

Introduced by the Council President at the request of the Mayor:

Ron Austin
346-3940

ORDINANCE 2000-302-E

AN ORDINANCE CONCERNING THE ZONING CODE; CREATING
A NEW SUBPART I. (SPRINGFIELD ZONING OVERLAY AND
HISTORIC DISTRICT REGULATIONS), PART 3, CHAPTER
656, ORDINANCE CODE; ESTABLISHING DISTRICT
BOUNDARIES; ADOPTING A SPRINGFIELD ZONING
OVERLAY; ESTABLISHING ZONING REGULATIONS FOR THE
SPRINGFIELD HISTORIC DISTRICT; PROVIDING AN
EFFECTIVE DATE.

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Section 1. There is hereby created a new Subpart I, Part 3,
Chapter 656, Ordinance Code, to read as follows:

Subpart I.

**Springfield Zoning Overlay and Historic District
Regulations**

656.370. Legislative findings and intent. The Council hereby
finds and determines as follows:

(a) Pursuant to the adoption of Ordinance 91-733-570 on January
28, 1992, the City Council established the Springfield Historic
District. Since that date, various studies and plans, including the
Neighborhood Action Plan, Historic Springfield District, October, 1992,
and the Springfield Action Plan dated May, 1997, as revised August,
1998, a copy of which is on file in the Office of the Council Secretary
and in the Planning and Development Department, have recommended the
implementation of a zoning district overlay to resolve zoning-related
problems in the Springfield Historic District.

(b) The Springfield Historic District consists of more than
twelve city blocks, approximately one square mile in size, with 3,800

1 structures and a population of over 6,900. The number of historic
2 structures totaled 1,890 (115 of which are landmark buildings) in 1991.

3 The District is the largest historic residential district in Florida.

4 (c) The Springfield Historic District contains 3,800 dwelling
5 units, 1,890 of which are historic dwelling units. Homestead
6 properties in the area were reported at only 521 in August, 1998.
7 Based on these numbers, only 14% of the District was owner occupied as
8 of August 1998.

9 (d) Over a period of many years, zoning and land use changes in
10 Springfield have served to encourage the decline of the area and not
11 its redevelopment. The Springfield Historic District has been
12 negatively affected by current zoning districts which do not recognize
13 the unique character of the neighborhood. For many years prior to the
14 establishment of the District, the City allowed intensive and intrusive
15 uses to locate in the neighborhood and did not encourage the type of
16 development that promotes and sustains a stable, economically viable,
17 and primarily single-family/owner-occupied neighborhood. Standard
18 zoning districts also do not recognize the small lots, high lot
19 coverage and other aspects of the neighborhood's unique development
20 pattern.

21 (e) Within the one square mile area of the Springfield Historic
22 District, the Council finds there is a disproportionately large number
23 of rooming houses (13), group care homes, community residential homes
24 of seven or more residents and automotive uses (20), including
25 automobile sales and repairs and related automotive uses.

26 (f) As noted in the Springfield Action Plan, the population of
27 Springfield has been in decline during the course of the past two
28 years. Since 1980, the population in Springfield has decreased from
29 8,049 persons to a 1990 Census count of 6,969 persons. This decrease
30 is primarily attributable to a decline in household size, an increase
31 in vacancy rate, and a decline in building permit activity. Population

1 projections show a continued decline in population into the year 2020,
2 unless the area becomes more attractive as a place to live and invest.
3 In 1990, average (mean) income was only \$8,860 per household (only 48%
4 of the county's average). Estimates of poverty levels in 1990 affected
5 nearly forty-six percent (46%) per cent of these households. Fifty
6 percent (50%) of the households had a median income of less than
7 \$5,710. Income characteristics as found in census data for 1990, on a
8 countywide basis, show average incomes have increased by more than 80
9 percent (80%) since 1980. However, similar gains for the Springfield
10 neighborhood have not occurred. In 1990, fifty-two percent (52%) of
11 the households had a median income of less than \$10,000 and only nine
12 and four-tenths percent (9.4%) with incomes above the county average
13 of \$35,618.

14 (g) The Springfield Historic District is an invaluable resource
15 to the City and its citizens and should be preserved for future
16 generations.

17 (h) The property disinvestment and blight caused by incompatible
18 zoning and other factors associated with core city decline must be
19 reversed through a comprehensive revitalization program that will
20 include zoning districts tailored to the neighborhood. Standards
21 should allow appropriate and compatible development to proceed without
22 the high costs associated with variances and administrative deviations
23 required to deviate from current lot and use standards.

24 (i) The zoning districts and regulations contained in this
25 Subpart I were developed with the participation and assistance of
26 neighborhood residents, property owners and City staff.

27 (j) The Planning Commission and the Urban Affairs and Planning
28 Committee considered these districts and regulations, held public
29 hearings and made their recommendations to the Council.

30 Based on the foregoing findings, the Council hereby establishes
31 the Springfield Zoning Overlay and Historic District Regulations

1 contained in this Subpart I for the purpose of encouraging residential
2 owner-occupants, allowing for mixed uses and home businesses,
3 discouraging over-intensive uses, and providing performance standards
4 and special regulations for uses allowed by exception.

5 **656.371 Definitions.** The definitions contained in Part 16
6 of the Zoning Code shall apply. Those terms which are specific to this
7 subpart are defined as follows:

8 (a) *Original use* means the original use of a structure at the
9 time of its construction.

10 (b) *Historic use* means the use of a structure between the time
11 of its construction and 1942 (50 years prior to the date of
12 establishment of the local historic district).

13 (c) *Live-work lofts* means residential units within large,
14 formerly non-residential buildings such as schools or warehouses that
15 have been converted to residential purposes. Live-work lofts shall be
16 considered multiple-family units.

17 (d) *Certificate of Appropriateness (COA)* means a written
18 document approved by the Jacksonville Historic Preservation Commission
19 or administratively by the Jacksonville Planning and Development
20 Department pursuant to s.307.107 allowing an applicant to proceed with
21 approved alterations, demolition, relocation, or new construction of
22 a designated landmark, landmark site, or property in a historic
23 district, following a determination of the proposal's suitability based
24 upon applicable criteria.

25 (e) *Interior apartment* means a residential unit located within
26 an existing residential structure.

27 (f) *E-business* means a business that produces the majority of
28 its revenue through Internet transactions and does not involve on-site
29 storage, handling of distribution of products.

30 **656.372 Boundaries and Zoning Overlay.** The Springfield Zoning
31 Overlay generally follows the boundaries as depicted in the map (Figure

1) of the Springfield Action Plan, produced by the Jacksonville Planning and Development Department in May, 1997, as revised in August, 1998. Variations from the map in the Springfield Action Plan are reflected in the northern and southern boundaries of the overlay district. More specifically, the Springfield Zoning Overlay includes all parcels located within the following boundaries:

Beginning at the west side of North Main Street where it crosses Hogans Creek; thence north and west along Hogans Creek to Broad Street; thence north along the center line of Broad Street and Boulevard to the abandoned Seaboard Coast Line railroad right-of-way to north of West 12th Street; thence east along the abandoned railroad right-of-way to North Pearl Street; hence south along the center line of North Pearl Street to West 12th Street; thence east along the center line of West 12th Street to North Main Street; thence north along the center of North Main Street to the abandoned Seaboard Coast Line railroad right-of-way north of Warren Street; thence east along the railroad right-of-way to Walnut Street; thence south along the center line of Walnut Street to East 11th Street; thence east along the center line of East 11th Street to the right-of-way of the St. Johns River Terminal Company railroad located just east of Ionia Street and Clark Street; hence south along said railroad right-of-way to East First Street; thence west along the center line of East First Street to its intersection with Walnut Street; thence south along the center line of Walnut Street to Phelps Street; thence west along the center line of Phelps Street to North Market Street; hence south

1 along the center line of North Market Street to its
 2 crossing over Hogans Creek; thence west and north
 3 along Hogans Creek to the point of beginning.

4 The Council hereby adopts the Springfield Zoning Overlay, shown
 5 at Figure 3B. The land included within this overlay shall be subject
 6 to the Springfield Historic District Regulations contained in this
 7 Subpart I. These regulations shall supersede the provisions of Chapter
 8 656, Ordinance Code, as applied to all property within the boundaries
 9 of the Springfield Zoning Overlay, except as otherwise specifically
 10 provided herein.

11 **656.373 Springfield Historic Zoning Districts.** Springfield
 12 Historic Zoning Districts include the following:

13 **(I) Residential Medium Density-Springfield (RMD-S) District**

14 **(a) Permitted uses and structures.**

15 (1) Single-family dwellings.

16 (2) New two-family dwellings meeting the performance
 17 standards and development criteria set forth in this Section.

18 (3) Original use two-family dwellings.

19 (4) Original use multiple-family dwellings. Such
 20 dwellings cannot include more units than were within the structure at
 21 the time of construction.

22 (5) Community residential homes of six or fewer
 23 residents meeting the performance standards and development criteria
 24 set forth in Part 4 of the Zoning Code and the Special Use criteria set
 25 forth in s.656.374.

26 (6) Housing for the elderly meeting the criteria for
 27 Special Uses set forth in s.656.374.

28 (7) Family day care homes meeting the performance
 29 standards and development criteria set forth in Part 4 of the Zoning
 30 Code.

31 (8) Foster care homes.

1 (9) Essential services, including water, sewer, gas,
2 telephone, radio, television and electric, meeting the performance
3 standards and development criteria set forth in Part 4 of the Zoning
4 Code.

5 (10) Churches, including a rectory or similar use,
6 meeting the performance standards and development criteria set forth
7 in Part 4.

8 (11) Neighborhood parks, pocket parks, playgrounds or
9 recreational structures which serve or support a neighborhood or
10 several adjacent neighborhoods, meeting the performance standards and
11 development criteria set forth in Part 4 of the Zoning Code.

12 (12) Bed and breakfast establishments meeting the
13 performance standards and development criteria set forth in Part 4 of
14 the Zoning Code.

15 (b) *Permitted accessory uses and structures.*

16 (1) Interior apartments in connection with single-
17 family, owner-occupied properties, meeting the Springfield Performance
18 Standards and Development Criteria set forth in s.656.374.

19 (2) Free-standing garages.

20 (3) One free-standing garage apartment in connection
21 with single-family, owner-occupied properties, meeting the Springfield
22 Performance Standards and Development Criteria set forth in s.656.374.

23 (4) Original use garage apartments - contributing
24 structures only.

25 (5) Home occupations meeting the Springfield
26 Performance Standards and Development Criteria set forth in s.656.374.

27 (6) Pay phones meeting the Springfield Supplemental
28 Standards and Development Criteria set forth in s.656.375.

29 (7) Satellite dishes meeting the Springfield
30 Supplemental Standards and Development Criteria set forth in 656.375.

(8) Vending machines meeting the Springfield Supplemental Standards and Development Criteria set forth in s.656.375.

(c) *Permissible uses by exception.*

(1) Historic use two-family dwellings, with a COA also required after granting of exception.

(2) Historic use multiple-family dwellings, with a COA also required after granting of exception.

(3) Elementary and secondary schools meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

(4) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

(5) Nursing homes meeting the criteria for Special Uses set forth in s.656.374.

(6) Private clubs.

(7) Day care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

(8) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.

(9) Home occupations meeting the Springfield Performance Standards and Development Criteria set forth in s.656.374.

(d) *Special Uses.* Special Uses include residential treatment facilities, rooming houses, emergency shelter homes, group care homes, and community residential homes of over six residents. New Special Uses are not allowed in the district and existing Special Uses must conform to the standards set forth in s.656.374.

1 (e) *Minimum lot requirements (lot width and area).* For
2 single-family dwellings and multiple-family dwellings the minimum lot
3 requirements (width and area), except as otherwise required for certain
4 other uses, are as follows:

5 (1) *Single-family dwellings*

6 (A) *Lot width - Twenty-five (25) feet.*

7 (B) *Lot area - Two thousand five hundred*
8 *(2,500) square feet.*

9 (2) *Two-family dwellings:*

10 (A) *Lot width - Seventy-five (75) feet.*

11 (B) *Lot area: Nine thousand (9,000) square*
12 *feet.*

13 (3) *All other uses:*

14 (A) *Lot Width - Seventy-five (75) feet.*

15 (B) *Lot area: Nine thousand (9,000) square*
16 *feet.*

17 (f) *Minimum building size for (new) two-family dwellings.*

18 *Two thousand, two hundred and fifty (2,250) square feet.*

19 (g) *Maximum lot coverage by all buildings and structures.*

20 *Fifty percent (50%).*

21 (h) *Minimum yard requirements.*

22 (1) *Front setback-- Ten (10) foot minimum and fifteen*
23 *(15) foot maximum or generally compatible with surrounding contributing*
24 *structures (within 25% of average required front yard of adjacent*
25 *contributing structures).*

26 (2) *Side setback-- Fourteen percent (14%) of lot*
27 *width, rounded off to the nearest whole number divided equally per*
28 *side.*

29 (3) *Rear setback--Ten (10) feet.*

30 (4) *Garages and Garage Apartments - shall be located*
31 *within fifty (50) feet of the rear property line, with a five (5)*

1 setback from the rear and side property line, with no more than a five
2 (5) foot setback from the rear and side property lines.

3 (i) *Maximum height of structures.*

4 (1) Principal structures - Forty-five (45) feet.

5 (2) Accessory structures - shall be no higher than
6 principal structures.

7 (j) *Number of off-street parking spaces required* - No.
8 minimum parking is required, except for churches with more than 50
9 sanctuary seats, which must provide at least 50% of the minimum number
10 of off-street parking spaces required pursuant to Part 6 of the Zoning
11 Code.

12 **II. Commercial, Residential and Office-Springfield (CRO-S)**
13 **District.**

14 (a) *Permitted uses and structures.*

15 (1) Medical and dental or chiropractor offices (but
16 not hospitals).

17 (2) Medical and dental or chiropractor clinics (but
18 not hospitals).

19 (3) Professional offices.

20 (4) Business offices.

21 (5) Facilities for the production of eyeglasses,
22 bearing aids, dentures, prosthetic appliances and similar products in
23 conjunction with a professional service being rendered at the time
24 provided.

25 (6) Single-family dwellings.

26 (7) New two-family dwellings meeting the performance
27 standards and development criteria set forth in this Section.

28 (8) Original use two-family dwellings.

29 (9) Original use multiple-family dwellings. Such
30 dwellings cannot include more units than were within the structure at
31 the time of construction.

1 (10) Private clubs.

2 (11) Schools meeting the performance standards and
3 development criteria set forth in Part 4 of the Zoning Code.

4 (12) Churches, including a rectory or similar uses,
5 meeting the performance standards and development criteria set forth
6 in Part 4 of the Zoning Code.

7 (13) Parks, playgrounds and playfields or recreational
8 or community structures meeting the performance standards and
9 development criteria set forth in Part 4 of the Zoning Code.

10 (14) Homes for the aged or orphans and similar uses
11 meeting the criteria for Special Uses set forth in s.656.374.

12 (15) Libraries, museums and community centers.

13 (16) Radio and television broadcasting studios and
14 offices without antenna or transmitting facilities.

15 (17) Banks, savings and loan institutions, and similar
16 uses (but not drive-thru tellers).

17 (18) Art galleries, music, photography, dance, art,
18 gymnastics, karate and martial arts studios, theaters for stage
19 performances (but not motion picture theaters), and similar uses.

20 (19) Vocational, trade or business schools.

21 (20) Cosmetology and similar uses.

22 (21) Bed and breakfast establishments meeting the
23 performance standards and development criteria set forth in Part 4 of
24 the Zoning Code.

25 (22) Essential services, including water, sewer, gas,
26 telephone, radio, television and electric, meeting the performance
27 standards and development criteria set forth in Part 4 of the Zoning
28 Code.

29 (23) Community residential homes of up to six
30 residents meeting the performance standards and development criteria

1 set forth in Part 4 of the Zoning Code, and criteria for Special Uses
2 set forth in s.656.374.

3 (24) Hospice facilities meeting the criteria for
4 Special Uses set forth in s.656.374.

5 (b) *Limitations on permitted uses.* All of the permitted
6 uses in the CRO District are limited by the following conditions,
7 unless otherwise provided:

8 (1) Retail sales shall be subject to the criteria set
9 forth in s.656.374.

10 (2) No manufacture, repair, assembly or work of a
11 mechanical nature of any kind shall be permitted and no machinery shall
12 be used other than normal office equipment such as typewriters,
13 calculators, computers and bookkeeping machines.

14 (c) *Permitted accessory uses and structures.* In addition
15 to the requirements of s.656.403, the following are also permitted
16 accessory uses and structures:

17 (1) Interior and accessory apartments in conjunction
18 with any other permitted use except new two-family and original use
19 multiple-family dwellings, meeting the Springfield Performance
20 Standards and Development Criteria set forth in s.656.374.

21 (2) Free-standing garages.

22 (3) One free-standing garage apartment in connection
23 with single-family, owner-occupied properties, meeting the Springfield
24 Performance Standards and Development Criteria set forth in s.656.374.

25 (4) Original use garage apartments - in conjunction
26 with contributing structures only.

27 (5) Pay phones meeting the Springfield Supplemental
28 Standards and Development Criteria set forth in s.656.375.

29 (6) Satellite dishes meeting the Springfield
30 Supplemental Standards and Development Criteria set forth in 656.375.

(7) Vending machines meeting the Springfield Supplemental Standards and Development Criteria set forth in s.656.375.

(d) *Permissible uses by exception.*

(1) Historic use two-family dwellings, with a COA also required after granting of exception.

(2) Historic use multiple-family dwellings, with a COA also required after granting of exception.

(3) Live-work lofts meeting the Springfield Performance Standards and Development Criteria set forth in s.656.374.

(4) Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, and the Springfield Performance Standards and Development Criteria set forth in s.656.374.

(5) Nursing homes meeting the Special Uses criteria set forth in s.656.374.

(6) Group care homes meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, and the Special Use criteria set forth in s.656.374.

(7) Housing for the elderly meeting the Special Use criteria set forth in s.656.374(g).

(8) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

(9) Day care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, and the Springfield Performance Standards and Development Criteria set forth in s.656.374.

(10) Home occupations meeting the Springfield Performance Standards and Development Criteria set forth in s.656.374.

(11) Private clubs.

1 (12) Churches, including a rectory or similar use,
2 meeting the performance standards and development criteria set forth
3 in Part 4 of the Zoning Code.

4 (13) Commercial production and service activities such
5 as:

6 (A) Retail outlets for the sale of food and
7 drugs, leather goods and luggage, jewelry (including watch repair but
8 not pawn shops), art, cameras or photographic supplies (including
9 camera repair), sporting goods, hobby shops and pet shops (but not
10 animal kennels), musical instruments, television and radio (including
11 repair incidental to sales), florist or gift shops, delicatessens, bake
12 shops (but not wholesale bakeries), drugs and similar products, and dry
13 cleaning pickup stations.

14 (B) Facilities for the production of
15 eyeglasses, hearing aids, dentures, prosthetic appliances and similar
16 products in conjunction with a professional service being rendered at
17 the time.

18 (C) The uses in subparagraphs (A) and (B) are
19 subject to the following limitations:

20 (i) Sale, display, preparation and storage
21 shall be conducted within a completely enclosed building.

22 (ii) Products shall be sold only at retail.

23 (14) Restaurants, including facilities for the sale
24 and service of alcoholic beverages for on-premises consumption only,
25 subject to the following conditions:

26 (A) Seating shall not exceed a capacity of
27 forty (40).

28 (B) Food is ordered from a menu, prepared and
29 served for pay for consumption on premises only.

30 (e) *Special Uses.* Special uses include residential
31 treatment facilities, rooming houses, emergency shelter homes, group

1 care homes, and community residential homes of over six residents. New
2 special uses are not allowed in the districts and existing uses must
3 conform to the standards for Special Uses in s.656.374(g).

4 (f) *Minimum lot requirements.*

5 (1) Lot width:

6 (A) Single-family dwellings - Twenty-five (25)
7 feet.

8 (B) Two-family dwellings - Seventy-five (75)
9 feet.

10 (C) All other uses - Thirty-five (35) feet
11 (except as otherwise required for certain uses).

12 (2) Lot area:

13 (A) Single-family dwellings - Two thousand five
14 hundred (2,500) square feet.

15 (B) Two-family dwellings - Nine thousand (9,000)
16 square feet.

17 (C) All other uses - Four thousand five hundred
18 (4,500) square feet (except as otherwise required for certain uses).

19 (g) *Maximum lot coverage by all buildings and structures.*
20 Fifty percent (50%).

21 (h) *Minimum yard requirements.*

22 (1) Front setback - Ten (10) foot minimum and fifteen
23 (15) foot maximum or generally compatible with surrounding contributing
24 structures (within twenty-five percent of average required front yard
25 of adjacent contributing structure).

26 (2) Side setback - Fourteen percent (14%) of lot
27 width, rounded off to the nearest whole number divided equally per
28 side.

29 (3) Rear setback - Ten (10) feet.

(4) Garages and garage apartments shall be located within fifty (50) feet of the rear property line, with no more than a five (5) setback from the rear and side property lines.

(i) *Maximum height of structures.*

(1) Principal structures - Forty-five (45) feet.

(2) Accessory structures - shall be no higher than principal structures.

(j) *Number of off-street parking spaces required:* No minimum parking is required, except for churches with more than 50 sanctuary seats, which must provide at least 50% of the minimum number of off-street parking spaces required pursuant to Part 6 of the Zoning Code, and live-work loft units, which must provide at least 80% of the minimum number of off-street parking spaces required for multiple-family units pursuant to Part 6 of the Zoning Code.

(k) *Special parking standards:* The number of parking spaces provided shall not exceed the minimum number of parking spaces required under Part 6 of the Zoning Code.

III. Commercial Neighborhood - Springfield (CN-S) District. This zoning district is designed to accommodate existing historic neighborhood original use commercial properties and new neighborhood commercial uses that are compatible with the residential character of the neighborhood. Properties with original use and historic use neighborhood commercial structures do not have to meet lot, yard, and lot coverage requirements.

(a) *Permitted uses and structures.*

(1) Professional offices.

(2) Business offices.

(3) Retail outlets for sale of food and drugs, wearing apparel, sundries and notions, books and stationery, jewelry (including watch repair but not pawnshops), delicatessens, bakeshops

1 (but not wholesale bakeries), drugs and similar products, subject to
2 the other limitations specified in this section.

3 (4) Service establishments such as barber or beauty
4 shops, shoe repair shops, restaurants (limited to 40 seats, without
5 drive-in or drive-thru facilities), with the outside sale and service
6 of food meeting the performance standards and development criteria set
7 forth in Part 4 of the Zoning Code), interior decorators, tailors or
8 dressmakers, subject to the other limitations specified in this
9 section.

10 (5) Essential services, including water, sewer, gas,
11 telephone, radio, television and electric, meeting the performance
12 standards and development criteria set forth in Part 4 of the Zoning
13 Code.

14 (6) Churches, including a rectory or similar use,
15 meeting the performance standards and development criteria set forth
16 in Part 4 of the Zoning Code.

17 (7) Art galleries, dance, art, gymnastics, karate and
18 martial arts, music and photography studios, and theatres for stage
19 performances (but not motion picture theatres).

20 (b) *Permitted accessory uses and structures.* In addition
21 to the requirements of s. 656.403, the following are also permitted
22 accessory uses and structures:

23 (1) Accessory apartments in conjunction with any
24 other permitted use if such apartments are limited to the second story
25 of the building or to under 50% of the building ground floor space.

26 (2) Pay phones meeting the Springfield Supplemental
27 Standards and Development Criteria set forth in s.656.375.

28 (3) Satellite dishes meeting the Springfield
29 Supplemental Standards and Development Criteria set forth in 656.375.

30 (4) Vending machines meeting the Springfield
31 Supplemental Standards and Development Criteria set forth in s.656.375.

(c) *Permissible uses by exception.*

(1) An establishment or facility which includes the retail sale of beer or wine for on-premises consumption, in conjunction with the service of food which is ordered from a menu and prepared or served for pay for consumption on-premises.

(2) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

(3) Day care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

(d) *Special Uses.* Special Uses include residential treatment facilities, rooming houses, emergency shelter homes, group care homes, and community residential homes of over six residents. New Special Uses are not allowed in the districts and existing special uses must conform to standards for Special Uses in s.656.374(g).

(e) *Minimum lot requirements (width and area) for all uses.*

(1) Minimum lot width-- Forty feet, except as otherwise required for certain uses.

(2) Minimum lot area-- Three thousand (3,000) square feet, except as otherwise required for certain uses.

(f) *Maximum lot coverage by all buildings and structures.*
Eighty (80) percent.

(g) *Minimum yard requirements.*

(1) All uses:

(i) Front setback-- no minimum, Ten (10) foot maximum.

(ii) Side setback--when adjacent to residentially zoned property, a minimum side yard of fifteen feet shall be provided.

(iii) Rear setback-- when adjacent to residentially zoned property, a minimum rear yard of fifteen (15) feet shall be provided.

(h) *Maximum height of structures.*

(1) Principal structures--Forty-five (45) feet.

(2) Accessory structures-- shall be no higher than principal structures.

(I) *Building width.* Building width must exceed seventy percent (70%) of lot width.

(j) *Locational criteria.* This zoning district is limited to properties with continuous frontage on two streets (excluding alleys).

(k) *Limitations on permitted uses or permissible uses by exception.* All of the permitted or permissible uses by exception are subject to the following provisions:

(1) Sale, display, preparation and storage shall be conducted within a completely enclosed building.

(2) Products shall be sold only at retail.

(3) Building footprint limited to 3,000 square feet.

(4) Gross floor area for non-residential uses limited to 4,000 square feet.

(5) Restaurants are limited to forty seats.

(6) Only fascia or wall signs are allowed, with a size limitation of twenty (20) square feet.

(7) Rear and side yards that are adjacent to residentially zoned property must contain a wall, fence, or hedge at least six (6) feet in height. This visual screen must be at least 85% opaque.

1 (1) *Number of off-street parking spaces required.* No
2 minimum parking is required, except for churches with more than 50
3 sanctuary seats, which must provide at least 50% of the minimum number
4 of off-street parking spaces required pursuant to Part 6 of the Zoning
5 Code.

6 (m) *Special parking standards.* The number of parking
7 spaces provided shall not exceed the minimum number of parking spaces
8 required under Part 6 of the Zoning Code.

9 **IV. Commercial Community/General-Springfield (CCG-S) District.**

10 (a) *Permitted uses and structures.*

11 (1) Retail outlets for sale of food and drugs,
12 wearing apparel, toys, sundries and notions, books and stationery,
13 leather goods and luggage, jewelry (including watch repair) art,
14 cameras or photographic supplies (including camera repair), sporting
15 goods, hobby shops and pet shops (but not animal boarding kennels),
16 musical instruments, florist or shops, delicatessens, bakeries (but not
17 wholesale bakeries), home furnishings and appliances (including repair
18 incidental to sales), office equipment or furniture, antiques,
19 hardware, new automobile parts (including rebuilt parts not
20 installation, repair or rebuilding of parts) and accessories and
21 similar uses.

22 (2) Service establishments such as barber or beauty
23 shops, shoe repair shops, restaurants, interior decorators, reducing
24 salons or gymnasiums, self-service laundries or dry cleaners, tailors
25 or dressmakers, laundries or dry cleaning pickup stations, dry cleaning
26 and laundry package plants in completely enclosed buildings using
27 nonflammable liquids such as perchloroethylene and with no odor, fumes
28 or steam detectable to normal senses from off the premises, radio and
29 television broadcasting offices and studios, communication antennas,
30 funeral homes, marinas, blueprinting, job printing (but not newspaper),

1 radio and television repair shops, travel agencies, employment offices,
2 (but not day labor pools), home equipment rental and similar uses.

3 (3) Banks (including drive-thru tellers), loan
4 companies, mortgage brokers, stockbrokers and similar financial
5 institutions.

6 (4) All types of professional and business offices,
7 newspaper offices (but not printing), employment offices, union halls,
8 buildings trades contractors (not requiring outside storage or the use
9 of a vehicle in excess of one-ton capacity or equipment, machinery,
10 ditching machines, tractors, bulldozers or other heavy construction
11 equipment) and similar uses.

12 (5) Original use single-family dwellings.

13 (6) Original use two-family dwellings.

14 (7) Original use multiple-family dwellings.

15 (8) Commercial indoor recreational or entertainment
16 facilities such as bowling alleys, swimming pools, indoor skating
17 rinks, theaters (including motion picture theaters but not open-air
18 theaters), and similar uses (but not dance halls).

19 (9) Art galleries, museums, community centers, music,
20 photography, gymnastics, karate and martial arts studios, theaters for
21 stage performances (but not motion picture theaters) dance, art,
22 vocational, trade or business schools and similar uses.

23 (10) Homes for aged and orphans.

24 (11) Nursing homes.

25 (12) Day care centers or care centers meeting the
26 performance standards and development criteria set forth in Part 4 of
27 the Zoning Code.

28 (13) Off-street commercial parking lots meeting the
29 performance standards and criteria set forth in Part 4 of the Zoning
30 Code and the Springfield Performance Standards and Development Criteria
31 set forth in s.656.374.

(14) Hospitals, sanitariums and similar uses.

(15) An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with the service of food which is ordered from a menu and prepared or served for pay for consumption on-premises.

(16) Retail plant nurseries (including outside display but not landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity).

(17) Veterinarians meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

(18) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.

(19) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

(20) Churches, including a rectory or similar use.

(21) Schools meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

(b) *Permitted accessory uses and structures.* In addition to the requirements of s.656.403, the following are also permitted accessory uses and structures:

(1) Interior apartments in conjunction with any other permitted use if such apartments are limited to the second story of the building or to under 50% of the building ground floor area.

(2) Pay phones meeting the Springfield Supplemental Standards and Development Criteria set forth in s.656.375.

(3) Satellite dishes meeting the Springfield Supplemental Standards and Development Criteria set forth in 656.375.

1 (4) Vending machines meeting the Springfield
2 Supplemental Standards and Development Criteria set forth in s.656.375.

3 (c) *Permissible uses by exception.*

4 (1) An establishment or facility which includes the
5 retail sale and service of all alcoholic beverages including liquor,
6 beer or wine for on-premises consumption or off-premises consumption
7 or both, including permanent or restricted outside sale and service,
8 meeting the performance standards and development criteria set forth
9 in Part 4 of the Zoning Code.

10 (2) New multiple-family structures

11 (3) Live-work lofts meeting the criteria set forth in
12 s.656.374.

13 (4) Crematories.

14 (5) Service stations, service garages for minor
15 repairs and car washer.

16 (6) Recycling collection points meeting the
17 performance standards and development criteria set forth in Part 4 of
18 the Zoning Code.

19 (7) Essential services, including water, sewer, gas,
20 telephone, radio, television and electric, meeting the performance
21 standards and development criteria set forth in Part 4 of the Zoning
22 Code.

23 (8) Private clubs.

24 (9) Restaurants with the outside sale and service of
25 food meeting the performance standards and development criteria set
26 forth in Part 4 of the Zoning Code.

27 (10) Billiard parlors.

28 (d) *Intensive Uses.*

29 (1) *Special Uses.* Special Uses include residential
30 treatment facilities, rooming houses, emergency shelter homes, group
31 care homes, community residential homes of seven or more residents.

1 New Special Uses are not allowed in the districts and existing uses
2 must conform to standards for Special Uses in s.656.374.

3 (2) Automotive uses. Existing automotive-related
4 uses, including auto repair, auto sales, tire stores, and similar uses,
5 must conform to the following standards within three years from the
6 effective date of this ordinance:

7 (A) No outdoor storage or car display is
8 allowed unless it is screened from adjacent residences by a wall, fence
9 or hedge. This visual screen must be at least six (6) feet in height
10 and at least 85% opaque.

11 (B) Any new outdoor car display or temporary
12 storage of properly licensed automobiles and pick-up trucks must be
13 screened from a public street by wrought iron style fencing of iron,
14 steel, or aluminum construction with vertical pickets, or by a
15 combination of a masonry retaining wall with wrought iron style
16 fencing, which fencing shall be located within ten (10) feet of the
17 public right-of-way.

18 (C) Hours of operation are limited to 7:00 AM
19 to 7:00 PM; and

20 (D) Parking of cars and storage of material is
21 not allowed on public right-of-ways, sidewalks, and adjacent
22 properties.

23 (E) Facilities that are adjacent to
24 residentially zoned property or that are located across a public right-
25 of-way or alley from residentially zoned property must perform
26 activities that produce sustained and objectionable noise solely within
27 soundproofed buildings or within buildings with bays that do not face
28 residentially-zoned properties.

29 (e) Minimum lot requirements (width and area). None,
30 except as otherwise required for certain uses.

1 (f) *Maximum lot coverage by all buildings.* None, except as
2 otherwise required for certain uses.

3 (g) *Minimum yard requirements.*

4 (1) Front setback -- None, maximum - Ten (10) feet.

5 (2) Side setback -- None, if the building on the
6 adjacent lot is built to the property line or if the adjacent lot is
7 vacant. Unless no space is left between buildings on adjacent lots, a
8 space of not less than six feet shall be provided between buildings.
9 Where the lot is adjacent to a residential district, a minimum setback
10 of fifteen feet shall be provided.

11 (3) Rear setback -- Fifteen (15) feet.

12 (h) *Maximum height of structures.*

13 (1) Principal structures -- Forty-five (45) feet.

14 (2) Accessory structures -- shall be no higher than
15 principal structures.

16 (i) *Building width:* Building width must exceed seventy
17 percent (70%) of lot width.

18 (j) *Limitations on permitted uses or permissible uses by*
19 *exception.* All of the permitted and permissible uses by exception in
20 the CCG-S District are subject to the following provisions:

21 (1) Sales, service and display, preparation and
22 storage shall be conducted within a completely enclosed building,
23 unless otherwise provided for.

24 (k) *Number of off-street parking spaces required:* No
25 minimum parking is required, except for churches with more than 50
26 sanctuary seats, which must provide at least 50% of the minimum number
27 of off-street parking spaces required pursuant to Part 6 of the Zoning
28 Code, and multiple-family and live-work loft uses, which must provide
29 at least 80% of the minimum number of off-street parking spaces
30 required pursuant to Part 6 of the Zoning Code.

31 (l) *Special parking standards:*

1 (1) The number of parking spaces provided shall not
2 exceed the minimum number of parking spaces required under Part 6 of
3 the Zoning Code.

4 (2) On-site or off-site parking areas are allowed
5 within 30 feet of a street right-of-way if a wall is provided parallel
6 to the right-of-way. This wall shall be located within ten (10) feet
7 of the right-of-way or shall generally follow the front wall of
8 surrounding buildings. The wall shall be a three (3) foot high solid
9 wall with a three (3) foot high metal picket fence on top of the wall.

10 **656.374 Springfield Performance Standards and Development**
11 **Criteria.** The following permitted uses or permissible uses by
12 exception shall meet the performance standards and criteria listed
13 under each use. These uses are in addition to, rather than in lieu of,
14 the Supplementary Regulations of s.656.401, as applicable.

15 (a) *Interior apartments.* Interior apartments shall be allowed
16 subject to the following criteria:

17 (1) Interior apartments are limited to one single-family
18 unit per lot and shall be allowed within structures over 1,600 square
19 feet.

20 (2) Within the RMD-S District, the owner of a principal
21 structure with an interior apartment must reside on the premises.

22 (3) The maximum size of the interior apartment shall not
23 exceed 1,000 square foot or twenty-five percent (25%) of the principal
24 structure floor area, whichever is less. If the property also has a
25 home occupation operating under the provisions of this section, the
26 total floor area devoted to both uses shall not exceed 1,250 square
27 foot or thirty-five percent (35%) of the floor area of the residence,
28 whichever is less.

29 (4) Within the RMD-S District, rear or side entrances for
30 interior apartments shall be required unless the original design of the
31 contributing structure has a front entrance for the interior apartment.

1 (b) *Garage apartments.* Garage apartments shall be allowed
2 subject to the following criteria:

3 (1) Garage apartments must be located behind the primary
4 structure.

5 (2) There should be a visual relationship to the main
6 house. For new structures this shall be accomplished through similar
7 roof shape, porches, paint color, and other physical characteristics.
8 For existing structures this shall be accomplished through similar
9 paint colors and other physical characteristics.

10 (3) The building footprint shall be limited to twenty-five
11 percent (25%) of the gross floor area of principal structure on the
12 lot, or 750 square feet, whichever is less.

13 (c) *Community residential homes.* Community residential homes
14 of six or fewer residents shall be allowed, subject to the following
15 criteria:

16 (1) New community residential homes must be at least one
17 thousand (1,000) feet from existing community residential homes.

18 (2) Principal and accessory residential structures must
19 comprise at least one thousand five hundred (1,500) heated square feet.

20 (A) Chain link fences shall not be allowed in front
21 yards or in side yards along public streets.

22 (B) The use shall comply with all applicable City
23 property maintenance and unsafe building codes.

24 (d) *Home occupations.* Home occupations shall be allowed
25 subject to the following criteria:

26 (1) Home occupations are intended to be small-scale,
27 limited businesses that do not detract from the residential character
28 of the neighborhood. Home occupations shall be accessory to the
29 principal residential use. Home occupations shall meet the following
30 standards:

1 (A) Home occupations may occupy up to five
2 hundred (500) square feet or twenty-five percent (25%) of the floor
3 area of the residence, whichever is less. If the property also has an
4 accessory apartment, total floor area devoted to both uses shall not
5 exceed 1,250 square feet or thirty-five percent (35%) of the floor
6 area of the residence, whichever is less.

7 (B) Home occupations must be operated by a
8 homeowner whose principal residence is on-site.

9
10 (C) Home occupations shall have no more than
11 three (3) persons engaged in operating the businesses at one time.

12 (D) A non-illuminated wooden sign, not
13 exceeding ten (10) square feet, may be placed on the front wall of the
14 residence. No other changes in the outside appearance of the building
15 or visible evidence of the conduct of the home occupation shall be
16 allowed.

17 (E) Home occupation retail uses allowed include
18 antique shops, bakeries (not wholesale), clothing shops, studios, small
19 appliance repair shops, florists, hand craft shops for custom work (no
20 noise, odor, or chemical waste), secondhand stores, and specialty
21 shops. Other allowed home occupation uses include: professional and
22 medical offices, music lessons, photography studios, tutoring and E-
23 businesses.

24 (F) Prohibited home occupations shall include,
25 but are not limited to, the following: beauty/barber shops, group
26 instruction with over two (2) students, outdoor repair shops, taxi or
27 limousine services, on-premises food or drink sales, and auto repairs.

28 (G) Home occupations generally may not generate
29 more than four (4) clients/customers at one time and twenty (20) per
30 day.

1 (H) Hours of operation for retail uses must be
2 between 9:00 AM and 5:00 PM. Hours of operation for other uses may
3 continue until 9:00 PM, by appointment only.

4 (I) No outdoor storage or display shall be
5 allowed.

6 (J) No flammable or hazardous materials shall
7 be stored on premises.

8 (K) There will be no equipment or process used
9 in the home occupations which creates noise, vibration, glare, fumes,
10 odors, or electrical interference detectable to the normal senses off
11 the property.

12 (L) In the case of electrical interference, no
13 equipment or process shall be used which creates visual or audible
14 interference in the radio or television receiver off the premises or
15 causes fluctuations in line voltage off the premises.

16 (M) No home occupation shall be conducted in an
17 open porch, carport, shed, temporary building, or on the grounds.
18 Activities must be confined to the principal or accessory structure.

19 (N) Any supplies stored on the premises shall be
20 for the purpose of maintaining and operating the home occupation.

21 (O) The address of the home occupation shall
22 not be advertised.

23 (P) The business shall not in any manner deal
24 in firearms or ammunition.

25 (Q) Business deliveries by trucks larger than
26 three quarter ton trucks shall not be allowed. Deliveries must occur
27 between 10:00 AM and 4:00 PM.

28 (e) *Live-work lofts.*

29 (1) Live-work lofts shall be allowed in original use non-
30 residential existing buildings that are over 7,500 square feet in size.

1 (2) Minimum unit size of live-work loft units is 850
2 square feet.

3 (3) Buildings with live-work loft units may devote up to
4 20% of interior building space for community / assembly / recreational
5 purposes - intended for the use of building and neighborhood residents.

6 (4) Buildings with live-work loft units may devote up to
7 15% of building space for supportive retail or service use.

8 (f) *Off-street parking lots.*

9 (1) Off-street parking lots must be accessed only from a
10 rear alley.

11 (2) Off-street parking lots must be set back at least
12 twenty (20) feet from the front property line and must be screened from
13 non-alley rights-of-way by a wall, fence, or hedge that is at least
14 four (4) feet in height. Parking lots in the CCG-S district must meet
15 the standards for that district.

16 (g) *Special Uses.* Special Uses are residential/institutional
17 uses that are no longer permitted in the districts. Such uses may
18 continue if they comply with the standards and criteria of this
19 subsection within one year from the effective date of this legislation.

20 The following uses are identified as Special Uses: residential
21 treatment facilities, rooming houses, emergency shelter homes, group
22 care homes, and community residential homes of seven or more residents.

23 The City shall through annual inspections ensure that such uses comply
24 with the following standards, and if the property is not in compliance
25 with the standards after a reasonable time allowed for correction of
26 the violation, the special use shall not be allowed to continue.

27 (1) Chain link fences shall not be allowed in any yards
28 along public streets (not including alleys), and must be located at
29 least six feet behind the closest vertical plane of the primary
30 structure.

(2) Interior space shall be at least three hundred (300) square feet per resident.

(3) The use shall comply with all applicable City property maintenance and unsafe building codes.

(4) Twenty-four hour, on-site management shall be required.

(5) New rooming houses are not permitted. Existing rooming houses shall be identified by one or more of the following existing conditions, each of which shall create a rebuttable presumption that a building is a rooming house:

(A) signs that indicate rooms, beds, or living spaces for rent

(B) interior locks, partitions, hasps, appliances such as electric fry pans, toaster ovens, refrigerators, etc.

(C) individual storage of food

(D) alphabetical, numeric, or other labeling of bedrooms or living areas

(E) alterations to structures which enhance or facilitate its use as a rooming house.

656.375 Springfield Supplemental Standards and Development Criteria.

(a) *Pay phones and vending machines.*

(1) Pay phones and vending machines may not be located on public rights-of-way.

(2) Pay phones and vending machines may not be located in required yards.

(3) Pay phones and vending machines in the RMD-S and CRO-S districts must be located within a structure.

(4) Pay phones and vending machines in the CN-S and CCG-S districts must be located along a building front only, within 5 feet of the front wall of the primary entrance. The building must be

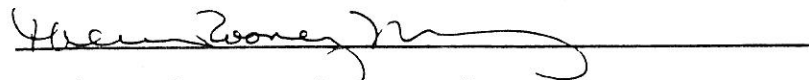
1 occupied. Pay phones and vending machines shall not obstruct a
2 sidewalk, and must be removed within thirty (30) days of a building
3 being vacated.

4 (b) Satellite dishes. Satellite dishes and associated
5 structures, including but not limited to poles, posts, and other
6 mounting or supportive devices, may not be located within a required
7 yard or within the public right-of-way.

8 **Section 2.** The Council finds and determines that pay phones and
9 vending machines located in the public rights-of-way within the
10 Springfield Zoning Overlay are harmful to the health, safety and
11 welfare of the Springfield community. Accordingly, the Director of
12 Public Works, or his designee, is hereby directed not to issue any
13 permit requests pursuant to Section 746.104 of the Ordinance Code for
14 pay phones and vending machines proposed to be located within any
15 rights-of-way located within the Springfield Zoning Overlay. The
16 Director of Public Works, or his designee, is also hereby directed to
17 revoke all permits for pay phones and vending machines currently
18 located in public rights-of-way within the Springfield Zoning Overlay.

19 **Section 3. Effective Date.** This ordinance shall become
20 effective upon signature by the Mayor or upon becoming effective
21 without the Mayor's signature.

22
23 Form Approved:

24
25 

26 Office of General Counsel

27 Legislation Prepared By Theresa R. Matchett

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ORDINANCE 2000-302-E

CERTIFICATE OF AUTHENTICATION

ENACTED BY THE COUNCIL

December 12, 2000



ALBERTA HIPPS
COUNCIL PRESIDENT

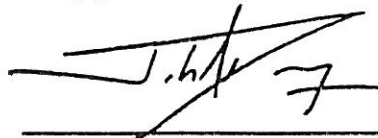
ATTEST:



KATHLEEN A. ROBERTS
ACTING COUNCIL SECRETARY

DEC 21 2000

APPROVED: _____



JOHN DELANEY, MAYOR



AMENDMENT

Land Use and Zoning Committee offers the following amendment to File 2000-302:

On page 7, line 25, strike "Parks," and insert "Neighborhood parks, pocket parks," and strike "and playfields"; and

On page 7, line 26, strike "or community" and after "structures" insert ", which serve or support a neighborhood or several adjacent neighborhoods,"; and

On page 20, line 1½, add "(7) Art galleries, dance, art, gymnastics, karate and martial arts, music and photography studios, and theatres for stage performances (but not motion picture theatres)."; and

On page 20, lines 23 and 24, delete in their entirety; and

On page 20, line 25, strike "(4)" and insert "(3)"; and

On page 24, line 26, strike "and group care homes"; and

On page 25, line 26, insert "(21) Schools meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code."; and

On page 28, strike lines 2 through 9 in their entirety and insert instead: "(B) Any new outdoor car display or temporary storage of properly licensed automobiles and pick-up trucks must be screened from a public street by wrought iron style fencing of iron, steel, or aluminum construction with vertical pickets, or by a combination of a masonry retaining wall with wrought iron style fencing, which fencing shall be located within ten (10) feet of the public right-of-way."; and

On page 30, line 20, strike "only"; and

On page 30, line 21, strike "foot" and replace it with "feet"; and

12/12/00
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On page 30, lines 21 and 22, strike "No interior apartment is allowed on a lot with an existing or new garage or accessory apartment."; and

On page 36, line 4, strike "exceed" and insert "be at least"; and

On page 37, line 8, after "entrance." insert "The building must be occupied."; and

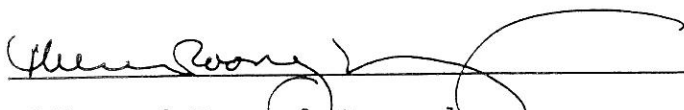
On page 37, line 9, after "sidewalk" insert ", and must be removed within thirty (30) days of a building being vacated"; and

On page 37, line 13½, add a new Section 2 to read as follows:

Section 2. The Council finds and determines that pay phones and vending machines located in the public rights-of-way within the Springfield Zoning Overlay are harmful to the health, safety and welfare of the Springfield community. Accordingly, the Director of Public Works, or his designee, is hereby directed not to issue any permits requests pursuant to Section 746.104 of the Ordinance Code for pay phones and vending machines proposed to be located within any right-of-way located within the Springfield Zoning Overlay. The Director of Public Works, or his designee, is also hereby directed to revoke all permits for pay phones and vending machines currently located in public rights-of-way within the Springfield Zoning Overlay."; and

And renumber the remaining section accordingly.

Form Approved:



Office of General Counsel

Legislation prepared by: Theresa R. Matchett

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ORDINANCE 2000-302-E

CERTIFICATE OF AUTHENTICATION

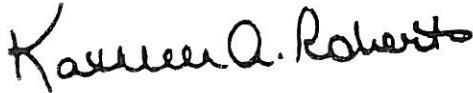
ENACTED BY THE COUNCIL

December 12, 2000



ALBERTA HIPPS
COUNCIL PRESIDENT

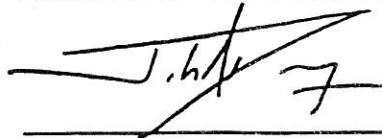
ATTEST:



KATHLEEN A. ROBERTS
ACTING COUNCIL SECRETARY

DEC 21 2000

APPROVED: _____



JOHN DELANEY, MAYOR



