

Section 4-3400. CC - Center City District.

4-3401. **Purpose.** This district is intended to be a mixed-use district that accommodates a variety of residential, commercial, and light industrial uses. It is intended for older commercial and light industrial areas, particularly the Central Business District and Commercial Street area that tend to accommodate a wide variety of uses. These areas generally developed early in the city's history and do not display the characteristics typical of modern suburban development. These areas may also be experiencing or be in need of rehabilitation or redevelopment. This district is intended to accommodate the transition that must occur if these areas are to contribute to the vitality of the city.

4-3402. **Permitted Uses.** (G.O. 5879, 7/26/10)

- A. Accessory Uses, as permitted by *Section 5-1000, Accessory Structures and Uses*.
- B. Auction sales and flea markets entirely within enclosed buildings.
- C. Awning and canvas sales and rental.
- D. Bed and breakfasts.
- E. Boarding, rooming, and lodging houses.
- F. Bus garages.
- G. Bus stations.
- H. Catering businesses. (G.O. 5585, 07/24/06)
- I. Cemeteries.
- J. Churches and other places of worship, including parish houses and Sunday schools. (G.O. 5471, 06/27/05)
- K. Civic, convention, and cultural centers.
- L. Colleges, universities, and business colleges.
- M. Commercial Gardens and/or Farmers Markets with retail and/or wholesale sales on-site. (G.O. 5843, 11/09/09) (G.O. 5880, 7/26/10)
- N. Commercial off-street parking lots and structures.
- O. Community center, nonprofit.
- P. Day care centers in accordance with Chapter 36, Article XI, Springfield City Code.

- Q. Eating and Drinking Establishments Use Group.
- R. Educational, cultural, public, or nonprofit institutions such as museums, art galleries, libraries and elementary and secondary schools, but not including correctional institutions.
- S. Overnight shelters and soup kitchens legally conforming at the time of the passage of said ordinance provided that a use permit is obtained for any expansion of said use. (G.O. 4763, 12/15/97) (G.O. 6058, 06/17/13)
- T. Entertainment-oriented Use Group.
- U. Funeral homes and mortuaries (crematoriums are permitted as accessory uses).
- V. General Office Use Group.
- W. Glass and mirror sales.
- X. Group homes, custodial.
- Y. Hospitals with ambulance services as accessory uses.
- Z. Household resource recovery collection centers, screened from all residential districts and public rights-of-way in conformance with *Section 6-1000. Screening and Fencing*.
- AA. Major Event Entertainment Use Group.
- BB. Medical Office Use Group.
- CC. Personal Services Use Group.
- DD. Police and fire stations.
- EE. Private clubs and lodges.
- FF. Public and private parks, playgrounds and golf courses, including miniature golf courses and driving ranges.
- GG. Public service and public utility uses, as follow: (G.O. 5094, 07/09/01)
 - 1. Tier I wireless facilities in accordance with *Section 5-2600, Telecommunication Towers*.
 - 2. Tier III wireless facilities in accordance with *Section 5-2600, Telecommunication Towers*, 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, Telecommunication Towers*, 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.
- HH. Repair shops, home appliance.
- II. Residential uses except those which require a conditional use permit in accordance with *Subsection 4-3403*.
- JJ. Retail Sales Use Group.
- KK. Schools or development centers for persons with handicaps or development disabilities.
- LL. Schools, business. (G.O. 5585, 07/24/06)
- MM. Schools, elementary and secondary.
- NN. Substance abuse treatment facilities for fifty (50) or fewer residents, provided the facility: (G.O. 5343, 01/12/04)
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.
- OO. Taxi dispatch yards and offices.
- PP. Temporary uses, as permitted by *Section 5-1200, Temporary Uses*.
- QQ. Temporary Lodging Use Group.
- RR. Towers other than wireless facilities, less than one-hundred (100) feet in height, and related facilities. (G.O. 5094, 07/09/01)
- SS. Veterinary clinics. Facilities may have supervised outside activities, which are defined as having a single animal under the physical control of an individual. All

outside activity spaces shall be fully enclosed and screened from adjacent residential uses, districts and all public rights-of-way with a six (6) foot tall barrier that is in conformance with *Subsection 6-1003*. No outside activity spaces shall be located within twenty-five (25) feet of any residential use or district, and all animal waste shall be collected and disposed of on a daily basis. (G.O. 6043, 04/08/13)

TT. Wholesale Sales. (G.O. 6043, 04/08/13)

4-3403. **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, Conditional Use Permits*, of this Article.

- A. Any manufacturing, production, processing, cleaning, servicing, testing, repair, or storage of materials, goods or products which is not allowed as a permitted use.
- B. Automobile service garages.
- C. Automobile service stations.
- D. Residential uses on first floor frontage of buildings that front on Commercial Street or front on Olive, Park Central, McDaniel and Walnut Streets between Campbell and Jefferson Avenues or front on Campbell, South, Boonville and Jefferson Avenues between Water Street and Pershing Street.
- E. Tier V wireless facilities in accordance with *Section 5-2600, Telecommunication Towers*. (G.O. 5094, 07/09/01)
- 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, 07/09/01)
- G. Transitional service shelter. (G.O. 4763, 12/15/97)
- H. Warehouses, storage and distribution centers.

4-3404. **Use Limitations.**

- A. All activities and permitted uses except the following shall be conducted entirely within a completely enclosed building.
 - 1. Automobile servicing, but not repair.
 - 2. Drive-in, pick-up window, or drive-thru facilities. (G.O. 5881, 7/26/10)
 - 3. Occasional sidewalk sales.
 - 4. Off-street parking and loading facilities.

5. Outdoor eating and drinking facilities.
 6. Outdoor live or amplified music provided a permit for such activity has been obtained from the City Manager pursuant to Chapter 2, Article I, Section 2-10, Permits for Outdoor Music and any regulations promulgated by the City Manager and on file with the City Clerk. (G.O. 4825, 08/17/98) (G.O. 4915, 07/19/99)
 7. Playgrounds associated with a school or day care center.
 8. Street vendors licensed by the City of Springfield.
- B. No vibration, glare, or heat shall be detectable at the lot line.
- C. No dust, particulate matter, or noxious or toxic matter of any sort shall be emitted or discharged at any time.
- D. All uses shall operate in accordance with the noise standards contained in *Section 6-1500, Noise Standards*.
- E. All flammable petroleum products and petrochemicals shall be stored in a fireproof enclosure and no more than fifty (50) gallons of such products shall be so stored except at automobile service stations.
- F. No use shall emit an odor that creates a nuisance as determined by *Chapter 2A, Article X, Springfield City Code*.
- G. Uses on parcels not served by public water and public sewer shall meet the requirements of *Subsection 1-1322*.

4-3405. **Bulk Regulations. (G.O. 6094, 1/13/14)**

- A. Maximum structure height: None.
- B. Yard requirements (Additional bufferyard may be required by *Subsection 4-3408*):
1. Front yard: None.
 2. Side yard: None.
 3. Rear yard: None.

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*.

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
Collector	30 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
(G.O. 5425, 11/15/04) (G.O. 5665, 04/09/07) (G.O. 5928, 4/18/11)	

4-3406. **Open Space Requirements.** None.

4-3407. **Design Requirements.**

- A. A site plan meeting the requirements of *Section 3-3000, Site Plan Review*, shall be submitted and approved.
- B. If required, a landscape plan, meeting the requirements of *Section 6-1200, Landscaping and Bufferyards*, and *6-1300, Off-Street Parking and Loading Area Design Standards*, shall be submitted and approved.
- C. All off-street parking and vehicular use areas shall be screened from all residential uses in accordance with *Section 6-1000, Screening and Fencing*.
- D. Refuse storage areas shall be screened from view in accordance with *Section 6-1000, Screening and Fencing*.
- E. Mechanical and electrical equipment, including air conditioning units shall be screened from view in accordance with *Section 6-1000, Screening and Fencing*.
- F. Lighting shall be designed to reflect away from any adjacent residential area and in accordance with *Section 6-1400, Lighting Standards*.
- G. Accessory buildings and structures shall meet the requirements of *Section 5-1000, Accessory Structures and Uses*. (G.O. 5425, 11/15/04)

4-3408. **Bufferyard Requirement.** Whenever any development in a CC District is located adjacent to a different zoning district, screening and a bufferyard shall be provided in