

**Section 3.2.200 – Residential Districts
(R-1, R-2, R-3)**

Subsections:

- 3.2.205 Purpose, Applicability, and Location**
- 3.2.210 Permitted Land Use**
- 3.2.215 Lot Area and Dimensions**
- 3.2.220 Setbacks**
- 3.2.225 Impervious Surface Coverage Standards**
- 3.2.230 Height**
- 3.2.235 Density**
- 3.2.240 Panhandle Lot or Parcel Development Standards**

3.2.205 Purpose, Applicability, and Location

(A) Purpose. The purposes of the Residential Land Use Districts are to:

- (1) Accommodate a full range of housing types.
- (2) Implement the policies of the Springfield Comprehensive Plan and Metro Plan.
- (3) Make efficient use of land and public services.
- (4) Reduce reliance on the automobile for neighborhood travel and provide options for walking and bicycling.
- (5) Provide convenient access to Neighborhood Activity Centers.

(B) Applicability. The standards in this section apply to development in the R-1, R-2, and R-3 Land Use Districts. These districts are identified on the City's official Zoning Map.

Where there is a conflict between the Special Use Standards SDC 4.7.300 - 4.7.400 and the development standards in this SDC 3.3.200, the Special Use Standards prevail.

3.2.210 Permitted Land Uses

(A) Permitted Uses. The land uses listed in Table 3.2.210 are permitted in the Residential Districts, subject to the provisions of this chapter. Only land uses that are specifically listed in Table 3.2.210, land uses that are incidental and subordinate to a permitted use, and land uses that are approved as "similar" to those in Table 3.2.210 are permitted.

(B) Determination of Similar Land Use. Similar use determinations must be made in conformance with the procedures in SDC 5.11.100, Interpretations.

(C) Exceptions. Existing uses and buildings lawfully established under previously effective land use regulations can continue subject to SDC 5.8.100, Non-Conforming Uses – Determination, Continuance, Expansion and Modification, except as otherwise specified in this section.

Table 3.2.210 Permitted Uses				
Uses	Districts			Special Use Standards
	R-1	R-2	R-3	
Residential				
Single-unit Dwelling; detached (SD-D)	P	N	N	
Duplex	P*	P*	N	SDC 4.7.310
Triplex/Fourplex	P*	P*	P*	SDC 4.7.315 and 4.7.320
Townhomes (Single Dwelling attached; e.g., row houses, etc.)	P*	P*	P*	SDC 4.7.315 and 4.7.330
Cottage Cluster Housing	P*	P*	P*	SDC 4.7.315 and 4.7.325
Recreational Vehicle for an Emergency Medical Hardship	P	P	P	SDC 4.7.400
Accessory Dwelling Units (ADUs)	P*	P*	P*	SDC 4.7.340
Single Room Occupancy (SROs)	P	P	P	See def???
Boarding or Rooming House	P*	P*	P*	SDC 4.7.395
Manufactured Dwelling Park	P, S*	P, S*	N	SDC 4.7.350
Multiple Unit Housing on one lot or parcel, 5 units or more	N	P*	P*	SDC 4.7.380 thru 4.7.390
Registered or Certified Family Child Care Home	P*	P*	P*	SDC 4.7.405
Child care facility	P	P	P	
Residential Care Facility; 5 or fewer people	P*	P*	P*	SDC 4.7.355
Residential Care Facility; 6 or more people	P, S*	P, S*	P, S*	SDC 4.7.355
Public and Institutional* (Sec. 4.7.380)				
Automobile Parking, Public Off-street Parking	N	D	D	
Club (see definition 6.1.110(F))	N	N	N	
Community Service; includes Governmental Offices	N	D	D	
Community Garden	D	D	D	
Educational facilities: elementary and middle schools	D*	D*	D*	SDC 4.7-195 and 5.9.110
Emergency Services; Police, Fire, Ambulance	D, S	D, S	D, S	
Parks and Open Space, including Playgrounds, Trails, Nature Preserves, Athletic Fields, Courts, Swim Pools, and similar uses	P/D*	P/D*	P/D*	SDC 4.7.200
Place of worship	D, S*	D, S*	D, S*	SDC 4.7.375

Commented [BS1]: I think adding RV to this would be helpful = "RVs as emergency medical hardship" unless you're wanting to allow things other than RVs for this purpose.

Commented [BS2]: I'd be interested in the definition of this and how it compares with Bed and Breakfast. I think of a Bed and Breakfast as short term stays whereas a Boarding or Rooming House could have people staying for more than a month.

Commented [RM3]: These need to be allowed as an outright permitted use in all residential and commercial zones? Specified in ORS 329A.440

Commented [BS4]: As I recall, typically we've allowed elementary schools in residential zones, but the middle and high schools are generally on public land. Are you intending to change that?

Commented [BS5R4]: I had time to check, and the Metro Plan calls out residential land as being available for elementary and junior high schools. Education as a category of public and semi-public is for high schools and colleges. In order to maintain that distinction in the policy, I think you need to be more specific in the types of educational facilities (schools) that are allowed in residential zones.

Uses	Districts			Special Use Standards
	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	
Commercial				
Bed and Breakfast	S*	S*	S*	SDC 4.7.360
Home Business	P*	P*	P*	SDC 4.7.370
Professional Office	S*	S*	S*	SDC 4.7.190
Mixed Use Buildings	S*	S*	S*	SDC 4.7.385

P = Permitted Use; S = Site Plan Review Required; D = Discretionary Use permit required; N = Not Allowed; * = Permitted with Special Use Standards.

3.2.215 Lot Area and Dimensions

(A) In addition to applicable provisions contained elsewhere in this code, the development standards listed in this section apply to all development in residential districts. In cases of conflicts, standards specifically applicable in the residential land use district apply. In cases of conflicts in this section between the general standards and the area-specific standards, the area-specific standards apply.

Lot area and lot dimension standards for residential uses are listed in Table 3.2.215. For other residential uses listed in Table 3.2.210, the lot area and dimensions are subject to the type of residential structure being occupied. Lot development must be in conformance with SDC 3.2.235, Density.

The following Table 3.2.215 sets forth residential land use district development standards, subject to the special development standards in SDC 4.7.300-4.7.400.

Density (see 3.2.235 below)	R-1	R-2	R-3
Single unit dwelling, detached	6 units per net acre minimum 14 units per net acre maximum	N/A	
Duplex	6 units per net acre minimum No maximum density	14 units per net acre minimum 28 units per net acre maximum	28 units per net acre minimum 42 units per net acre maximum
Triplex and fourplex	6 units per net acre minimum No maximum density	14 units per net acre minimum 28 units per net acre maximum	28 units per net acre minimum 42 units per net acre maximum
Townhome	6 units per net acre minimum 25 units per net acre maximum	14 units per net acre minimum 28 units per net acre maximum	28 units per net acre minimum 42 units per net acre maximum

Commented [BS6]: Do we really require a site plan for all home businesses? What if it's entirely contained within the home – is that a home occupation rather than a home business? Again, I'm just speaking without having looked at the definitions or standards, just my initial reactions.

Commented [BS7]: My understanding is that middle housing is to be allowed similar to the single-unit dwelling. If that's true, why are there special use standards for the middle housing types? Instead of including this with an asterisk, maybe you just have the column with the standards (no special use).

Commented [RM8R7]: We can have standards for middle housing types, we just have to allow duplexes everywhere that SFD's are allowed. The duplex standard is just reflecting state allowances/requirements. I would rather reference the special standards section rather than add footnotes to this table.

Commented [BS9R7]: OK, makes sense.

Commented [RM10]: Since we aren't required to allow middle housing provisions here since we aren't allowing SFD's in R-2 and R-3 any longer we can have a max density. We could consider a higher density threshold to incentivize affordable housing or for alley loaded development, or along transit corridors, or???

Commented [BS11R10]: I think given the density policy in the Metro Plan, we leave this as is now. When we update policies, we can consider some "bonuses" or changes to the approach.

Density (see 3.2.235 below)	R-1	R-2	R-3
Cottage cluster	4 units per net acre minimum No maximum density	14 units per net acre minimum 28 units per net acre maximum	28 units per net acre minimum 42 units per net acre maximum
Multiple unit housing	N/A	14 units per net acre minimum 28 units per net acre maximum	28 units per net acre minimum 42 units per net acre maximum

Density fractions will be rounded up to the next whole number.

Lot or Parcel Area			
Minimum lot or parcel area for single unit dwellings, detached, is based on meeting the maximum net density in the zoning district. Approximate example lot sizes are shown below.			
Maximum lot or parcel area is based on meeting the minimum net density in the zoning district. Some approximate example lots sizes are shown below.			
Lot or parcel areas for some uses/housing types are not reflective of the density range above due to density not being applicable to certain middle housing types.			
Where the density standards and these lot or parcel area examples conflict, the density standards prevail.			
Housing type	R-1	R-2	R-3
Single unit dwelling, detached	3,000 sq. ft. minimum 7,260 sq. ft. maximum	N/A	
Duplex	3,000 sq. ft. minimum 7,260 sq. ft. maximum	3,000 sq. ft. minimum 6,000 sq. ft. maximum	2,000 sq. ft. minimum 4,000 sq. ft. maximum
Triplex	5,000 sq. ft. minimum 21,000 sq. ft. maximum	4,500 sq. ft. minimum 9,000 sq. ft. maximum	3,000 sq. ft. minimum 4,500 sq. ft. maximum
Fourplex	7,000 sq. ft. minimum 29,000 sq. ft. maximum	6,000 sq. ft. minimum 12,000 sq. ft. maximum	4,000 sq. ft. minimum 6,000 sq. ft. maximum
Townhome	1,000 sq. ft. minimum 7,260 sq. ft. maximum		
Cottage Cluster	5,000 sq. ft. minimum Maximum based on number of units and density		
Multiple Unit Housing	N/A	1,500 sq. ft. per unit minimum 3,000 sq. ft. per unit maximum	1,000 sq. ft. per unit minimum 1,500 sq. ft. per unit maximum

Commented [RM12]:
Should we limit the minimum size of the lots that a cottage cluster can be developed on?

Staff is recommending allowing cottages to be in individual lots within a cottage cluster development. Staff is envisioning that the individual lots for each unit could be as small as the footprint of the cottage. The 7,000 square feet is from the OAR's, should be limit the overall size of the property for a Cottage Cluster development to a minimum of 7,000?

3.2.220 Setbacks

(A) Setback Standards. The following table summarized the minimum setback standards. The setback standards of this section apply to all structures, except as otherwise provided by this section.

Table 3.2.220 Setbacks	R-1	R-2	R-3
Front	10 feet, except for a garage or carport		
Garage or carport	18 feet from any property line or back of sidewalk, whichever is closer		
Side	5 feet	10 feet when abutting an R-1 district 5 feet when not abutting an R-1 district	
Rear	5 feet	10 feet when abutting an R-1 district 5 feet when not abutting an R-1 district	
Notes: Setbacks for certain housing types or uses are reduced as specified in SDC 4.7.300-4.7.400. (Ex. Zero-foot side setback for property line where townhome units attach.)			

Commented [RM13]: Comment from Dan Hill from Arbor South in regard to making set back in R-2 next to R-1 five feet since heights are similar. Same for rear setback. Makes sense for R-3 next to R-1 since R-3 has no height limit, but from a practical standpoint, is it needed if there is no R-3 adjacent to R-1???

(B) Front Setbacks

- (1) **R-1, R-2, and R-3 Districts.** The front setback requirement is a minimum of ten feet from the property line abutting the street used for address purposes or the back of sidewalk, whichever is closer, or for a panhandle lot, from the property line forming the pan portion of the lot.
- (2) **Garage or carport.** The front of a garage or carport must be set back a minimum of 18 feet from any property line or the back of sidewalk, whichever is closer.
- (3) **Special setbacks.** The Special Street Setbacks apply in conformance with SDC 4.2.105(M).

Commented [RM14]: Setback for garage from any property line, not just front.

(D) Side Setbacks

- (1) **R-1 District.** The side setback requirement is a minimum of five feet.
- (2) **R-2 and R-3 Districts**
 - (a) The side setback requirement is a minimum of ten feet from any property line abutting the R-1 district.
 - (b) The side setback requirement is a minimum of five feet from any property line not abutting the R-1 district, or the edge of sidewalk for a corner lot or parcel, whichever is closer.
- (3) **For courtyard housing,** side setbacks must be in conformance with SDC 4.7.335.

(E) Rear Setbacks

- (1) **R-1 District.** The rear setback requirement is a minimum of five feet from any property line.
- (2) **R-2 and R-3 Districts**
 - (a) The rear setback requirement is a minimum of ten feet from any property line abutting the R-1 district.
 - (b) The rear setback requirement is a minimum of five feet from any property line not abutting the R-1 district.

(F) Special Setback Requirements

- (1) **Alley.** Where an existing alley is less than 20 feet in width, the setback requirement is 20 feet from the property line abutting the alley, notwithstanding any other setback requirement that is less.
- (2) **Townhomes.** Common wall setbacks where units are attached is zero feet from the property line abutting the next attached unit, in conformance with SDC 4.7.330.
- (3) **Vision Clearance Areas.** All structures must comply with SDC 4.2.130, Vision Clearance, notwithstanding any other setback requirement that.
- (4) **Bridges.** Bridges that form a driveway or pedestrian access from the abutting street or alley are permitted within the setbacks.
- (5) **Setback Encroachments.** An encroachment into a setback that meets the following standards is permitted in the R-1, R-2, and R-3 Districts. No portion of the structures and architectural features listed in this section can encroach closer than five feet to the front property line or edge of sidewalk, whichever is closer. No other encroachments into a setback are permitted unless approved through a variance.
 - (a) **Architectural Features.** Eaves, chimneys including fireplace enclosures and chimney chases, bay windows up to eight feet in width, and window wells up to eight feet in width are allowed to encroach into the front, side, and rear setbacks by no more than two feet, provided there is a minimum setback of three feet from the property line.
 - (b) **Front Porches.** An unenclosed covered or uncovered porch, patio, deck, or stoop with a maximum floor height not exceeding 18 inches is allowed to be set back a minimum of six feet from the front property line, as long as it does not encroach into a public utility easement.
 - (c) An uncovered and unenclosed porch, patio, deck, or stoop located above finished grade with a maximum floor height not exceeding 18 inches must be set back a minimum of 18 inches from the side and rear property lines. Additionally, it must not encroach into a public utility easement.

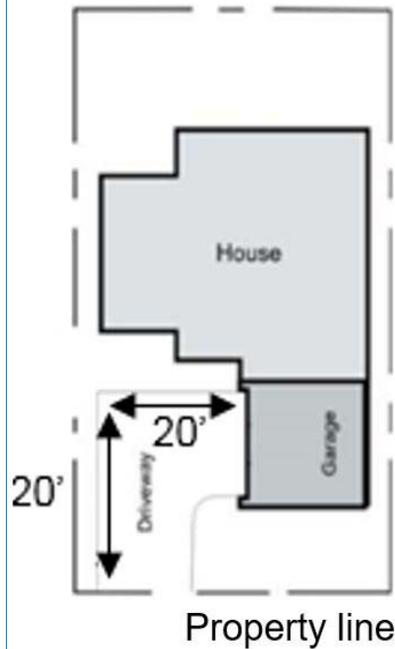
Commented [RM15]:
Still allow a variance?

- (d) Uncovered patios at finished grade are exempt from setbacks as long as it does not encroach into a public utility easement.
- (e) Stairs, ramps, and landings that are uncovered may be in the front setback up to the front property line.

(6) Garage and Carport Setback

- (a) The 18-foot setback requirement for the front of a garage or carport is measured along the centerline of the driveway from the property line or back of sidewalk, whichever is closer, to either the garage door or to the support post at the vehicle entry of a carport closest to the property line.
- (b) For a garage on a corner lot or parcel that is accessed from an alley, or a garage where the side or rear wall of the garage faces the street, the setback for the garage side or rear wall is a minimum of ten feet from the property line. In this case, the garage must have at least one window in the side or rear wall facing the street that is a minimum of six square feet. As shown in Figure 3.2-A, a side entry garage must have a driveway with a minimum length of 18 feet from the front and side property lines.

Figure 3.2-A Garage or Carport Setback



Commented [RM16]:
Michael comment

Michael would like to see a figure showing setback from curb return for driveways on corner lots.

Discuss with Kristina and Michael. Where is the standard for this? Can we apply to middle housing?

Commented [RM17]: Need to change this diagram to show 18 feet rather than 20 feet.

(G) Prohibited in Setbacks. In addition to structures, the following are prohibited within the following setbacks:

- (1) Front Setbacks.** Satellite dishes greater than 18 inches in diameter, heat pumps, and other similar above ground objects.
- (2) Side and Rear Setbacks.** Satellite dishes greater than 18 inches in diameter, heat pumps, and other similar objects, unless screened for visual and noise abatement by a solid enclosure two feet higher than the object/use being screened.
- (3) All Setbacks.** Balconies.

Commented [RM18]:
Standards for this??? Refer screening and fencing section of code??

3.2.225 Impervious Surface Coverage Standards

- (A)** The amount of impervious surface may not exceed the standards listed in this section 3.2.225. Stormwater treatment facilities required under SDC 4.3.110 or other development standards may result in less impervious surface area than these maximums.
- (B)** The following Impervious Surface standards apply to all development in Residential Districts.

- (1)** On lots or parcels with more than average 15 percent slope or above 670 feet in elevation, as determined in SDC 3.3.500, the impervious surface area must not exceed 35 percent.
- (2)** On lots or parcels of less than 4,500 square feet in size, the impervious surface area must not exceed 60 percent of the lot or parcel area.
- (3)** On lots or parcels of 4,500 square feet or larger in size, the impervious surface area must not exceed 65 percent of the lot or parcel area.

Commented [RM19]:
KSK comment. Is this an average slope across the lot/parcel or any portion of the lot that has more than 15% slope?

Commented [RM20]:
These are existing standards in 3.2.215, footnote (3). Keep? Or modify amounts? Should lot coverage in general be switched to a total impervious surface area standard?

Table 3.2.225 Impervious Surface Coverage	R-1	R-2	R-3
Lots or parcels with more than 15% slope or above 670 feet in elevation	35% maximum		
Lots or parcels of less than 4,500 square feet in size	60% maximum		
Lots or parcels of 4,500 square feet or larger in size	65% maximum		

3.2.230 Height

(A) The following "building height" standards, as defined in SDC 6.1.100, are intended to facilitate allowed residential densities while promoting land use compatibility.

Table 3.2.230 Height	R-1	R-2	R-3
All Lots, except where specifically addressed below	35 feet	50 feet	none

- (B) Incidental equipment, as defined in SDC 6.1.110 may exceed the height standard.
- (C) Within the Hillside Development Overlay District, the maximum Building Height, as defined and calculated in SDC 6.1.110, is 45 feet.

3.2.235 Density

(A) The following net density standards apply to all new development in the R-1, R-2, and R-3 districts, except as specified in subsection (B) of this section. The net density standards shown in Table 3.2.215 are intended to ensure efficient use of buildable lands and provide for a range of needed housing, in conformance with the Springfield Comprehensive Plan. Where the density standard apply, the net density must be within the density range for the respective zoning district, except that density fractions 0.5 units per net acre or greater will be rounded up to the next whole number, and less than 0.5 unit per net acre will be rounded down to the preceding whole number.

The density standards may be averaged over more than one development phase (i.e., as in a subdivision or Master Planned Development).

- (B) The net density requirements specified in Table 3.2.215 do not apply as follows:
 - (1) Residential care homes/facilities.
 - (2) Accessory dwelling units (ADUs).
 - (3) Duplexes when developed on a lot or parcel that is in a residential land use district and allows a detached single unit dwelling.
 - (4) Bed and breakfast inns.
 - (5) Nonresidential uses, including neighborhood commercial uses, public and institutional uses, and miscellaneous uses that do not include a dwelling unit.
 - (6) Buildings that are listed in the Inventory of Historic Sites within the Springfield Area Comprehensive Plan Exhibit "A" or buildings designated on the Historic National Landmarks Register.
 - (7) Manufactured home parks within the R-1 district are exempt from the maximum density standards of the district; as long as the standards of SDC 4.7.355 are met.
 - (8) Residential infill, as defined in SDC 6.1.100, is exempt from minimum density standards.
 - (9) Partitions on properties that are large enough to be divided into five or more lots are exempt from minimum density standards as long as the size of the resulting parcels and siting of dwellings allow future development on these parcels at minimum densities.
- (C) Net density is defined in SDC 6.1.100 as the number of dwelling units for each acre of land in residential use, excluding: dedicated streets; dedicated parks; dedicated sidewalks; and other public facilities.
- (D) For the purpose of calculating residential net density:
 - (1) Where a property is within multiple zoning districts, the minimum and maximum number of units is calculated based on the acreage in each residential district that is subject to the density standard as specified above multiplied by the applicable minimum and maximum density standards. Areas with nonresidential districts are excluded from the density calculation.

Commented [RM21]:
Redundant with (D)(3) below.

(2) Except as provided in subsection (D)(3) of this section, the following areas are subtracted from the gross area of the property:

- (a) Area not in residential use as provided in subsection (D)(4) of this section;
- (b) Area for dedicated streets;
- (c) Area for dedicated sidewalks;
- (d) Area for dedicated parks;
- (e) Area for other public facilities.

After subtracting these areas from the gross area, then the remaining area is the net area used to calculate the net density.

(3) The following areas are not subtracted from the gross area to calculate net density:

- (a) Area within a public easement less than ten feet in width;
- (b) Area within a private street;
- (c) Area within a private park; and
- (d) Area for other private facilities.

(4) **Residential use** – Any area not in residential use is subtracted from the gross area. The term “residential use” is considered to mean “of, relating to, or connected with a residence or residences”. Examples of residential use include the following: off street parking and vehicle circulation areas, maintenance or storage areas, and residential leasing offices, if these uses are related to or connected with a residence or residences.

Examples of uses that would not be considered to be in residential use include the following: any commercial uses, accessory uses that are not related to or connected with a residence or residences, and unbuildable areas as described below.

(a) **Unbuildable.** This category includes land that is undevelopable. It includes tax lots or areas within tax lots with one or more of the following attributes:

- (i) Slopes greater than 25 percent as calculated in SDC 3.3.520(A);
- (ii) Within the floodway, as designated by the FP Overlay District;
- (iii) In areas with severe landslide potential as shown on an adopted City of Springfield inventory or map;
- (iv) Within locally significant wetlands and locally significant riparian areas and their setbacks as specified in SDC 4.3.117;
- (v) Within the riparian area boundary of a Water Quality Limited Watercourse as specified in SDC 4.3.115;
- (vi) Within the easement area of a 230 kV or greater transmission line;
- (vii) Small irregularly shaped lots¹; and
- (viii) Publicly-owned land as described in (5), (6), (7), and (8) below.

(5) **Streets** - Any street or roadway dedicated as public right of way is subtracted from the gross area to calculate net density. The area does not take into account to what degree the street or roadway area is improved. This does not include private streets or

¹ Only lots that were counted as unbuildable in an adopted Housing Needs Analysis, can be subtracted from the gross density as “small irregularly shaped lots”.

Commented [RM22]:
Redundant with (C) above.

driveways. The area for any private street would remain in the net area considered to be in residential use.

- (6) **Sidewalks** – Any sidewalk dedicated as public right of way is subtracted from the gross area to calculate net density. A public sidewalk located in an easement is not subtracted from the gross area. Private sidewalks (e.g. for multifamily housing developments, etc.) are not subtracted from the gross area.
- (7) **Parks** – Any public park area including a publicly-owned Regional Park, Community Park, Neighborhood Park, or Linear Park is subtracted from the gross area to calculate the net density. Any Private Park, or private open space, if not dedicated would remain in the net area.
- (8) **Other public facilities** – Any area for a public facility dedicated to the City of Springfield or other public agency is subtracted from the gross area to calculate net density. This includes storm water tracts dedicated to the City; however, it does not include private storm water facilities.

Additionally, any area, including easement areas, for a public facility that is adopted into the Eugene-Springfield Metropolitan Area Public Facilities and Services Plan (PFSP) is subtracted from the gross area. Any other public utility easement (PUE) that contains public utilities that are not adopted into the PFSP are not subtracted from the gross area (except as provided above under unbuildable land for 230 kV transmission lines).

“Public facility projects” adopted in the PFSP include:

- (a) **Water:** Source, reservoirs, pump stations, and primary distribution systems. Primary distribution systems are transmission lines 12 inches or larger for Springfield Utility Board (SUB) and 24 inches or larger for Eugene Water & Electric Board (EWEB).
- (b) **Wastewater:** Pump stations and wastewater lines 24 inches or larger.
- (c) **Stormwater:** Drainage/channel improvements and/or piping systems 36 inches or larger; stormwater detention and/or treatment facilities; outfalls; water quality projects; and waterways and open systems.
- (d) Specific projects adopted as part of the Metro Plan are described in the project lists and their general location is identified in the planned facilities maps in Chapter II of the Eugene-Springfield Metropolitan Public Facilities and Services Plan (Public Facilities and Services Plan).

3.2.240 Panhandle Lot or Parcel Development Standards

(A) Special provisions for lots/parcels with panhandle driveways:

- (1) Panhandle driveways are permitted where dedication of public right-of-way is not required to meet the Street Network Standards contained in SDC 4.2.105(D) or (E) or to comply with the density standards in the applicable zoning district. Panhandle driveways are not permitted in lieu of a public street required to meet the Street Network Standards contained in SDC 4.2.105(D) or (E).

Commented [RM23]:
Michael and Emma both commented and have concern. Discuss with Michael, Kristina, Emma, and possibly Jim D.

Commented [RM24]:
Michael comment.

Would this cover accessways and other transportation facilities not specifically labeled as sidewalk?

Commented [RM25]:
Michael comment.

Would this cover a tract.

Commented [RM26]:
Dennis Covert on the Res. TAC asked about density related to storm water retention areas. Does this answer the question? Or address the concern?

Commented [RM27]: Michael comment

A diagram explaining showing the general dimensional elements of panhandle for paving and area assumptions for easement and etc. may be helpful.

- (2) The area of the pan portion does not include the area in the “panhandle” driveway.
- (3) The minimum paving standards for panhandle driveways are:
 - (a) Twelve feet wide for a single panhandle driveway from the front property line to a distance of 18 feet, where there is an unimproved street; and from the front property line to the pan of the rear lot or parcel, where there is an improved street; and
 - (b) Eighteen feet wide for a multiple panhandle driveway from the front property line to the pan of the last lot or parcel. This latter standard takes precedence over the driveway width standard for multiple unit dwelling driveways specified in Table 4.2.2.
- (B) Buildable lots/parcels do not need to have frontage on a public street when access has been guaranteed via a private street or driveway with an irrevocable joint use/access easement as specified in SDC 4.2.120(A). In the residential districts, when a proposed land division includes single or multiple panhandle lots/parcels and the front lot or parcel contains an existing primary or secondary structure, an irrevocable joint use/access easement is allowed in lieu of the panhandles when the required areas to meet both the applicable panhandle street frontage standard and the required five foot wide side yard setback standard for the existing structure is available. In this case, the irrevocable access easement width standard is as follows:
 - (1) Fourteen feet wide for a single panhandle lot or parcel in the R-1 District; or
 - (2) Twenty feet wide for a single panhandle in the R-2 and R-3 District, or where multiple panhandles are proposed in any residential district.