

- 4-4207. **Design Requirements.**
- A. A site plan, meeting the requirements of *Section 3-3000*, has been approved.
 - B. A landscape plan, meeting the requirements of *Section 6-1200* and *6-1300*, has been approved.
 - C. All off-street parking and vehicular use areas shall be screened from all residential uses in accordance with *Section 6-1000*.
 - D. Refuse storage areas shall be screened from view in accordance with *Section 6-1000*.
 - E. Mechanical and electrical equipment, including air conditioning units, shall be screened from view in accordance with *Section 6-1000*.
 - F. Lighting shall be designed to reflect away from any adjacent or nearby residential area and in accordance with *Section 6-1400*.
 - G. Accessory buildings and structures shall meet the requirements of *Section 5-1000*. (G.O. 5425, 11/15/04)
- 4-4208. **Bufferyard Regulations.** Whenever a development in a GM District is located adjacent to a different zoning district, screening and a bufferyard shall be provided in accordance with *Sections 6-1000* and *6-1200*.

Section 4-4300. HM - Heavy Manufacturing District.

- 4-4301. **Purpose.** This district is intended for heavy industrial uses and other uses not otherwise provided for in the other industrial districts. The intensity of uses permitted in this district makes it necessary to separate it from all residential districts wherever possible with good accessibility provided to major rail, air facilities and highways. Areas zoned HM are intended to be at least twenty (20) acres in size unless the zoning is based on an adopted plan or comprehensive zoning scheme.
- 4-4302. **Permitted Uses.**
- A. Accessory Uses, as permitted by *Section 5-1000*.
 - B. Airports.
 - C. Any establishment which provides supplies and/or services primarily to commercial and industrial customers, such as janitorial services, sign shops, packaging or shipping service, locksmith or printing, lithographing, engraving, photocopying, blueprinting, publishing and binding establishments.

- D. Any manufacturing, production, processing, cleaning, servicing, testing, repair or storage of materials, goods or products, and business and sales offices accessory thereto.
- E. Athletic clubs, fitness centers, and indoor sports facilities.
- F. Auction sales, flea markets, and swap meets.
- G. Battery recycling and reprocessing.
- H. Building materials supply stores.
- I. Bulk storage of flammable liquids for wholesale, subject to the provisions of the City and State Fire Codes.
- J. Bus garages.
- K. Cemeteries.
- L. Central mixing plants for cement, asphalt, or paving material.
- M. (Repealed in its entirety by G.O. 4792, 4/13/98.)
- N. Electric and steam power plants.
- O. Feed stores.
- P. Governmental buildings and uses.
- Q. Grain elevators.
- R. Heavy machinery and equipment sales, rental, and service.
- S. Heating and plumbing sales and service.
- T. Heliports.
- U. Household resource recovery collection centers, screened from all residential districts and public rights-of-way in conformance with *Section 6-1000* (non-household resource recovery collection centers are permitted by D above).
- V. (Repealed in its entirety, G.O. 4829, 9/8/98)
- W. Junk yards and automobile wrecking yards (No limitation on floor area for retail sales), in accordance with *Section 5-2200*.

- X. Manufacturing and production of paving, roofing and other construction materials, using asphaltic and petroleum based coatings and preserving materials.
- Y. Motor freight terminals.
- Z. Office, administrative, business, finance, and professional.
- AA. Outdoor commercial amusements such as athletic fields, drive-in movie theaters, golf driving ranges, miniature golf courses, archery ranges, but not including go-cart tracks.
- BB. Pest control services.
- CC. Police and fire stations.
- DD. Primary and secondary metal industries that manufacture, produce, smelt or refine ferrous and non-ferrous metals.
- EE. Public and private parks, playgrounds, and golf courses, including miniature golf courses and driving ranges.
- FF. Public service and public utility uses, as follow: (G.O. 5094, 7/9/01)
 - 1. Tier I wireless facilities in accordance with *Section 5-2600*.
 - 2. Tier III wireless facilities in accordance with *Section 5-2600* provided wireless towers sixty (60) feet or greater in height allow collocation of at least one (1) additional provider's facilities.
 - 3. Tier IV wireless facilities in accordance with *Section 5-2600* provided wireless towers are setback from any residential district at least two (2) feet for every one (1) foot of tower height and allow collocation of at least one (1) additional provider's facilities or at least two (2) additional providers' facilities if the tower height is one-hundred-twenty (120) feet or greater.
 - 4. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.
- GG. Railroad terminals, railroad switching and classification yards, and railroad cars and locomotive repair shops.
- HH. Recording studios.
- II. Recycling centers.

- JJ. Retail sales of products customarily produced by the principal use provided that the gross amount of floor area devoted to sales and display does not exceed twenty-five (25) percent of the gross floor area of the structure.
- KK. Schools, industrial and business.
- LL. Scrap and salvage yards, in accordance with *Section 5-2200*.
- MM. Stockyards or feed lots.
- NN. Swimming pool sales and display.
- OO. Television and radio studios with transmitting facilities. (G.O. 5094, 7/9/01)
- PP. Temporary uses, as permitted by *Section 5-1200*.
- QQ. Vehicle rental, towing and storage services.
- RR. Warehouses, storage and distribution centers.
- SS. Wood preserving operations using formulations of Chrome-Copper-Arsenate (CCA), pentachlorophenol (PENTA), creosote, and related chemicals.
- TT. Veterinary clinics, animal hospitals and outdoor kennels provided that at the time the use is established any outdoor activities are clearly accessory to the primary use and provided that no outdoor activities are located closer than a three hundred (300) foot radius from a building used for a church, school, hotel, motel, or restaurant, or from a property zoned residential or a building used for residential purposes. (G.O. 5471)
- UU. Emergency shelters or transitional service shelters for fifty (50) or fewer residents, or soup kitchens, and located at least five hundred (500) feet from a residential district, as measured from property lines provided that no emergency shelter, transitional service shelter or soup kitchen may locate within two thousand (2000) of any other emergency shelter, transitional service shelter, soup kitchen, or substance abuse treatment facility or community corrections facility as measured from property lines. (G.O. 4763) (G.O. 4792) (G.O. 5343) (G.O. 5516, 1/23/06)
- VV. Towers other than wireless facilities, less than one-hundred (100) feet in height, and related facilities. (G.O. 5094, 7/9/01)
- WW. Upholstery shops. (G.O. 5127, 10/29/01)
- XX. Automobile service garages including body and fender repair and paint shops.

- YY. Self-service storage facilities. (G.O. 5127, 10/29/01)
- ZZ. Construction equipment storage yards. (G.O. 5127, 10/29/01)
- AAA. Substance abuse treatment facilities for fifty (50) or fewer residents, provided the facility:
1. Is located at least two thousand (2000) feet from any other substance abuse treatment facility, or two thousand (2000) feet from any emergency shelter, soup kitchen, transitional service shelter or community corrections facility, as measured from property lines; and
 2. A plan of operation, including but not limited to: Administration contact information, patron access requirements, hours of operations and security measures, is on file with the City of Springfield Planning and Development Department. (G.O. 5343, 1/12/04)
- BBB. Churches and other places of worship, including parish houses, and Sunday schools. (G.O. 5471, 06/27/05)

4-4303. **Conditional Uses.** The following conditional uses may be permitted provided they meet the provisions of, and a Conditional Use Permit is issued pursuant to, *Section 3-3300* of this Article.

- A. Collection and transfer facilities for hazardous wastes, solid wastes that contain hazardous substances from off-site sources and radioactive substances.
- B. Jails, prisons or detention facilities in accordance with *Subsection 3-3310.B.3.* (G.O. 4829, 9/8/98)
- C. Permanent storage or disposal of hazardous substances, (as defined under the Federal Resource Conservation and Recovery Act, Subpart D, 40 C.F.R. 261.30; 261.31; 261.32; 261.33), industrial or municipal sludges.
- D. Processing, reprocessing and storage of PCB containing oils.
- E. Quarries and mining operations. Quarries existing at the effective date of this Article shall only be required to apply for a use permit if the property is enlarged and the use is expanded onto the new property.
- F. Towers other than wireless facilities, exceeding one-hundred (100) feet in height, and related facilities, in accordance with *Subsection 3-3310.B.1.* (G.O. 5094, 7/9/01)
- G. Emergency shelters or transitional service shelters for fifty (50) or fewer residents, or soup kitchens, which are located within five hundred (500) feet from a residential district, as measured from property lines provided that no emergency shelter, transitional service shelter or soup kitchen may locate within two

thousand (2000) feet of any other emergency shelter, transitional service shelter, soup kitchen, substance abuse treatment facility or community corrections facility, as measured from property lines, in accordance with *Subsection 3-3310.B.5.* (G.O. 4763) (G.O. 5343) (G.O. 5516, 1/23/06)

- H. Community corrections facilities in accordance with *Section 3-3310.B.6.* (G.O. 4792, 4/13/98)
- I. Tier V wireless facilities in accordance with *Section 5-2600.* (G.O. 5094, 7/9/01)
- J. Veterinary clinics, animal hospitals and outdoor kennels provided that at the time the use is established any outdoor activities are clearly accessory to the primary use and provided that no outdoor activities are located closer than a three hundred (300) foot radius from a building used for a church, school, hotel, or motel, or from a property zoned residential or a building used for residential purposes, or closer than a one hundred (100) foot radius from a building used for a restaurant. (G.O. 5471, 6/27/05)

4-4304. **Use Limitations.**

- A. No building shall be used for residential purposes, except that a guard, caretaker or other person employed on the premises, and their family, may reside on the premises in conformance with *Subsection 5-1003.B.6.* Existing non-conforming residential uses may be expanded up to ten (10) percent of the floor area existing at the time the district is mapped to provide enlarged cooking and sanitary facilities but not bedrooms or other living space.
- B. No junk, scrap, salvage, or automobile wrecking yard shall be located within five-hundred (500) feet of any Residential District.
- C. All uses shall operate in accordance with the noise standards contained in *Section 6-1500.*
- D. No use shall emit an odor that creates a nuisance as determined by *Chapter 2A, Article X, Springfield City Code.*
- E. Uses on parcels not served by public water and public sewer shall meet the requirements of *Subsection 1-1322.*

4-4305. **Bulk Regulations.**

- A. Maximum height: None.
- B. Maximum floor area ratio: 3.00.

- C. Minimum yard requirements (additional bufferyard may be required by *Section 4-4308*.
 - 1. Front yard:
 - a. Offices, as a principal use, athletic clubs, fitness centers, indoor sports facilities and recording, television and radio studios: Twenty-five (25) feet or as required by *Section 5-1300*.
 - b. All other uses: None
 - 2. Side yard:
 - a. Offices, as a principal use, athletic clubs, fitness centers, indoor sports facilities and recording, television and radio studios: Ten (10) feet or as required by *Section 5-1300*.
 - b. All other uses: None
 - 3. Rear yard:
 - a. Offices, as a principal use, athletic clubs, fitness centers, indoor sports facilities, and recording, television, and radio studios: Ten (10) feet.
 - b. All other uses: None
 - 4. However, in no event may a structure be erected closer to the centerline of an existing or planned street than as prescribed below, except as permitted by *Subsection 1-1317.B* and *Subsection 1-1317.D*. (G.O. 5425, 11/15/04)

Street Classification	Required Setback from Right-of-Way Center Line
Freeway	150 feet plus the required yard setback
Expressway	65 feet plus the required yard setback
Primary Arterial	50 feet plus the required yard setback
Secondary Arterial	35 feet plus the required yard setback
Major Collector	30 feet plus the required yard setback
Residential Collector	25 feet plus the required yard setback
Commercial/Industrial Local	30 feet plus the required yard setback

Residential Local	25 feet plus the required yard setback
Highway Access Road	20 feet plus the required yard setback
Downtown Streets	Required yard setback from right-of-way line

D. Maximum building coverage: None.

4-4306. **Open Space Requirements.**

A. Offices, as a principal use, athletic clubs, fitness centers, indoor sports facilities, and recording, television, and radio studios.

1. Minimum open space: Not less than fifteen (15) percent of the total lot area shall be devoted to open space including required yards and bufferyards unless modified in accordance with *Subsection 6-1215*. Open space shall not include areas covered by buildings, structures, parking, loading and other paved areas and internal streets. Open space shall contain living ground cover and other landscaping materials.

2. Maximum impervious surface: The combined area occupied by all main and accessory buildings or structures, parking storage, loading and other paved areas shall not exceed eighty-five (85) percent of the total lot area unless modified in accordance with *Subsection 6-1215*.

B. All other uses.

1. Minimum open space: None

2. Maximum impervious surface: None

4-4307. **Design Requirements.**

A. A site plan, meeting the requirements of *Section 3-3000*, has been approved.

B. A landscape plan, meeting the requirements of *Section 6-1200* and *6-1300*, has been approved.

C. All off-street parking and vehicular use areas shall be screened from all residential uses in accordance with *Section 6-1000*.

D. Refuse storage areas shall be screened from view in accordance with *Section 6-1000*.

E. Mechanical and electrical equipment, including air conditioning units, shall be screened from view in accordance with *Section 6-1000*.

F. Lighting shall be designed to reflect away from any adjacent or nearby residential area and in accordance with *Section 6-1400*.

- G. Accessory buildings and structures shall meet the requirements of *Section 5-1000*. (G.O. 5425, 11/15/04)

4-4308. **Bufferyard Regulations.** Whenever any development in an HM District is located adjacent to any other district, screening, and a bufferyard shall be provided in accordance with *Sections 6-1000* and *6-1200*.

Section 4-4400. IC - Industrial Commercial District.

4-4401. **Purpose.** This district is intended to allow industrial operations and activities in combination with commercial uses in those areas where the combination of such uses is consistent with adopted policies and plans. This district is designed primarily to accommodate land that both meets the above intent and was zoned for industrial uses prior to the enactment of this ordinance. All industrial operations are permitted provided they are conducted inside a building, although related outdoor storage is permitted. Areas zoned IC are intended to be located primarily at major intersections in or adjacent to industrial areas and on land that is designated as a mixed industrial/commercial use area in the Comprehensive Plan. Areas zoned IC are intended to be at least five (5) acres in size unless they adjoin a LI, Light Industrial, GM, General Manufacturing, or HM, Heavy Manufacturing, district or the zoning is based on an adopted plan or comprehensive zoning scheme.

4-4402. **Permitted Uses.**

- A. Accessory Uses, as permitted by *Section 5-1000*.
- B. Ambulance services.
- C. Any establishment which provides supplies and/or services primarily to commercial and industrial customers, such as janitorial services, sign shops, packaging or shipping service, locksmith or printing, lithographing, engraving, photocopying, blueprinting, publishing and binding establishments.
- D. Any manufacturing, production, processing, cleaning, servicing, testing, repair or storage of materials, goods or products, and business and sales offices accessory thereto.
- E. Athletic clubs, fitness centers, and indoor sports facilities.
- F. Auction sales, flea markets, and swap meets.
- G. Automobile parts and accessory stores, including sales, service, installation and repair.
- H. Automobile service garages.