hereby amended as described below:

Replace Section 22.060 (1) as follows:

- (a) When the MS District abuts a residential district to the north, the maximum building height shall be defined by the Maximum Shade Point Height requirement of Section 16.050 (a) 2 up to 50 feet south of a northern lot line a plane extending south with an angle of 23 degrees and originating from the top of a 16 foot hypothetical fence located on the northern lot line.

Section 9: Section 23.060 is hereby amended as described below:

Replace Section 23.060 (1) as follows:

- (a) When a PLO District abuts a residential district to the north, the maximum building height shall be defined by the Maximum Shade Point Height requirement of Section 16.050 (a) 2 up to 50 feet south of a northern lot line a plane extending south with an angle of 23 degrees and originating from the top of a 16 foot hypothetical fence located on the northern lot line.

Section 10: Sections 34.010 and 35.010 are hereby amended as described below:

Replace, respectively, Sections 34.010 (3) and 35.010 (3) with the following.

(3) Solar Access Standards

- (a) Applicability. The provisions of this Section shall apply to all land divisions in the LDR and MDR Districts. Lots complying with this standard must be identified as such on the final plat or map.

(b) Design Standard. All partitions or land divisions shall be platted to provide solar access to parcels or lots to ensure that at least 80 percent of the lots and/or housing units in a development subject to this section shall comply with one or more of the options below:

1. Basic Requirement for Subdivisions and Partitions

A lot complies with this section if it:

- a. Has a north-south dimension of 90 feet or more; and
- b. Has a front lot line that is oriented within 30 degrees of the true east-west axis.

2. Solar Building Line Option

A lot complies with this section if a solar building line is used to protect solar access as follows:

- a. A solar building line for the lot to the north is designated on the plat, or documents recorded with the plat; and
- b. The solar building line for the lot to the north is oriented within 30 degrees of the true east-west axis; and
- c. There is at least 70 feet between the solar building line on the lot to the north and the middle of the north-south dimension of the lot to the south, measured along a line perpendicular to the solar building line; and
- d. There is at least 45 feet between the solar building line and the northern edge of the buildable area of the lot.

3. Performance Option

A lot complies with this section if:

- a. Habitable buildings built on that lot will have their long axis oriented within 30 degrees of the true east-west axis and at least 80 percent of their south-facing wall is protected from shade cast by buildings and non-exempt trees; or

- b. Habitable buildings built on that lot will have at least 40 percent of their glazing and 500 square feet of their roof area facing within 30 degrees of south and protected from shade cast by buildings and non-exempt trees; and
- c. The solar setback requirements for each lot is recorded directly on the final plat or map in the manner prescribed by the city manager or his or her designee.

(c) Exemptions from the Design Standard

A development is exempt from Section 3 if the City finds the applicant has shown that one or more of the following conditions apply to the entire site. A development is partially exempt from Section 3 to the extent that the City finds the applicant has shown that one or more of the following conditions apply to a corresponding portion of the site. If a partial exemption is granted for a given development, the remainder of the development shall comply with Section 3.

1. Slopes

The site, or portion of the site for which the exemption is sought, is sloped 20 percent or more in a direction greater than 45 degrees east or west of true south.

2. Existing Off-site Shade

The site, or a portion of the site for which the exemption is sought, is within the shadow pattern of off-site features, such as but not limited to buildings, topography, or non-exempt vegetation, which will remain after development occurs on the site from which the shade is originating.

- a. Shade from an existing or approved off-site dwelling and from topographic features is assumed to remain after development of the site.
- b. Shade from vacant developable areas off-site is assumed to be the shadow pattern that would result from the largest building allowed at the closest setback allowed on adjoining land, whether or not that building now exists.
- c. Shade from off-site vegetation is assumed to remain after development of the site if: the trees that cause it are situated in a required setback;

or they are part of a developed area, public park, or legally reserved open space; or they are part of landscaping required pursuant to City code.

3. Existing On-site Shade

The site, or a portion of the site for which the exemption is request, is:

- a. Within the shadow pattern of on-site features such as, but not limited to, buildings and topography which will remain after the development occurs; or
- b. Contains non-exempt trees at least 30 feet tall and more than 6 inches in diameter measured 4 feet above the ground which have a crown cover over at least 80 percent of the site or relevant portion. The applicant can show such crown cover exists using a scaled survey or an aerial photograph. If granted, the exemption shall be approved subject to the condition that the applicant preserve at least 50 percent of the trees that cause the shade that warrants the exemption. The applicant shall file a note on the plat or documents in the office of the County Recorder binding the applicant to comply with this requirement.

(d) Adjustments to the Design Standard

The city manager or his or her designee shall reduce the percentage of lots that must comply with Section 3 to the minimum extent necessary if it finds the applicant has shown one or more of the following site characteristics apply.

1. Density

If the design standard in Section 3 is applied, the resulting density is less than that proposed or allowed by this code. The following conditions, among others, could constrain the design of the development in such a way that compliance with Section 3 would reduce allowed density. The applicant shall show which if any of these or other site characteristics apply in an application for a development.

- a. Existing road patterns must be continued through the site or must terminate on-site to comply with applicable road standards or public road plans in a way that prevents given streets or lots in the development from being oriented for solar access.

- b. An existing public easement or right-of-way prevents given streets or lots in the development from being oriented for solar access.
- c. The portion of the site for which the adjustment is sought has a natural grade that is sloped 10 percent or more and is oriented greater than 45 degrees east or west of true south.
- d. There is a significant natural feature on the site, identified as such in the comprehensive plan or development ordinance, that prevents given streets or lots from being oriented for solar access, and will exist after the site is developed.

2. Existing Shade

Non-exempt trees at least 30 feet tall and more than 6 inches in diameter measured 4 feet above the ground have a crown cover over at least 80 percent of the lot and at least 50 percent of the crown cover will remain after development of the lot. The applicant can show such crown cover exists by using a scaled survey of non-exempt trees on the site or by using an aerial photograph.

- a. Shade from non-exempt trees is assumed to remain if: the trees are situated in a required setback; or they are part of an existing or proposed park, open space, or recreational amenity; or they are part of landscaping required pursuant to City code; and they do not need to be removed for a driveway or other development.
- b. Also, to the extent the shade is caused by on-site trees or off-site trees on land owned by the applicant, it is assumed to remain if the applicant files in the office of the County Recorder a covenant binding the applicant to retain the trees causing the shade on the affected lots.

(e) Protection from Future Shade

On land located in the LDR and MDR Districts, a land divider shall affix deed covenants and restrictions of title to the title of lots as are required to protect adjacent solar access protected lots from non-solar friendly vegetation shade. Solar access protection for adjacent lots shall be

equivalent to the protection afforded by the solar setback standards set out in section 4 for the applicable zoning district.

Section 11: Section 34.030 is hereby amended as described below:

Replace Section 34.030 (12) with the following:

- (12) The classification of each lot as complying (solar lot) or not complying (non-solar lot) with Section 34.010 (3) of this Article.

Section 12: Section 35.040 is hereby amended as described below:

Replace Section 35.040 (13) with the following:

- (13) The classification of each lot or building as complying (solar lot) or not complying (non-solar lot) with Section 34.010 (3) of this Article.

Section 13: Article 39 is hereby amended as described below:

SOLAR ACCESS GUARANTEE

39.010 GENERAL.

- (3) No Solar Access Guarantee may restrict a lot that has a slope facing within greater than 45 degrees east or west of true north south and exceeding 15 percent.
- (4) A Solar Access Guarantee becomes void if the use of the solar energy system feature is discontinued for more than 12 consecutive months or if the system solar feature is not installed and operative within 12 months of the filing date of the Solar Access Guarantee.

39.030 ADDITIONAL REQUIREMENTS

- (3) A scaled drawing of the solar energy system feature, its dimensions, its height above ground level and its orientation.
- (4) A sunchart for the proposed location as seen from the center of the lower edge of the site of the solar energy system feature. If the solar energy system feature is more than 20 feet in length, a sunchart shall also be provided for the southeast and southwest corners of the lower edge of the solar energy system feature.

- (5) The Plot Plan shall include the location of the solar energy system feature and the
- (6) Demonstrate that the solar energy system feature will not be shaded
- (7) Demonstrate that the solar energy system feature will not be shaded under the provisions of the

Delete subsection (8).

- (8) (9) A solar envelope access height limit for each lot that would be subject to the proposed Solar Access Guarantee.
- (9) (10) The names.....

39.040 STANDARDS

- (1) The hours and dates during which solar access is protected shall not exceed that defined by the solar heating hours provided under the solar setback standard in subsection 16.050 (5).

Delete subsection (3).

Delete subsection (4).

39.060 EFFECT AND ENFORCEMENT

- (1) No one shall plant any non-exempt vegetation that shades a recorded solar energy system feature after receiving notice of a pending Solar Access Guarantee application or after issuance of the Guarantee, unless the vegetation is specifically exempted by the Guarantee or by this regulation, or is maintained and trimmed in a manner that complies with the Solar Access Guarantee.
- (2) In the event that non-exempt vegetation on a neighboring property is shading a solar energy system feature for which a

39.060 TERMINATION The Director shall revoke the solar access permit Solar Access Guarantee if the solar collector feature does not function for

Section 14: Appendix 3 is hereby amended as described below:

APPENDIX 3

SOLAR ACCESS TABLES AND DIAGRAMS

Replace Tables 1, 2 and 3, and the solar diagrams with the following:

CITY OF SPRINGFIELD

Table 1

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SOLAR SETBACK TABLE
FOR LDR AND MDR DISTRICTS

SHADE POINT HEIGHT (Feet)	NORTH-SOUTH LOT DIMENSION												
	100+	95	90	85	80	75	70	65	60	55	50	45	40
12	0	0	0	0	0	0	0	0	0	0	0	0	0
14	5	5	5	3	0	0	0	0	0	0	0	0	0
16	10	10	10	8	5	3	0	0	0	0	0	0	0
18	15	15	15	13	10	8	5	3	0	0	0	0	0
20	20	20	20	18	15	13	10	8	5	3	0	0	0
22	25	25	25	23	20	18	15	13	10	8	5	3	0
24	30	30	30	28	25	23	20	18	15	13	10	8	5
26	35	35	35	33	30	28	25	23	20	18	15	13	10
28	40	40	40	38	35	33	30	28	25	23	20	18	15
30	45	45	45	43	40	38	35	33	30	28	25	23	20
32	50	50	50	48	45	43	40	38	35	33	30	28	25
34	55	55	55	53	50	48	45	43	40	38	35	33	30
36	60	60	60	58	55	53	50	48	45	43	40	38	35
38	65	65	65	63	60	58	55	53	50	48	45	43	40
40	70	70	70	68	65	63	60	58	55	53	50	48	45

Solar Setback = $(2.5 * SPH) - 75 + (N/2)$

Where: SPH = Height of the Shade Point
N = North-south lot dimension

Table 2

SHADE POINT HEIGHT TABLE

SOLAR SETBACK (Feet)	NORTH-SOUTH LOT DIMENSION												
	100+	95	90	85	80	75	70	65	60	55	50	45	40
5	14	14	14	15	16	17	18	19	20	21	22	23	24
10	16	16	16	17	18	19	20	21	22	23	24	25	26
15	18	18	18	19	20	21	22	23	24	25	26	27	28
20	20	20	20	21	22	23	24	25	26	27	28	29	30
25	22	22	22	23	24	25	26	27	28	29	30	31	32
30	24	24	24	25	26	27	28	29	30	31	32	33	34
35	26	26	26	27	28	29	30	31	32	33	34	35	36
40	28	28	28	29	30	31	32	33	34	35	36	37	38
45	30	30	30	31	32	33	34	35	36	37	38	39	40
50	32	32	32	33	34	35	36	37	38	39	40	41	42
55	34	34	34	35	36	37	38	39	40	41	42	43	44
60	36	36	36	37	38	39	40	41	42	43	44	45	46
65	38	38	38	39	40	41	42	43	44	45	46	47	48
70	40	40	40	41	42	43	44	45	46	47	48	49	50
75	42	42	42	43	44	45	46	47	48	49	50	51	52
80	44	44	44	45	46	47	48	49	50	51	52	53	54

$$\text{Shade Point Height} = \frac{(2 * \text{SSB}) - N + 150}{5}$$

5

Where SSB = Solar setback from the northern lot line to the shade point

N = North-south lot dimension

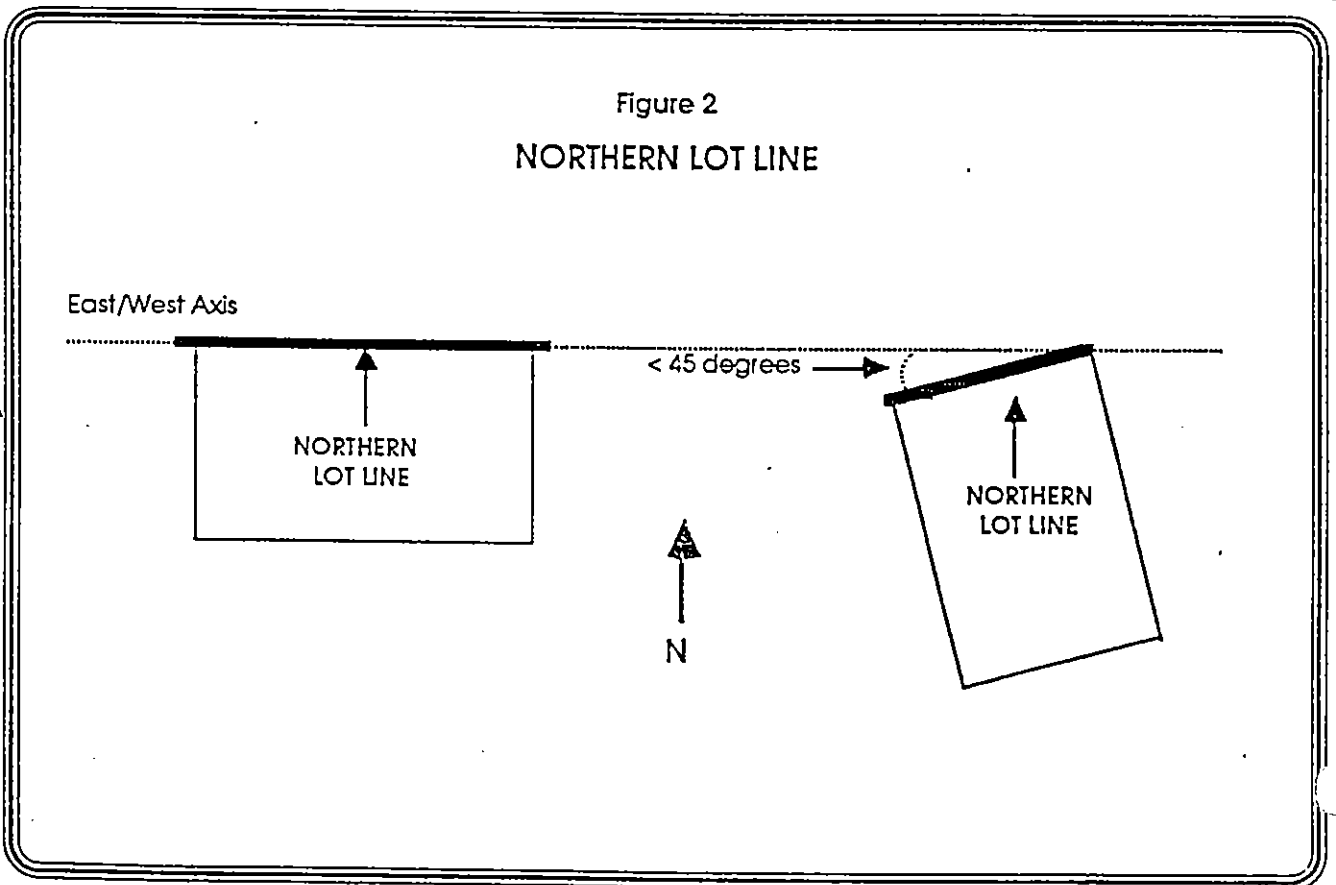
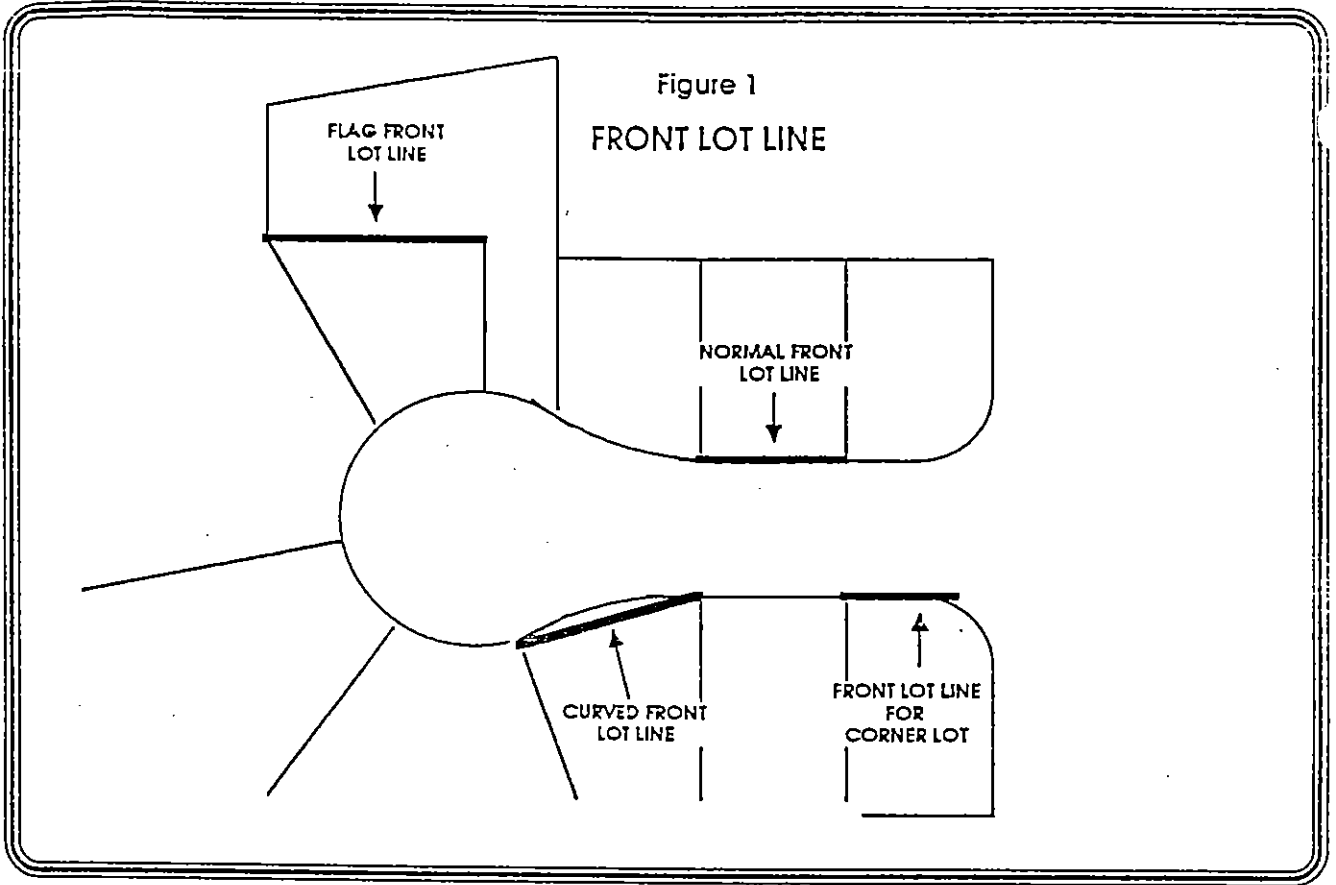


Figure 3
NORTH-SOUTH LOT DIMENSION

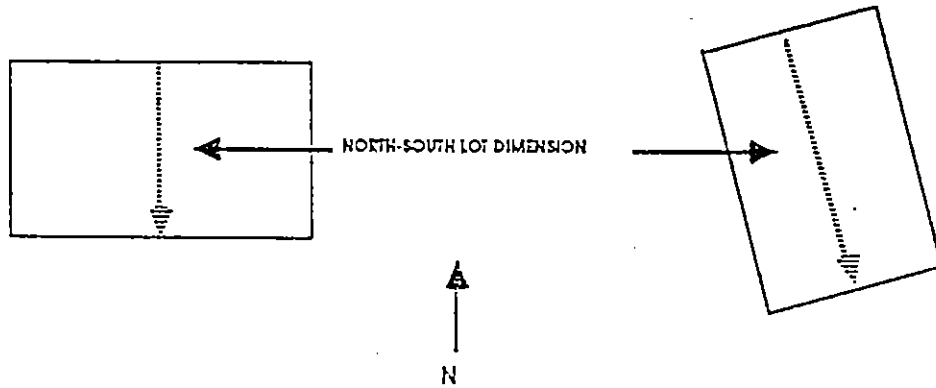
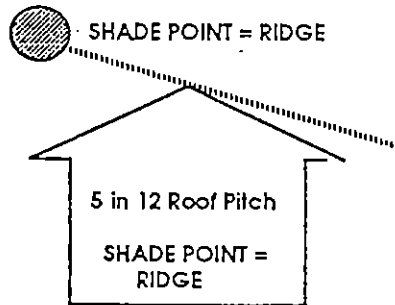


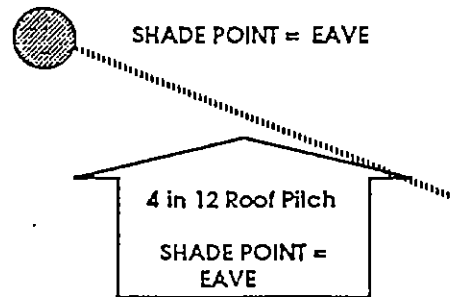
Figure 4

SHADE POINT HEIGHT OF THE BUILDING

If the ridgeline runs EAST-WEST and the pitch is 5 in 12 or greater:



If the ridgeline runs EAST-WEST and the pitch is 4 in 12 or flatter:



SHADE POINT = RIDGE POINT

If the ridgeline runs NORTH-SOUTH measure from the northern-most point of the ridge.

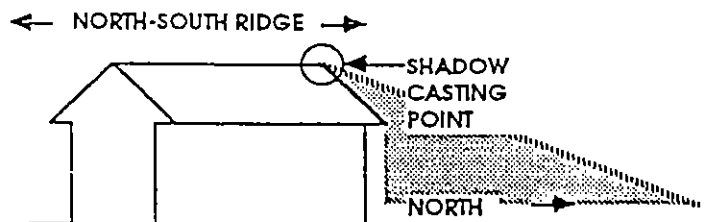


Figure 5
SHADE POINT HEIGHT MEASUREMENT

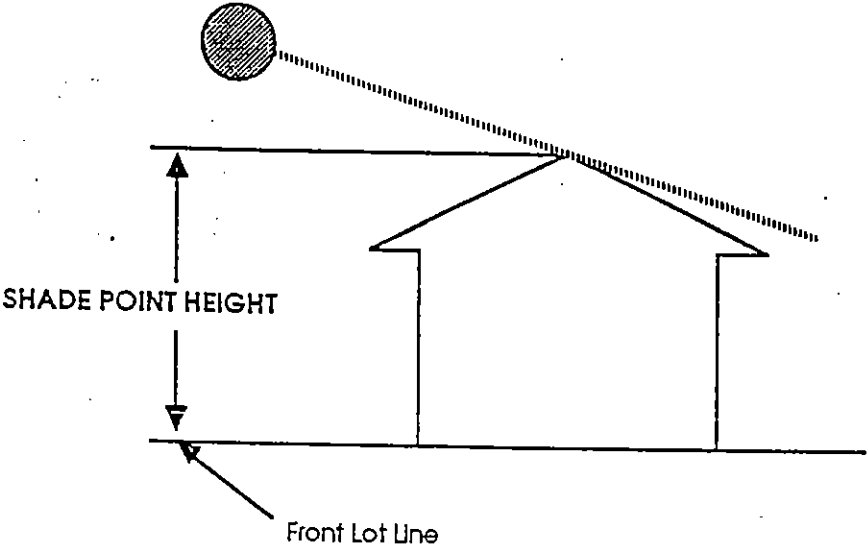


Figure 6
SOLAR SETBACK

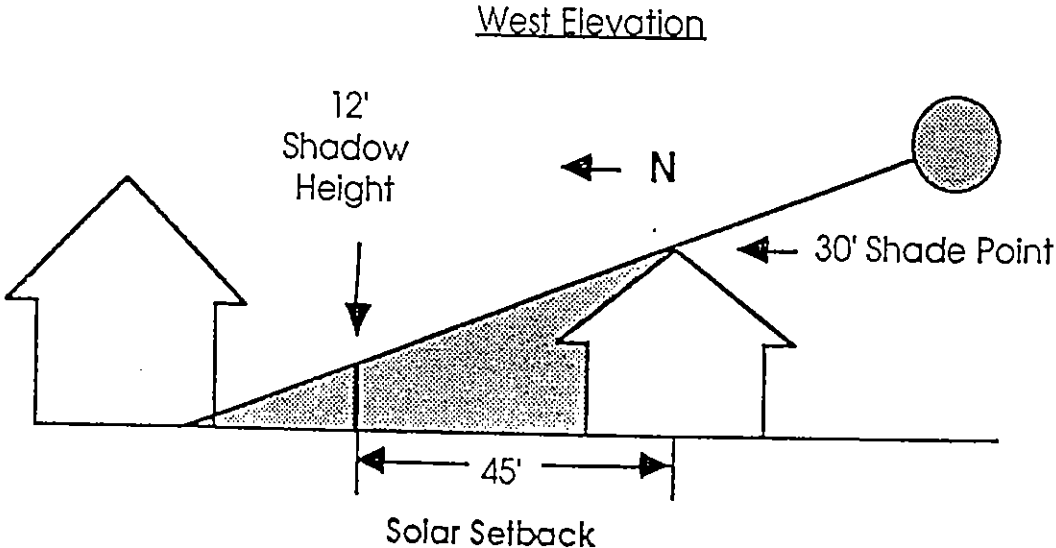


Figure 7
SOLAR DESIGN STANDARD: BASIC OPTION

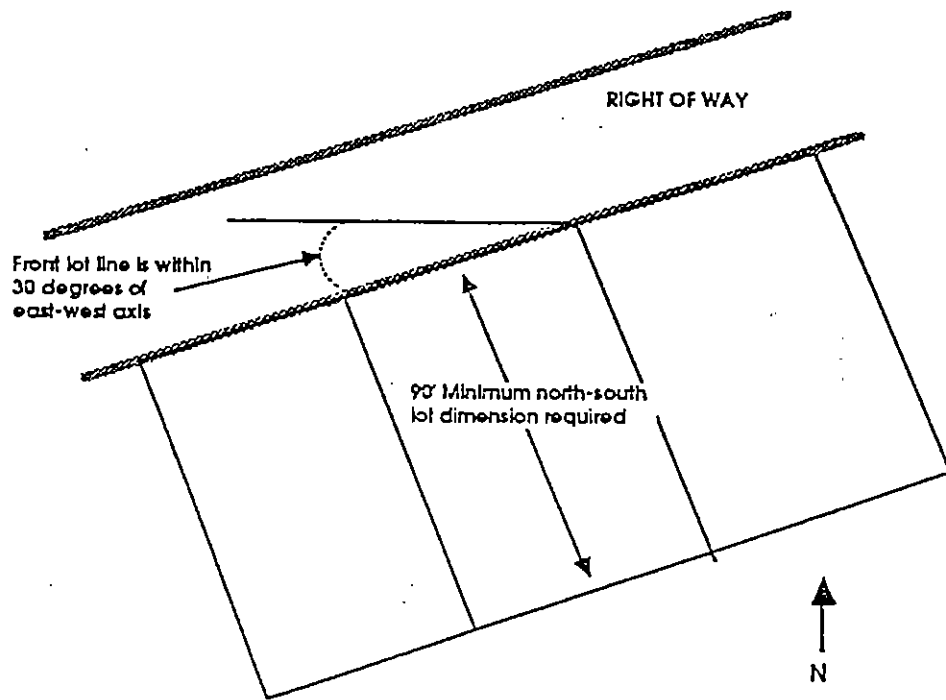


Figure 8
SOLAR BUILDING LINE

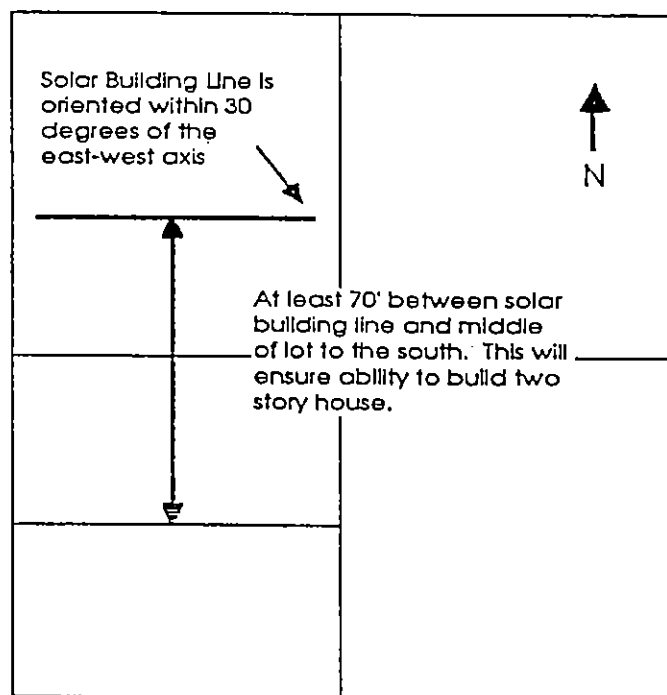


Figure 9

SOLAR ACCESS HEIGHT LIMIT

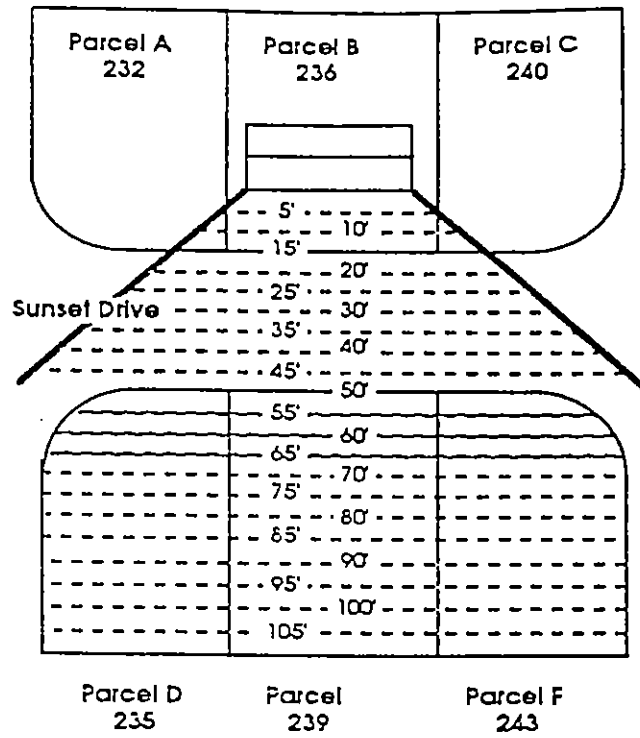


Figure 10

SHADOW PATTERN

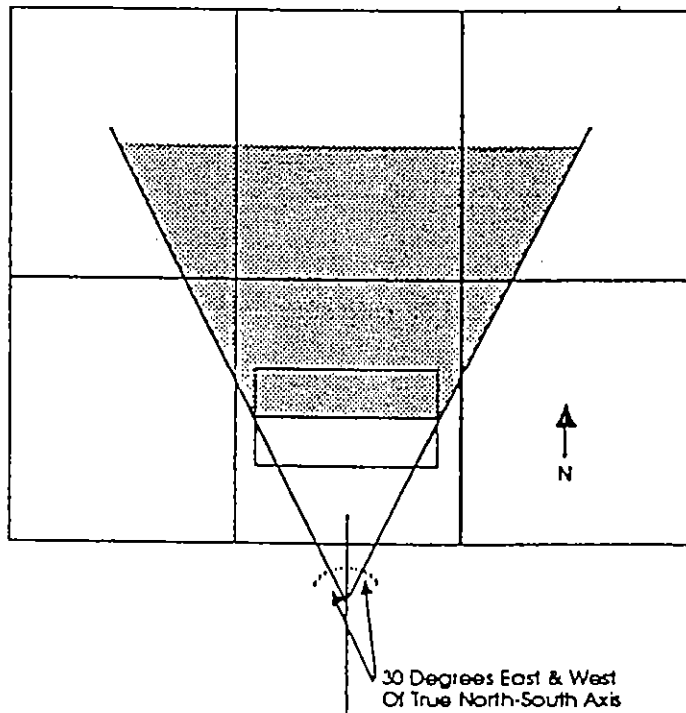
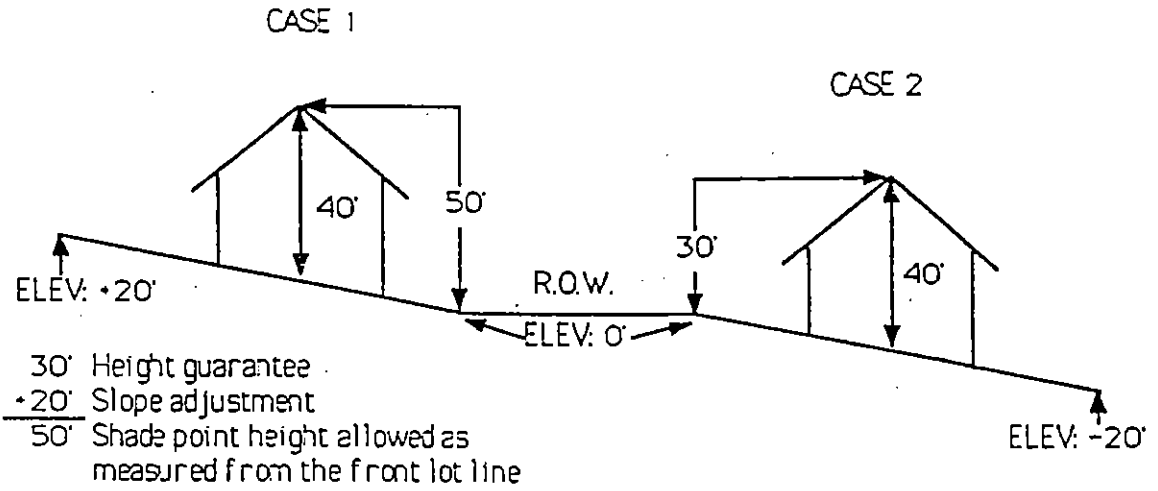


Figure 11

MEASURING THE SHADE POINT HEIGHT ON A SLOPE



NOTE: Although the Solar Balance Point Standard guarantees a 30' high shade point at the lot's midpoint, the slope adjustment allows a house with a height of 40' from the shade point to grade to be located in the center of the lot.

Section 15: If any section or provision of this Ordinance is found to be invalid, improperly adopted or adopted without supporting findings and evidence, such findings of invalidity shall not invalidate or otherwise affect the remaining portions of this Ordinance.

Section 16: It is hereby found and determined that the matter of amending the Solar Access and Solar Guarantee provisions of the Springfield Development Code are matters affecting the public welfare of the City of Springfield and that an emergency exists and this ordinance shall therefore take effect immediately upon its passage by the Council and approval by the Mayor.

ADOPTED by the Common Council of the City of Springfield by a vote of 6 in favor and 0 against this 15th day of April, 1991.

APPROVED by the Mayor of the City of Springfield
the 15th day of April, 1991.

Bill Mondseth
MAYOR

William Stein
City Recorder

REVIEWED AND APPROVED
AS TO FORM
JOSEPH J LEAHY
APRIL 11, 1991
OFFICE OF CITY ATTORNEY

Approved by the Springfield Planning Commission:

March 6, 1991

Approved by the Springfield City Council:

April 15, 1991

The application complied with the criteria of approval of SDC 8.030 in relation to the Metro Plan, applicable State statutes and applicable State-wide planning goals and administrative rules.

Purpose of Amendments:

- ARTICLE 2 - Section 2.020 - EXEMPT VEGETATION, NORTHERN LOT LINE, NORTH-SOUTH LOT DIMENSION, SOLAR SETBACK, AND SUNCHART are added or revised; NORTH-SOUTH SLOPE, SHADOW CASTING POINT, SOLAR ENERGY SYSTEM, SOLAR ENVELOPE, SOLAR FACTOR, SOLAR HEATING HOURS are deleted.
- ARTICLE 16 - Section 16.050 - revises solar setback standards in residential districts by increasing the height guarantee to 30 feet from 21 feet and exempting lots less than 100 feet north south dimension. These changes will allow more individual design flexibility, will recognize contour and orientation limitations in the southeast hills, and will continue to guarantee solar access for existing and future development.
- Section 16.060 - revises solar setback standards for the HDR Districts.
- ARTICLE 18 - Section 18.060 - revises solar setback standards for commercial zoning districts.
- ARTICLE 19 - Section 19.070 - revises solar setback standards for the BKMU zoning District.
- ARTICLE 20 - Section 20.060 - revises solar setback standards for industrial districts other than the SLI District.
- ARTICLE 21 - Section 21.080 - revises solar setback standards for the SLI District.
- ARTICLE 22 - Section 22.060 - revises solar setback standards for the MS District.
- ARTICLE 23 - Section 23.060 - revises solar setback standards for the PLO District.
- ARTICLE 34 - Section 34.010 - revises solar setback standards for partitions.
- ARTICLE 35 - Section 35.010 - revises solar setback standards for subdivisions.
- ARTICLE 39 - Section 39.010 - 060 - revises solar access guarantee standards.
- APPENDIX 3 - Adds solar access tables and diagrams.

ORDINANCE NO. 5566 (GENERAL)BOOK **148** PAGE **1601**

AN ORDINANCE REVISING THE SPRINGFIELD DEVELOPMENT CODE BY AMENDING PORTIONS OF ARTICLE 2 DEFINITIONS; ARTICLE 21 SLI SPECIAL LIGHT INDUSTRIAL DISTRICT; ARTICLE 31 MINIMUM DEVELOPMENT STANDARDS AND SITE PLAN REVIEW STANDARDS; AND ARTICLE 32 PUBLIC AND PRIVATE IMPROVEMENTS, AND DECLARING AN EMERGENCY.

THE CITY COUNCIL OF THE CITY OF SPRINGFIELD FINDS AS FOLLOWS:

1. The Springfield Development Code (SDC) was adopted by the Springfield City Council on May 5, 1986, and amendments thereto were subsequently adopted by Ordinance.
2. On April 5, 1991, the Springfield Planning Commission held a public hearing on this SDC amendment request (Jo. No. 91-02-28). The Springfield Planning Commission voted 3 to 2 (2 absent) to recommend approval of these amendments to the City Council.
3. Findings in support of adoption of these amendments to the SDC are set forth in the Staff Report and the Recommendation to the Council (Jo. No. 91-02-28) incorporated herein by reference.
4. Based on the above record and findings, the Common Council concludes that the SDC amendments are consistent with the criteria of approval as set forth in the Staff Report and the Recommendation to the Council (Jo. No. 91-02-28) incorporated herein by reference.

Now therefore, based on the above findings,

THE CITY OF SPRINGFIELD DOES ORDAIN AS FOLLOWS:

Section 1: Section 21.070 is hereby amended to read as follows:

"21.070 LOT SIZE AND SETBACK STANDARDS.

- (1) The minimum lot size in the SLI District shall be 10,000 square feet, with 75 feet of frontage. Panhandle lots shall be prohibited.

EXCEPTION: The Director may waive the requirement that buildable City lots have frontage on a public street when all of the following apply:

- (a) The lot or lots have been approved as part of a Development Area plan, Site Plan, Subdivision or Partition; and
- (b) Access has been guaranteed via a private street or driveway by an irrevocable joint use/access agreement.

- (2) Except as modified by solar access standards, planted setbacks from the exterior boundaries of the SLI district shall be 50 feet where abutting residential districts and 20 feet where abutting other districts. Building separation shall be 20 feet. Zero lot line structures shall be permitted.
- (3) There shall be planted setbacks from property lines of 20 feet in front, street-side, and through-lot rear yards where adjacent to local streets, and 30 feet where adjacent to arterial or collector streets.
- (4) The following setback standards also apply:
 - (a) Where an easement is larger than the required setback standard, no building or above grade structure, except for a fence, shall be built upon or over that easement.
 - (b) When additional right of way is required, whether by City Engineering standards on file with the City Engineer or the Metro Plan, setbacks shall be based on future right of way locations. Right of way shall be dedicated prior to the issuance of any building permit that increases required parking."

Section 2: Section 21.080 (1) is hereby amended to read as follows:

- "(1) The maximum height for buildings shall be 45 feet, unless abutting an LDR or MDR district. In this case, one of the following building height limitations shall apply:
 - (a) When the SLI District abuts an LDR or MDR District to the north, the maximum building height shall be defined by a plane extending south with an angle of 23 degrees and originating from the top of a 16 foot hypothetical fence located on the northern lot line.
 - (b) When the SLI District abuts an LDR or MDR District to the east, west and south, the building height limitation shall be no greater than that permitted in the LDR, MDR or NC District for a distance of 50 feet."

Section 3: Section 21.090 is hereby amended to read as follows:

"21.090 OFF STREET PARKING STANDARDS.

- (1) The number of required parking spaces shall be determined based upon standards for similar uses in other districts. The following specific off-street parking standards shall apply.

USE CATEGORY	NUMBER OF SPACES
Manufacturing/assembly	1 for each 500 square feet of gross floor area.
Warehousing	1 for each 1000 square feet of gross floor area.
Office	1 for each 300 square feet of gross floor area.

- (2) Exception: Parking spaces may be reduced on a one for one basis when the number of spaces required is more than the number of employees working on the busiest shift, provided that a landscaped area equal to the total number of spaces reduced shall be held in reserve for future use.
- (3) An additional 5% of impermeable surface may be allowed as a bonus in cases where all parking on a lot is screened by earthen berms with an average height of 3 feet (measured from the finished grade of the edge of the parking lot), sunken below grade an average depth of 3 feet (measured from the finished grade of the edge of the parking lot to the finished grade of the adjacent berm or landscaped area), or both.
- (4) All parking lots shall be screened from public rights-of-way by shrubs at least 3 1/2 feet tall at maturity. Shrubs in vision clearance areas shall not exceed 2 1/2 feet in height.
- (5) Parking lot landscaping shall be in accordance with the standards set forth in Section 31.140 of this Code, except that the minimum required square footage of parking lot planting areas (in addition to the required setback areas) for the interior of each parking lot that includes 20 or more parking spaces shall be equal to ten percent of the square footage of the parking lot.
- (6) Truck parking areas shall be prohibited in all front and street-side yards, and shall be screened from view of adjacent parcels and public rights-of-way in accordance with the screening standards specified in 31.160 (2)."

Section 4: Section 21.100 is hereby amended to read as follows:

"21.100 SIGN STANDARDS.

- (1) Sign Height. The maximum height for all signs is 6 feet above grade.
- (2) First Story Businesses.
 - (a) Free Standing Sign. The total area permitted shall be 100 square feet for one face or 200 square feet for 2 or more faces. The sign shall be limited to one per business.
 - (b) Wall Signs. The total area permitted shall be one square foot for each lineal foot of building perimeter wall for each business, provided that each business shall be permitted a minimum area of at least 150 square feet for all faces and limited to a maximum of 300 square feet for all faces. A maximum of 2 wall signs shall be permitted for each business.
- (3) Second Story and Above Businesses. One sign per building wall for second story and above businesses shall be permitted with a minimum area of 2 square feet per occupant, provided that for 6 or more occupants, the maximum area shall be limited to 12 square feet."

Section 5: Section 21.110 (1) is hereby amended to read as follows:**"(1) General.**

- (a) Except as specified elsewhere in this Code, fences shall not exceed the height standards listed below and shall be located as follows:
1. Six feet, provided that the fence is located behind the required front yard and street side yard planted areas and outside the vision clearance area.
 2. Two and one-half feet in the vision clearance area in accordance with Section 32.070 of this Code.
- (b) No fencing shall be permitted within 35' of an SLI district perimeter or 20' of any development area perimeter. In addition, fences shall be prohibited within interior lots of development areas. Exception--low (3 feet maximum height) decorative fencing or masonry walls may be permitted as screening devices around parking lots.
- (c) Chain link fences shall be permitted only when combined with plantings of evergreen shrubs or climbing vines that will completely cover the fence(s) within 5 years of installation (as certified by a landscape architect or licensed nursery operator).
- (d) Painted fences shall match the building color scheme of the development area.
- (e) Every fence, whether or not approved as a result of Site Plan Review, shall be maintained. No fence shall be allowed to become or remain in a condition of disrepair including, but not limited to noticeable leaning or sagging, missing sections or substantial amounts of missing slats, broken supports, and overgrowth of weeds or vines."

Section 6: Section 21.120 is hereby amended to read as follows:**"21.120 ON-SITE DESIGN STANDARDS.**

- (1) Storage shall be indoors within a fully enclosed building only.
- (2) A minimum of 35% of each development area shall be landscaped open space. A maximum of 65% of the development area may be impermeable surfaces (buildings, asphalt, concrete, etc), except as permitted in 21.090(3).
- (3) Undeveloped land within a development area shall be maintained in an uncluttered, dust-free, mowed and attractive manner. Such land shall not be used for parking.
- (4) On-site utilities shall be underground.
- (5) Access to rivers shall be provided for existing and future occupants of SLI sites.
- (6) Facilities shall be provided for transit where called for on the Conceptual Development Plan.

- (7) Living plantings shall achieve 90% coverage of required landscaped areas (excluding tree canopies, within 3 years of installation. Plantings of native species and plant communities shall achieve 90% coverage within 5 years of installation.
- (8) Outdoor loading and service areas shall not be permitted in front or street-side yards, and shall be screened from view of adjacent parcels and from public rights-of-way in accordance with the screening standards specified in 31.160(2). Painted structural screens shall match the building color scheme of the development area.
- (9) Exterior lighting, except for low-intensity, pedestrian-level lighting, shall be designed to deflect light away from adjacent development areas or zoning districts and from public rights-of-way. The sources of light, except for low-intensity, pedestrian-level lighting, shall be hooded or controlled and shall not be directly visible from beyond development area boundaries.
- (10) Maximum noise levels (measured at the property line) generated by uses in the SLI District shall be as follows:
 - (a) abutting other lots within SLI district: 65 dba at all times;
 - (b) abutting non-commercial districts: 57 dba 7 a.m. to 10 p.m. and 50 dba 10 p.m. to 7 a.m.;
 - (c) abutting commercial districts: 65 dba 7 a.m. to 10 p.m. and 60 dba 10 p.m. to 7 a.m..
- (11) Long expanses of fence or wall visible from public streets shall be designed to prevent visual monotony through the use of offsets, landscaping, and/or change in materials.
- (12) Exterior paint colors for buildings, signs, fences, and structural screens shall be subdued or earth tones."

Section 7: Section 31.130 is hereby amended to read as follows:

31.130 SITE-PLAN REVIEW - LANDSCAPING AND OPEN SPACE STANDARDS.

- (1) The purpose of these Sections is to ensure that new development complies with the landscaping standards of Articles 31, 32, the appropriate zoning and/or zoning overlay district Article and any applicable refinement plan; is adequately screened from less intensive development; considers the effects of vegetation on public facilities; retains significant clusters of natural trees and shrubs wherever possible; minimizes run-off; facilitates energy conservation and crime prevention; and improves the appearance of the City to create a desirable place to live and work.
- (2) Three types of landscaping may be required:
 - (a) On-site (Article 31).
 - (b) Street trees in the public right of way (Article 32).
 - (c) Curbside planter strips in the public right of way (Article 32).

- (3) Materials and installation costs of planting and irrigation other than what is required by the Minimum Development Standards (Section 31.010 of this Article) shall not be required to exceed 10 percent of the value of the new development, including parking facilities. The Director shall determine the location, quantity and quality of required landscaping in accordance with this Code.
- (4) Retention and/or reintroduction of native plant species and communities can be used to meet landscaping requirements.
- (5) The retention and/or reintroduction of native plant species and communities shall be required as a first option where adjacent to identified wetlands, drainageways and natural water bodies.
- (6) Identified wetlands and riparian areas shall be retained and incorporated into the development to the maximum extent possible."

Section 8: In Section 2.020 the definition of "Landscaping" is hereby amended to read as follows:

"LANDSCAPING. The term "landscaping" includes vegetative ground cover, grass, shrubs, trees, flowers and garden areas, ornamental concrete or stonework areas, permanent outdoor furniture and permanent irrigation. "Landscaping" also includes retention or reintroduction of native vegetation."

Section 9: Section 31.140 (4) is hereby amended to read as follows:

- "(4) Except where planted with native species or plant communities, all new required planting areas on private property shall be provided with a permanent underground irrigation system unless exempted by the Director. If permanent irrigation is exempted, a landscape architect or licensed nursery person shall submit written verification and a program to ensure that the proposed plant materials will have at least a 90 percent survival rate over a 5 year period without an irrigation system. The Development Agreement shall require the owner to water and maintain the landscaping, recognizing that special attention will be needed due to the lack of a permanent irrigation system. Whenever possible, non-irrigated planting shall occur during October or November."

Section 10: Section 32.110 (4) is hereby amended to read as follows:

- "(4) A development shall be required to employ drainage management practices approved by the City Engineer and consistent with Metro Plan policies which minimize the amount and rate of surface water run-off into receiving streams. Run-off from impervious surfaces shall be directed to an approved drainageway or drainage system with sufficient capacity to accept the discharge. The following drainage management practices may be required in order to relieve demand on the City's piped drainage system and to alleviate future costs of treating the piped discharge; to promote water quality, to preserve groundwater and the vegetation and rivers it supports, and to reduce peak storm flows:
- (a) Temporary ponding of water;
 - (b) Permanent storage basins;

- (c) Minimizing impervious surfaces;
- (d) Emphasizing natural water percolation and natural drainageways;
- (e) Preventing water flowing from the roadway in an uncontrolled fashion;
- (f) Stabilizing natural drainageways as necessary below drainage and culvert discharge points for a distance sufficient to convey the discharge without channel erosion.
- (g) On-site filtration or skimming of runoff which will enter natural drainageways to maintain water quality.
- (h) On-site constructed wetlands."

ADOPTED by the Common Council of the City of Springfield this 20th day of May, 1991, by a vote of 6 for and 0 against.

APPROVED by the Mayor of the City of Springfield this 20th day of May, 1991.



 Mayor

ATTEST:



 City Recorder

REVIEWED & APPROVED
AS TO FORM



DATE: MAY 16, 1991

OFFICE OF CITY ATTORNEY
CITY OF SPRINGFIELD

MEMORANDUM

March 19, 1991

TO: Planning Commission

FROM: Greg Mott, Planning Division Manager *GM*
Greg Hyde, Assistant Planner *GH*

COMMISSION
TRANSMITTAL
MEMORANDUM

SUBJECT: Amendments and Additions to the Springfield Development Code Enhancing Design Standards for the Special Light Industrial District (Jo. No. 91-02-28)

ISSUE

Pursuant to City Council direction, staff has prepared proposed amendments to portions of the Springfield Development Code (SDC) in order to enhance design standards for the Special Light Industrial (SLI) District.

DISCUSSION

At its October 8, 1990 Work Session, the City Council directed staff to work with an Ad Hoc-Advisory Group to resolve issues related to a September referendum petition of the previously adopted Ordinance No. 5522 (amendments to SDC Articles 16 RESIDENTIAL DISTRICTS, 18 COMMERCIAL DISTRICTS, 21 SLI SPECIAL LIGHT INDUSTRIAL DISTRICT and 32 PUBLIC AND PRIVATE IMPROVEMENTS). A series of working meetings of the Ad-Hoc Advisory Group resulted, in part, in a set of recommendations for SLI design standards. The intent of the Ad-Hoc Group's recommendations, and of these proposed Code amendments, is to ensure a level of aesthetics and amenity consistent with the "campus industrial" concept, and to promote compatibility within SLI development and with adjacent neighborhoods, consistent with Metro Plan direction. The City Council reviewed the Ad-Hoc Group's recommendations at its December 3, 1990 Work Session (see Exhibit IV), and directed staff to present them to the Planning Commission in the form of proposed amendments to the SDC.

The Ad-Hoc Group's recommended design standards are included in the Conceptual Development Plan (CDP) for the McKenzie-Gateway SLI Site, which was conditionally approved February 12, 1991. They also are included in the draft Gateway Refinement Plan (GRP), to be applied in Site Plan Review until similar standards (such as those proposed here) are incorporated into the SDC. As they appear in the CDP and the draft GRP however, the recommendations may not be sufficiently clear and objective to be applied under Type II Site Plan Review procedure.

The proposed amendments are consistent with Metro Plan policies, as well as with recommendations of the Springfield Industrial Sites Study and the draft Metropolitan Industrial Lands Special Study.

DESIRED ACTION

Staff requests the approval and recommendation to the City Council of these proposals, along with any suggested changes resulting from this public hearing. The City Council Public Hearing has been scheduled for April 15, 1991.

ATTACHMENT B

SPRINGFIELD DEVELOPMENT CODE TEXT AMENDMENT REQUEST

STAFF REPORT

APPLICANT

City of Springfield - Jo. No. 91-02-28.

PROPOSAL

This proposal is to amend portions of the Springfield Development Code (SDC) to ensure a level of aesthetics and amenity consistent with the "campus industrial" concept, and to promote compatibility within SLI development and with adjacent neighborhoods, consistent with Metro Plan direction. The majority of the amendments are to Article 21 SLI SPECIAL LIGHT INDUSTRIAL DISTRICT. In some cases, where it would be inequitable or inconsistent to apply proposed development standards only to SLI development, amendments are proposed to Article 2 DEFINITIONS, Article 31 MINIMUM DEVELOPMENT STANDARDS AND SITE PLAN REVIEW STANDARDS, and Article 32 PUBLIC AND PRIVATE IMPROVEMENTS.

DISCUSSION

At its October 8, 1990 Work Session, the City Council directed staff to work with an Ad Hoc-Advisory Group to resolve issues related to a September referendum petition of the previously adopted Ordinance No. 5522 (amendments to SDC Articles 16 RESIDENTIAL DISTRICTS, 18 COMMERCIAL DISTRICTS, 21 SLI SPECIAL LIGHT INDUSTRIAL DISTRICT and 32 PUBLIC AND PRIVATE IMPROVEMENTS). A series of working meetings of the Ad-Hoc Advisory Group resulted, in part, in a set of recommendations for SLI design standards. The intent of the Ad-Hoc Group's recommendations, and of these proposed Code amendments, is to ensure a level of aesthetics and amenity consistent with the "campus industrial" concept, and to promote compatibility within SLI development and with adjacent neighborhoods, consistent with Metro Plan direction. The City Council reviewed the Ad-Hoc Group's recommendations at its December 3, 1990 Work Session (see Attachment IV), and directed staff to present them to the Planning Commission in the form of proposed amendments to the SDC.

The Ad-Hoc Group's recommended design standards are included in the Conceptual Development Plan (CDP) for the McKenzie-Gateway SLI Site, which was conditionally approved February 12, 1991. They also are included in the draft Gateway Refinement Plan (GRP), to be applied in Site Plan Review until similar standards (such as those proposed here) are incorporated into the SDC. As they appear in the CDP and the draft GRP however, the recommendations may not be sufficiently clear and objective to be applied under Type II Site Plan Review procedure.

Amendments to Article 21 implement the Ad-Hoc Group's recommendations concerning: 1) setbacks from district perimeters, development area perimeters, and property lines; 2) building heights, scale, and color; 3) screening of parking lots and service areas; 4) signage; 5) fencing; 6) lot coverage; 7) landscaping; 8) lighting; and 9) noise.

ATTACHMENT B

Amendments to Articles 2, 31, and 32 implement the Ad-Hoc Group's recommendations to encourage the use of native plants and to protect identified natural resources.

CRITERIA OF APPROVAL

Section 8.030 of the Springfield Development Code states:

"In reaching a decision on these actions (adoption or amendment of refinement plan text, refinement plan diagrams, and Development Code text), the Planning Commission and the City Council shall adopt findings which demonstrate conformance to the following:

- (1) The Metro Plan;
- (2) Applicable State statutes;
- (3) Applicable State-wide Planning Goals and Administrative Rules."

The proposed amendments meet the criteria as follows:

1. THE METRO PLAN

Land Use Designations"Special Light Industrial

The primary objective of this designation is to provide opportunities for diversification of the local economy through siting of light industrial firms in a campus-like setting....Conceptual development planning, industrial park standards and site review processes shall be applied to ensure adequate circulation, compatibility of uses and availability of large sites for light industrial firms...." P. II-E-7

Site aesthetics ranks high among the site requirements of businesses likely to locate in the SLI District. According to the Urban Land Institute's Covenants and Zoning for Research/Business Parks, these businesses:

"(O)ften desire that buildings and their environment enhance their business reputations and often seek a variety of amenities.... These features, in fact, constitute the principal reason that businesses seek a park location rather than separate sites." P. 3

The Springfield Industrial Sites Study stresses the importance of the aesthetic qualities of the initial phases of SLI development for preserving the site's suitability for campus industrial development.

"Landscaping, screened parking and extensive setbacks will create the high quality image required by corporate or regional headquarters....Covenants, to ensure consistency in the aesthetic quality of each developed site, should be established. These standards would include, for example, design guidelines and

ATTACHMENT B

requirements for setbacks, landscaping, signage, parking-service-loading, lighting, building design, etc...." P. 17

The proposed amendments will protect the suitability of the SLI sites to meet the designation's primary objective by ensuring a level of site aesthetics that is consistent with the "campus" industrial concept. In addition, several of the proposed amendments help ensure the compatibility of SLI development with adjacent non-industrial uses.

B. Economic Element

"7. Encourage industrial park development, including areas for warehousing and distributive industries and research and development activities." P.III-B-5

"10. Encourage economic activities which strengthen the metropolitan area's position as a regional distribution, trade, health, and service center." P. III-B-5

The proposed amendments encourage such development by ensuring the suitability of the SLI sites for campus industrial businesses, as explained above.

"13. Encourage compatibility between industrially zoned lands and adjacent areas in local planning programs." P. III-B-5

The overall thrust of the proposed amendments, by ensuring a high level of site aesthetics, helps to ensure compatibility with adjacent uses. Additionally, those amendments to Article 21 relating to building heights, screening of parking and loading areas, setbacks, exterior lighting, and noise are specifically intended to ensure such compatibility.

C. Environmental Resources Element

"18. Local governments shall develop plans and programs which carefully manage development on hillsides and in water bodies and restrict development in wetlands in order to protect the scenic quality, surface water and groundwater quality, forest values, vegetation, and wildlife values of those areas." P. III-C-9

"20. In order to improve water quality and quantity ... local governments shall consider developing regulations or instituting programs to:

- a. increase public awareness of techniques and practices private individuals can employ to help correct water quality and quantity problems;
- b. improve management of industrial and commercial operations to reduce negative water quality and quantity impacts;

ATTACHMENT B

- c. regulate site planning for new development and construction to better control drainage and erosion and to manage storm runoff;
- d. increase storage and retention of storm runoff to lower and delay peak storm flows;
- e. utilize natural and simple mechanical treatment systems to provide treatment for contaminated runoff waters; ... " P. III-C-9

"21. Positive steps shall be taken to protect from sources of groundwater pollution the Springfield municipal groundwater supplies along the McKenzie River ... " P. III-C-10

SDC Section 31.130 is amended to require the incorporation of identified wetlands and riparian areas into development plans where possible. Section 32.110 is amended to allow the requirement of advanced drainage management practices, including on-site treatment of runoff and on-site constructed wetlands in order to maintain and enhance runoff water quality. Article 2 and Section 31.130 are amended to encourage the retention and reintroduction of native plant communities. This practice can be beneficial to runoff water quality, particularly where adjacent to drainageways.

"35. Local governments shall continue to monitor, to plan for, and to enforce applicable noise standards and shall cooperate in meeting applicable federal and state noise standards." P. III-C-11

SDC Section 21.120 is amended to establish maximum noise levels for the SLI District. These standards are identical to those found in the City of Eugene's Code, and are in conformance with all applicable federal and state standards.

E. Environmental Design Element

"2. Natural vegetation, natural water features, and drainageways shall be protected and retained to the maximum extent practicable, considering the economic, social, environmental, and energy consequences in the design and construction of urban developments and landscaping shall be utilized to enhance those natural features." P. III-E-3

SDC Article 2 and Section 31.130 are amended to encourage the retention of native vegetation, and to require it as a first option where adjacent to identified wetlands, drainageways, and water bodies.

"4. Public and private facilities shall be designed and located in a manner that preserves and enhances desirable features of local and neighborhood areas and promotes their sense of identity." P. III-E-3

ATTACHMENT B

- "5. Carefully develop sites that provide visual diversity to the urban area and optimize their visual and personal accessibility to residents." III-E-3

By encouraging the retention of distinctive natural features, such as riparian vegetation, and ensuring a generally high level of site aesthetics, the proposed amendments help to protect visual quality of the SLI neighborhood areas.

- "8. Site planning standards developed by local jurisdictions shall allow for flexibility in design that will achieve site planning objectives while allowing for creative solutions to design problems.

The proposed amendments provide minimum standards necessary to ensure an adequate level of site aesthetics and compatibility; while carefully avoiding: 1) unduly limiting design choice, thus stifling creative innovation; and 2) unduly burdening developers with additional costs.

2. APPLICABLE STATE STATUTES

There are no applicable State Statutes.

3. APPLICABLE STATE-WIDE PLANNING GOALS AND ADMINISTRATIVE RULES.

There are no applicable State-wide Planning Goals.

There are no other Metro Plan policies, state statutes, state-wide planning goals or administrative rules applicable to this request. This request is in conformance with the above.

CONCLUSION AND RECOMMENDATION

Based on the foregoing information, it is the conclusion of this staff report that the proposed amendments are consistent with the intent of ARTICLE 8 ADOPTION OR AMENDMENT OF REFINEMENT PLAN TEXT, REFINEMENT PLAN DIAGRAMS AND DEVELOPMENT CODE TEXT. Staff recommends approval of these proposals.

Jo. No. 91-02-28

Approved by the Springfield Planning Commission:

April 3, 1991

Approved by the Springfield City Council:

May 20, 1991

The application complied with the criteria of approval of SDC 8.030 in relation to the Metro Plan, applicable State statutes and applicable State-wide planning goals and administrative rules.

Purpose of Amendments:

- ARTICLE 2 - Section 2.020 - LANDSCAPING - allows the use of native vegetation to meet landscaping requirements.
- ARTICLE 21 - Section 21.070 - Subsection (2) requires setbacks from SLI District perimeters in order to protect abutting districts, while eliminating the requirements for setbacks between development areas, where they are not essential. The new Subsection (3) ensures that landscaped open space, rather than building facades, will line public rights-of-way, consistent with the concept of "campus" industrial development.
- Section 21.080 - establishes a maximum building height for the SLI District, thereby protecting the views of the Coburg Hills and other natural features, and ensuring that buildings will be of a scale comparable with that of the surrounding neighborhoods, while allowing for building heights (up to 4 stories) normally found in campus industrial developments.
 - Section 21.090 - provides specific standards for parking spaces for SLI uses, mitigates visual impacts from parking areas, and encourages special screening techniques.
 - Section 21.100 - reduces the maximum size and number of signs, and prohibits roof signs and illuminated signs. Modest, low profile signage is a central aspect of campus industrial design.
 - Section 21.110 - limits fence height and controls the use of inappropriate fence materials and colors.
 - Section 21.120 - clarifies existing special on-site design standards and provides several standards important for ensuring a campus-like environment. The lot coverage standard is changed to include all impermeable surfaces. The minimum coverage of living plant materials is increased from 20 percent to 90 percent to prevent large unplanted areas. Standards are provided to ensure adequate screening of loading and service areas, minimize visual monotony due to unbroken expanses of walls or fences, control off-site glare from exterior lighting, and establish quantifiable maximum noise levels.
- ARTICLE 31 - Section 31.130 - encourages the retention of native plant communities and requires the incorporation into development plans of identified natural resources where possible.
- SECTION 31.140 - further encourages the use of native plants.
- ARTICLE 32 - SECTION 32.110 - allows for certain advanced drainage management practices in order to more fully ensure the maintenance of water quality.

10.600-10

Lane Code

10.600-15(2)

-10 Springfield Urban Growth Boundary. The City of Springfield shall have the responsibility and the authority to administer its land use regulations on urbanizable land within the Springfield Urban Growth Boundary. For the purpose of this subsection, the following words and phrases shall mean:

(1) Springfield Urban Growth Boundary. All land within the Urban Growth Boundary, as defined by the Eugene-Springfield Metropolitan Area General Plan on November 21, 1989, or as amended thereafter on the effective date of any Plan amendment enacted by Lane County, east of 1-5, excluding the area known as Glenwood (bounded on the north and east by the Willamette River and the west and south by 1-5).

(2) Urbanizable Land. Urbanizable lands, as defined by the Eugene-Springfield Metropolitan Area Plan, are those unincorporated lands between the Springfield City Limits and the Springfield Urban Growth Boundary.

-15 Applicable Land Use Regulations. Lane County has adopted the following land use regulations to be applied by Springfield on urbanizable land within the Springfield Urban Growth Boundary.

(1) The Springfield Development Code adopted by the Lane County Board of Commissioners as part of Ordinance No. 16-86, and amended by Ordinance Nos. 5-89, 18-90 and 9-91.

(2) Copies of these applicable land use regulations shall be on file at the Lane County Land Management Division.

16-86, 11.24.86
5-89; 5.31.89
11-89; 11.21.89
18-90; 12.19.90

10-358

WP 1/co/00036/C

UNDERLINING _____ indicates material being added.
BRACKETS [] indicate material being deleted.

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