

Springfield Zoning Code

Sec. 50-376.

Schedule limiting height, bulk, density and area by zoning district.

Zoning District	Minimum Zoning Lot Size Per Unit		Maximum Height of Structures		Minimum Yard Setback (Per Lot in Feet)			Minimum Floor Area Per Unit (Square Feet)	Maximum Percent of Lot Area Covered (By All Buildings)
	Area in Square Feet	Width in Feet	In Stories	In Feet	Front	Each Side	Rear		
R-1 One-Family Residential	10,000(a)	80(a)	2	25	30(b)	10(b,c)	35(b)	900	25
R-2 One-Family Residential	7,500(a)	60(a)	2	25	25(b)	8(b,c)	35(b)	800	25
R-3 One-Family Residential	5,000(a)	50(a)	2	25	25(b)	8(b,c)	35(b)	720	25
RT Two-Family Residential	3,000	30	2	25	25(b)	8(b,c)	35(b)	500	25
RM-1 Multiple-Family Residential	(d)	(d)	2½	35	50(e)	30(e)	30(e)	1 BR—500 2 BR—700 3 BR—900 4 BR—1,100	25
OS-1 Office Service	(n)	(n)		30	25(f)	15(j)	20(h)	None	(n)
B-1 Local Business	(n)	(n)		30	25(f)	(g,j)	20(h)	None	(n)
B-2 Community	(n)	(n)		30	75(f,i)	30(i,j)	20(h)	None	(n)

Business									
B-3 General Business	(n)	(n)		30	30(f)	(g,j)	20(h,i)	None	(n)
I-1 Light Industrial	(n)	(n)		40	40(k)	20(j,l)	20(l,m)	None	(n)
I-2 General Industrial	(n)	(n)		75	60(k)	30(j,l)	30(l,m)	None	(n)
P-1	See division 11 of this article for height, layout and screening regulations								
PRD Planned Residential	See division 12 of this article for height, layout and screening regulations								
PDD	See division 13 of this article for height, layout and screening regulations								

Notes to Schedule of Regulations:

- (a) See section 50-377, averaged lot size, section 50-378, subdivision open space plan, and section 50-379, one-family clustering option, regarding flexibility allowances.
- (b) For all uses permitted other than single-family residential, the setback shall equal the height of the main building or the setback required in section 50-128, or this division 14, whichever is greater.
- (c) In the case of a rear yard abutting a side yard, the side yard setback abutting a street shall not be less than the minimum front yard setback of the district in which it is located and all regulations applicable to a front yard shall apply.
- (d) In an RM-1 multiple-family district, the total number of rooms (not including kitchen, dining and sanitary facilities) shall not be more than the area of the parcel, in square feet, divided by 1,200. All units shall have at least one living room and one bedroom, except that not more than ten percent of the units maybe of an efficiency apartment type. For the purpose of computing the permitted number of dwelling units per acre, the following room assignments shall control:
 - Efficiency1 room
 - One bedroom2 rooms
 - Two bedroom3 rooms

Three bedroom4 rooms

Four bedroom5 rooms

Plans presented showing one-bedroom, two-bedroom or three-bedroom units and including a den, library or other extra room shall count such extra room as a bedroom for the purpose of computing density.

The area used for computing density shall be the total site area exclusive of any dedicated public right-of-way of either interior or bounding roads.

Maximum height of building shall not exceed 35 feet, regardless of the number of stories constructed.

- (e) In all RM-1 multiple-family residential districts, the minimum distance between any two buildings shall be regulated according to the length and height of such buildings, and in no instance shall this distance be less than 30 feet. Parking may be permitted within a required side yard or rear yard but shall not cover more than 30 percent of the area of any required yard, or any minimum distance between buildings. The formula regulating the required minimum distance between two buildings in all RM-1 districts is as follows:

S	=	$\frac{L_A + L_B + 2(H_A + H_B)}{6}$, where
S	=	Required minimum horizontal distance between any wall of building A and any wall of building B or the vertical prolongation of either.
L _A	=	Total length of building A.
		The total length of building A is the length of that portion of a wall of building A from which, when viewed directly from above, lines drawn perpendicular to building A will intersect any wall of building B.
L _B	=	Total length of building B.
		The total length of building B is the length of that portion of a wall of building B from which, when viewed directly from above, the lines drawn perpendicular to building B will intersect any wall of building A.
H _A	=	Height of building A.
		The height of building A at any given level is the height above natural grade level of any portion of a wall along the length of building A. Natural grade level shall be the mean level of the ground immediately adjoining the portion of the wall along the total length of the building.

H_B	=	Height of building B.
		The height of building B at any given level is the height above natural grade level of any portion of a wall along the length of building B. Natural grade level shall be the mean level of the ground immediately adjoining the portion of the wall along the total length of the building.

- (f) Off-street parking shall be permitted to occupy a portion of the required front yard; provided that there shall be maintained a minimum unobstructed and landscaped setback of ten feet between the nearest point of the off-street parking area, exclusive of access driveways, and the nearest right-of-way line as indicated on the major thoroughfare plan. Where 30 percent or more of a block front is improved with buildings, then no part of any new building or addition shall project beyond a line joining with the two adjacent corners of the buildings on either side thereof, or where there is a building on only one side, beyond a line projected from the corresponding adjacent corners of the two nearest buildings.
- (g) No side yards are required along the interior side lot lines of the district, except as otherwise specified in the building code, provided that if walls of structures facing such interior side lot lines contain windows, or other openings, side yards of not less than ten feet shall be provided. On a corner lot which has a rear yard abutting a residential district, there shall be provided a setback of 20 feet on the residential side street. Where a lot borders on a residential district or a street, there shall be provided a setback of not less than ten feet on the side bordering the residential district or street.
- (h) Loading space shall be provided in the rear yard in the ratio of at least ten square feet per front foot of building and shall be computed separately from the off-street parking requirements; except in the instance of OS-1 districts loading space shall be provided in the ratio of five square feet per front foot of building. Where an alley exists or is provided at the rear of buildings, the rear building setback and loading requirements may be computed from the center of such alley.
- (i) No building shall be closer than 75 feet to any adjacent residential district or to any major thoroughfare.
- (j) Off-street parking shall be permitted in a required side yard setback.
- (k) Off-street parking for visitors, over and above the number of spaces required under section 50-406, may be permitted within the required front yard; provided that such off-street parking is not located within 20 feet of the front lot line.
- (l) No building shall be located closer than 50 feet or the height of the building, whichever is greater, to the outer perimeter (property line) of such district when such property line abuts any residential district.
- (m) All storage shall be in the rear yard and shall be completely screened with an obscuring wall or berm, not less than six feet high, or with a chainlink-type fence and a greenbelt planting so as to obscure all view from any adjacent residential, office or business district or from a public street.
- (n) The minimum lot area and width, and the maximum percent of building coverage, shall be determined on the basis of off-street parking and loading, screening and yard setback requirements as required in this chapter for the respective uses and use districts indicated.

(Ord. of 1-16-1978, § 1600; Ord. No. 1988-8, § 2; Code 1972, app. A, § 1600)