

3.2.300 – Commercial Districts

Subsections:

- 3.2.305 Purpose and Applicability
- 3.2.310 Use Category Determination
- 3.2.315 Commercial Use Categories
- 3.2.320 Permitted Uses
- 3.2.325 Development Standards

3.2.305 Purpose and Applicability

(A) **Purpose.** The purpose of the Commercial Districts is to:

- (1) Broaden, improve, and diversity the Springfield economy while maintaining or enhancing environmental quality and Springfield’s natural heritage.
- (2) Strengthen and maintain strong, connected employment centers and economic corridors to support small, medium, and large businesses.
- (3) Establish, strengthen, and maintain viable commercial centers to improve the community’s access to goods and services.
- (4) Make development decisions predictable and cost effective.

(B) **Applicability.** The provisions in this section apply to development in the Neighborhood Commercial (NC), Community Commercial (CC), Major Retail Commercial (MRC), and the General Office (GO) Districts. These districts are identified on the City’s official Zoning Map. Properties designated within each district that contain additional standards must comply with the provisions of the applicable district, except as may be modified by this section. The districts serve different uses as described below.

Land Use District	Location and Characteristics
Neighborhood Commercial (NC)	This district is intended to provide opportunities for sites to provide day to day commercial needs.
Community Commercial (CC)	This district is intended to provide opportunities for sites to provide for a wide range of retail sales, retail service, and professional office uses. This district is intended to include all existing strip commercial areas.
Major Retail Commercial (MRC)	This district is intended to provide opportunities for sites suitable for shopping centers.
General Office (GO)	This district is intended to provide opportunities for office uses as a transition, providing a buffer between residential districts and more intensive commercial development at the boundaries of a Community Commercial or Major Retail Commercial district.

3.2.310 Use Category Determination

(A) For the purpose of this SDC 3.2.300, uses and activities are classified into use categories on the basis of common functional, product, or physical characteristics, as described below.

- (1) **Determination.** Uses are assigned to the category whose description most closely describes the nature of the primary use. Developments may have more than one primary use. Developments may also have one or more accessory uses.

When a use's category is not clearly identifiable, the Director determines the applicable use category through a Type 2 approval process. The Director will consider the following factors to determine what use category the use is in, and whether the activities constitute primary uses or accessory uses:

- (a) The description of the activity in relationship to the characteristics of each use category;
 - (b) The relative amount of site or floor space and equipment devoted to the activity;
 - (c) Relative amounts of sales from each activity;
 - (d) The customer type for each activity;
 - (e) The relative number of employees in each activity;
 - (f) Hours of operation;
 - (g) Building and site arrangement;
 - (h) Vehicles used with the activities;
 - (i) The relative number of vehicle trips generated by the activities;
 - (j) The signage for the proposed use(s) and activities;
 - (k) How the use advertises itself; and
 - (l) Whether the activities function independently of other activities on the site.
- (2) **Multiple uses.** When all of the primary uses of a development fall within one use category, then the development is assigned to that use category. When the primary uses of a development fall within different use categories, each primary use is classified in the applicable category and is subject to the regulations for that category.
- (3) **Determination of Similar Land Use.** Subject to prior submittal and approval of an application pursuant to Type 2 procedures, uses and development similar to uses and development in Table 3.3.320 may be allowed if found by the Director to be "clearly similar" to the uses and development allowed by Table 3.3.320. The applicant has the burden to provide sufficient information to allow the Director to make findings on the following criteria.

The Director must make findings that the proposed use is "clearly similar" based on the following criteria:

- (a) The use and development are consistent with the purpose of this section.
- (b) When compared with the uses and development permitted by Table 3.2.420, the use and development are similar to one or more of these uses and development based on an analysis of the:
 - (i) Goods or services traded from the site;
 - (ii) Bulk, size, and operating characteristics of the proposed use and development; and
 - (iii) Parking demand, customer types and traffic generation.

- (c) The use and development comply with the other applicable provisions of this Section.

Similar use determinations that are not “clearly similar” because they do not meet the standards above, must be made in conformance with the procedures in SDC 5.11.100, Interpretations.

3.2.315 Commercial Use Categories

(A) Retail Sales and Service

The code provides for three types of Retail Sales and Service uses. The three types include automobile dependent uses; automobile oriented uses; and non-automobile dependent or oriented uses. The distinctions are specified below.

- (1) Automobile-dependent use. Uses where automobiles and/or other motor vehicles are served by the use and the use would not exist without them, such as vehicle repair, gas station, car wash, or auto and truck sales.
- (2) Automobile-oriented use. Uses where automobiles and/or other motor vehicles are an integral part of the use, such as drive-up, drive-in, and drive-through facilities.
- (3) Non-automobile dependent or oriented use. Retail Sales and Service uses that do not qualify as automobile dependent or automobile oriented.

(B) Eating and Drinking Establishment

- (1) Eating and Drinking Establishment uses include but are not limited to: restaurants, cafes, and similar types of land uses that prepare and serve edible goods for consumption by the customer including beverage service.

(C) Offices and Clinics

- (1) Office and clinic uses include but are not limited to: a wide range of business and professional offices; and medical clinics and offices. Examples of these uses include doctor, dentist, chiropractor, optometrist, research, processing, and laboratory facilities.

(D) Warehouse and Wholesale sales

- (1) Warehouse and Wholesale sales uses include the wholesale storage or movement of goods by a company for themselves or other firms. Goods are generally delivered to other firms or the final consumer, except for some will-call pickups. There is little on-site sales activity with the customer present. Wholesale Sales refers to the sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses. The uses emphasize on-site sales or order taking and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are limited as a result of the way in which the firm operates. Products may be picked up on site or delivered to the customer.

(2) Examples of Warehouse and Wholesale sales uses include but are not limited to: regional distribution headquarters including storage, wholesale warehouses used by retail stores such as furniture and appliance stores; household moving and general freight storage; cold storage plants, including frozen food lockers; wholesale distribution centers; truck/ freight terminals; bus barns; parcel delivery services; major post offices; grain terminals; and the stockpiling of sand, gravel, or other aggregate materials. Additionally, wholesale sales includes sale or rental of machinery, equipment, heavy trucks, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment, and store fixtures; mail order houses; and wholesalers of food, clothing, auto parts, building hardware, and office supplies.

(3) Exceptions

- (a) Uses that involve the transfer or storage of solid or liquid wastes are classified as Waste-Related uses.
- (b) Uses that engage primarily in sales to the general public are classified as Retail Sales and Service.
- (c) Uses that engage in sales on a membership basis are classified as Retail Sales and Service.

(E) Secondary Use

(1) Secondary Use means a use that is integrated with the primary use, is not stand alone, and is not permitted in the absence of a primary use.

(F) Accessory Use

(1) Accessory Use means a use that is subordinate to the primary use.

3.2.320 Permitted Uses

(A) The land uses listed in Table 3.2.320 are permitted in each of the applicable districts, subject to Site Plan Review approval and the provisions of this section.

Table 3.2.320 Permitted Uses					
Land Use	Commercial District				Applicable code standards
	NC**	CC	MRC	GO	
Commercial					
Retail Sales and Service (non-automobile dependent/oriented)	P*	P	P	P*	SDC 4.7.230 and 4.7.235
Retail Sales and Service (automobile dependent)	N	P*	P*	N	SDC 4.7.115
Retail Sales and Service (automobile oriented)	N	P*	P*	N	SDC 4.7.115
Marijuana Business: marijuana retail outlet (recreational or medical)	N	P*	P*	N	SDC 4.7.177

Table 3.2.320 Permitted Uses					
Land Use	Commercial District				Applicable code standards
	NC**	CC	MRC	GO	
Recreation Facilities	P*	P*	P*	N	SDC 4.7.205
Eating and Drinking Establishments (with drive-through)	P	P	P	N	
Eating and Drinking Establishments (without drive-through)	P	P	P	P*	SDC 4.7.145
Offices and Clinics	P	P	P	P	
Animal hospital, animal clinic, or kennel	N	P*	N	N	SDC 4.7.110
Garden Supply or Feed Store	N	P	P*	N	SDC 4.7.150
Manufactured unit as a temporary construction office, security quarters, or general office.	P*	P*	P*	P*	SDC 4.7.185 4.8.110, and 4.8.120
Manufactured home as a manufactured home sales office	P*	P*	P*	N	SDC. 4.8.115
Lodging					
Hotels and motels	N	P	P	N	
Short Term Rentals (Type 1 and 2)	P*	P*	N	N	SDC 4.7.355
Hostel	P	P	N	N	
Emergency housing	N	P	N	N	
RV park	N	P*	N	N	SDC 4.7.220
Industrial					
Manufacture or assembly of goods or products to be sold on premises	N	P*	N	N	SDC 4.7.145
Warehouse and Wholesale sales	N	P*	N	N	SDC 4.7.245
Residential					
Residential uses in areas designated Mixed Use in: the Metro Plan; a Refinement plan; or in Mixed Use district in this code.	P*	P*	P	N	SDC 4.7.210
Family Child Care Home	P	P	P	P	
Child Care Center	P	P	P	P	
Transportation Facilities					
Dock, boat ramp, and marinas	N	D	N	N	
Heliport or helistop	N	P*	P*	N	SDC 4.7.240
Transit Station	N	P*	P*	N	SDC 4.7.240
Linear Park	P	P	P	P	
Bicycle paths and pedestrian trails	P	P	P	P	
Other					
Secondary Use (as defined)	P	D	D	P*	SDC 4.7.145

Table 3.2.320 Permitted Uses					
Land Use	Commercial District				Applicable code standards
	NC**	CC	MRC	GO	
Accessory Use (as defined)	P	P	P	P	
Agricultural cultivation of vacant land	N	P	P	N	
Public and Institutional					
Private/Public Elementary and Middle Schools	D*	D*	N	N	SDC 4.7.195 and 5.9.110
Branch educational facilities	P	P	P	N	
Place of worship	P*	P*	P*	P*	SDC 4.7.370
Club (see definition 6.1.110)	P	P	P	N	
Hospital	P	P	P	N	
Community Service; includes Governmental Offices	P	P	P	P	
High impact public utility facilities	P*	P*	P*	P*	SDC 4.7.160
Low impact public utility facilities	P	P	P	P	
Communication towers, including antennas and relay equipment	N	D	D	N	
Wireless Telecommunications System (WTS) Facilities	See SDC 4.3.145	See SDC 4.3.145	See SDC 4.3.145	See SDC 4.3.145	SDC 4.3.145

P = Permitted Use; D = Discretionary Use permit required; N = Not Allowed;

***Permitted subject to cited code standards.**

**** Subject to SDC 4.7.375, where applicable.**

3.2.325 Development Standards

In addition to applicable provisions contained elsewhere in this code, the development standards listed in this section apply to all development in commercial districts. In cases of conflicts in this section between the general standards and the area-specific standards, the area-specific standards apply.

(A) Lot Area, Dimensions, and Coverage

The following Table 3.2.325 sets forth the commercial district lot area, lot dimension, and coverage standards.

Table 3.2.325(A) Commercial District Lot Area, Dimension, and Coverage Standards				
Development Standard	NC	CC	MRC	GO
Minimum lot/parcel size	6,000 square feet	6,000 square feet	6,000 square feet	6,000 square feet
Individual lease space size.	15,000 square feet maximum	N/A	N/A	N/A

Table 3.2.325(A) Commercial District Lot Area, Dimension, and Coverage Standards				
Development Standard	NC	CC	MRC	GO
Minimum frontage, see (1) below	50 feet	50 feet	50 feet	50 feet
Panhandle lot/parcel minimum frontage, both single and double panhandles	Not permitted	40 feet	Not permitted	Not permitted
Maximum lot/parcel coverage	35 percent	Limited only by requirements of other Sections of this Code		
Minimum landscaping	Perimeter and interior landscaping area combined coverage must not be less than 20% of the total development area.	Minimum landscaping area established by standards in other sections of this code.		
Maximum parking, loading, and vehicular circulation area coverage	45 percent	Lot/parcel coverage established by standards in other sections of this code.		

(1) The frontage standard does not apply when the following are met:

- (a)** The lots/parcels have been approved as part of a Master 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 4.2.120(A).

(B) Setbacks

Setbacks provide separation between commercial and non-commercial uses for fire protection/security, building maintenance, sunlight and air circulation, noise buffering, and visual separation. All developments must meet applicable fire and building code standards, which may require greater setbacks than those listed in this section (e.g., for combustible materials, etc.).

Required setbacks are measured from the special street setback in SDC 4.2.105(N), where applicable.

The following setback standards apply to all structures, except as otherwise provided by this section.

(1) Building setback

(a) All commercial districts (NC, CC, MRC, and GO).

(i) The minimum building setback is 10 feet.

(2) Parking, driveway, or outdoor storage setback

(a) Neighborhood Commercial. The minimum yard setback for parking, driveway, or outdoor storage is 7 feet from any property line.

(b) Other commercial districts (CC, MRC, and GO). The minimum yard setback for parking, driveway, or outdoor storage is 5 feet from any property line.

(3) Setback Exceptions

(a) There are no setbacks required for buildings in the Downtown Exception Area.

(b) Architectural extensions may extend into any 5-foot or larger setback by no more than 2 feet.

Table 3.2.325(B) summarizes the above setback standards, subject to the exceptions above.

Table 3.2.325(B) Setback Standards				
Development Standard	NC	CC	MRC	GO
Setback for building	10 feet	10 feet	10 feet	10 feet
Setback for parking, driveway, or outdoor storage	7 feet	5 feet	5 feet	5 feet

(C) Height

(1) The following building height standards are intended to promote land use compatibility and flexibility for commercial development at an appropriate community scale.

(a) Buildings and structures in the Neighborhood Commercial District are limited to the maximum height of 20 feet.

(b) Buildings and structures in the Community Commercial, Major Retail Commercial, and General Office Districts have no maximum height, except when abutting a residential district. When abutting a residential district the following height standards apply:

The height of a structure must not exceed the height permitted in the adjacent R-1 or R-2 residential land use district for a distance of 50 feet. For the adjacent R-1 zone the applicable height limit is 35' and R-2 zone the applicable height limit is 50'.

(2) Incidental equipment, as defined in SDC 6.1.110 may exceed the height standard.

Table 3.2.325(C) summarizes the above height standards.

Table 3.2.325(C) Height Standards				
Development Standard	NC	CC	MRC	GO
Maximum Height	20 feet	<p>No Maximum Height, except when abutting residential districts.</p> <p>When directly abutting an R-1 or R-2 district, the height of a structure must not exceed the height permitted in the adjacent R-1 or R-2 residential land use district for a distance of 50 feet from the property line.</p>		