

- c. Park street trees shall be installed at 30' intervals as specified in Section 4.2-140.

10. Park Administration.

- a. It is the responsibility of the park owner to ensure that their park complies with the provisions of this Section, any failure to comply shall subject the owner to the penalties provided in this Code.
- b. No manufactured dwelling shall be installed in a manufactured dwelling park until a Building Permit has been issued by the Building Official.
- c. All Building Permit applications shall be accompanied by a Plot Plan.
- d. It is the responsibility of the park owner and/or the manager to see that all inspections required by the City are made.

11. Fire Safety Facilities.

- a. The accessway for fire protection services shall be within 150 feet of exterior walls of any manufactured dwelling or structure.
- b. Approved fire hydrants shall be installed so that all manufactured dwelling and other structures are within 500 feet of an approved fire hydrant.
- c. The park domestic water system shall be designed to meet fire flow requirements as specified by the Fire Marshal.
- d. Park incinerators, where allowed, shall be constructed as specified in the current National Fire Protection Association (NFPA) standards.
- e. Fire protection requirements shall be the same as for an R-3 Occupancy under the Structural Specialty Code and Fire and Life Safety Code regarding fire detection devices. (These devices shall be the responsibility of the manufactured dwelling owner.)

12. Park Sanitation and Maintenance.

- a. The park owner shall maintain the park grounds, the park sewer and water system to their points of termination or individual manufactured dwelling spaces, and all park buildings in a safe and sanitary condition.
- b. The park owner shall maintain the park streets and sidewalks in a state of good repair.

- c. No person shall allow dry brush, leaves, weeds, rubbish or combustible materials to accumulate in any area under their control.
- d. Liquid petroleum gas tanks shall be securely anchored to the chassis or stanchion of the manufactured dwelling. The manifold regulator valve shall be attached to the tank in an approved manner with approved material. Empty containers shall be secured in place.
- e. The sewage connection to a manufactured dwelling shall be maintained air and water tight.
- f. All stands shall be designed to prevent standing water under or adjacent to manufactured dwellings.
- g. Refuse containers with fly-tight lids shall be provided and maintained in a clean and sanitary condition. Garbage and refuse shall be disposed of in a manner to prevent fly, rodent and health nuisances.
- h. Refuse collection areas, whether located centrally or on individual manufactured dwelling spaces, shall be screened.

13. Manufactured Dwelling Park Inspections.

- a. The City may inspect each manufactured dwelling park annually, and upon completion of the inspection shall submit to the park owner and manager a written report stating whether or not the park is in compliance with the applicable provisions of this Section.
- b. Park owners and managers shall, at reasonable times upon the request of the City, permit access to all parts of the park facilities, excluding residential units or accessory buildings.

3.2-240 Multi-Unit Design Standards

- A. **Applicability.** In all residential districts, multi-unit development (three or more attached units) shall comply with the design standards of this Section. In cases where the standards of this Subsection conflict with other standards in this Code, the standards of this Section shall prevail.
- B. **Purpose.** The purpose of this Section is to:
 - 1. Promote the livability, neighborhood compatibility and public safety of multi-unit housing in the community; and
 - 2. Promote higher residential densities inside the urban growth boundary that will utilize existing infrastructure and improve the efficiency of public services and facilities.

- C. Review.** All multi-unit developments shall be reviewed as a Type II Site Plan Review application as specified in Section 5.17-100. The Director may also determine that a multi-unit development is subject to a Type III review when it is in the public interest. In addition, the applicant may choose the Type III Alternative Design procedure specified in Section 3.2-245 when proposing an innovative design that may preclude compliance with some or all of the design standards in this Section.
- D. Design Standards.** All of the following design standards shall be met by all multi-unit developments: Building Orientation; Building Form; Storage; Transition and Compatibility Between Multi-Unit and LDR Development; Open Space; Landscaping; Pedestrian Circulation; Parking; and Vehicular Circulation.
- 1. Building Orientation.** Multi-unit developments, when abutting a private, local, collector, or arterial street that has existing or planned on-street parking, shall have Building Oriented to the street along a minimum of 50 percent of the site's frontage (See Figure 3.2-M). The "orientation" standard is met when all of the following criteria are met:
 - a.** Primary building entrances shall face the street;
 - b.** The front of the buildings shall be within 25 feet of the front lot/parcel line,

EXCEPTION: Open, courtyard space in excess of 25 feet may be placed in front of building entrances. Open courtyard space is defined as usable, hard-surfaced space with pedestrian amenities including benches, seating walls or similar furnishings.
 - c.** Off-street parking or vehicular circulation shall not be placed between buildings and streets used to comply with this standard;
 - d.** Wetlands, slopes over 15 percent as specified in Section 3.3-500, and wooded areas protected by Section 5.19-100, shall not be counted as "frontage" for determining required building orientation. For example, if jurisdictional wetlands and/or wetland buffer occupy 100 feet out of a total of 400 feet, then only 300 feet is counted as "frontage" for determining required building orientation. In this example, 150 feet (50 percent) is the required amount of frontage to meet the building orientation requirement.
 - 2. Building Form.** New multi-unit construction shall comply with the following building form standards (See Figure 3.2-N).
 - a.** Structures that have one or two stories shall not have continuous horizontal distance exceeding 160 feet (measured from end wall to end wall).

EXCEPTION: As specified in Subsection 3.d., below, structures that have three or greater stories shall not have a continuous

horizontal distance exceeding 120 feet (measured from end wall to end wall);

- b. Roofs shall have gable, hip, or gambrel forms (minimum pitch 3 to 12) with at least a 6-inch overhang;
 - c. A minimum of 15 percent of the front façade (area measurement) shall contain windows or doors. All windows and doors shall provide 4-inch trim or be recessed (i.e., into the front facade) to provide shadowing.
 - d. Garages attached to living units and accessed from the street (front setback) shall be recessed at least four feet behind the front façade of a dwelling structure; and
 - e. Exterior building elevations shall incorporate design features including offsets, balconies, projections, window reveals, or similar elements to preclude large expansions of uninterrupted building surfaces. Along the vertical face of a structure, the features shall occur at a minimum of every 30 feet, and on each floor shall contain a minimum of two of the following features:
 - f. Recesses (e.g., deck, patio, courtyard, entrance, window reveals) that have a minimum depth of three feet;
 - g. Extensions (e.g., floor area, deck, patio, entrance) that have a minimum depth of two feet and minimum length of four feet; and/or
 - h. Offsets or breaks in roof elevation of two feet or greater in height.
- 3. Transition and Compatibility between Multi-Unit and LDR Development.** Multi-unit developments adjacent to properties designated LDR shall comply with the transition area and compatibility standards listed below, unless it can be demonstrated that adjacent LDR property is committed to a non-residential use e.g., church) that is unlikely to change (See Figures 3.2-O and 3.2-P). In evaluating the status of an adjacent property, the Metro Plan designation shall take precedent over the current zone or use.
- a. When a single-family residence is within 75 feet of the subject multi-unit development site and the residence is on the same side of the street and same block, a setback similar to that of the nearest single-family residence shall be used for the front yard. "Similar" means the multi-family development setback is within 5 feet of the setback provided by the nearest single-family residence. For example, if the single-family residence setback is 20 feet, then the multi-unit building shall be setback by 15-25 feet. The minimum front yard setback shall be 10 feet, as specified in Section 3.2-215; and
 - b. A 25-foot buffer area shall be provided between multi-unit development and property lines abutting an LDR property line, not

including those property lines abutting right-of-ways. Within the 25 foot buffer area, the following standards apply:

- i. No vehicular circulation (i.e., driveways, drive lanes, maneuvering areas, and private streets) is allowed within the buffer, unless driveway placement within a buffer is required in order to comply with City, County or ODOT access management standards;
 - ii. Site obscuring landscaping shall be required. The City may require retention of existing vegetation; installation of a 6-foot minimum height, site-obscuring fence with shade trees planted a maximum of 30 feet on center (2-inch caliper at planting); and/or other landscaping to provide visual buffering. In addition, the City may require acoustical barriers when parking is proposed within the transition area;
 - iii. Building encroachments are allowed, provided no building may encroach more than 10 feet into the 25 foot buffer and no primary entrance shall face the abutting LDR property. Buildings shall not exceed one story or 21 feet within the buffer, and shall comply with all other applicable setbacks and transition areas specified elsewhere in this Code;
 - iv. No active recreation areas (including, but not limited to: tot lots, swimming pools) are allowed within the 25-foot buffer (garden spaces shall not be considered active recreation areas);
 - v. Light standards shall be 12 feet or less in height and shielded so that light does not allow direct illumination onto adjacent LDR property or into dwelling units;
 - vi. Mechanical equipment shall be screened from view (i.e., as viewed from adjacent properties and street), and shall be buffered so that noise does not typically exceed 45-50 decibels as measured at the LDR property line. The City may require a noise study certified by a licensed acoustical engineer; and
 - vii. All rooftop equipment shall be hidden behind parapets or other structures designed into the building.
- c. Buildings, or portions of buildings abutting an LDR property line or designation (i.e., side or rear lot/parcel line) outside of the 25-foot buffer described above, shall not exceed a building height greater than one foot for each foot distance from the LDR property line. For example, a building or portion of a building 30 feet in height shall be 30 feet from the LDR property line. This standard applies

up to a distance of 50 feet from the LDR property line. See also, Sections 3.2-215 and 4.4-110.

- d. Structures within 50 feet of an LDR zone shall not have a continuous horizontal distance exceeding 120 feet (measured from end wall to end wall).
4. **Storage.** Multi-unit development shall provide space for trash receptacles, storage and equipment as specified in the following standards (See Figure 3.2-M):
- a. Adequate, accessible and secure storage space shall be provided for each dwelling. A minimum of 112 cubic feet of enclosed storage is required separate from the living unit. Garages and storage units adjoining a dwelling (e.g., attached to decks and patios) shall qualify as storage space;
 - b. Trash receptacles shall be screened from view by placement of a solid wood fence, masonry wall, or similar sight-obscuring, gated enclosure, from 5 to 6 feet in height. Obscuring landscaping shall be planted a minimum 24 inches in height at planting around all exposed sides of the wall or fence, unless breaks are provided for gates. See also, Section 4.4-110;
 - c. No trash receptacles shall be located in any front yard setback, or within 25 feet of property lines abutting LDR zoned or designated properties; and
 - d. Ground-mounted equipment, including exterior transformers, utility pads, cable television and telephone boxes and similar utility services, shall be placed underground, where practicable. When placed above ground, equipment shall be placed to minimize visual impact; or screened with a wall or landscaping. When walls are used they shall be tall enough to completely screen the equipment at the time of the equipment installation. Landscaping shall be planted tall enough to attain 50 percent coverage after two years and 100 percent coverage within four years.
5. **Open Space.** Multi-unit developments shall provide both Common Open Space and Private Open Space as specified in the following standards (See Figure 3.2-Q):
- a. **General.** Inclusive of required yards, a minimum of 15 percent of the gross site area shall be designated and permanently reserved as an open space. The total required open space is the sum of setbacks, common open space, and private open space. Inventoried natural features (including regulated wetlands) and/or historic features on-site may be counted toward up to 50 percent of common open space requirements. See Chapter 6 for definitions of open space; open space, common; and open space, private.

- i. Multi-unit developments in mixed-use buildings are exempt from these standards.
 - ii. Multi-unit developments at densities exceeding 30 units per gross acre shall include a minimum of 10 percent of the gross site as open space, which may be any combination of yards, common open space and private open space.
 - iii. Multi-unit developments at densities less than 30 units per gross acre shall provide open space as specified in the amounts specified below.
- b. Common Open Space shall be provided in all newly constructed multi-unit development as specified in the following standards:
- i. A minimum of 0.25 square feet of common open space shall be required for each square foot of gross residential floor area;
 - ii. Common open space areas provided to comply with this standard shall be at least 500 square feet with no horizontal dimension less than 15 feet;
 - iii. A maximum of 15 percent of the required common open space can be on slopes greater than 25 percent; and
 - iv. Multi-unit developments shall designate within common open space a minimum of 250 square feet of active recreation area (including, but not limited to: children's play areas, play fields, swimming pools, sports courts) for every 20 units or increment thereof. For example, a 60 unit development shall provide a minimum area of 750 square feet for active recreation. No horizontal dimension shall be less than 15 feet.
- EXCEPTION:** As determined by the Director, qualified senior housing developments may be excluded from this requirement; however, all other common open space requirements apply;
- v. Placement of children's play areas shall not be allowed in any required yard setback or transition area;
 - vi. Landscaping and/or natural vegetation shall occupy a minimum of 50 percent of required common open space. On-site natural resources and historic features which are accessible to residents (including, but not limited to: by trails, boardwalks) may be used to partially or fully satisfy this requirements; and

- vii. Indoor or covered recreational space (including, but not limited to: swimming pools, sports courts, weight rooms) shall not exceed 30 percent of the required common open space area.
 - viii. Exemptions to the common open space standard may be granted for multi-unit developments of up to 60 units (or for the first 60 units of a larger project) when the developments are within one-quarter mile (measured walking distance) to a public park; and there is a direct, improved, permanent, public, Americans with Disabilities Act (ADA) – accessible, lighted, maintained pedestrian trail or sidewalk between the site and the park. An exemption shall be granted only when the nearby park provides active recreation area, as defined by Subsection iv., above.
 - ix. Phasing shall not be used to circumvent common open space standards.
 - x. Common Open Space does not include required yards or transition areas unless authorized under Sections 3.2-245 or 3.2-250.
- c. Private Open Space shall be provided in all newly constructed multi-unit developments, to comply with the following standards:
- i. All private open space shall be directly accessible from the dwelling unit through a doorway;
 - ii. Dwelling units located at or below finished grade, or within 5 feet of finished grade, shall provide a minimum of 96 square feet of private open space, with no dimension less than 6 feet; and
 - iii. Private Open Space provided may be deducted from the required amount of Common Open Space. For example, a project with 37,500 square feet of gross floor area requires 9,375 square feet of Common Open Space under Subsection b.1., above. If 2,400 square feet of Private Open Space is provided, the minimum Common Open Space requirement may be reduced to 6,975 square feet (9,375 – 2,300).
6. Landscaping, Fences and Walls. Multi-unit developments shall provide landscaping as specified in Section 4.4-105 and the following standards (See Figure 3.2Q):
- a. A minimum of 15 percent of the site shall be landscaped with a mix of vegetative ground cover, shrubbery and trees. Trees, a minimum 2 inches (dbh) in caliper, and shrubbery, a minimum of

24 inches in height, shall be planted. Bark mulch, rocks and similar non-plant material may be used to compliment the cover requirement, but shall not be considered a sole substitute for the vegetative ground cover requirement;

- b. Planter strips shall be required for all multi-unit development of collector and arterial streets, but is optional on local streets. Planter strips shall be a minimum of 4.5 feet wide, placed between the back of curb and the sidewalk, along public or private streets;
- c. Street trees, a minimum 2 inches (dbh) caliper, shall be placed within the planter strips between the curb and the sidewalk,. Street trees shall be planted one per every 30 linear feet (minimum) of street frontage, as specified in Section 4.2-140.
- d. Fences in front yards and along any frontage used to comply with the building orientation standard shall be limited to three feet in height. Fences in other yards shall comply with the fence standards specified in Section 4.4-115, and the vision clearance standards specified in Section 4.2-130; and
- e. The use of native and/or drought-tolerant landscaping is encouraged. All landscaping shall be irrigated with a permanent irrigation system unless a licensed landscape architect submits written verification that the proposed plant materials do not require irrigation. The property owner shall maintain all landscaping.

7. Pedestrian Circulation. Multi-unit developments with more than 20 units shall provide pedestrian circulation as specified in the following standards (See Figure 3.2-R):

- a. Continuous internal sidewalks shall be provided throughout the site. Discontinuous internal sidewalks shall be permitted only where stubbed to a future internal sidewalk on abutting properties, future phases on the subject property, or abutting recreation areas and pedestrian trails;
- b. Internal sidewalks shall be separated a minimum of 5 feet from dwellings, measured from the sidewalk edge closest to any dwelling unit;
- c. The internal sidewalk system shall connect all abutting streets to primary building entrances;
- d. The internal sidewalk system shall connect all buildings on the site and shall connect the dwelling units to the parking areas, bicycle parking, storage areas, all recreational facilities and common areas, and abutting public sidewalks and pedestrian trails;
- e. Surface treatment of internal sidewalks shall be concrete, asphalt or masonry pavers, at least 5 feet wide. Multi-use accessways

(e.g., for bicycles, pedestrians and emergency vehicles) shall be of the same materials, at least 10 feet wide. Where emergency vehicle access is required, there shall be an additional 5 feet on either side of the accessway. The additional 5 foot area may be turf-block, grass-crete or similar permeable material on a base of gravel capable of supporting fire equipment weighing 80,000 pounds.

- f. Where internal sidewalks cross a vehicular circulation area or parking aisle, they shall be clearly marked with contrasting paving materials, elevation changes, speed humps, or striping. Speed humps shall be subject to review and approval by the Fire Marshal. Internal sidewalk design shall comply with Americans with Disabilities (ADA) requirements;
 - g. Where the internal sidewalks are parallel and abutting to a vehicular circulation area, the sidewalk shall be raised or be separated from the vehicular circulation area by a raised curb, bollards, landscaping or other physical barrier. If a raised sidewalk is used, the ends of the raised portions shall be equipped with curb ramps; and
 - h. All on-site internal sidewalks shall be lighted to a minimum of 2-foot candles.
8. **Parking.** Multi-unit developments shall provide parking design as specified in the following standards:
- a. Parking lots shall be placed to the side or rear of buildings as specified in the Building Orientation Standards. Parking shall not be placed along that portion of the street where building frontages are used to comply with the building orientation standard;
 - b. Lighting shall be provided for safety purposes, and focused/shielded to avoid glare on adjacent properties or dwellings as specified in Section 4.5-100;
 - c. There shall be one planter island for every 8 parking spaces. Planter islands shall be a minimum of 6 feet wide, exclusive of the curb, the full length of a parking space containing one shade tree (a minimum 2 inches (dbh) in caliper at planting) and vegetative ground cover. Trees shall be specimens capable of attaining 35 feet or more in height at maturity and shall not produce excessive fruit, nuts, or sap (i.e., die to pest damage). Bark mulch is not an acceptable substitute for vegetative ground cover in the planter island. Water quality features may be incorporated into planter islands. Landscape areas shall be evenly distributed throughout the perimeter of interior parking areas, where practicable. See Section 4.4-105F. for recommended shade trees;

- d.** A minimum 6-foot wide planter area shall separate and visually screen parking from living area windows. The planter area shall include a mix of ground cover, shrubbery, and trees with appropriate growth habit (i.e., for narrow planters and any height limitations including balconies, overhangs, and eaves). Shrubbery in this planter area shall be at least 24 inches in height at the time of planting, and trees a minimum of 2 inches (dbh) in caliper at the time of planting. See Section 4.4-110;
- e.** Parking lots shall be connected to all building entrances by means of internal sidewalks;
- f.** All parking stalls fronting a sidewalk, or landscaped area shall be provided with a secure wheel bumper not less than 6 inches in height and set back from the front a minimum of two feet to allow for vehicle encroachment. Wheel bumpers, if used, shall be a minimum of 6 feet in length. As an option, the sidewalk or planter may be widened two feet beyond the minimum dimension required to allow for vehicle encroachment. The sidewalks and planters shall be protected by a curb not less than 6 inches in height. See also, Section 4.6-120C.;
- g.** On corner lots/parcels, parking areas shall not be located within 30 feet of an intersection, as measured from the center of the curb return to the edge of the parking area (curb or wheel stop);
- h.** All parking, maneuvering and loading areas abutting a property line or right-of-way shall provide perimeter lot/parcel landscaping. A minimum 5 foot wide planting strip shall be planted with shade trees, a minimum 2 inches (dbh) in caliper, and a low level (e.g., 30-40 inches) evergreen hedge. See also, Section 4.4-105;
- i.** Decorative walls may be used in place of the hedge in Subsection h., above, and shall be placed no closer than four feet from the property line. The decorative wall shall be a minimum of 30 inches in height and no more than 40 inches in height, and shall comply with the vision clearance standards specified in Section 4.2-130. Decorative walls shall be constructed of textured concrete masonry (CMU) or similar quality material, and include a cap. The wall may be partially see-through (up to 40 percent) as appropriate for security purposes. The area between the wall and property line shall be landscaped with shade trees;
- j.** Parking area landscaping shall be designed to reduce storm water runoff (e.g., through infiltration swales and other measures), as practicable; and
- k.** Bicycle parking shall be provided as specified in Section 4.6-140-155 and may be incorporated into the landscaping design.

- 9. Vehicular Circulation. Multi-unit developments shall provide vehicular circulation as specified in the following standards (See Figure 3.2-R):**
- a. The on-site driveway (or private street) system shall connect with public streets abutting the site;**
 - b. Shared driveways shall be provided whenever practicable to minimize cross turning movements on adjacent streets. On-site driveways and private streets shall be stubbed to abutting MDR/HDR properties, at locations determined during Site Plan Review process to facilitate development of shared driveways;**
 - c. Multi-Unit developments 8 acres or larger shall be developed as a series of complete blocks bounded by a connecting network of public or private streets with sidewalks. The average block size within a multi-unit development shall be a maximum of four acres in size. For example, an 8.1-acre development would have a minimum of two blocks. Portions of the site with wetlands, slopes greater than 15 percent and wooded areas subject to Section 5.19-100 shall be exempt from this standard, however, sidewalk or pathway connections are required as an alternative to street connections, when practicable; and**
 - d. Parking areas shall be accessed from alleys when properties abut an alley, or an alley can reasonable be extended to serve the development.**

**Multi-Unit Design Standards
Figure 3.2-L**

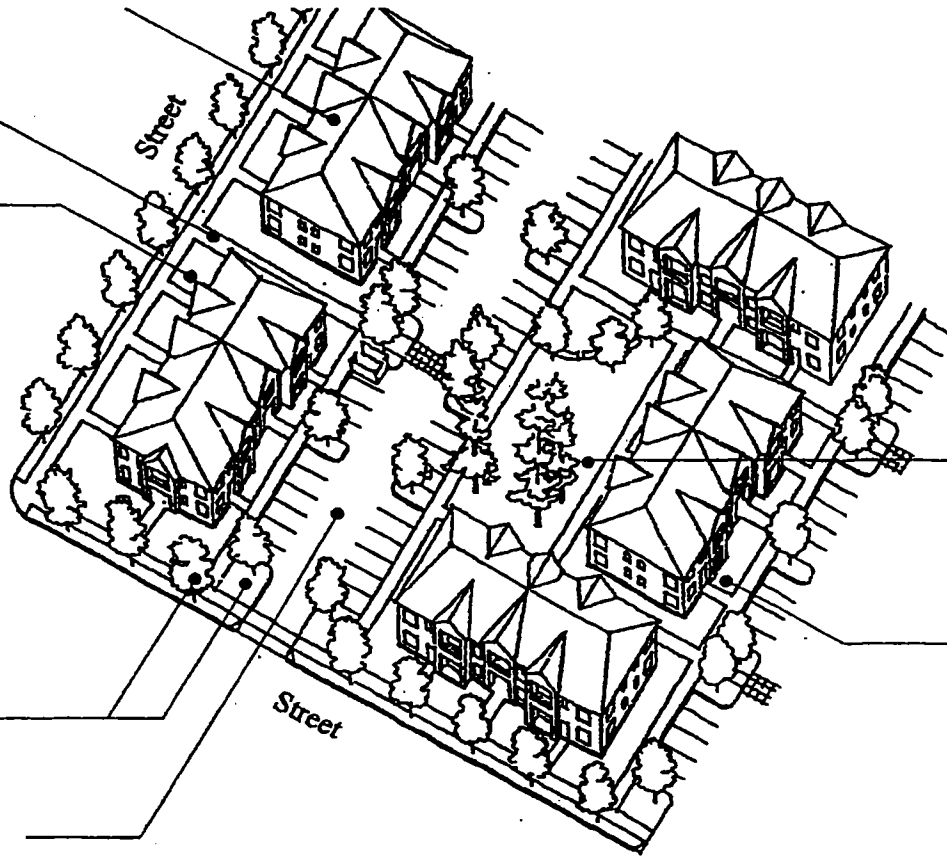
Building Form ———

**Pedestrian
Circulation**

**Building
Orientation**

**Landscaping
and Street Trees**

**Vehicular Circulation
and Off-Street Parking**



**Common
Open Space**

**Private
Open Space**

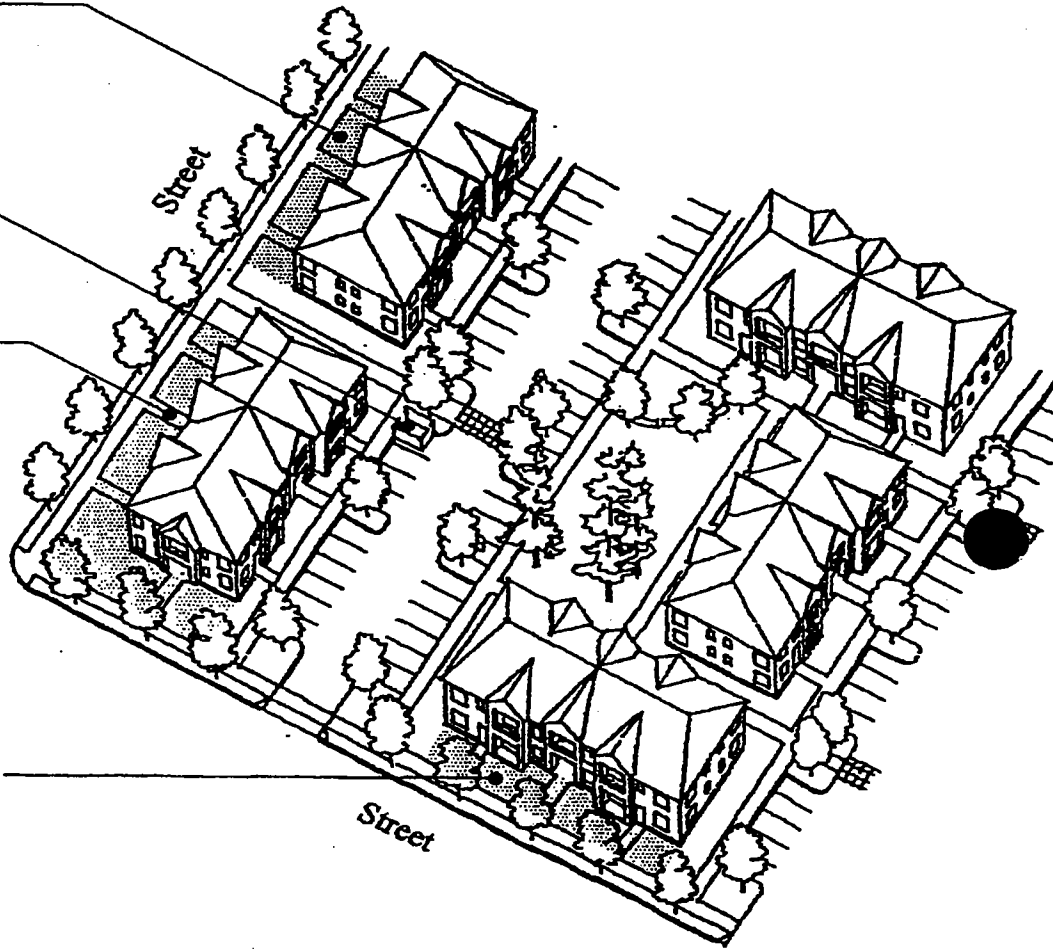
**Building Orientation and Storage
Figure 3.2-M**

**Front of Buildings
Within 25' of Lot Line**

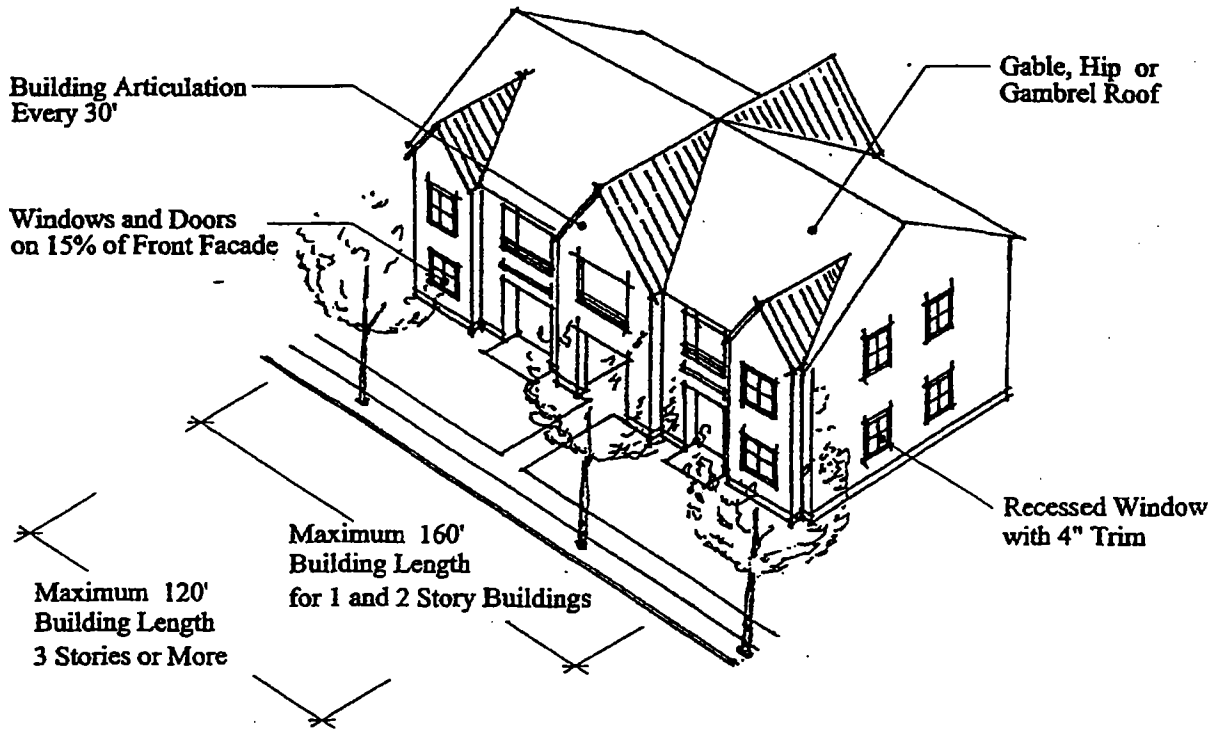
**Screened
Trash Receptacle**

**Primary Entries
Facing Street -**

**Area Counted Toward 50%
Orientation Standard**

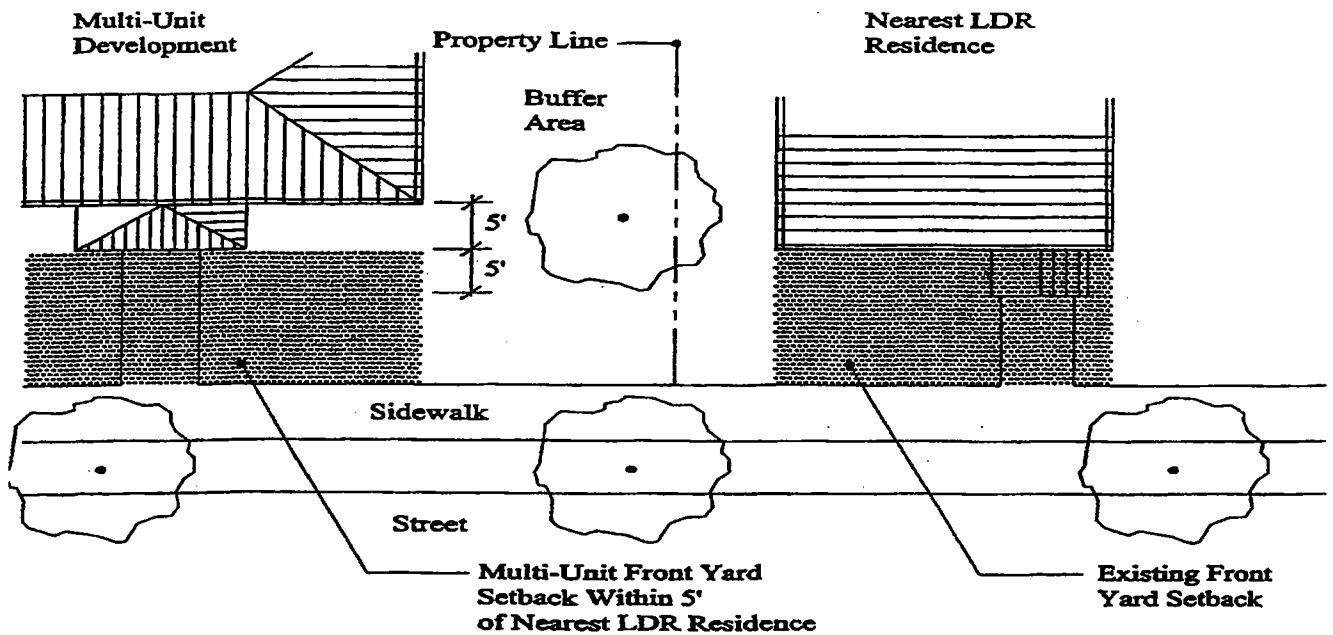
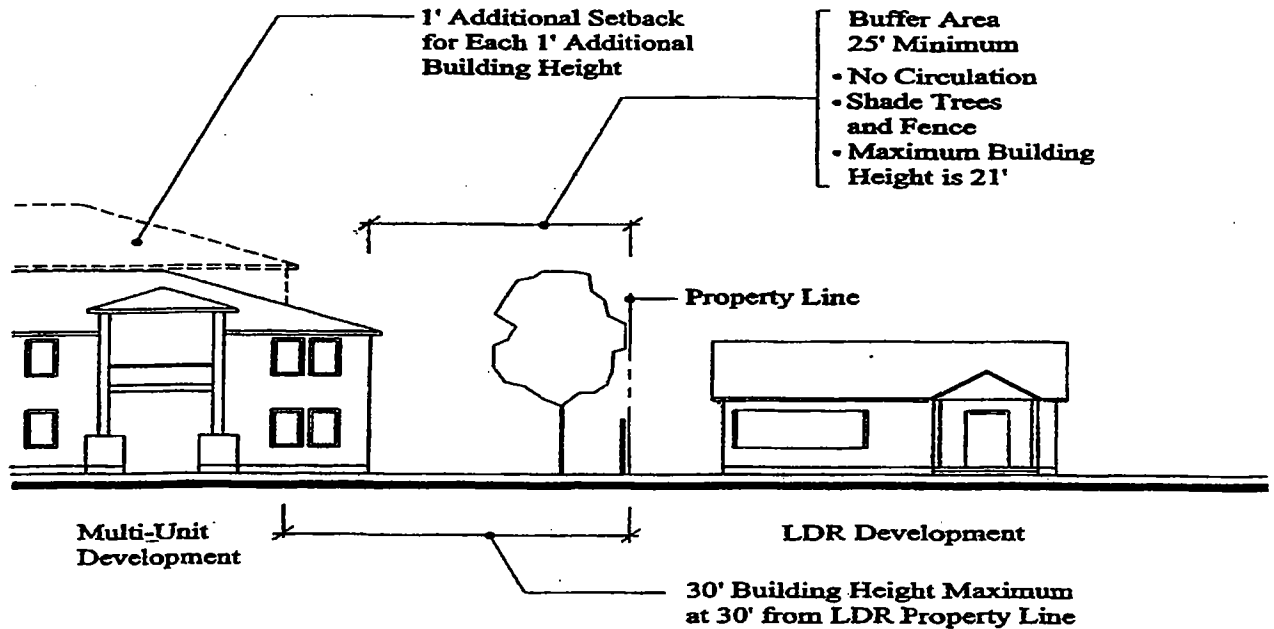


**Building Form
Figure 3.2-N**

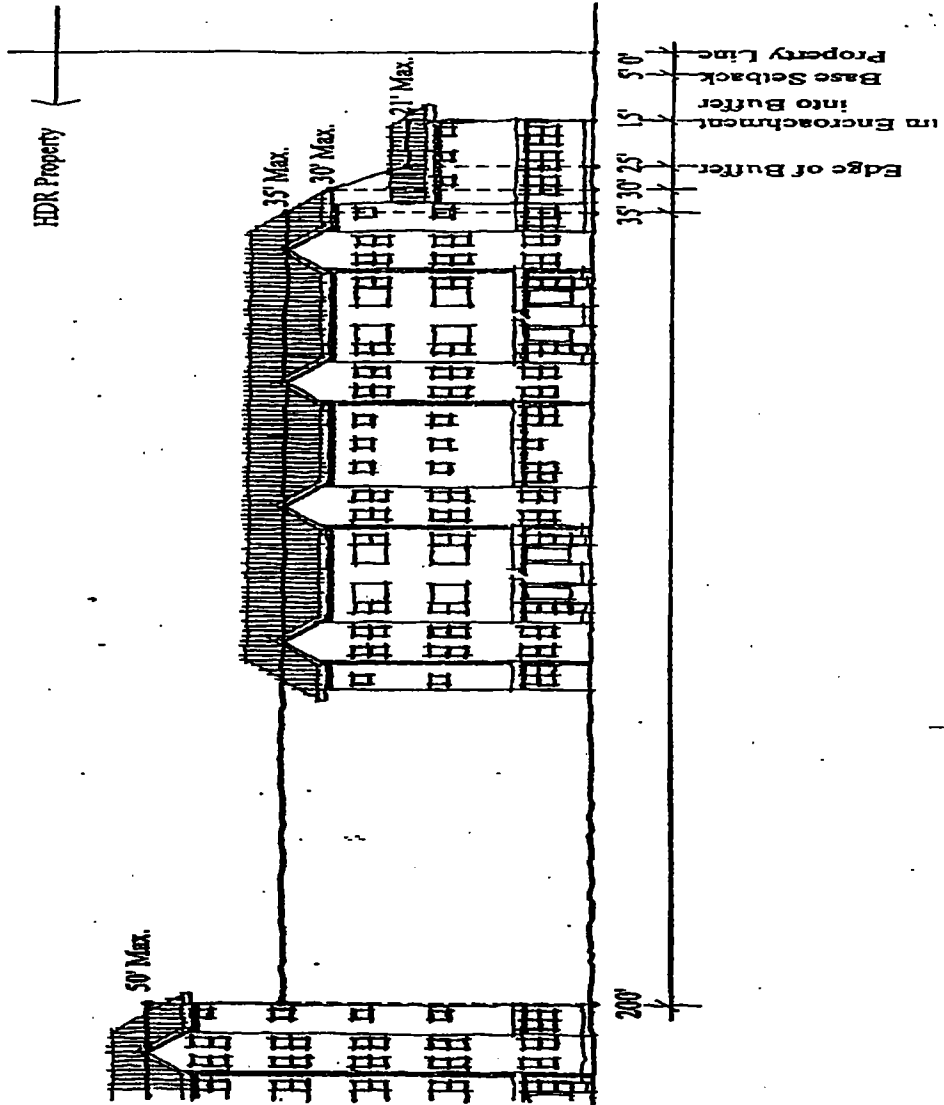


Compatibility and Transition

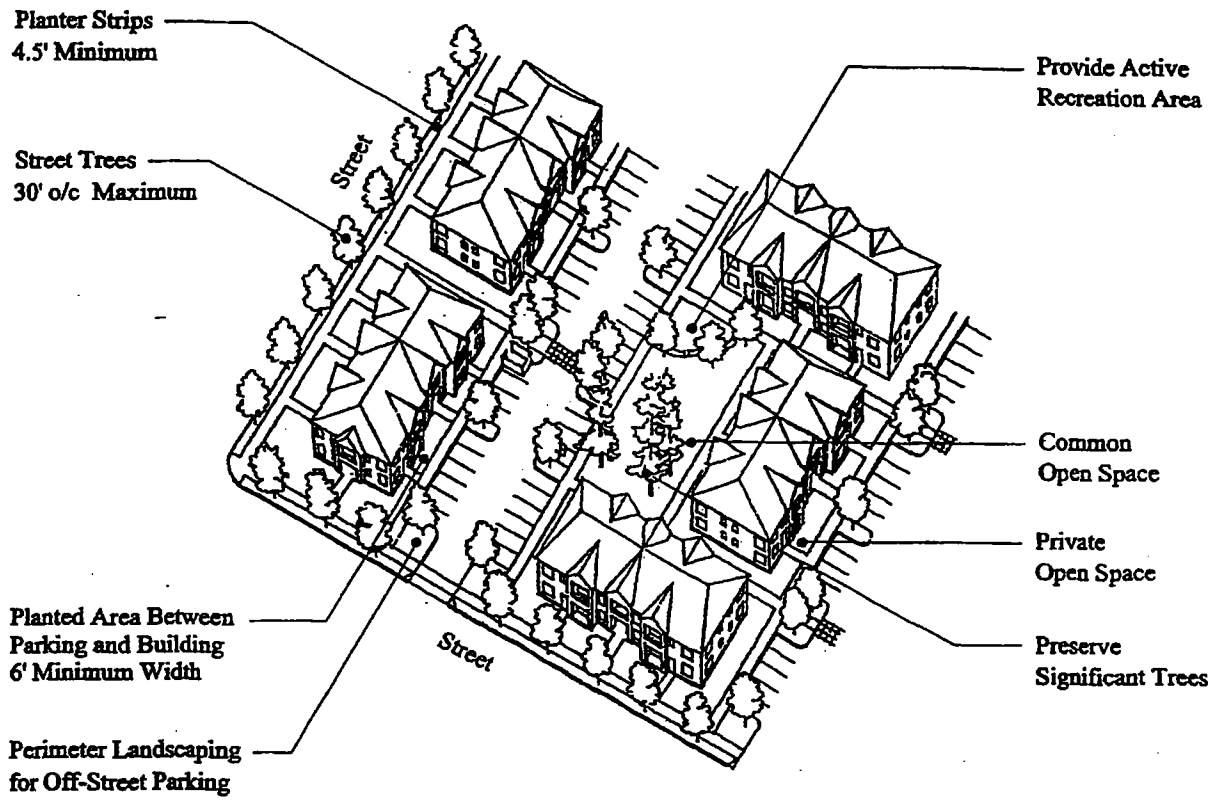
Figure 3.2-0



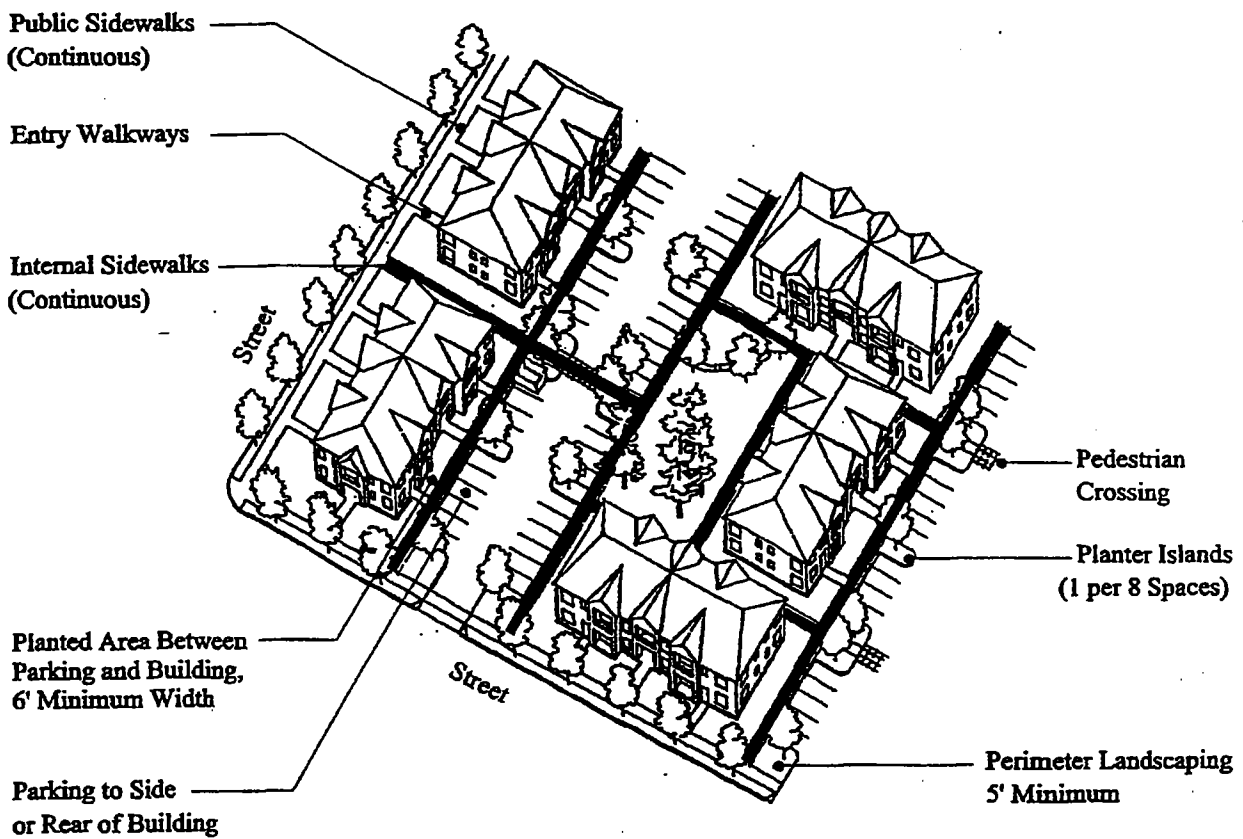
**Building Setbacks, Building Height and Transition to LDR
Figure 3.2-P**



Open Space and Landscaping Figure 3.2-Q



**Circulation and Parking
Figure 3.2-R**



3.2-245 Multi-Unit Design Standards – Alternative Design Discretionary Criteria

- A. Description.** The Planning Commission may approve adjustments to the multi-family design standards listed in Section 3.2-240 that preclude compliance under Section 3.2-250. In addition, the applicant may chose this Type III Discretionary Use procedure when proposing an innovative design that may preclude compliance with one or more of the design standards under Section 3.2-240. The multi-family design standards are: Building Orientation; Building Form; Storage; Transition and Compatibility Between Multi-Unit and LDR Development; Open Space; Landscaping; Pedestrian Circulation; Parking; and Vehicular Circulation. The Planning Commission shall find that the application complies with or exceeds the criteria for each applicable design standard. Criteria for design standards not relevant to the application shall not require a finding by the Planning Commission, unless the guidelines in Subsections B. through I. are implemented.
- B. Building Orientation.** The Planning Commission shall find that the proposed design contributes positively to the neighborhood and overall streetscape by carefully relating building mass, frontages, entries, and yards to streets and to adjacent properties. This criterion may be met by complying with the Section 3.2-240D.1., Section 3.2-250 or by considering the following guidelines:
- 1.** Orient buildings to an internal circulation system that mimics a public street in appearance (including, but not limited to sidewalks, landscaping, cross-walks, lighting, parallel parking), and does not diminish the appearance and safety of abutting primary public streets. Examples of "diminished appearance" include a fence along the sidewalk that isolates pedestrians between it and the street; the location of trash receptacles, utility vaults, etc. in the "rear" yard (abutting a public street); and similar impacts on the streetscape.
 - 2.** Other design elements that provide exceptional design, and on balance, justify approval of the development with less than full compliance with the building orientation standard. Examples of such design elements include protection of natural and cultural resources; minimization of slope and tree cutting impacts; provision of pedestrian amenities along the public street; and similar public benefits that effectively accomplish the intent of the standard.
- C. Building Form.** The Planning Commission shall find that the proposed design promotes building forms that contribute positively to a sense of neighborhood and to the overall streetscape. This criterion may be met by complying with the Section 3.2-240D.2., Section 3.2-250 or by considering the following guidelines:
- 1.** Design exterior building elevations to avoid large expanses of uninterrupted building surfaces.
 - 2.** Depict building scale consistent with nearby buildings; "scale" relates to the size of various features (including, but not limited to entries, roof surfaces, facades, windows and materials) as compared to those features on nearby buildings.

3. Provide transitions to nearby buildings by massing; "mass" relates to the overall size or bulk of a building or its principal parts.
4. Provide porches, bays, and balconies that compliment nearby buildings.
5. Provide roof variations through offsets, breaks and/or extensions.
6. Provide transition between the multi-unit site and LDR areas.
7. Enhance solar access protection and/or energy conservation.
8. Protect on-site and off-site natural and designated historic features.
9. Provide human-scaled architectural detail.
10. Provide visual variety in elevations, architectural details, colors, and materials, compatible with existing development.

D. Storage. The Planning Commission shall find that unsightliness, noise and odor of exterior utilities, trash receptacle storage, and roof-mounted mechanical equipment is minimized by providing site facilities that are adequate and convenient for residents' needs and ensuring that site facilities are practical, attractive, and easily maintained. This criterion may be met by complying with the Section 3.2-240D.4., Section 3.2-250 or by considering the following guidelines:

1. Provide trash receptacle areas that are adequately signed, accessible to residents and collection service, separated or buffered from living areas in order to avoid noise and odor problems.
2. Provide mailboxes large enough to accommodate large envelopes, packages, and newspapers.
3. Keep the number and size of television and other receiving structures to a minimum. Screen or locate these structures to minimize visibility to on-site residents, residents of adjacent properties and the public, to the extent practicable.
4. Provide adequate, accessible and secure storage space for each dwelling.
5. Provide ground or interior mounted mechanical equipment with screening as an alternative to roof-mounted equipment.
6. Group together roof penetrations such as plumbing and exhaust vents, air conditioner units and transformer boxes whenever practicable. Use ridge vents on pitched roofs that are in public view.

E. Transition and Compatibility Between Multi-Unit and Low Density Residential Development. The Planning Commission shall find that the development is located and designed in a manner compatible with surrounding development by creating reasonable transitions between multi-unit dwellings and sites and

adjacent LDR areas and uses. This criterion may be met by complying with the Section 3.2-240D.3., Section 3.2-250 or by considering the following guidelines:

1. Setbacks, building heights and massing are similar to, and/or promote a visual gradient between the multi-unit site and adjacent LDR area.
2. Screen with landscaping or place balconies and windows to maintain the privacy of abutting LDR areas and uses and multi-family unit residents on-site and in abutting developments.
3. Window treatments and other building components are similar in size, scale, and placement to those in the adjacent LDR areas, unless variation aids in transition.
4. On site vehicular circulation and parking guides traffic away from abutting LDR areas and uses.
5. Orient buildings along street frontages shared by LDR development, particularly when such orientation aids in transition.
6. Use site obscuring landscaping, shade trees planted a minimum of 6 feet from property lines, or a minimum 6-foot high fence, when such screening aids in transition.
7. Locate components of the multi-unit development, which generate noise (such as recreation areas, parking lots, trash receptacles, heating and cooling equipment, etc.) where they will least disturb abutting LDR areas and uses.
8. Locate and screen lights and mechanical equipment to minimize glare and noise to adjoining LDR properties.
9. Allow enclosed garage structures (not carports) between multi-unit buildings and abutting LDR properties as a transition device when the width and height of proposed garage structures are similar to (or subordinate to) the width and height of adjacent LDR garage structures.

F. Open Space.

1. The Planning Commission shall find that the open space component is located and designed in a manner compatible with surrounding development when:
 - a. On-site and abutting natural features are integrated into the open space system of the multi-family development.
 - b. Amenities such as seating, children's play areas, lighting and recreation facilities are provided within common open space areas and proportional to the needs of the development.

- c. A range of usable open space types (general, common, and private) is provided and they are integrated with abutting public open space, if it exists.
- d. Negative impacts to on-site or abutting wetlands, waterways, and natural areas are negligible.

2. This criterion may be met by complying with the Section 3.2-240D.5., Section 3.2-250 or by considering the following guidelines:

- a. Locate buildings, parking and circulation to minimize adverse impacts on natural features.
- b. The amount of common recreation area is equal to the Section 3.2-240D.5.b. standard unless adjacent public recreation facilities, unique on-site facilities, or other similar open space/recreation facilities will be available to all residents of the site.
- c. Provide linkages between on-site common open space and abutting public open spaces, when open space uses are compatible.
- d. The amount of private open space is equal to the Section 3.2-240D.5.c. standard unless equivalent opportunities for common open space are demonstrated (e.g., individual units enjoy common open space).

G. Landscaping. The Planning Commission shall find that landscaping, fences, and walls contribute to a quality living environment for all residents, improve the appearance of multi-unit developments, and promote transition between multi-unit development and surrounding land uses.

1. This criterion may be met by complying with the Section 3.2-240D.6, Section 3.2-250 or by considering the following guidelines:

- a. Plant outdoor spaces around multi-unit developments with a mix of ground cover, shrubbery and trees. Also incorporate hard landscaping elements (e.g. paved sidewalks, courtyards) into the development.
- b. Use plants to provide visual relief along blank exterior walls, reduce building mass and bulk, define and shelter open space, provide privacy, break up and shade parking areas and help define building entries and sidewalks.
- c. Include enhancements, such as plazas, galleries, courtyards, widened sidewalks, benches, shelters, street furniture, artwork or kiosks for pedestrian amenities.
- d. Use vegetation, grade changes and low fences to define open space areas. Plant transition areas between multi-unit dwellings

and surrounding LDR and less intensive uses to minimize the visual impact of the development.

- e. Incorporate a planting design that emphasizes:
 - i. Visual surveillance by residents of common open space, parking areas, internal sidewalks, dwelling unit entries, abutting streets and public open spaces (i.e., mature plants do not block views of these areas);
 - ii. Climate controls for summer shading and solar access during winter, and/or shielding from winter winds. Balance this guideline with visual surveillance objectives, above.
- f. Preserve significant trees and shrubbery on the site as reasonable. Significant trees mean trees which measure 5 inches DBE or greater. Significant shrubbery means shrubbery that is greater than 40 inches in height and is a native, noninvasive species. Trees and shrubs preserved to meet this standard shall be identified on a Tree Protection Plan, in conformance with 5.19-100.
- g. Provide small ornamental plants or other landscape features in coordination with the building's architecture to define the primary entry of a dwelling unit.
- h. Avoid high solid fences and walls along streets (e.g., fences greater than 3 feet in height), unless required for noise abatement or retaining walls.
- i. Incorporate landscaping, fences and walls that clearly delineate the public, communal and private areas of a development.
- j. Provide street tree planting, as required by Section 3.2-240D.6 standards.
- k. Incorporate landscaping, fences and walls that do not conflict with sight lines for vehicles and pedestrians, and comply with the vision clearance standards specified in Section 4.2-130.
- l. Choose landscape species for efficient maintenance. Incorporate native, drought-resistant species.
- m. Use noise-reducing, ornamental walls (e.g., masonry), as necessary, to minimize the transmission of noise.
- n. Incorporate landscaping, fencing and/or walls with dwellings that are close to high noise sources such as active recreation, busy streets, railway lines, or industry.

- o. **Obscure or screen outlooks from windows, balconies, stairs, landings, terraces and decks or other private, communal or public areas within a multi-unit development. This can be accomplished with landscaping, fences or walls, where a direct view is available into the private open space of an existing adjacent single-family or multi-family dwelling unit.**
 - p. **Screen private open space and balconies by solid translucent screens or perforated panels or trellises which have a maximum of 25 percent openings and are permanent, of durable materials and designed, painted or colored to blend with the development.**
- H. Pedestrian Circulation. The Planning Commission shall find that pedestrian circulation systems are designed to provide separation between vehicles and pedestrians and provide clear, direct, safe and identifiable connections within the multi-unit development and to other neighborhood uses. This criterion may be met by complying with the Section 3.2-240D.7., Section 3.2-250 or by considering the following guidelines:**
- 1. Design each multi-unit development to contain an internal pedestrian circulation system that makes clear, easily identifiable and safe connections between individual units, parking, storage, common open spaces areas, and public sidewalks. Design of internal sidewalks to comply with the American with Disabilities Act (ADA) requirements.**
 - 2. Design the pedestrian circulation system to provide safe crossings of streets, driveways, and parking areas, where crossings are necessary. Consider design elements such as textured pavers, patterned concrete and raised surfaces to emphasize crossings.**
 - 3. Design internal walkways and other pedestrian links to provide privacy for ground floor residents.**
 - 4. Link the multi-unit development internal sidewalks to neighborhood uses that may be used by residents.**
 - 5. Minimize vehicle and pedestrian conflicts.**
 - 6. Integrate the design of the internal sidewalks with natural contours, topography, trees, other vegetation, waterways, wetlands, and other natural resources and features.**
 - 7. Provide a convenient, accessible, direct, barrier-free route design.**
- I. Parking. The Planning Commission shall find that the placement of parking contributes to attractive street frontages and visual compatibility with surrounding areas and is located with consideration for the safety of residents. This criterion shall be met by complying with Section 3.2-240D.8., Section 3.2-250 or by considering the following guidelines:**

1. Avoid placing parking lots, carports, garages, and driveways between the buildings and the street. To minimize the visual impacts, locate parking to a portion of the site least visible from the street.
2. Provide rear and below grade parking where practicable.
3. Use alley access for parking areas where practicable.
4. Use low, dense hedges or landscape berms at the edges of parking lots to screen autos and direct pedestrians to entry and exit points.
5. Provide no more parking than the "minimum" parking requirement, where practicable.
6. Avoid placing parking lots, garages, and carports that abut and/or are visible from LDR areas. As an alternative, locate parking next to arterial and collector streets with landscape buffering, when possible.
7. Design garages and free standing carports to be visually compatible with, or screened from, adjacent LDR uses and dwellings on-site (e.g., similar siding, trim, roof line and materials, detailing, and color, as applicable).

J. Vehicular Circulation.

1. The Planning Commission shall find that on-site vehicular circulation systems are:
 - a. Designed to be clearly identifiable, safe, pedestrian-friendly, and interconnected.
 - b. Designed to provide connectivity to the surrounding neighborhood streets while minimizing impacts on the arterial street system.
2. This criterion may be met by complying with the Section 3.2-240D.9., Section 3.2-250 or by considering the following guidelines:
 - a. Design driveways and private streets to enhance connectivity to abutting streets.
 - b. Design internal site circulation to provide accessibility to and from the site.
 - c. Design the vehicular circulation system, together with other design elements, to reduce the apparent scale of large developments by organizing the site into smaller land units.
 - d. Where practicable, consolidate or share driveways and internal streets with driveways or internal streets serving abutting sites.
 - e. Incorporate aesthetic and functional site design as it relates to vehicular circulation.

- f. Provide vehicular circulation linkages that will integrate multiple family development with the surrounding area.
- g. Provide the separation of pedestrian, bicycle and vehicular traffic.
- h. Avoid out-of-direction travel between buildings and other facilities on the site (e.g., for delivery, service, etc.).
- i. Locate service areas for ease of use and minimal conflict with circulation systems.
- j. Provide circulation systems that respond to site topography, natural contours and natural resources, to minimize grading and resource impacts.
- k. Provide shared parking with abutting sites where practicable.
- l. Provide the use of alleys for vehicular access.
- m. Provide lighting for the safety of pedestrians and drivers.

3.2-250 Multi-Unit Design Standards Variances

- A. **Description.** The Director may approve an adjustment of up to 20 percent to the multi-family design standards listed in Section 3.2-240. The multi-family design standards are: Building Orientation; Building Form; Storage; Transition and Compatibility Between Multi-Unit and LDR Development; Open Space; Landscaping; Pedestrian Circulation; Parking; and Vehicular Circulation. There is one general criterion in Subsection B., below that applies to all the design standards. In addition, each design standard has applicable criteria as specified in Subsections C. through K., below. The Director shall find that the application complies with the criteria for each applicable design standard; i.e., design standards modifications that the applicant does not specifically request in the application shall not require a finding by the Director, and shall not be subject to review under this Section. Requests to modify the standards of Section 3.2-240 by more than 20 percent shall require review under Section 5.21-130.
- B. **General Criterion.** The adjustment is necessary due to topography, natural features, easements, and similar physical or legal constraints preclude full compliance. Self-imposed conditions do not satisfy this criterion.
- C. **Building Orientation.** The adjustment results in a better overall streetscape. For example, design elements include: protecting and preserving vegetation and trees 5 inches (dbh) in caliper or greater; providing pedestrian amenities (i.e., between buildings and the street); providing building mass and architectural detailing that compliment adjacent uses and landscaping; and similar elements that effectively accomplish the intent of the standard.
- D. **Building Form.**

1. The adjustment provides equivalent neighborhood compatibility either by providing similar building mass and architecture, or through protection of vegetation and trees greater than 5 inches (dbh) in caliper (i.e., screening allows for contrasting building form).
 2. In addition to the 20 percent adjustment provided by Subsection B., above and Subsection 3.2-240D.2., the Director may approve alternative roof forms where the developer demonstrates that adjacent structures, or the majority of structures within 300 feet, have roofs similar to what is proposed.
- E. Storage.** The adjustment provides an equivalent degree of privacy and protection for residents and adjacent uses. Protection from visual, noise, odor, light, vibration, glare and other impacts shall be provided to effectively accomplish the intent of this standard.
- F. Transition and Compatibility Between Multi-Unit and Low Density Residential Development.** The adjustment results in better overall transition between multi-unit dwellings and neighboring LDR areas, such as: protecting and preserving vegetation and trees 5 inches (dbh) in caliper or greater; a reduction in noise and/or light that would otherwise impact adjacent LDR areas; stepping down building height; providing roof lines that compliment adjacent uses; and similar elements that effectively accomplish the intent of the standard.
- G. Open Space.**
1. The adjustment results in better overall compliance with Subsection 3.2-240D.5. to provide common and private open space, such as protecting vegetation and preserving trees 5 inches (dbh) in caliper or greater; providing pedestrian amenities; or providing locations for common open space which enhances safety and visibility.
 2. The Director may approve an adjustment in the common open space requirements for developments with 61 units or more if up to 50 percent if the site is within one-quarter mile (measured walking distance) of a public park with active recreation facilities [as defined by Section 3.2-240D.5.]; and there is a direct, improved, permanent, public, Americans with Disabilities Act (ADA) - accessible, lighted, maintained pedestrian trail or sidewalk between the site and the park.
 3. The Director may approve a reduction in either the required private open space or required common open space areas if the proposal includes a proportional increase in the other type of required open space. This adjustment shall not apply to required active recreation areas.
- H. Landscaping.**
1. The adjustment results in a better overall transition from neighboring LDR areas, such as: protecting and preserving trees 5 inches (dbh) in caliper or greater; and

2. The adjustment provides an equivalent degree of privacy, visual separation, and visual enhancement for residents and adjacent LDR uses.

I. Pedestrian Circulation.

1. The adjustment provides an equivalent degree of pedestrian circulation, safety and comfort, as provided by the pedestrian circulation standards.
2. The Director may approve an adjustment in the pedestrian circulation standard, notwithstanding by Subsection B., above and Subsection 3.2-240D.7. if the residents do not require an internal sidewalk system in full compliance with the pedestrian circulation standards.

- J. Parking.** The adjustment results in the protection and preservation of trees 5 inches (dbh) in caliper or greater or significant vegetation that provides parking lot screening.

K. Vehicular Circulation.

1. The adjustment provides an equivalent degree of vehicular circulation, as provided by the vehicular circulation standards.
2. The Director may approve an adjustment in the vehicular circulation standard, notwithstanding by Subsection B., above and Subsection 3.2-240D.9., when the development provides more building area oriented to the street than is required by Subsection 3.2-240D.1.

Section 3.2-300 Commercial Zoning Districts

3.2-305 Establishment of Commercial Zoning Districts

The following commercial zoning districts are established:

- A. **Neighborhood Commercial District (NC).** The NC District establishes sites up to three acres in size to provide day to day commercial needs for support populations up to 4,000 people. NC developments should enhance rather than intrude on the character of a neighborhood by using landscaping, building materials and design features that are similar to and in proportion with residential uses. New NC Districts larger than 1.5 acres shall be limited to collector and arterial streets. Existing NC Districts on local streets shall not be allowed to expand beyond 1.5 acres unless the development area abuts a collector or arterial street.
- B. **Community Commercial District (CC).** The CC District establishes sites to provide for a wide range of retail sales, service and professional office use and also includes all existing strip commercial areas.
- C. **Major Retail Commercial District (MRC).** The MRC District establishes sites suitable for shopping centers. The minimum development area shall be 20 acres.
- D. **General Office District (GO).** The GO District is established to encourage appropriate office development as a transition zone, providing a buffer between residential and more intensive commercial development at the boundaries of a Community Commercial or Major Retail Commercial designation. The minimum development area shall be at least one acre.

3.2-310 Schedule of Use Categories

The following uses are permitted in the districts as indicated, subject to the provisions, additional restrictions and exceptions specified in this Code. Uses not specifically listed may be approved as specified in Section 5.11-100.

"P" = PERMITTED USE subject to the standards of this Code.

"S" = SPECIAL DEVELOPMENT STANDARDS subject to special locational and/or siting standards as specified in Section 4.7-100.

"D" = DISCRETIONARY USE subject to review and analysis under Type III procedure (Section 5.9-100) at the Planning Commission or Hearings Official level.

"N" = NOT PERMITTED

SITE PLAN REVIEW SHALL BE REQUIRED unless exempted elsewhere in this Code.

Categories / Uses	Commercial Districts			
	NC	CC	MRC	GO
Agricultural and animal sales and service				
Agricultural cultivation of undeveloped land	N	P	P	N
Animal hospitals, animal clinics and kennels (Section 4.7-110)	N	S	N	N
Feed and seed supplies	N	P	S	N
Garden supplies (Section 4.7-150)	N	P	S	N
Automotive, marine and mobile/manufactured homes sales, service, storage and repair (Section 4.7-115)				
Auto and truck dealers, new	N	S	S	N
Auto and truck dealers, used	N	S	N	N
Boat sales and accessories	N	S	S	N
Car Washes	N	P	N	N
Garage, repair	N	S	D	N
Manufactured home and RV sales including campers, canopies and other accessories	N	S	N	N
Motorcycle sales and repair	N	P	S	N
Private parking lots and garages	N	P	P	N
Rental, automotive and trucks	N	S	S	N
Service stations	S	P	S	N
Tires, batteries and accessories	N	P	S	N
Business and professional offices and personal services				
Accountants, bookkeepers and auditors	P	P	P	P
Advertising / marketing agencies	P	P	P	P
Architects, landscape architects and designers	P	P	P	P
Art Studios, fine	P	P	P	P
Art restoration	P	P	P	P
Attorneys	P	P	P	P
Audio / video production studio	P	P	P	N
Authors / composers	P	P	P	P
Banks, credit unions and savings and loans	P	P	P	P
Barber and beauty shops	P	P	P	N
Business Schools	P	P	P	N
Catering Services	P	P	P	N
Clinics and research / processing laboratories	P	P	P	P
Collection agencies	P	P	P	P
Commodity contract brokers and dealers	P	P	P	P
Computer and information services	P	P	P	P
Child care facilities (Section 4.7-125)	S	S	S	S
Dentists	P	P	P	P
Detective and protective agencies	P	P	P	P
Diaper services	P	P	P	N
Doctors	P	P	P	P
Drafting, graphic and copy services	P	P	P	P
Employment agencies and services	P	P	P	P
Engineers and surveyors	P	P	P	P
Financial Planning, investment services	P	P	P	P
Funeral services	P	P	P	N
Graphic art services	P	P	P	P
Gymnastics instruction	P	P	P	P
House cleaning services	P	P	P	P

Categories / Uses	Commercial Districts			
	NC	CC	MRC	GO
Insurance carriers, agents, brokers and services	P	P	P	P
Interior decorator and designers	P	P	P	P
Laundry, dry cleaners, including self service, and ironing services	P	P	P	N
Loan companies, other than banks	P	P	P	P
Locksmiths	P	P	P	N
Lumber brokers	P	P	P	P
Mailing services / mail order sales	P	P	P	P
Management and planning consultants	P	P	P	P
Manufactured unit as a temporary construction office, security quarters or general office (Sections 4.8-110, and 4.8-120 and 4.7-185)	P/S	P/S	P/S	P/S
Manufactured home as a manufactured home sales office (Section 4.8-115)	P	P	P	N
Motion picture studio / distribution	P	P	P	N
Non-profit organizations	P	P	P	P
Opticians	P	P	P	P
Performing arts instruction	P	P	P	P
Photocopying	P	P	P	P
Photography studios	P	P	P	P
Planner, land use	P	P	P	P
Printing / publishing	P	P	P	P
Private investigator	P	P	P	P
Psychologists and counselors	P	P	P	P
Real estate sales and management	P	P	P	P
Scientific and educational research	P	P	P	P
Security systems services	P	P	P	P
Self-defense studio	P	P	P	P
Shoe repair	P	P	P	N
Stenographers and secretarial services	P	P	P	P
Stockbrokers	P	P	P	P
Swimming pool cleaning	P	P	P	P
Tailors	P	P	P	N
Tanning salons	P	P	P	P
Title companies	P	P	P	P
Telephone answering services	P	P	P	P
Travel agencies	P	P	P	P
TV and radio broadcasting studios	P	P	P	P
Typing services	P	P	P	P
Communications towers, including antennas and relay equipment.	N	D	D	N
Certain Wireless Telecommunications Systems Facilities.	Section 4.3-145	Section 4.3-145	Section 4.3-145	Section 4.3-145
Window cleaning	P	P	P	N
Eating and drinking establishments				
Cocktail lounges	P	P	P	N
Delicatessens and sit down restaurants including espresso shops (Section 4.7-145)	P	P	P	S
Drive up restaurants and espresso shops	P	P	P	N
Taverns and brew pubs	D	P	P	N
Public utility facilities				
High impact facilities (Section 4.7-160)	S	S	S	N
Low impact facilities	P	P	P	P
Recreational facilities (Section 4.7-205)				
Amusement park	P	P	P	N

Categories / Uses	Commercial Districts			
	NC	CC	MRC	GO
Arcades	S	S	S	N
Art studios, performing	P	P	P	N
Athletic field	P	P	P	N
Auditoriums	S	S	P	N
Batting cages	S	S	S	N
Bingo parlors	S	S	S	N
Bowling alleys	P	P	P	N
Dance halls	S	S	S	N
Exercise studios	P	P	P	S
Exhibition hall	P	P	P	N
Golf driving range	P	P	P	N
Gyms and athletic clubs	P	P	P	N
Hot tub establishments	P	P	P	N
Hydrotubes	S	S	S	N
Miniature auto race track	P	P	P	N
Miniature golf	P	P	P	N
Movie theaters, indoor	P	P	P	N
Movie theaters, drive-in	N	D	N	N
Non Alcoholic Night Club	S	S	S	N
Off-track betting facility	P	P	P	N
Parks, private and public	P	P	P	N
Playground	P	P	P	N
Play / tot lot	P	P	P	P
Pool halls	P	P	P	N
Recreation center	P	P	P	N
Riding stable	P	P	P	N
Rodeos	P	P	N	N
Shooting range (Also subject to provisions of Springfield Municipal Code, 1997)	N	S	S	N
Skating rinks	S	S	S	N
Stadiums	P	P	P	N
Swimming pools	P	P	P	N
Tennis, racquetball and handball courts	P	P	P	N
Theater, legitimate	P	P	P	N
Velodromes	P	P	P	N
Religious, social and public institutions:				
Branch educational facilities	P	P	P	N
Charitable services	P	P	P	N
Churches, temples and weekly religious schools	P	P	P	P
Community and senior centers	P	P	P	N
Fraternal and civic organizations	P	P	P	N
Hospitals	P	P	P	N
Labor unions	P	P	P	N
Public offices	P	P	P	P
Private/Public Elementary and Middle Schools (Section 4.7-195)	D*	D*	N	N
Residential uses in areas designated mixed use in the Metro Plan, Refinement Plans or Mixed Use Districts in this Code (Section 4.7-210)	S	S	S	N
Retail sales (Section 4.7-230)				
Antiques	P	P	P	S
Apparel	P	P	P	S
Art galleries and museums	P	P	P	S

Categories / Uses	Commercial Districts			
	NC	CC	MRC	GO
Art supplies	P	P	P	N
Auction / flea markets	S	S	N	N
Bakeries	P	P	P	N
Bicycles	P	P	P	N
Books	P	P	P	S
Cameras and photographic supplies	P	P	P	S
Candies, nuts and confectioneries	P	P	P	S
China, glassware and metal ware	P	P	P	N
Cigars and cigarettes	P	P	P	P
Computers, calculators and other office machines	P	P	P	S
Convenience stores	P	P	P	S
Dairy products	P	P	P	N
Department stores	P	P	P	N
Drapery, curtains and upholstery	P	P	P	N
Dry goods and general merchandise	P	P	P	N
Electrical supplies	P	P	P	N
Equipment rental and leasing	P	P	N	N
Fabrics and accessories	P	P	P	N
Farm equipment	P	P	N	N
Feed, grain and hay	P	P	N	N
Film drop off and pick up	P	P	P	N
Fish	P	P	P	N
Floor coverings	P	P	P	N
Florists	P	P	P	S
Fruits and vegetables	P	P	P	N
Furniture	P	P	P	N
Furriers	P	P	P	N
Groceries	P	P	P	N
Hardware	P	P	P	N
Hobby supplies	P	P	P	S
Household appliances	P	P	P	N
Jewelry	P	P	P	S
Liquidation outlets	P	P	P	N
Liquor outlets (State)	P	P	P	N
Luggage and leather	P	P	P	S
Magazines and newspapers	P	P	P	P
Mail order houses	P	P	P	N
Meats	P	P	P	N
Medical and dental supplies	P	P	P	S
Musical instruments and supplies	P	P	P	S
Novelties and gifts	P	P	P	S
Office equipment	P	P	P	S
Paint, glass and wallpaper	P	P	P	N
Pharmacies	P	P	P	S
Pottery	P	P	P	S
Radios, televisions and stereos	P	P	P	N
Second hand and pawn shops	S	S	P	N
Sewing machines	P	P	P	N
Shoes	P	P	P	N
Small electrical appliances	P	P	P	N
Sporting goods	P	P	P	S

Categories / Uses	Commercial Districts			
	NC	CC	MRC	GO
Stationary	P	P	P	N
Supermarkets	P	P	P	N
Toys	P	P	P	S
Transient merchants	S	S	P	N
Weapons dealers	P	P	P	N
Small scale repair and maintenance services (Section 4.7-235)				
Business machine repair	S	P	N	N
Disinfecting and extermination service	N	P	N	N
Electrical appliance repair	S	P	N	N
Furniture repair	S	P	N	N
Janitorial services	N	P	N	N
Small engine repair	S	P	N	N
Watch repair	P	P	P	N
Transient accommodations				
Bed and breakfast facilities (Section 4.7-120)	S	P	N	N
Emergency and breakfast facilities	N	P	N	N
Hotels	N	P	P	N
Motels	N	P	P	N
Youth hostels	P	P	N	N
RV Parks (Section 4.7-220)	N	S	N	N
Transportation facilities (Section 4.7-240):				
Bus terminals	N	S	S	N
Dock, boat ramps and marinas	N	D	N	N
Heliports	N	S	S	N
Helistops	N	S	S	N
Warehouse commercial retail and wholesale sales (Section 4.7-235):				
Cold storage lockers	N	P	N	N
Electrical supplies and contractors	N	P	N	N
Floor coverings sales	N	P	N	N
Fuel dealers	N	S	N	N
Heavy equipment and truck rental/sales	N	S	N	N
Indoor storage, other than mini-warehouses, and outdoor storage areas/ yards	N	S	N	N
Large electrical appliance sales	N	P	P	N
Lumber yards and building materials	N	S	N	N
Merchandise vending machine operators	N	P	N	N
Mini-warehouses	N	S	N	N
Plumbing and heating supplies and contractors	N	S	N	N
Unfinished furniture	N	P	N	N
Uses listed under automotive and retail which are wholesale uses. (See appropriate Sections				
Secondary uses serving or related to on-site commercial uses (Section 4.7-175):				
Manufacture or assembly of goods or products to be sold on premises	N	S	N	N
One single family dwelling, attached or detached, as a secondary use.	P	P	N	N

3.2-315 Base Zone Development Standards

The following base zone commercial development standards are established.

Development Standard	Commercial Zoning District			
	NC	CC	MRC	GO
Minimum Area	6,000 square feet	6,000 square feet	6,000 square feet	6,000 square feet
Minimum Street Frontage (1)	50 feet	50 feet	50 feet	50 feet
All Panhandle Lots/Parcels Minimum Street Frontage	Not Permitted	40 feet	Not Permitted	Not Permitted
Maximum Lot/Parcel Coverage	Development Areas between <1 Acre and 2 Acres shall be 35 percent. Development Areas between 2 and 3 Acres shall be 35 percent and no single lease space shall exceed 15,000 square feet.	Lot/parcel coverage limited only by standards in other Sections of this Code.		
Minimum Landscaping	Perimeter and interior landscaping area combined coverage shall not be less than 20 percent of the total development area.	Minimum requirements defined by standards in other Sections of this Code.		
Maximum Parking, loading and vehicular circulation area coverage	45 percent	Lot/parcel coverage limited only by standards in other Sections of this Code.		
Landscaped Setbacks (2)(3)(4) and (5)				
Front, Street Side Yard, and Through Lot Rear Yard				
Building Setback	10 Feet	10 Feet	10 Feet	10 Feet
Parking, driveway, and outdoor storage setback	7 Feet	5 Feet	5 Feet	5 Feet
Interior Side, Rear Yard Setbacks when Abutting Residential or CI Districts				
Building Setback	10 Feet	10 Feet	10 Feet	10 Feet
Parking, Driveway, Outdoor Storage Setback	7 Feet	5 Feet	5 Feet	5 Feet
Maximum Building Height (6)	20 Feet	No Maximum, except as specified below		
When abutting an LDR or MDR District to the north	20 Feet	Defined by the Maximum Shade Point Height requirement of Section 3.2-225A.1.b., or up to 50 feet south of a northern lot/parcel 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/parcel line.		
When abutting an LDR or MDR District to the east, west, or south	20 Feet	No greater than that permitted in the LDR or MDR Districts for a distance of 50 feet.		

- (1) The Director may waive the requirement that buildable City lots/parcels have frontage on a public street when all of the following apply:
- (a) The lots/parcels have been approved as part of a Development Area Plan, Site Plan, Subdivision or Partition application, and

- (b) Access has been guaranteed via a private street or driveway by an irrevocable joint use/access agreement as specified in Section 4.2-120A.
- (2) There are no setback requirements for buildings in the Downtown Exception Area.
 - (3) Where an easement is larger than the required setback standard, no building or above grade structure, except a fence, shall be built upon or over that easement.
 - (4) When additional right-of-way is required, whether by City Engineering standards, the Metro Plan (including the TransPlan), or the City's Conceptual Street Plan, setbacks are 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.
 - (5) Architectural extensions may protrude into any 5 foot or larger setback area by not more than 2 feet.
 - (6) Incidental equipment may exceed these height standards.

Section 3.2- 400 Industrial Zoning Districts

3.2-405 Establishment of Industrial Zoning Districts

The following industrial zoning districts are established:

- A. **Campus Industrial (CI).** The CI District provides opportunities for diversification of the local economy by offering prime sites in a campus environment for large-scale light manufacturing firms and research and development complexes emphasizing modern technology and employing skilled workers in family wage jobs. The term "campus" includes innovative building designs, enhanced landscapes, large open spaces, and substantial pedestrian amenities. Generally, small- and medium-scale light manufacturing may, and supporting commercial/office uses shall be located within a business park, provided that combined business parks and/or permitted stand alone office/commercial uses do not exceed 40 percent of the gross acreage of a CI District. Business parks may include several buildings with multiple stories and a mix of uses. Warehousing and distribution are permitted as an accessory to a permitted use. Supporting retail uses for example, banks, restaurants, and day care facilities are permitted if these uses do not primarily serve the public. All uses in the CI District shall meet siting and operational performance standards to minimize impacts within the CI District and surrounding areas. Permitted uses, including the storage of raw materials and/or finished products, shall occur entirely within enclosed buildings.
- B. **Light-Medium Industrial District (LMI).** LMI uses are generally involved in the secondary processing of materials into components, the assembly of components into finished products, transportation, communication and utilities, wholesaling, and warehousing. The external impact from these uses is generally less than Heavy Industrial, and transportation needs are often met by truck. Activities are generally located indoors, although there may be some outdoor storage. This designation also can accommodate supporting offices and CI industrial uses.
- C. **Heavy Industrial District (HI).** HI uses are generally involved in the processing of large volumes of raw materials into refined materials and/or that have significant external impacts. Heavy Industrial transportation needs often include rail and truck. Examples of these uses are: lumber and wood products; paper; chemicals and primary metal manufacturing; large-scale storage of hazardous materials; power plants; and railroad yards. Less intensive industrial uses that are permitted in the LMI District are also permitted in this district.
- D. **Special Heavy Industrial Districts (SHI).** These areas are designated to accommodate industrial developments that need large parcels, particularly those with rail access. Although a primary purpose of this district is to provide sites for heavy industries, any industry which meets the following siting criteria may be permitted:
 1. Since sanitary sewer is not available to the Natron site in the short-term, industrial firms may be allowed to provide self-contained sewage disposal facilities subject to City, Lane County, State and Federal environmental standards.

2. Annexation to the City shall be required as a condition of development approval.
3. The minimum development area shall be 10 acres.
4. Land divisions in this area shall be a minimum of 40 acres until annexation to the City has been assured.
5. While industrial park development will be encouraged, opportunity for the siting of industries that require large lots/parcels that require 20 acres or more, will be reserved through the Conceptual Development Plan and Site Plan Review processes.

3.2-410 Schedule of Light-Medium Industrial, Heavy Industrial and Special Heavy Industrial Use Categories

The following uses are permitted in the districts as indicated, subject to the provisions, additional restrictions and exceptions specified in this Code. Uses not specifically listed may be approved as specified in Section 5.11-100.

“P” = PERMITTED USE subject to the standards of this Code.

“S” = SPECIAL DEVELOPMENT STANDARDS subject to special locational and/or siting standards as specified in Section 4.7-100; in the SHI District, the “S” standard is found in Section 3.2-420, Note 2.

“D” = DISCRETIONARY USE subject to review and analysis under Type III procedure (Section 5.9-100) at the Planning Commission or Hearings Official level.

“N” = NOT PERMITTED

SITE PLAN REVIEW SHALL BE REQUIRED unless exempted elsewhere in this Code.

Use Categories / Uses	Industrial Districts		
	LMI	HI	SHI
Manufacture and/or assembly of (Section 4.7-100)			
Appliances	P	P	S
Apparel and other finished products made from canvas, cloth, fabrics, feathers, felt, leather, textiles, wool, yarn and similar materials	P	P	S
Chemical and chemical products	N	P	S
Communication equipment, including radio and television equipment	P	P	S
Compounding, or treatment of the following previously prepared materials: bone. Cellophane, clay, cork, Fiberglas, glass, hair, horns, metal, paper, plastic, shells, stones, synthetic resins, textiles, tobacco, wool and yarns	N	P	S
Concrete blocks, cinder blocks and septic tanks	N	P	S
Costume jewelry, novelties, buttons and misc. notions	P	P	S
Cutlery, hand tools and hardware	P	P	S
Dairy products, including butter, cream, cheese, milk, yogurt	N	P	S
Electronic components and accessories	P	P	S
Electronic transmission and distribution equipment	P	P	S
Engineering, laboratory, scientific, and research instruments	P	P	S

Use Categories / Uses	Industrial Districts		
	LMI	HI	SHI
Explosives, manufacturing and distribution	N	D	D
Finished wood manufacturing and assembly, including cabinets and door frames	P	P	S
Food processing and packaging to include beverages, candy and other confectionery products, vegetables, meat, poultry and seafood	P	P	S
Fireworks	N	D	D
Furniture, including restoration	P	P	S
Greeting cards, business forms and other business related printing	P	P	S
Industrial machinery	P	P	S
Lumber, wood and paper products	N	P	S
Manufactured / modular housing and allied components	P	P	S
Measuring, analyzing, and controlling instruments	P	P	S
Medical, dental, and surgical equipment and supplies	P	P	S
Medicinal chemical and pharmaceutical products	P	P	S
Metal and metal alloy products	N	P	S
Metal fabrication and machine shops	P	P	S
Musical instruments	P	P	S
Paint, varnishes, lacquers, enamels and allied product	N	P	S
Prosthetics and orthopedic devices	P	P	S
Office computing and accounting equipment	P	P	S
Optical instruments, including lenses	P	P	S
Perfumes and toiletries	P	P	S
Photographic equipment and supplies	P	P	S
Signs and advertising display	P	P	S
Toys, sporting and athletic goods	P	P	S
Transportation equipment including airplanes, autos, boats, buses, helicopters, motorcycles, RVs, trailers and trucks	P	P	S
Watches, clocks and related components	P	P	S
Other primary industrial uses			
Batch plant: Asphaltic and Portland cement concrete	N	D	D
Bulk plant: Refined flammable liquids delivered by tank car or pipe line	N	D	D
Cleaning and dyeing plants	N	P	S
Foundry and stamping plants	N	D	D
Gas storage tanks and distribution facilities	N	D	D
Ice and cold storage plants	N	P	S
Incineration or reduction of garbage, dead animals, offal and refuse	N	D	D
Industrial Parks	P	P	S
Leather tanning and finishing	N	D	D
Lubricating oil and grease processing and storage	N	P	S
Media productions, including TV and radio broadcasting, motion picture production and newspaper / book / periodical publishing	P	P	S
Plating and coating works	N	P	S
Recycling facilities	N	P	S
Regional distribution headquarters, including indoor storage	P	P	S
Research development and testing laboratories and facilities	P	P	S
Slaughters houses	N	D	N
Transportation related, non-manufacturing			
Automotive and heavy equipment repair and service including the recapping and retreating of tires	P	P	S
Auto wrecking, storage and towing services	N	D	N
Maintenance facilities for passenger bus vehicles or motor freight vehicles	P	P	S
Key/card lock fuel facilities	P	P	P
Transportation facilities listed in Section 3.2-310	P	P	S

Use Categories / Uses	Industrial Districts		
	LMI	HI	SHI
Secondary uses serving or related to on-site industrial uses			
Accessory structures	P	P	S
Administrative professional or business offices	P	P	S
Blue printing Photostatting and photo developing	P	P	S
Cafeteria serving employees only	P	P	S
Child care facilities primarily serving employees	P	P	S
Developed recreation area serving the development area	P	P	S
Financial institutions	P	P	S
Heliports and helistops	P	P	S
Manufactured unit used as a permanent office (Section 4.7-170)	S	S	S
Manufactured home used as a night watch person's quarters (Section 4.7-185)	S	S	S
Outdoor storage of materials directly related to a permitted use	P	P	S
Service and repair			
Small scale repair and maintenance services listed in Section 3.2-310	P	P	S
Warehouse commercial, wholesale trade, storage and distribution			
Regional distribution headquarters, including indoor storage	P	P	S
Warehouse/commercial uses engaged primarily in the wholesaling of materials to the construction industry (Section 4.7-245)	S	S	S
Wholesale trade, warehousing, distribution and storage (to include mini-storage)	P	P	S
Warehouse commercial retail and wholesale sales listed in Section 3.2-310	P	P	S
Business, labor, scientific and professional organizations and headquarters and recreational uses			
Recreational facilities in Section 3.2-310	P/S	P/S	S
Other uses			
Agricultural cultivation of undeveloped land	P	P	P
Business, labor, scientific and professional organizations and headquarters	P	P	S
Public utility facilities:			
High impact facilities (Section 4.7-160)	S	S	S
Low impact facilities	P	P	S
Private / Public Elementary and Middle Schools (Section 4.7-195)	D*	N	N
Certain Wireless Telecommunications Systems Facilities	See Section 4.3-145	See Section 4.3-145	See Section 4.3-145

3.2-415 Schedule of Campus Industrial Use Categories

SITE PLAN REVIEW SHALL BE REQUIRED unless exempted elsewhere in this Code.

The following uses are permitted in the districts as indicated, subject to the provisions, additional restrictions and exceptions specified in this Code. Uses not specifically listed may be approved as specified in Section 5.11-100.

Use Category/ Uses	CI District
Primary Uses (3)	
Advertising, marketing, and public relations	P
Agricultural cultivation is permitted as an interim use on undeveloped land, provided that spraying, dust, odors, and other side effects of the use do not interfere with the operation of permitted uses in the CI District (7)	P
Blueprinting and photocopying	P
Business Parks (2)	P
Call centers that process predominantly inbound telephone calls	P

Certain Wireless Telecommunications Systems Facilities as specified in Section 4.3-145	P/D
Computer facilities management services	P
Computer systems design services	P
Corporate headquarters, regional headquarters, and administrative offices (4)	P
Data processing and related services	P
E (electronic)-commerce including mail order houses	P
Educational facilities in business parks including, but not limited to, professional, vocational and business schools; and job training and vocational rehabilitation services	P
Graphic art services	P
High Impact Public Facilities (10)	D
Internet and web site and web search portal (includes services and technical support center)	P
Internet publishing and broadcasting	P
Laboratories, including medical, dental and x-ray	P
Large- and medium-scale research and development complexes (6)	P
Light industrial manufacturing involving the secondary processing of previously prepared materials into components or the assembly of components into finished products (1)	P
Mail distribution facilities (5)	P
Management, consulting, and public relations offices	P
Media productions, including, but not limited to: TV and radio broadcasting studios as well as cable and other program distribution and motion picture production	P
Non-profit organization office	P
Printing and publishing	P
Professional membership and union offices	P
Satellite telecommunications	P
Software development (includes services and technical support center) and publishing	P
Wired or wireless telecommunications carrier offices	P
Secondary Uses (3) (8)	
ATM's; banks, savings and loans, and credit unions	P
Barber, beauty, nail and tanning shops	P
Bike paths and pedestrian trails	P
Building maintenance services	P
Day care facilities that meet Children's Services Division (CSD) regulations	P
Eating and drinking establishments including, but not limited to: delicatessens, restaurants, and coffee/espresso shops	P
Industrial and professional equipment and supply stores	P
Low impact public utility facilities	P
Outdoor recreation uses and pedestrian amenities including, but not limited to facilities that are provided in association with a primary use within the same development area:	P
Parking lots and parking structures	P
Pedestrian plazas and similar public spaces	P
Product showrooms, limited to wholesale sales	P
Retail, wholesale and service uses:	P
Swimming pools, playgrounds, tennis and other sport courts	P
Transit stations and stops, exclusive of terminals or transit storage areas	P
Accessory components of a Permitted Primary Use (3)	
Central mail room	P
Conference rooms for tenant use	P
Employee lounges and dining rooms	P
Indoor recreation areas including, but not limited to game and craft rooms and exercise and dance studios	P
Warehousing (9)	P
Prohibited Uses	
Heavy industrial uses that involve the primary manufacturing of large volumes of raw	N

materials into refined materials including, but not limited to processing from trees to lumber, wood products or paper; from ores to primary metals; and animal or fish processing in packing plants	
Any use that cannot meet the operational performance standards specified in Section 3.2-425	N
Any retail uses, unless permitted as a secondary use as specified in Section 3.2-415	N
Stand-alone industrial/commercial warehousing, unless permitted as a secondary use as specified in Section 3.2-410	N
Mini-warehouse storage facilities	N
Drive-through facilities	N
Medical and dental practitioner offices	N
Motor freight terminals	N
Moving and storage facilities	N
Truck and auto repair and painting facilities	N
Truck and car washes	N
Gas stations	N
Motels	N

- (1) There is no use list for this category of uses. Proposed light industrial manufacturing uses shall comply with the operational performance standards specified in Section 3.2-425 in order for to be considered a permitted use. Large- and medium-scale light industrial manufacturing uses may stand alone. Small-scale light industrial manufacturing uses shall be located within a business park.
- (2) No more than 40 percent of the gross acres of a CI District shall be developed as business parks. Business parks shall be 5 acres or more in size. Unless specified in Section 3.2-435, business parks may contain permitted small- and medium-scale light industrial manufacturing uses as well as any permitted primary or secondary uses. Multiple story buildings are encouraged; office/commercial uses may be located above industrial uses. Development standards for business parks shall be as specified in Sections 3.2-445 and 3.2-450.
- (3) The following commercial and office uses are permitted within a business park.
- (4) Corporate headquarters, regional headquarters, and administrative offices may be permitted as part of a large-scale light-manufacturing use or located within a business park. Corporate and regional headquarters may also stand alone. The acreage comprising stand alone corporate or regional headquarters site shall be applied to the 40 percent gross acre standard for business parks specified in Note (2), above. Corporate and regional headquarters shall have at least 20 or more employees at the time of occupancy.
- (5) The acreage comprising a stand alone mail distribution site shall be applied to the 40 percent gross acre standard for business parks as specified in Note: (2), above.
- (6) Large- and medium-scale research and development complexes may stand alone. Stand alone large- and medium-scale research and development complexes are considered an industrial component of the CI District. Small-scale research and development complexes shall be located within a business park.
- (7) Agricultural cultivation are permitted as an interim use on undeveloped land, provided that spraying, dust, odors, and other side effects of the use do not interfere with the operation of permitted uses in the CI District.
- (8) Secondary uses.
 - (a) In no case shall a secondary use stand alone or be permitted in the absence of a primary use.
 - (b) Retail, wholesale and service uses, either alone or in combination, shall not exceed 20 percent of the gross floor area of a building. These uses shall exclude any drive-through facility and shall not primarily serve the public. Except for ATMs, each use is limited to 2,500 square feet of gross floor area.
 - (c) Child care facilities may exceed the 2,500 square foot standard in order to comply with size requirements specified in ORS 667A.
- (9) Warehousing is permitted only as a secondary use in the following circumstances:
 - (a) For the storage and regional wholesale distribution of products manufactured in the CI District;

- (b) For products used in testing, design, technical training or experimental product research and development in the CI District; and/or
 - (c) In conjunction with permitted office-commercial uses in the CI District.
 - (d) The secondary use status of warehousing is typically determined by a square footage standard which is less than 50 percent of the gross floor area of the primary use. In the CI District, the number of employees at the time of occupancy may also be used to determine secondary use standards status. In this case, the primary use shall have 20 or more employees and the warehousing use shall have fewer employees than the primary use. If the employee standard is met, the warehousing use may have more square footage than the primary use.
- (10) If approved in a Conceptual Development Plan, or a Master Plan for the subject CI site, or included in an adopted Public Facilities Plan, high impact public facilities are subject only to Site Plan Review approval.

3.2-420 Base Zone Development Standards

The following base zone industrial development standards are established.

Development Standard (1)	Zoning District			
	CI	LMI	HI	SHI
Minimum Lot/parcel Size (2)	10,000 square feet	10,000 square feet	10,000 square feet	10,000 square feet
Minimum Frontage (3)	75 feet	75 feet	75 feet	75 feet
Panhandle Lot/parcel- Minimum Frontage- both single and double panhandles	N/A	40 feet	40 feet	40 feet
Maximum Lot/parcel Coverage	Limited only by requirements of other Sections of this Code.			
Landscaped Setbacks (4)				
Front Yard, Street Side Yard, and Through Lot/parcel Rear Yard				
Building Setback	20/30 Feet	10 Feet	10 Feet	10 Feet
Parking, Driveway, and Outdoor Storage	5 Feet (5)	5 Feet	5 Feet	5 Feet
Interior Side Yard and Rear Yard Setback				
Building Setback from residential districts	50 feet	10 Feet	10 Feet	10 Feet
Building Setback from CI District	N/A	10 Feet	10 Feet	10 Feet
Building Setback within the CI District from other districts	20 Feet	N/A	N/A	N/A
Building separation form other buildings within the CI District	20 Feet	N/A	N/A	N/A
Parking, Driveway, and Outdoor Storage	5 Feet (5)	5 Feet	5 Feet	5 Feet
Maximum Height (6)	45 Feet	No Maximum Height, except when abutting residential districts (See below)		
Industrial District abuts an LDR or MDR District to the North		Defined by the Maximum Shade Point Height requirement of Section 3.2-225A.1.b., or up to 50 feet south of a northern lot/parcel 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/parcel line.		
Industrial District abuts an LDR or MDR District to the east, west, or south		No greater than that permitted in the LDR, MDR or NC District for a distance of 50 feet.		

(1) Exceptions to these development standards may be allowed for lots/parcels created prior to the adoption of the Comprehensive Zoning Code, 1982.

- (2) Until annexed to the City, the minimum lot/parcel size in the SHI District shall be 40 acres and the minimum development area shall be 10 acres.
- (3) The Director may waive the requirement that buildable City lots/parcels have frontage on a public street when all of the following apply:
 - (a) The lots/parcels have been approved as part of a Development Area Plan, Site Plan, Subdivision or Partition application; and
 - (b) Access has been guaranteed via a private street or driveway by an irrevocable joint use/access agreement as specified in Section 4.2-120A.
- (4) Setback Exceptions:
 - (a) Where an easement is larger than the required setback standard, no building or above grade structure, except a fence, shall be built upon or over that easement.
 - (b) When additional right-of-way is required, whether by City Engineering standards, the Metro Plan (including the TransPlan), or the City's Conceptual Street Plan, setbacks are 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.
 - (c) In the CI District, setbacks from local streets shall be 20 feet and from collector and arterial streets 30 feet.
 - (d) In the CI District, the Director may reduce building setbacks and separations without a variance when:
 - 1. The building design incorporates landscaped stormwater quality facilities within the setback area that also enhances pedestrian amenities and the campus environment;
 - 2. Necessary to protect natural assets identified in the Gateway Refinement Plan or elsewhere in this Code;
 - 3. Necessary to preserve existing healthy mature trees;
 - 4. Necessary to accommodate handicapped access requirements; or
 - 5. Legally created lots/parcels do not meet the minimum lot/parcel size.
- (5) In the CI District, no outside storage is permitted.
- (6) Height Exceptions. Incidental equipment may exceed the height standards.

3.2-425 CI District - Operational Performance Standards

The operational performance standards listed below apply to all uses permitted within the CI District. For permitted light industrial manufacturing uses, compliance with these operational performance standards shall be the determining factor. In all other cases, the use lists in Section 3.2-415 are the determining factor.

- A. All manufacturing operations shall be entirely enclosed within a building;

EXCEPTION: The Director may allow an outdoor utility yard to store tanks containing gases and/or fluids that are essential to the operation of the permitted use that cannot otherwise be contained in an enclosed building for fire and life safety reasons, as determined by the Fire Marshal. The utility yard shall be screened from public view by a masonry or decorative concrete wall at least 8 feet in height that is an extension of the building, complements the façade of the building and meets the setback requirements specified in Section 3.2-420.
- B. All applicable on-site design standards specified in Section 3.2-445 shall be met;
- C. The storage of raw materials and/or finished products shall occur entirely within enclosed buildings. The parking of trucks necessary for the operation of the facility shall also occur within enclosed buildings, unless permitted as specified in Sections 4.6-125 and 3.2-445C.;

- D. Office and commercial uses shall not primarily serve the public;
- E. The movement of heavy equipment on or off the site shall not be permitted.

EXCEPTION: Truck deliveries and shipments are permitted;

- F. Proposed uses on the prohibited use list specified in Section 3.2-415 shall not be permitted; and

- G. Proposed uses shall also comply with the additional operational performance standards listed below. The intent is not to specifically deny a use, but ensure compliance with applicable local, State, and Federal regulations. Compliance with these operational performance standards are the continuing obligation of the property owner. Failure to comply with these operational performance standards shall be a violation of this Code and/or Chapter 5 of the Springfield Municipal Code, 1997.

- 1. **Air pollution.** Air pollution includes, but is not limited to, emission of smoke, dust, fumes, vapors, odors, and gases. Air pollution shall not be discernable at the property line by a human observer relying on a person's senses without the aid of a device. The applicant shall obtain and maintain all applicable licenses and permits from the appropriate local, State, and Federal agencies.

EXCEPTION: Water vapor or other benign plumes from processes or pollution control equipment shall not be considered air pollution.

- 2. **Fire and explosive hazards.** All activities involving the use, storage and/or disposal of flammable or explosive materials shall comply with the Uniform Fire Code as most recently adopted by the City.

- 3. **Glare.**

- a. Glare resulting from exterior lighting, excluding low-intensity pedestrian-level lighting, shall be controlled by deflecting light away from abutting uses and from public rights-of-way as specified in Section 4.5-100.
- b. Glare resulting from an industrial operation including welding or laser cutting shall not be visible from the outside of the building.

- 4. **Groundwater Protection.** Proposed development utilizing hazardous materials that may impact groundwater quality shall be as specified in Section 3.3-200.

- 5. **Hazardous Waste.** Proposed development shall not utilize or produce hazardous waste unless permitted as specified in Oregon Administrative Rule (OAR) 340-102-0010 through 340-102-0065 or any applicable Federal regulation.

6. **Noise.** These standards apply to noise generated by any machinery or equipment on the development site. The maximum permitted noise levels in decibels across lot/parcel lines and district boundaries shall be as specified in OAR 340-035-0035, Noise Control Standards for Industry and Commerce.

EXCEPTION: Excluded from these noise standards are background traffic on State highways and public streets and occasional sounds generated by temporary construction activities, truck deliveries, warning devices, or other similar temporary situations.

7. **Radiation.** There are various sources of radiation, including, but not limited to ionizing radiation, electromagnetic radiation, and radiation from sonic, ultrasonic, or infrasonic waves. Uses that involve radiation shall comply with the regulations in OAR 333-100-0001 through 333-100-0080 and any applicable Federal regulation.
8. **Vibration.** No use, other than a temporary construction operation, shall be operated in a manner that causes ground vibration that can be measured at the property line. Ground-transmitted vibration shall be measured with a seismograph or a complement of instruments capable of recording vibration displacement, particle velocity, or acceleration and frequency simultaneously in three mutually perpendicular directions.

3.2-430 CI District - Monitoring Uses

- A. CI District uses shall be monitored by implementing a Pre-certification process. The purpose of Pre-certification is to determine whether a proposed use is, in fact, a permitted use within the CI District. Pre-certification applies to all new uses and any change of use in the CI District.
- B. The Director shall review the proposed use prior to the submittal of a development application or in some cases, a building permit. The Director shall consider both the permitted uses and the operational performance standards specified in Sections 3.2-415 and 3.2-425. If the Director does not approve the Pre-certification, the applicant may submit a request in writing to the Director to make a determination that the proposed use is similar to a permitted use. If the Director cannot make a determination that the proposed use is similar to a permitted use, the applicant may apply for an Interpretation as specified in Section 5.11-100. After Pre-certification by the Director, the form will be kept on file in the Development Services Department to be used for continued compliance with Section 3.2-415.

3.2-435 CI District - Status of Existing Uses

Unless existing uses are on the prohibited use list specified in Section 3.2-415 after July 6, 2004, existing uses have status as specified below. The intent is that the existing uses do not become non-conforming uses.

- A. Corporate headquarters that are located outside of a business park including, Pacific Source, Symantec, and Holt International are permitted primary uses. If

these uses own or have options on adjacent property for future expansion, they may expand without the need to be located within a business park.

- B. Large-scale light industrial manufacturing buildings may be reused for permitted office/commercial uses as long as these uses do not exceed 50 percent of the gross floor area of the building. In addition, warehousing may occur as specified in Section 3.2-415.

EXCEPTION: For SONY, reuse may include any permitted use in the CI District. If no large- or medium-scale light industrial manufacturing use is proposed, conversion to a business park is permitted. However, the acreage comprising a conversion to a business park shall be applied to the 40 percent gross acre standard for business parks as specified in Section 3.2-415, Note (2). The SONY site may also use the excess facility capacity as a private utility to serve other properties in the vicinity.

- C. Stand-alone day care centers that primarily serve CI District businesses are a permitted secondary use.
- D. Permitted stand alone office/commercial uses outside of business parks are a permitted primary use.
- E. Significant Goal 5 historic resources, including the Brabham farm, the Koppe farm, and the Rice farm, may continue as a residential use or as any permitted commercial use. Any external modifications to these structures shall be as specified in Section 3.3-900.

3.2-440 CI District - Conceptual Development Plans and Master Plans

A Conceptual Development Plan is required for all new CI Districts over 50 acres in size approved after July 6, 2004, unless a Site Plan or Master Plan is proposed for the entire CI District. A Master Plan is required when phased developments exceeding two years in duration are proposed. A Master Plan shall comply with any applicable approved Conceptual Development Plan or upon approval of a Master Plan or Site Plan for the entire CI District, the Master Plan or Site Plan may supplant and take precedence over an approved Conceptual Development Plan. Master Plan approval for a CI District site shall be as specified in Section 5.13-100.

3.2-445 Campus Industrial Design Standards

In the CI District, new buildings; expansions of, or additions to existing buildings; or improvements to existing facades that require a building permit shall provide architectural designs that encourage flexibility and innovation in site planning by complying with the following on-site design standards:

- A. **Building Exteriors.** In order to break up vast expansions of single element building elevations applicable to both length and height, building design shall include a combination of architectural elements and features, including, but not limited to: offsets, windows, entrances, and roof treatments.

1. **Offsets.** Offsets shall occur at a minimum of every 100 feet of lineal building wall by providing recesses or extensions with a minimum depth of four feet.

EXCEPTION: Variations in building wall materials, including, but not limited to: wood siding, brick, stucco, textured concrete block, tile, glass, stone, or other suitable materials may be used instead of offsets.

The Director, in consultation with the Building Official, may approve other suitable materials without the need for a Variance. Smooth-faced concrete panels or prefabricated steel panels may also be used as accents, but shall not dominate the building exterior. Exterior colors for buildings and fences shall be subdued or earth tones.

2. **Windows.** Ground floor windows are required for all office and commercial uses, including those office and commercial uses that are contained within light industrial manufacturing uses. Ground floor windows for the remainder of a light industrial building are optional. All elevations of office and commercial buildings abutting any street shall provide at least 50 percent of their length (e.g., a 100-foot-wide building façade shall have a total of at least 50 linear feet of windows) and at least 25 percent of the ground floor wall area as windows and/or doors that allow views into lobbies, merchandise displays, or work areas. On corner lots/parcels this provision applies to both elevations. Where upper story windows are proposed, either awnings, canopies, or other similar treatments shall be required for ground floor windows or variations in window materials, trim, paint or ornamentation may be used.

EXCEPTIONS:

- a. A mural, that does not include any advertising, may be used to meet 50 percent of the ground floor window standard specified in Subsection 2., above. Murals are regulated under Chapter 8.234 of the Springfield Municipal Code, 1997.
 - b. Building elevations adjacent to alleys or vehicle accessways used primarily for servicing and deliveries are exempt from this standard
3. **Entrances.** To the greatest extent practicable, all new buildings in the CI District shall be oriented toward both exterior and internal streets.
 - a. The primary entrance to all buildings in the CI District shall be visible from the street; and
 - b. A weather-protected area, including, but not limited to: awnings or canopies, at least 6 feet wide, shall be provided at all public entrances.
 4. **Roof Treatments.** The following roof treatments are required.

- a. Sloped roofs and multiple roof elements shall be the primary methods for roof treatment. Variations within one architectural style; visible roof lines and roofs that project over the exterior wall of a building enough to cast a shadow on the ground and architectural methods used to conceal flat roof tops may also be used. Mansard style roofs shall not be permitted. If building wall offsets are used, offsets or breaks in roof elevation with a minimum of three feet or more in height may be used for every 100 feet of lineal building wall.
- b. The architectural design of the building roof shall also incorporate features which screen all heating, ventilation and air conditioning units from adjacent LDR and MDR properties and the street. Mechanical equipment shall also be buffered so that noise emissions do not exceed the standards specified in Section 3.2-425G.6. The City may require a noise study certified by a licensed acoustical engineer for compliance verification.

B. Landscaping. The following landscaping standards are in addition to standards specified in Section 4.4-105:

1. A minimum of 35 percent of each development area shall be landscaped open space.
2. Plants shall be sized to attain 90 percent coverage of required landscape areas (excluding tree canopies), within three years of installation. Plantings of native species and plant communities shall achieve 90 percent coverage within five years of installation.
3. At least 10 percent of the interior of a parking lot having 20 or more parking spaces shall be landscaped. This standard is in addition to any landscaping setbacks required in Section 3.2-420.
4. Natural assets identified in the Gateway Refinement Plan, any other applicable refinement plan or elsewhere in this Code shall be included in the site design and protected. Where protection of these natural assets prevents the development of the site consistent with this Code, the functional equivalent of the natural assets may be substituted as may be allowed by the City.

C. Screening. Screening shall be as specified in Section 4.4-110. In addition, truck parking for vehicles necessary for the operation of the facility shall be screened by a masonry or concrete wall that is an extension of the building and complements the façade of the building. The wall shall have a minimum height of 8 feet. The wall shall totally conceal trucks from public view and shall meet the setback requirement specified in Section 3.2-420.

EXCEPTION: The Director may consider proposed truck parking that is enclosed by buildings and complies with Section 4.6-125.

D. Pedestrian Walkways and River Access

1. Walkways from a sidewalk to building entrances. A continuous pedestrian walkway shall be provided from the primary frontage sidewalk for pedestrians to access building entrances.
2. Walkways from parking lots to building entrances. Internal pedestrian walkways shall be developed for persons who need access to the buildings from the parking lots. The walkways shall be located within the parking lots and designed to provide access from the parking lots to the entrances of the buildings. The walkways shall be distinguished from the parking and driving areas by use of any of the following material: special pavers, brick, raised elevation, scored concrete or other materials as approved by the Director.
3. In the Gateway CI District, access to the McKenzie River, both for pedestrians and bicycles, shall be addressed in the site design, where specified in the applicable refinement plan or TransPlan.

E. Transit Stations and Stops. When required, transit stations and stops shall conform to the standards of the Lane Transit District.

3.2-450 Business/Industrial Parks

- A.** Development plans submitted as part of a Business/Industrial Park Site Plan Review application shall be prepared by a design team comprised of a project architect, engineer, and landscape architect, one of whom shall serve as the project coordinator. The design team shall certify that building, elevation, site, and landscape plans submitted in connection with the Site Plan Review application comply with the on-site design standards specified in Section 3.2-445 and any other applicable CI District provisions.
- B.** Subdivisions in the LMI District shall conform to Industrial Park standards
1. Development plans submitted as part of an Industrial Park Site Plan Review application shall be prepared by a design team comprised of a project architect, engineer, and landscape architect, one of whom shall serve as coordinator. The design team shall certify that building, site, and landscape plans submitted in connection with the Site Plan Review and Building Permit applications comply with applicable SDC provisions and conditions of approval.
 2. Buildings and uses within an Industrial Park shall be approved as specified in the criteria specified below:
 - a. The proposed development is of general design character, (including, but not limited to: anticipated building design, type, location, setback, bulk, height, signage, and distribution of landscaped area, parking, streets and access) which will not create problems for the appropriate development of neighboring properties.

- b.** The proposed development will create an attractive, safe, efficient, and stable internal environment.
- c.** Proposed buildings, streets and other uses will be designed and sited to ensure preservation of significant on-site vegetation, topographic features, and other unique or worthwhile natural features, and to prevent soil erosion or flood hazard.

Section 3.2-500 Medical Services Zoning District

3.2-505 Establishment of the Medical Services (MS) District

- A. The MS District is established to provide for hospital expansion and health services development and for suitable, geographically dispersed areas for the development of hospitals, health services, and medical offices and associated medical residential facilities. These facilities shall be developed comprehensively and designed to ensure compatibility with the surrounding neighborhood.

- B. The MS District may be applied in the vicinity of McKenzie-Willamette Hospital, as delineated in Section 3.3-1110 and to land designated Community Commercial, Major Retail Commercial, Mixed Use, Medium Density Residential or High Density Residential under the Metro Plan, provided that all or portions of these designated property abut and have direct access to a collector or an arterial street.

- C. The MS District shall be applied to contiguous sites of three or more acres.

- D. Unless the use is limited to the conversion of a single-family residence to a medically related use, the minimum development area shall be at least one acre. This means that phasing of developments shall occur in increments of not less than one acre.

- E. A Traffic Impact Study prepared by a Traffic Engineer as specified in Section 4.2-105A.4. shall be required prior to the application of the MS District and prior to Site Plan approval.

3.2-510 Schedule of Use Categories

The following buildings and uses are permitted in this district as indicated subject to the provisions, additional restrictions and exceptions specified in this Code. Secondary retail uses shall be limited to 20 percent of the total gross floor area of all buildings on the site.

<i>Uses/ Use Categories</i>	<i>MS District</i>
Primary Uses	
Hospital services	P
Medical clinics	P
Physicians services	P
Medical laboratory services	P
Dental services	P
Dental laboratories	P
Wellness, fitness and nutrition services	P
Physical rehabilitation centers	P
Housing for the elderly and handicapped, independent of care facilities	P
Residential care facilities	P
Child care facilities that meet Children's Services Division (CSD) regulations	P
Adult day care facilities subject to any applicable State regulations	P
Certain Wireless Telecommunications Systems Facilities (Section 4.3-145)	P
Health Services	P
Medical Office Buildings	P
Secondary Uses	
Dispensing pharmacies	P
Prosthesis, hearing and speech aids sales and service	P

Home medical equipment rental and sales	P
Cafeterias, medical related recreational facilities, low impact public utility facilities, and heliports and helistops serving and constructed in conjunction with on-site development.	P

3.2-515. Base Zone Development Standards

The following base zone development standards are established. The base zone development standards of this Section and any other additional provisions, restrictions or exceptions specified in this Code shall apply.

Development Standard	MS Zoning District Requirement
Minimum Area Landscaped Setbacks (2), (3)	3 or more contiguous acres (1)
Front Yard, Street Side Yard, and Through Lot/parcel Rear Yard	
Building Setback	10 Feet
Parking, Driveway, and Outdoor Storage	5 Feet
Interior Side Yard and Rear Yard Setback, When Abutting Residential or CI District	
Building Setback	10 Feet
Parking, Driveway, and Outdoor Storage	5 Feet
Maximum Lot/Parcel Coverage	Lot/parcel coverage standards are limited only by standards specified in other Sections of this Code.
Maximum Height (3)	None, unless abutting an LDR or MDR District (See below)
MS District abuts an LDR or MDR District to the north	Defined by the Maximum Shade Point Height requirement of Section 3.2-225A.1.b., up to 50 feet south of a northern lot/parcel 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/parcel line.
MS District abuts an LDR or MDR District to the east, west, or south	Building height limitation shall be no greater than that permitted in the residential districts for a distance of 50 feet.

- (1) Unless the use is limited to the conversion of a single-family residence to a medically related use, the minimum development area shall be at least 1 acre. This means that phasing of developments shall occur in increments of not less than 1 acre.
- (2) Where an easement is larger than the required setback standard, no building or above grade structure, except a fence, shall be built upon or over that easement.
- (3) When additional right-of-way is required, whether by City Engineering standards, the Metro Plan (including the TransPlan), or the City's Conceptual Street Plan, setbacks are 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.
- (4) Incidental equipment may exceed the height standards.

Section 3.2-600 Mixed-Use Zoning Districts.

3.2-605 Establishment of Mixed-Use Zoning Districts

The following mixed use zoning districts are established to implement areas designated Mixed Use by the Metro Plan, on adopted refinement plans, specific area plans and specific development plan diagrams and along transportation corridors designated for commercial development:

- A. Mixed-Use Commercial District (MUC).** The MUC District is established where a mix of commercial with residential uses is compatible with existing nearby uses. Development within the MUC District shall have a commercial dominance, with residential and public uses also allowed. The primary development objectives of the MUC District are to expand housing opportunities; allow businesses to locate in a variety of settings; provide options for living, working, and shopping environments; facilitate more intensive use of land while minimizing potentially adverse impacts; and to provide options for pedestrian-oriented lifestyles. Lots/parcels in the MUC District shall generally have frontage on either an arterial or collector street.
- B. Mixed-Use Employment District (MUE).** The MUE District is established where a mix of light-medium industrial or special light industrial uses with commercial or medium-high density residential uses is intended. Development within the MUE District shall have an employment (industrial) emphasis, but may include commercial, public, and multi-family residential uses. The primary development objectives of the MUE District are to expand employment opportunities by allowing businesses to locate in a variety of locations, provide services for employees in close proximity to their work place, to provide options for living, working, and shopping environments; facilitate more intensive use of land while minimizing potentially adverse impacts; and to provide options for pedestrian-oriented lifestyles. Lots/parcels in the MUE District shall generally have frontage on either an arterial or collector street.
- C. Mixed-Use Residential District (MUR).** The MUR District is established where a mix of medium and high density residential with commercial uses is intended. The MUR District shall only be applied to properties that are contiguous with property designated Community Commercial, Mixed-Use Employment or Mixed-Use Commercial on the Springfield Zoning Map. Development within the MUR District shall have a multi-family residential emphasis, but may include small-scale retail, office and service uses when they are developed as part of a mixed-use development in order to increase housing opportunities in close proximity to designated commercial zones; support the retail, office and service uses of the adjacent commercial zone; and to provide options for pedestrian-oriented lifestyles. Lots/parcels in the MUR District shall generally have frontage on either an arterial or collector street.

3.2-610 Schedule of Use Categories

The following uses are permitted in the districts as indicated, subject to the provisions, additional restrictions and exceptions specified in this Code. Uses not specifically listed may be approved as specified in Section 5.11-100.

"P" = PERMITTED USE subject to the standards of this Code.

"S" = SPECIAL DESIGN STANDARDS subject to special locational and siting standards to be met prior to being deemed a permitted use (Section 4.7-100).

"D" = DISCRETIONARY USE subject to review and analysis under Type III procedure (Section 5.9-100) at the Planning Commission or Hearings Official level.

"N" = NOT PERMITTED

SITE PLAN REVIEW SHALL BE REQUIRED for all development proposals within all mixed use districts unless exempted elsewhere in this Code.

Categories/Uses	Districts		
	MUC	MUE	MUR
Accessory Use Structures			
Accessory Structures (Section 4.7-105)	N	P	S
Agricultural And Animal Sales And Services			
Agricultural cultivation of undeveloped land	N	P	P
Garden supplies	P	N	N
Automotive Repair and Service			
Garage, repair	N	P	N
Parking lots and parking structures (Section 4.7-180)	S	P	S
Tires, batteries and accessories	N	P	N
Business And Professional Offices And Personal Services			
Accountants, bookkeepers and auditors	P	P	P
Advertising/marketing agencies	P	P	P
Architects, landscape architects and designers	P	P	P
Art studios, fine	P	N	P
Art restoration	P	N	P
Attorneys	P	P	P
Audio/video production studio	P	P	N
Authors/composers	P	N	P
Banks, credit unions and savings and loans	P	P	P
Barber and beauty shops	P	P	P
Blue printing, Photostatting, and photo developing	P	P	N
Business schools	P	N	N
Business, labor, scientific and professional organizations and headquarters	P	P	P
Catering services	P	P	N
Clinics and research/processing laboratories	P	P	P
Collection agencies	P	N	P
Commodity contract brokers and dealers	P	P	P
Computer and information services	P	P	P

Categories/Uses	Districts		
	MUC	MUE	MUR
Dentists	P	P	P
Detective and protective agencies	P	N	P
Doctors	P	P	P
Drafting, graphic and copy services	P	P	P
Employment agencies and services	P	P	P
Engineers and surveyors	P	P	P
Financial planning, investment services	P	P	P
Graphic art services	P	P	P
Gymnastics instruction	P	P	N
House cleaning services	P	N	N
Insurance carriers, agents, brokers and services	P	P	P
Interior decorator and designers	P	N	P
Laundry, dry cleaners, including self-service, and ironing services	P	P	N
Loan companies, other than banks	P	P	P
Locksmiths	P	P	P
Lumber brokers	P	P	P
Mailing services/mail order sales	P	P	P
Management and planning consultants	P	P	P
Manufactured unit as a temporary construction office, night watchperson's quarters or general office (Sections 4.8-110, 4.7-185, and 4.7-170)	P/S	P/S	N
Motion picture studio/distribution	P	P	N
Non-profit organizations	P	N	P
Opticians	P	P	P
Performing arts instruction	P	N	P
Photocopying	P	P	P
Photography studios	P	P	P
Planners, land use	P	P	P
Printing/publishing	P	P	N
Psychologists and counselors	P	P	P
Real estate sales and management	P	N	P
Scientific and educational research	P	P	P
Security systems services	P	P	N
Self-defense studio	P	P	N
Shoe repair	P	P	P
Stenographers and secretarial services	P	P	P
Stockbrokers	P	P	P
Swimming pool cleaning	P	N	N
Tailors	P	N	P
Tanning salons	P	N	P
Title companies	P	N	P
Telephone answering services	P	P	P
Travel agencies	P	P	P
TV and radio broadcasting studios (does not include antennae)	P	P	N
Typing services	P	P	P
Window cleaning	P	N	N
Communications Facilities			
Communications towers, including antennas and relay equipment. Certain Wireless Telecommunications Systems Facilities (See Section 4.3-145)	N N	D D	N N

Categories/Uses	Districts		
	MUC	MUE	MUR
Communications antennas for public agencies and emergency services	D	D	D
Care Facilities			
Child care facilities (Section 4.7-125)	S	S	S
Adult day care facilities	P	P	P
Eating And Drinking Establishments			
Cafeteria (serving employees only)	P	P	N
Cocktail lounges	P	P	N
Delicatessens and sit down restaurants including espresso shops	P	P	P
Drive up restaurants and espresso shops (Section 4.7-180)	S	P	N
Taverns and brew pubs	P	P	N
Educational Facilities- Public And Private Elementary And Middle Schools			
1 to 5 students in a private home (in a 24 hour period)	N	N	P
6 or more students in a private home	N	D	D
Private/public elementary and middle Schools (Section 4.7-195)	N	D	D
Secondary schools and colleges	N	D	N
Group Care Facilities			
Foster homes for up to 5 children	N	N	P
Residential care facilities with more than 15 persons include: Group care homes, congregate care facilities, nursing homes and retirement homes (Section 4.7-155)	N	N	S
Halfway Houses (See Specific Development Standards for Group Care Facilities)			
Residential Facility - 6 to 15 persons	N	N	D
Residential Home - 5 or fewer persons	N	N	D
Shelter homes for abused and battered persons	N	N	D
Home Occupations			
Home Occupations (Section 4.7-165)	S	S	S
Manufacture And/Or Assembly Of:			
Appliances	N	P	N
Apparel and other finished products made from canvas, cloth, fabrics, feathers, felt, leather, textiles, wool, yarn and similar materials	P	P	N
Communication equipment, including radio and television equipment	N	P	N
Costume jewelry, novelties, buttons and misc. notions	N	P	N
Cutlery, hand tools and hardware	N	P	N
Electronic components and accessories	N	P	N
Electronic transmission and distribution equipment	N	P	N
Engineering, laboratory, scientific, and research instruments	N	P	N
Finished wood manufacturing and assembly including cabinets and door frames	N	P	N
Furniture, including restoration	N	P	N
Greeting cards, business forms and other business related printing	N	P	N
Measuring, analyzing, and controlling instruments	N	P	N
Medical, dental, and surgical equipment and supplies	N	P	N
Medicinal chemicals and pharmaceutical products	N	P	N
Metal fabrication and machine shops	N	P	N

Categories/Uses	Districts		
	MUC	MUE	MUR
Musical instruments	N	P	N
Prosthetic and orthopedic devices	N	P	N
Office computing and accounting equipment	N	P	N
Optical instruments, including lenses	N	P	N
Perfumes and toiletries	N	P	N
Photographic equipment and supplies	N	P	N
Signs and advertising display	N	P	N
Toys, sporting and athletic goods	N	P	N
Watches, clocks, and related components	N	P	N
Other Industrial Uses:			
Industrial/Business Parks (Section 3.2-450)	N	S	N
Media productions, including TV and radio broadcasting, motion picture production and newspaper/book/periodical publishing	P	P	N
Regional distribution headquarters, including indoor storage	N	P	N
Research development and testing laboratories and facilities	N	P	N
Accessory structures	N	P	N
Administrative professional or business offices	N	P	N
Public Utility Facilities:			
High impact facilities (Section 4.7-160)	N	S	N
Low impact facilities	P	P	N
Recreational Facilities:			
Arcades	P	P	N
Art studios, performing	P	P	N
Auditoriums	N	P	N
Bingo parlors	N	P	N
Bowling alleys	N	P	N
Dance halls	N	P	N
Exercise studios	P	P	P
Gyms and athletic clubs	P	P	N
Hot tub establishments	P	P	P
Miniature auto race track (e.g., slot car track)	P	N	P
Miniature golf	P	N	N
Movie theaters, indoor, single screen	P	P	N
Non Alcoholic Night Club	P	P	N
Off-track betting facility	P	P	N
Parks, private and public	P	P	P
Playground	P	P	P
Play/tot lot	P	P	P
Pool halls	P	P	N
Recreation center	P	P	N
Skating rinks	N	P	N
Tennis, racquetball and handball courts	P	P	P
Theater, legitimate (live stage)	P	P	N
Religious, Social And Civic Institutions:			
Branch educational facilities	P	P	D
Charitable services	P	N	D
Churches, mosques, temples and weekly religious school (Section 4.7-130)	D	N	D
Community and senior centers	P	N	P
Fraternal and civic organizations	P	N	N
Hospitals	P	P	N

Categories/Uses	Districts		
	MUC	MUE	MUR
Public offices, including, but not limited to: administrative offices, libraries, museums, courts, and detention facilities.	P	N	D
Private/Public Elementary and Middle Schools (Section 4.7-195)	N	D	D
Residential Uses In Areas Designated Mixed-Use In The Metro Plan Or Refinement Plans			
Accessory structures (Section 4.7-105)	S	P	S
Attached single family dwellings including rowhouses	P	N	P
Cluster Subdivision (Section 3.2-230)	P	N	P
Condominiums (Section 4.7-135)	S	S	S
Duplexes (Section 4.7-140)	N	N	S
Multiple family dwellings including triplexes, 4-plexes, quads, quints, and apartment complexes over 4 units	P	P	P
Retail Sales			
Antiques	P	N	P
Apparel	P	N	P
Art galleries and museums	P	N	P
Art supplies	P	N	P
Bakeries	P	P	P
Bicycles	P	N	P
Books	P	N	P
Cameras and photographic supplies	P	N	P
Candies, nuts and confectioneries	P	N	P
China, glassware and metalware	P	N	P
Cigars and cigarettes	P	N	N
Computers, calculators and other office machines	P	P	N
Convenience stores	P	P	P
Dairy products	P	P	P
Department stores	P	N	N
Drapery, curtains and upholstery	P	N	P
Dry Goods and general merchandise	P	N	P
Electrical supplies	P	N	N
Fabrics and accessories	P	N	P
Film drop off and pick up (not a drive-through)	P	N	P
Fish	P	N	N
Floor coverings	P	N	P
Florists	P	N	P
Fruits and vegetables	P	N	P
Furniture	P	N	N
Furriers	P	N	N
Groceries	P	N	P
Hardware	P	N	N
Hobby supplies	P	N	N
Household appliances	P	N	N
Jewelry	P	N	N
Liquor outlets (State)	P	N	N
Luggage and leather	P	N	N
Magazines and newspapers	P	N	N
Mail order houses	P	N	N
Meats	P	N	N
Medical and dental supplies	P	N	N
Musical instruments and supplies	P	N	N

Categories/Uses	Districts		
	MUC	MUE	MUR
Novelties and gifts	P	N	N
Office equipment	P	P	N
Paint, glass and wallpaper	P	N	N
Pharmacies	P	P	P
Pottery	P	N	N
Radios, televisions and stereos	P	N	N
Second hand and pawn shops	P	N	N
Sewing machines	P	N	N
Shoes	P	N	P
Small electrical appliances	P	N	N
Sporting goods	P	N	P
Stationary	P	P	P
Supermarkets	P	N	N
Toys	P	N	P
<i>Small Scale Repair And Maintenance Services (Section 4.7-180)</i>			
Business machine repair	S	P	P
Electrical appliance repair	S	P	N
Furniture repair	S	P	N
Janitorial services	N	P	N
Small engine repair	S	N	N
Watch repair	P	P	P
<i>Transient Accommodations</i>			
Bed and breakfast facilities (Section 4.7-120)	P	N	S
Emergency shelter facilities	N	N	P
Youth hostels	P	N	N
<i>Transportation Facilities</i>			
Heliports	N	P	N
Helistops	N	P	N
Public transit station, without park and ride lot	P	P	P
<i>Transportation Related, Non-Manufacturing</i>			
Key/card lock fuel facilities	N	P	N
<i>Warehouse Commercial Retail And Wholesale Sales And Distribution</i>			
Cold storage lockers	N	P	N
Electrical supplies and contractors	N	P	N
Floor covering sales	N	P	N
Indoor storage, other than mini-warehouses, and outdoor storage areas/yards	N	P	N
Large electrical appliance sales	N	P	N
Merchandise vending machine operators	N	P	N
Plumbing and heating supplies and contractors	N	P	N
Unfinished furniture	N	P	N
Uses listed under automotive and retail which are wholesale uses	N	N	N
Regional distribution headquarters, including indoor storage	N	P	N
Warehouse/commercial uses engaged primarily in the wholesaling of materials to the construction industry	N	N	N
Wholesale trade, warehousing, distribution and storage (to include mini-storage)	N	N	N
<i>Secondary Uses Serving Or Related To On Site Commercial Or Industrial Uses:</i>			

Categories/Uses	Districts		
	MUC	MUE	MUR
Manufacture or assembly of goods or products to be sold on premises	P	P	N
Accessory structures	N	P	N
Administrative professional or business offices	P	P	P
Blueprinting, photostating, and photo developing	P	P	N
Cafeteria (serving employees only)	N	P	N
Child care facilities (primarily serving employees on site)	P	P	P
Developed recreation area (serving the development area)	N	P	P
Heliports and helistops	N	P	N
Financial institutions	P	P	P
Manufactured home used as a night watch person's quarters (Section 4.7-185)	N	S	N
Outdoor storage of materials directly related to a permitted use. (Section 3.2-630B.3.)	N	P	N

3.2-615 Base Zone Mixed Use Development Standards

The following base zone mixed use development standards are established.

Development Standard	MUC	MUE	MUR
Minimum Area	6,000 square feet	10,000 square feet	See Section 3.2-215
Minimum Street Frontage (1)	40 feet	75 feet	See Section 3.2-215
Maximum Lot/Parcel Coverage	Lot/parcel coverage standards in the MUC and MUE Districts shall be limited only by standards (including, but not limited to: required parking, landscaping) specified in Sections 4.4-105 and 4.6-100. Generally, there is no maximum lot/parcel coverage standard.		45 Percent
Minimum Landscaping	Minimum requirements defined by standards in other Sections of this Code.		
Landscaped Setbacks (2), (3), (4) and (5)			
Front, Street Side Yard, and Through Lot/parcel Rear Yard			
Building Setback	None	10 Feet	See Section 3.2-215
Parking, driveway, and outdoor storage setback	5 Feet	5 Feet	See Section 3.2-215
Interior Side, Rear Yard Setbacks when Abutting Residential or CI Districts			
Building Setback	10 Feet	10 Feet	See Section 3.2-215
Parking, Driveway, Outdoor Storage Setback	5 Feet	5 Feet	See Section 3.2-215
Maximum Building Height (6)			
Maximum unless abutting residential districts (See below)	90 feet	60 feet	60 feet
When abutting an LDR, MDR, or MUR District to the north	Defined by the Maximum Shade Point Height requirement of Section 3.2-225A.1.b., or up to 50 feet south of a northern lot/parcel 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/parcel line.		See Section 3.2-225
When abutting an LDR, MDR, or MUR District to the east, west, or south	No greater than that permitted in the LDR or MDR Districts for a distance of 50 feet.		See Section 3.2-225

- (1) The Director may waive the requirement that buildable City lots/parcels have frontage on a public street when all of the following apply:
 - (a) The lots/parcels have been approved as part of a Development Area Plan, Site Plan, Subdivision or Partition application, and
 - (b) Access has been guaranteed via a private street or driveway by an irrevocable joint use/access agreement as specified in Section 4.2-120A.
- (2) There are no setback requirements for buildings in the Downtown Exception Area.
- (3) Where an easement is larger than the required setback standard, no building or above grade structure, except a fence, shall be built on or over that easement.
- (4) When additional right-of-way is required, whether by City Engineering standards, the Metro Plan (including the TransPlan), or the City's Conceptual Street Plan, setbacks are 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.
- (5) Architectural extensions may protrude into any 5 foot or larger setback area by not more than 2 feet.
- (6) Incidental equipment may exceed these height standards. In the MUE District, incidental equipment exceeding the height standards cannot occupy additional floor space.

3.2-620 Mixed Use District Development Standards – Conflicts and Exemptions

A. Conflicts.

1. In cases where the development standards of this Section conflict with standards found in other Sections of this Code, the standards of this Section shall prevail.

EXCEPTION: Standards in this Code pertaining to environmental protection, water quality protection and or public health and safety matters shall prevail over the standards in this Section.

2. Development standards found in adopted refinement plans, specific area plans and specific development plans shall prevail over those in this Section.
3. The intent of this Section is not to create non-conforming uses due to necessary zoning map amendments to Mixed Use. However, if a non-conforming situation is created; existing buildings, structures, and uses may continue, expand, or be modified as permitted in Sections 5.8-120 and 5.8-125 until they are abandoned and are transferable to a future purchaser.

B. Exemption Process.

1. Sections 3.2-625 and 3.2-630 detail a series of design standards that seek to achieve attractive, pedestrian oriented development where mixed-use is applied. Developers may choose to meet these standards as prescribed, or they may propose other design ideas which are equal to or superior in meeting the objective of a particular standard. When a developer requests an exemption from a required standard, it is their responsibility to propose an alternative that fulfills the intent of the standard to the Director's satisfaction. The Director has the authority to authorize the exceptions and to determine the acceptability of the alternative the developer proposes.

2. When developers propose alternatives to development standards in Sections 3.2-625 and 3.2630 that is not acceptable, the Director shall deny the exemption. The Director shall issue findings which state the intent of the standard and describe how the alternative fails to meet that intent. The developer may appeal the decision of the Director to the Planning Commission as specified in Section 5.3-115.

3.2-625 Mixed-Use District Development Standards – General

Mixed use zoning districts require special attention to building design because of the intermixing of land uses and higher intensity of development that can occur in these areas. The standards below implement commonly accepted design principles with the goal to achieve more attractive, functional and pedestrian oriented design. Not every case and circumstance is anticipated by these standards, nor is it the goal of this Section to prescribe every design detail of development. It is expected that the Springfield development community will apply their own design creativity to build on these principles and create attractive, livable, and viable projects. The standards below provide an objective framework for achieving the desired goal of attractive, pedestrian oriented development. Developers may choose to meet these standards as prescribed, or they may propose other design ideas which are equal or superior to a particular standard in meeting the design objectives in Subsections A.-G., below. Where developers request an exemption from a stated standard, it is their responsibility to propose an alternative design and to demonstrate to the Director that it is equal or superior to the stated standard. The Director has the authority to authorize an exception to these standards and determine the acceptability of an alternative design the developer proposes. When developers propose alternative designs that are not acceptable to the Director, they may appeal the decision as specified in Section 5.3-115.

- A. **Building Design Standards.** Intent: New structures and improvements to facades requiring building permits shall provide architectural relief and interest, with emphasis at building entrances and along sidewalks, to promote and enhance a comfortable pedestrian scale and orientation. Blank walls shall be avoided to the maximum extent practicable by complying with the following minimum requirements. The following standards are intended to be specific and quantifiable while allowing for flexibility in design.

1. Ground floor windows shall be required for all civic and commercial uses. All elevations of buildings abutting any street shall provide at least 50 percent of their length (e.g. a 100 foot wide building facade shall have a total of at least 50 linear feet . of windows) and at least 25 percent of the ground floor wall area as windows and/or doors that allow views into lobbies, merchandise displays, or working areas. On corner lots/parcels this provision applies to both elevations.

EXCEPTION: Elevations of buildings adjacent to alleys or vehicle accessways used primarily for service and delivery access is exempt from this requirement.

2. Ground floor windows are required as part of the primary entrance elevation for all industrial uses. Windows are required for at least 30 percent of the primary entrance and ground level offices that are part of

the entrance elevation. The windows shall be measured in linear fashion (e.g. a 100 foot wide building entrance and office facade shall have a total of at least 30 linear feet . of windows and/or doors on the ground floor that allow views into lobbies, merchandise displays, or working areas).

3. Along the vertical face of a structure, offsets shall occur at a minimum of every 50 feet by providing at least one of the following:
 - a. Recesses, including, but not limited to: entrances and floor area with of a minimum depth of four feet.
 - b. Extensions, including, but not limited to: entrances and floor area with a minimum clearance of four feet, a minimum depth of four feet, and a maximum length of an overhang shall be 25 feet.
 - c. Offsets or breaks in roof elevation with a minimum of three feet or more in height.
4. In order to break up vast expanses of single element building elevations, building design shall include a combination of architectural elements and features, including, but not limited to: offsets, windows, entry treatments, wood siding, brick, stucco, textured concrete block.
5. In order to provide differentiation between the ground floor and upper stories, building design shall include bays or balconies for upper levels, and awnings, canopies, or other similar treatments for lower levels. Variation in building materials, trim, paint, ornamentation, windows, or other features including public art, may also be used.
6. External modifications proposed for structures listed on the Springfield Historic Landmark Inventory shall comply with the applicable standards specified in Section 3.3-900.
7. The proposal contains an equally good or superior way to achieve the intent of Subsections 1. through 6., above.

B. Building Orientation and Maximum Setbacks. Intent: To the greatest extent practicable, all new buildings in a mixed-use development shall be oriented toward both exterior and internal streets in a manner that accommodates pedestrian comfort, convenience and safety.

1. In the Downtown Mixed Use Area, buildings shall be oriented towards fronting streets in a manner that frames and defines both streets and pedestrian areas along those streets. The maximum building setback in the Downtown Mixed Use Area is 10 feet. Buildings in this area shall not be separated from fronting streets by off-street parking, vehicle circulation aisles or drive-thru lanes.

EXCEPTIONS: Street setbacks in the Downtown Mixed Use Area may be approved by the Director when: