

3.2-600 Mixed-Use Districts.

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3.2-605 Establishment of Mixed-Use Land Use Districts

The following mixed-use land use districts are established to implement areas designated Mixed-Use by the Metro Plan, on adopted refinement plans, specific area plans and specific development plan diagrams and along transportation corridors designated for commercial development:

- A. **Mixed-Use Commercial District (MUC).** The MUC District is established where a mix of commercial with residential uses is compatible with existing nearby uses. Development within the MUC District shall have a commercial dominance, with residential and public uses also allowed. The primary development objectives of the MUC District are to expand housing opportunities; allow businesses to locate in a variety of settings; provide options for living, working, and shopping environments; facilitate more intensive use of land while minimizing potentially adverse impacts; and to provide options for pedestrian-oriented lifestyles. Development areas one acre or more in size in the MUC District shall have frontage on either an arterial or collector street. Access to any MUC development area may be from a local street, if there is no negative impact on adjacent residential uses.
- B. **Mixed-Use Employment District (MUE).** The MUE District is established where a mix of light-medium industrial or special light industrial uses with commercial or medium-high density residential uses is intended. Development within the MUE District shall have an employment (industrial) emphasis, but may include commercial, public, and multiple unit housing. The primary development objectives of the MUE District are to expand employment opportunities by allowing businesses to locate in a variety of locations, provide services for employees in close proximity to their work place, to provide options for living, working, and shopping environments; facilitate more intensive use of land while minimizing potentially adverse impacts; and to provide options for pedestrian-oriented lifestyles. Development areas one acre or more in size in the MUE District shall have frontage on either an arterial or collector street. Access to any MUE development area may be from a local street, if there is no negative impact on adjacent residential uses.
- C. **Mixed-Use Residential District (MUR).** The MUR District is established where a mix of medium and high density residential with commercial uses is intended. The MUR District shall only be applied to properties that are contiguous with property designated Community

Commercial, Mixed-Use Employment or Mixed-Use Commercial on the Springfield Zoning Map. Development within the MUR District emphasizes development of multiple unit housing , but may include small-scale retail, office and service uses when they are developed as part of a mixed-use development in order to increase housing opportunities in close proximity to designated commercial zones; support the retail, office and service uses of the adjacent commercial zone; and to provide options for pedestrian-oriented lifestyles. Development areas 1 acre or more in size in the MUR District shall have frontage on either an arterial or collector street. Access to any MUR development area may be from a local street, if a Traffic Impact Study determines there is no negative impact on adjacent residential uses.

- D. The Residential Mixed-Use (RMU), Commercial Mixed-Use (CMU) and Employment Mixed-Use (EMU) Districts are applicable to certain portions of the Glenwood Riverfront as specified in the Glenwood Refinement Plan. See SDC 3.4-245 for a description of these districts and SDC 3.4-250 for the schedule of permitted uses.

3.2-610	Schedule of Use Categories
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The following uses are permitted in the districts as indicated, subject to the provisions, additional restrictions and exceptions specified in this Code. Uses not specifically listed may be approved as specified in SDC 5.11-100.

“P” = **PERMITTED USE** subject to the standards of this Code.

“S” = **SPECIAL STANDARDS** subject to special locational and siting standards to be met prior to being deemed a permitted use (SDC 4.7-100).

“D” = **DISCRETIONARY APPROVAL** subject to review and analysis under Type 3 procedure (As a Discretionary Use under SDC 5.9-100 except where other criteria are indicated in the applicable special standards).

“N” = **NOT PERMITTED**

SITE PLAN REVIEW SHALL BE REQUIRED for all development proposals within all mixed use districts unless exempted elsewhere in this Code.

Use Categories/Uses	Districts		
	MUC	MUE	MUR
<i>Accessory Use Structures</i>			
Accessory Structures (SDC 4.7-105)	N	P	S
<i>Agricultural And Animal Sales And Services</i>			
Agricultural cultivation of undeveloped land	N	P	P
Garden supplies	P	N	N
<i>Automotive Repair and Service</i>			

Use Categories/Uses	Districts		
	MUC	MUE	MUR
Garage, repair	N	P	N
Parking lots and parking structures (SDC 4.7-180)	S	P	S
Tires, batteries and accessories	N	P	N
Operation, maintenance, repair, expansion and replacement of automobile, light truck sales, new and used, including accessory repair garages, parts and accessory sales on land where such uses lawfully existed as of June 3, 2002, owned, leased and controlled by a single entity	P*	N	N
*Only in Downtown Mixed-use area			
Business And Professional Offices And Personal Services			
Accountants, bookkeepers and auditors	P	P	P
Advertising/marketing agencies	P	P	P
Architects, landscape architects and designers	P	P	P
Art studios, fine	P	N	P
Art restoration	P	N	P
Attorneys	P	P	P
Audio/video production studio	P	P	N
Authors/composers	P	N	P
Banks, credit unions and savings and loans	P	P	P
Barber and beauty shops	P	P	P
Blue printing, Photostatting, and photo developing	P	P	N
Business schools	P	N	N
Business, labor, scientific and professional organizations and headquarters	P	P	P
Catering services	P	P	N
Clinics and research/processing laboratories	P	P	P
Collection agencies	P	N	P
Commodity contract brokers and dealers	P	P	P
Computer and information services	P	P	P
Dentists	P	P	P
Detective and protective agencies	P	N	P
Doctors	P	P	P
Drafting, graphic and copy services	P	P	P
Employment agencies and services	P	P	P
Engineers and surveyors	P	P	P
Financial planning, investment services	P	P	P
Graphic art services	P	P	P
Gymnastics instruction	P	P	N
House cleaning services	P	N	N
Insurance carriers, agents, brokers and services	P	P	P
Interior decorator and designers	P	N	P
Laundry, dry cleaners, including self-service, and ironing services	P	P	N
Loan companies, other than banks	P	P	P

Use Categories/Uses	Districts		
	MUC	MUE	MUR
Use Categories/Uses	MUC	MUE	MUR
Locksmiths	P	P	P
Lumber brokers	P	P	P
Mailing services/mail order sales	P	P	P
Management and planning consultants	P	P	P
Manufactured unit as a temporary construction office, night watchperson's quarters or general office (SDC 4.8-110, 4.7-185, and 4.7-170)	P/S	P/S	N
Motion picture studio/distribution	P	P	N
Non-profit organizations	P	N	P
Opticians	P	P	P
Performing arts instruction	P	N	P
Photocopying	P	P	P
Photography studios	P	P	P
Planners, land use	P	P	P
Printing/publishing	P	P	N
Psychologists and counselors	P	P	P
Real estate sales and management	P	N	P
Scientific and educational research	P	P	P
Security systems services	P	P	N
Self-defense studio	P	P	N
Shoe repair	P	P	P
Stenographers and secretarial services	P	P	P
Stockbrokers	P	P	P
Swimming pool cleaning	P	N	N
Tailors	P	N	P
Tanning salons	P	N	P
Title companies	P	N	P
Telephone answering services	P	P	P
Travel agencies	P	P	P
TV and radio broadcasting studios (does not include antennae)	P	P	N
Typing services	P	P	P
Window cleaning	P	N	N
Communications Facilities			
Communications towers, including antennas and relay equipment. Certain Wireless Telecommunications Systems Facilities (See SDC 4.3-145)	N	D	N
	N	D	N
Child Care Facilities			
Child Care Centers	S	S	S
Eating and Drinking Establishments			
Cafeteria (serving employees only)	P	P	N
Cocktail lounges	P	P	N

Use Categories/Uses	Districts		
	MUC	MUE	MUR
Delicatessens and sit down restaurants including espresso shops	P	P	P
Drive up restaurants and espresso shops (SDC 4.7-180)	S	P	N
Taverns and brew pubs	P	P	N
Educational Facilities- Public and Private Elementary and Middle Schools			
1 to 5 students in a private home (in a 24-hour period)	N	N	P
6 or more students in a private home	N	D	D
Private/public elementary and middle Schools (SDC 4.7-195)	N	D	D
Secondary schools and colleges	N	D	N
Group Care Facilities			
Residential Care Facility	N	N	D
Home Business			
Home Business (SDC 4.7-165)	S	S	S
Manufacture and/or Assembly of:			
Appliances	N	P	N
Apparel and other finished products made from canvas, cloth, fabrics, feathers, felt, leather, textiles, wool, yarn and similar materials	P	P	N
Communication equipment, including radio and television equipment	N	P	N
Costume jewelry, novelties, buttons and misc. notions	N	P	N
Cutlery, hand tools and hardware	N	P	N
Electronic components and accessories	N	P	N
Electronic transmission and distribution equipment	N	P	N
Engineering, laboratory, scientific, and research instruments	N	P	N
Finished wood manufacturing and assembly including cabinets and door frames	N	P	N
Furniture, including restoration	N	P	N
Greeting cards, business forms and other business related printing	N	P	N
Measuring, analyzing, and controlling instruments	N	P	N
Medical, dental, and surgical equipment and supplies	N	P	N
Medicinal chemicals and pharmaceutical products	N	P	N
Metal fabrication and machine shops	N	P	N
Musical instruments	N	P	N
Prosthetic and orthopedic devices	N	P	N
Office computing and accounting equipment	N	P	N
Optical instruments, including lenses	N	P	N
Perfumes and toiletries	N	P	N
Photographic equipment and supplies	N	P	N
Signs and advertising display	N	P	N
Toys, sporting and athletic goods	N	P	N
Watches, clocks, and related components	N	P	N
Other Industrial Uses:			

Use Categories/Uses	Districts		
	MUC	MUE	MUR
Industrial/Business Parks (SDC 3.2-450)	N	S	N
Media productions, including TV and radio broadcasting, motion picture production and newspaper/book/periodical publishing	P	P	N
Regional distribution headquarters, including indoor storage	N	P	N
Research development and testing laboratories and facilities	N	P	N
Accessory structures	N	P	N
Administrative professional or business offices	N	P	N
Public Utility Facilities:			
High impact facilities (SDC 4.7-160)	N	S	N
Low impact facilities	P	P	N
Recreational Facilities:			
Arcades	P	P	N
Art studios, performing	P	P	N
Auditoriums	N	P	N
Bingo parlors	N	P	N
Bowling alleys	P	P	N
Dance halls	N	P	N
Exercise studios	P	P	P
Gyms and athletic clubs	P	P	N
Hot tub establishments	P	P	P
Miniature auto race track (e.g., slot car track)	P	N	P
Miniature golf	P	N	N
Movie theaters, indoor, single screen	P	P	N
Non alcoholic night club (SDC 4.7-205)	S	P	N
Off-track betting facility	P	P	N
Parks, private and public	P	P	P
Playground	P	P	P
Play/tot lot	P	P	P
Pool halls	P	P	N
Recreation center	P	P	N
Skating rinks	N	P	N
Tennis, racquetball and handball courts	P	P	P
Theater, legitimate (live stage)	P	P	N
Religious, Social and Civic Institutions:			
Branch educational facilities	P	P	D
Charitable services	P	N	D
Places of Worship (SDC 4.7-130)	D	N	D
Community and senior centers	P	N	P
Fraternal and civic organizations	P	N	N
Hospitals	P	P	N

Use Categories/Uses	Districts		
	MUC	MUE	MUR
Public offices, including, but not limited to: administrative offices, libraries, museums, courts, and detention facilities.	P	N	D
Private/Public Elementary and Middle Schools (SDC 4.7-195)	N	D	D
Residential Uses in Areas Designated Mixed-Use in the Metro Plan or Refinement Plans			
Accessory structures (SDC 4.7-105)	S	P	S
Single unit dwellings, detached and townhomes	P	N	P
Duplexes (SDC 3.2.245)	N	N	S
Multiple Unit Housing	P	P	P
Short Term Rental			
Type 1 (SDC 4.7.355)	P*	N	P*
Type 2 (SDC 4.7.355)	S*	N	S*
Retail Sales			
Antiques	P	N	P
Apparel	P	N	P
Art galleries and museums	P	N	P
Art supplies	P	N	P
Bakeries	P	P	P
Bicycles	P	N	P
Books	P	N	P
Cameras and photographic supplies	P	N	P
Candies, nuts and confectioneries	P	N	P
China, glassware and metalware	P	N	P
Cigars and cigarettes	P	N	N
Computers, calculators and other office machines	P	P	N
Convenience stores	P	P	P
Dairy products	P	P	P
Department stores	P	N	N
Drapery, curtains and upholstery	P	N	P
Dry goods and general merchandise	P	N	P
Electrical supplies	P	N	N
Fabrics and accessories	P	N	P
Film drop off and pick up (not a drive-through)	P	N	P
Fish	P	N	N
Floor coverings	P	N	P
Florists	P	N	P
Fruits and vegetables	P	N	P
Furniture	P	N	N
Furriers	P	N	N
Groceries	P	N	P
Hardware	P	N	N

Use Categories/Uses	Districts		
	MUC	MUE	MUR
Hobby supplies	P	N	N
Household appliances	P	N	N
Jewelry	P	N	N
Liquor outlets (State)	P	N	N
Luggage and leather	P	N	N
Magazines and newspapers	P	N	N
Mail order houses	P	N	N
Marijuana business: production, processing, wholesaling, retail	N	N	N
Meats	P	N	N
Medical and dental supplies	P	N	N
Musical instruments and supplies	P	N	N
Novelties and gifts	P	N	N
Office equipment	P	P	N
Paint, glass and wallpaper	P	N	N
Pharmacies	P	P	P
Pottery	P	N	N
Radios, televisions and stereos	P	N	N
Second hand and pawn shops	P	N	N
Sewing machines	P	N	N
Shoes	P	N	P
Small electrical appliances	P	N	N
Sporting goods	P	N	P
Stationary	P	P	P
Supermarkets	P	N	N
Toys	P	N	P
<i>Small Scale Repair and Maintenance Services (SDC 4.7-180)</i>			
Business machine repair	S	P	P
Electrical appliance repair	S	P	N
Furniture repair	S	P	N
Janitorial services	N	P	N
Small engine repair	S	N	N
Watch repair	P	P	P
<i>Transient Accommodations</i>			
Emergency shelter facilities	N	N	P
Hotels (SDC 4.7-180)	S	N	N
Youth hostels	P	N	N
<i>Transportation Facilities</i>			
Heliports	N	P	N
Helistops	N	P	N
Linear park	P	P	P
Public transit station, without park and ride lot	P	P	P

Use Categories/Uses	Districts		
	MUC	MUE	MUR
Transportation Related, Non-Manufacturing			
Key/card lock fuel facilities	N	P	N
Warehouse Commercial Retail and Wholesale Sales and Distribution			
Cold storage lockers	N	P	N
Electrical supplies and contractors	N	P	N
Floor covering sales	N	P	N
Indoor storage, other than mini-warehouses, and outdoor storage areas/yards	N	P	N
Large electrical appliance sales	N	P	N
Merchandise vending machine operators	N	P	N
Plumbing and heating supplies and contractors	N	P	N
Unfinished furniture	N	P	N
Uses listed under automotive and retail which are wholesale uses	N	N	N
Regional distribution headquarters, including indoor storage	N	P	N
Warehouse/commercial uses engaged primarily in the wholesaling of materials to the construction industry	N	N	N
Wholesale trade, warehousing, distribution and storage (to include mini-storage)	N	N	N
Secondary Uses Serving or Related to on Site Commercial or Industrial Uses:			
Manufacture or assembly of goods or products to be sold on-premises	P	P	N
Accessory structures	N	P	N
Administrative professional or business offices	P	P	P
Blueprinting, photostatting, and photo developing	P	P	N
Cafeteria (serving employees only)	N	P	N
Child care facilities (primarily serving employees on-site)	P	P	P
Developed recreation area (serving the development area)	N	P	P
Heliports and helistops	N	P	N
Financial institutions	P	P	P
Manufactured home used as a night watch person's quarters (SDC 4.7-185)	N	S	N
Outdoor storage of materials directly related to a permitted use. (SDC 3.2-630B.3.)	N	P	N

3.2-615 Base Zone Mixed Use Development Standards
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The following base zone mixed use development standards are established.

Development Standard	MUC	MUE	MUR
Minimum Area	6,000 square feet	10,000 square feet	See SDC3.2-215
Minimum Street Frontage(1)	40 feet	75 feet	See SDC 3.2-215

Development Standard	MUC	MUE	MUR
Maximum Lot/Parcel Coverage	Lot/parcel coverage standards in the MUC and MUE Districts shall be limited only by standards (including, but not limited to: required parking, landscaping) specified in Sections 4.4-105 and 4.6-100. Generally, there is no maximum lot/parcel coverage standard.		45 Percent
Minimum Landscaping	Minimum requirements defined by standards in other sections of this Code.		
Landscaped Setbacks(2), (3),(4) and (5)			
Front, Street Side Yard, and Through Lot/parcel Rear Yard			
Building Setback	None	10 feet	See SDC 3.2-215
Parking, driveway, and outdoor storage setback	5 feet	5 feet	See SDC 3.2-215
Interior Side, Rear Yard Setbacks when Abutting Residential or CI Districts			
Building Setback	10 feet	10 feet	See SDC 3.2-215
Parking, Driveway, Outdoor Storage Setback	5 feet	5 feet	See SDC 3.2-215
Maximum Building Height(6)			
Maximum unless abutting residential districts (See below)	90 feet	60 feet	60 feet
When abutting an R-1, R-2, or MUR District to the north	Defined by the Maximum Shade Point Height requirement of SDC 3.2-225A.1.b., or up to 50 feet south of a northern lot/parcel line a plane extending south with an angle of 23 degrees and originating from the top of a 16 foot hypothetical fence located on the northern lot/parcel line.		See SDC 3.2-225
When abutting an LDR, MDR, or MUR District to the east, west, or south	No greater than that permitted in the R-1 or R-2 Districts for a distance of 50 feet.		See SDC 3.2-225

- (1) The Director may waive the requirement that buildable City lots/parcels have frontage on a public street when all of the following apply:
 - (a) The lots/parcels have been approved as part of a Development Area Plan, Site Plan, Subdivision or Partition application, and
 - (b) Access has been guaranteed via a private street or driveway by an irrevocable joint use/access agreement as specified in SDC 4.2-120A.
- (2) There are no setback requirements for buildings in the Downtown Exception Area.
- (3) Where an easement is larger than the required setback standard, no building or above grade structure, except a fence, shall be built on or over that easement.
- (4) Required setbacks are measured from the special street setback in SDC 4.2-105N, where applicable.
- (5) Architectural extensions may protrude into any 5-foot or larger setback area by not more than 2 feet.
- (6) Incidental equipment may exceed these height standards. In the MUE District, incidental equipment exceeding the height standards cannot occupy additional floor space.

3.2-620	Mixed Use District Development Standards—Conflicts and Exemptions
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A. Conflicts.

1. In cases where the development standards of this Section conflict with standards found in other Sections of this Code, the standards of this Section shall prevail.

EXCEPTION: Standards in this Code pertaining to environmental protection, water quality protection and or public health and safety matters shall prevail over the standards in this Section.

2. Development standards found in adopted refinement plans, specific area plans and specific development plans shall prevail over those in this Section.
3. The intent of this Section is not to create non-conforming uses due to necessary zoning map amendments to Mixed Use. However, if a non-conforming situation is created; existing buildings, structures, and uses may continue, expand, or be modified as permitted in SDC 5.8-120 and 5.8-125 until they are abandoned and are transferable to a future purchaser.

B. Exemption Process.

1. SDC 3.2-625 and 3.2-630 detail a series of design standards that seek to achieve attractive, pedestrian oriented development where mixed-use is applied. Developers may choose to meet these standards as prescribed, or they may propose other design ideas which are equal to or superior in meeting the objective of a particular standard. When a developer requests an exemption from a required standard, it is their responsibility to propose an alternative that fulfills the intent of the standard to the Director's satisfaction. The Director has the authority to authorize the exceptions and to determine the acceptability of the alternative the developer proposes.
2. When developers propose alternatives to development standards in SDC 3.2-625 and 3.2630 that is not acceptable, the Director shall deny the exemption. The Director shall issue findings which state the intent of the standard and describe how the alternative fails to meet that intent. The developer may appeal the decision of the Director to the Planning Commission as specified in SDC 5.3-115.

3.2-625	Mixed-Use District Development Standards—General
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Mixed use land use districts require special attention to building design because of the intermixing of land uses and higher intensity of development that can occur in these areas. The standards below implement commonly accepted design principles with the goal to achieve more attractive, functional and pedestrian oriented design. Not every case and circumstance is anticipated by these standards, nor is it the goal of this Section to prescribe every design detail of development. It is expected that the Springfield development community will apply their own design creativity to

build on these principles and create attractive, livable, and viable projects. The standards below provide an objective framework for achieving the desired goal of attractive, pedestrian oriented development. Developers may choose to meet these standards as prescribed, or they may propose other design ideas which are equal or superior to a particular standard in meeting the design objectives in Subsections A.-G., below. Where developers request an exemption from a stated standard, it is their responsibility to propose an alternative design and to demonstrate to the Director that it is equal or superior to the stated standard. The Director has the authority to authorize an exception to these standards and determine the acceptability of an alternative design the developer proposes. When developers propose alternative designs that are not acceptable to the Director, they may appeal the decision as specified in SDC 5.3-115.

A. Building Design Standards. Intent: New structures and improvements to façades requiring building permits shall provide architectural relief and interest, with emphasis at building entrances and along sidewalks, to promote and enhance a comfortable pedestrian scale and orientation. Blank walls shall be avoided to the maximum extent practicable by complying with the following minimum requirements. The following standards are intended to be specific and quantifiable while allowing for flexibility in design.

1. Ground floor windows shall be required for all civic and commercial uses. All elevations of buildings abutting any street shall provide at least 50 percent of their length (e.g., a 100-foot wide building façade shall have a total of at least 50 linear feet of windows) and at least 25 percent of the ground floor wall area as windows and/or doors that allow views into lobbies, merchandise displays, or working areas. On corner lots/parcels this provision applies to both elevations.

EXCEPTION: Elevations of buildings adjacent to alleys or vehicle accessways used primarily for service and delivery access is exempt from this requirement.

2. Ground floor windows are required as part of the primary entrance elevation for all industrial uses. Windows are required for at least 30 percent of the primary entrance and ground level offices that are part of the entrance elevation. The windows shall be measured in linear fashion (e.g., a 100-foot wide building entrance and office façade shall have a total of at least 30 linear feet of windows and/or doors on the ground floor that allow views into lobbies, merchandise displays, or working areas).
3. Along the vertical face of a structure, offsets shall occur at a minimum of every 50 feet by providing at least one of the following:
 - a. Recesses, including, but not limited to: entrances and floor area with of a minimum depth of 4 feet.
 - b. Extensions, including, but not limited to: entrances and floor area with a minimum clearance of 4 feet, a minimum depth of 4 feet, and a maximum length of an overhang shall be 25 feet.

- c. Offsets or breaks in roof elevation with a minimum of 3 feet or more in height.
 - 4. In order to break up vast expanses of single element building elevations, building design shall include a combination of architectural elements and features, including, but not limited to: offsets, windows, entry treatments, wood siding, brick, stucco, textured concrete block.
 - 5. In order to provide differentiation between the ground floor and upper stories, building design shall include bays or balconies for upper levels, and awnings, canopies, or other similar treatments for lower levels. Variation in building materials, trim, paint, ornamentation, windows, or other features including public art, may also be used.
 - 6. External modifications proposed for structures listed on the Springfield Historic Landmark Inventory shall comply with the applicable standards specified in SDC 3.3-900.
 - 7. The proposal contains an equally good or superior way to achieve the intent of Subsections 1. through 6., above.
- B. Building Orientation and Maximum Setbacks.** Intent: To the greatest extent practicable, all new buildings in a mixed-use development shall be oriented toward both exterior and internal streets in a manner that accommodates pedestrian comfort, convenience and safety.
- 1. In the Downtown Mixed Use Area, buildings shall be oriented towards fronting streets in a manner that frames and defines both streets and pedestrian areas along those streets. The maximum building setback in the Downtown Mixed Use Area is 10 feet. Buildings in this area shall not be separated from fronting streets by off-street parking, vehicle circulation aisles or drive-thru lanes.

EXCEPTIONS: Street setbacks in the Downtown Mixed Use Area may be approved by the Director when:

- a. The building design incorporates public seating, plazas, or other usable public space as specified in Subsection G. below;
- b. The building design incorporates landscaped stormwater quality facilities within the setback area that also enhance the pedestrian scale, orientation and interest;
- c. Necessary to preserve existing healthy mature trees; or

D. Landscaping and Screening.

1. Intent: Landscaping is intended to compliment built forms within a development area, softening and providing visual relief and contrast to buildings, sidewalks and parking lots. Trees, as part of a landscaping plan, shall provide shade for pedestrian comfort as well. The installation of landscaping shall be accomplished in a manner that assures that planted stock receives adequate irrigation. Screening is intended to compliment a development area by shielding trash receptacles, storage areas and other unsightly facilities from public view within the development area.
 - a. Mixed-use developments shall provide landscaping and screening in accordance with SDC 4.4-100 and 4.4-110 and the following standards:
 - b. Street trees shall be required consistent with SDC 4.2-140. Species shall be compatible with the design features specified in Subsection G., below and shall provide continuity with nearby landscaping. The Director may grant a 1-for-1 reduction in the number of street trees required when a development preserves healthy, mature trees located within 10 feet of the sidewalk. Required street trees shall be placed in planter strips between sidewalks and curbs as specified in SDC 4.2-135 and 4.2-140, or in individual tree pits. If individual tree pits are utilized, each pit shall be a minimum of 64 square feet per tree, with a minimum width of 4.5 feet.
2. Screening of parking areas, drives, mechanical equipment and trash receptacles shall be as specified in SDC 4.4-110. In addition:
 - a. No trash receptacles shall be allowed within the front setback areas abutting residential districts.
 - b. All ground-mounted utility equipment not installed underground shall be placed to reduce visual impact or screened with walls or landscaping.
 - c. Notwithstanding the timelines specified in SDC 4.4-105, plants shall be sized to attain 50 percent coverage in 2 years and 100 percent coverage in 4 years.
3. Irrigation systems are required to support landscaping. Drought-resistant plants are encouraged. See SDC 5.17-120D.3. and 4.4-105.
4. Parking areas, drives, and mechanical equipment shall be screened as specified in SDC 4.4-110. Trash receptacles shall be screened from on and offsite view by placement of a solid fenced or walled enclosure, from 5 to 6 feet in height. No receptacles are allowed within front setback areas abutting residential districts. All ground-mounted utilities equipment not placed underground shall be placed to

reduce visual impact or screened with walls or landscaping. Plants shall be sized to attain 50 percent coverage in 2 years and 100 percent coverage in 4 years.

5. The proposal contains an equally good or superior way to achieve the intent of Subsections 1. through 4., above.
- E. Street Connectivity and Internal Circulation.** Intent: To make mixed-use developments part of a connected street system that serves vehicles, pedestrians and bicycles. Public or private streets connect the development to adjacent neighborhoods and zoning districts. When street connections are not practicable, pedestrian connections are made to and through the development in lieu of planned street connections. Pedestrian connections shall equal what would be available if they were on a street.
1. Streets and accessways of any one development or site shall interconnect with those of adjacent developments or sites. Internal street or circulation patterns that isolate a development from all adjacent developments, and only allow access to fronting arterial or collector streets, shall be prohibited.

EXCEPTION: The Director may determine that topography and/or existence of natural features of the development site would be better accommodated with an alternative circulation pattern.
 2. Streets and accessways shall align and connect to each other to create a direct and convenient pattern of circulation that is consistent with the City's existing street and block pattern in the area. The maximum block perimeter shall be 1,400 feet.
 3. A mixed use development's street network (both public and private on-site streets) shall connect directly to neighborhood streets in the surrounding area, providing multiple paths for pedestrian, bicycle, and vehicular movement to and through the development area. In this way, trips made from the surrounding residential neighborhood to the mixed use development will be possible without requiring travel along a major thoroughfare or arterial.
 4. Outparcel buildings shall be connected to and served from the internal streets of the primary development area of which they are a part.
 5. Pedestrian paths and sidewalks shall connect all building entrances with each other and with public rights-of-way in a manner that is direct and convenient for the pedestrian.
 6. The proposal contains an equally good or superior way to achieve the intent of Subsections 1. through 5., above.
- F. Neighborhood Compatibility.** Intent: To achieve a compatible transition between mixed-use and other zones of differing height, bulk and scale requirements, consideration shall be

given to the scale and design of surrounding buildings to promote compatibility and complement or enhance the character of existing single-family neighborhoods. Development in mixed-use districts shall be appropriate and related to the setting and established character of the surrounding area or neighborhood. Minimum standards adjacent to R-1 District are:

1. Architectural compatibility between new development and adjacent R-1 development, including, but not limited to: similar roof forms, windows, trim, and materials, shall be required to the maximum extent practicable.
2. Lighting shall be arranged and constructed not to produce direct glare on adjacent R-1 development as specified in SDC 4.5.100.
3. Site obscuring landscaping shall be required, including, but not limited to: the retention of existing vegetation; installation of a 6-foot minimum height, site-obscuring fence with shade trees planted a maximum of 30 feet on center (2-inch caliper at planting); and/or other landscaping to provide visual buffering.
4. Mechanical equipment shall be screened from view from adjacent R-1 properties and the street as specified in SDC 3.2.625 (D)., above. Mechanical equipment shall be buffered so that noise does not typically exceed 50 decibels as measured at the R-1 property line. The City may require a noise study certified by a licensed acoustical engineer.
5. The proposal contains an equally good or superior way to achieve the intent of Subsections 1. through 4., above.

G. Pedestrian Amenities. Intent: To provide appropriate pedestrian amenities in mixed-use developments, pedestrian amenities, including, but not limited to: benches, ornamental paving and public art shall be provided and durably designed and integrated into an overall design scheme or pattern.

1. All new structures and substantial improvements to existing buildings shall provide pedestrian amenities, as specified in this Subsection. The number of pedestrian amenities provided shall comply with the following sliding scale.

Size of Structure or Substantial Improvement	Number of Amenities
<5,000 sq. ft.	1
5,000—10,000 sq. ft.	2
10,000—50,000 sq. ft.	3
>50,000 sq. ft.	4

2. Acceptable pedestrian amenities include:

- a. Sidewalks incorporating ornamental paving treatments, including, but not limited to: concrete masonry unit pavers, brick, or stone, which are 50 percent wider than required by this Code.
 - b. A public outdoor seating plaza adjacent to, or visible and accessible from, the street (minimum useable area of 300 square feet).
 - c. Sidewalk planters between the sidewalk and building including stormwater swales.
 - d. Street tree density more extensive than required by this Section.
 - e. Streetscape scale container planters.
 - f. Installation of 3-inch caliper size or larger to fulfill the street tree requirement.
 - g. Public art, including, but not limited to: sculptures, fountains, clocks, or murals with a value equal to or greater than 1 percent of construction value of the structure.
 - h. Pocket parks with a minimum usable area of 300 square feet.
3. Guidelines for the siting, construction and character of pedestrian amenities:
 - a. Amenities shall be visible and accessible to the general public from a fully improved street. Access to pocket parks, plazas, and sidewalks shall be provided via a public right-of-way or a public access easement.
 - b. The size or capacity of pedestrian amenities shall be roughly proportional to their expected use, including use by employees, customers, residents, and other visitors. The Director may alter minimum area standards for pocket parks and plazas based on this guideline.
 - c. Amenities shall be consistent with the character and scale of surrounding developments. For example, similarity in awning height, bench style, planter materials, street trees, and pavers is recommended to foster continuity in the design of pedestrian areas. Materials shall be suitable for outdoor use, easily maintained, and have at least a 10-year expected service life.
 - d. Bus stops, as a pedestrian amenity, shall conform to standards of the Lane Transit District.
4. The proposal contains an equally good or superior way to achieve the intent of Subsections 1. through 3., above.

3.2-630	Mixed-Use Development Standards—Specific
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A. MUC Development Standards.

1. Preservation of the Commercial Land Supply

- a.** One hundred percent of a new mixed use building footprint may be developed for commercial uses.
- b.** A minimum of 60 percent of the ground floor area within a new building in the MUC District shall be dedicated to commercial uses to ensure that commercial land is preserved for primarily commercial purposes. Up to 100 percent of any building may be developed for residential uses so long as 60 percent of the total ground floor area within the development area is devoted to commercial uses.

EXCEPTION: This provision shall not apply when commercial uses are proposed for an existing residential building within a commercial district that was within a commercial district prior to June 3, 2002.

- c.** The commercial uses on an MUC site shall be developed prior to or concurrently with other proposed uses. Concurrency may be established by approval of a Master Plan that provides a mix of uses that includes commercial and other proposed uses.

EXCEPTION: This provision shall not apply to residential and/or limited manufacturing uses that are in existence as of June 3, 2002.

- 2.** Maximum Footprint for Retail Uses. The maximum building footprint for a grocery store shall be 70,000 square feet. The maximum building footprint for other single tenant wholesale or retail uses shall be 50,000 square feet. The maximum footprint for all other uses shall be based upon lot/parcel coverage and building setbacks.

- 3.** Minimum Floor Area Ratio. A minimum floor area ratio (FAR) of .40 shall be required for all new development or redevelopment in the MUC portion of the Downtown Mixed Use Area. A FAR of .30 is required for new development on lots/parcels greater than 1 acre in the MUC District outside of the Downtown Mixed Use Area. FAR is defined for this purpose as the amount of gross floor area of all buildings and structures on the building lot/parcel divided by the total lot/parcel area.

EXCEPTION: Existing auto and truck dealerships in the Downtown Mixed Use area as specified in Subsection 3.2-610 under the automotive and truck sales, storage,

repair and service category are exempt from the minimum floor area ratio requirement.

B. MUE Development Standards.

1. Preservation of the Industrial Land Supply

- a.** A minimum of 60 percent of the gross floor area within a MUE District shall be dedicated to industrial uses to ensure that industrial land is preserved for primarily industrial purposes.

EXCEPTION: Pre-existing structures and uses shall be covered under the provisions of SDC 5.8-100 that addresses continuing non-conforming uses.

- b.** "Businesses and Professional Offices and Personal Services" listed in SDC 3.2-610 shall not have a ground floor area of more than 5,000 square feet for any single use.

- c.** The industrial uses on an MUE site shall be developed prior to or concurrently with any other commercial or residential uses. Concurrency may be established by approval of a Master Plan that provides a mix of uses that includes commercial and other proposed uses.

EXCEPTION: Commercial and/or residential uses that are in existence as of June 3, 2002.

- 2. Minimum Floor Area Ratio.** A minimum floor area ratio of .25 is required for all new development or redevelopment in the MUE District.

- 3. On-Site Design Standards** specified in SDC 3.2-445 apply to development in the MUE District with the following exemptions:

- a.** Outdoor storage is allowed, but storage areas shall not be permitted in front or street-side yards.
- b.** Outdoor storage shall be screened from the view of adjacent properties and from public rights-of-way as specified in SDC 4.4-110. Painted structural screens shall match the building color scheme of the development area.
- c.** The minimum landscaped open space and the maximum impermeable surface standards specified in Section 3.2-445 shall be reduced to 25 percent and 75 percent respectively.

C. MUR Development Standards.

1. Preservation of the Residential Land Supply
 - a. A minimum of 80 percent of the gross floor area within a MUR District must be dedicated to multiple unit housing to ensure that medium and high density land is preserved for primarily residential purposes.

EXCEPTION: Pre-existing structures and uses shall be covered under the provisions of SDC 5.8-100 that addresses continuing non-conforming uses.
 - b. The residential uses on an MUR site shall be developed prior to or concurrently with any other commercial or industrial uses. Concurrency may be established by approval of a Master Plan that provides a mix of uses that includes commercial and other proposed uses.

EXCEPTION: Commercial and/or industrial uses that are in existence as of the adoption of this MUR District.
2. Minimum/Maximum Residential Densities.
 - a. Minimum residential densities for strictly residential development within the MUR District shall be 20 units per gross acre.
 - b. Minimum residential densities for developments that include mixed uses within the MUR District shall be 12 units per gross acre.

EXCEPTION: If less than 20 units per gross acre are provided, the development shall include a minimum of 10 percent of the total gross floor area in nonresidential uses.
 - c. There are no maximum residential densities established for the MUR District.

EXCEPTION: Building heights shall regulate maximum densities.
3. Nonresidential Uses.
 - a. Nonresidential uses in the MUR District shall not exceed 5,000 square feet of ground floor area for each separate use and shall be limited to a maximum of 20 percent of the total gross floor area in the development area.
 - b. Nonresidential uses developed as part of a mixed use building that includes housing shall be developed to maintain a minimum density of 12 dwelling units per acre. When a development site is composed of 2 or more phases, each phase shall also meet this standard.

EXCEPTION: Civic uses shall not be a permitted use in the MUR District.

4. All development in the MUR District complies with the architectural design standards in SDC 4.7.375.

3.2-635	Phased Development
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- A. If development is planned to occur in phases, a phased development plan shall be submitted concurrently with the Site Plan application specified in SDC 5.17-100. In addition to the phasing requirements specified in SDC 5.17-115, the phasing plan shall include the following information:
 1. Existing buildings and dimensions with distances from property lines and other buildings.
 2. The location of future right-of-way dedications based on the Springfield Transportation System Plan, including the Conceptual Street Map, and the block length and size standards specified in SDC 3.2-625E.
 3. A re-division plan at the minimum density required by this Subsection, for any lot/parcel that is large enough to further divide or a plot plan showing building footprints for MUC minimum densities.
 4. The location of natural resources, regulated wetlands, natural drainage/stormwater management areas and wooded areas showing how future development will address preservation, protection or removal.
 5. Adopted public facilities plans.
 6. The intended use, residential, commercial, and/or industrial and size in square feet of each building.
 7. The ratio of the square footage of each intended use, residential, commercial, and/or industrial to the total square footage of the buildings in each phase of the development.
- B. Site Plan Review shall include the monitoring of the ratio of uses to ensure that the proposed development maintains the ratio of:
 1. Commercial and non-commercial uses as specified in SDC 3.2-630A.1.; or
 2. Industrial and non-industrial uses as specified in SDC 3.2-630B.1.; or
 3. Residential and non-residential as specified in SDC 3.2-630C.1.

