

## Commercial, Residential and Office – Springfield (CRO-S) Zoning District

### **(a) Permitted uses and structures**

- (1) Medical and dental or chiropractor offices (but not hospitals).
- (2) Medical and dental or chiropractor clinics (but not hospitals).
- (3) Professional offices.
- (4) Business offices.
- (5) Facilities for the production of eyeglasses, bearing aids, dentures, prosthetic appliances and similar products in conjunction with a professional service being rendered at the time provided and the gross floor area shall not exceed four thousand square feet.
- (6) Single-family dwellings.
- (7) New two-family dwellings meeting the performance standards and development criteria set forth in this section.
- (8) Original use two-family dwellings.
- (9) Original use multiple-family dwellings. Such dwellings cannot include more units than were within the structure at the time of construction.
- (10) Private clubs.
- (11) Schools meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code
- (12) Churches, including a rectory or similar uses, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (13) Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (14) Homes for the aged or orphans and similar uses meeting the criteria for special uses set forth in section 656-369.
- (15) Libraries, museums and community centers.
- (16) Radio and television broadcasting studios and offices without antenna or transmitting facilities.
- (17) Banks, savings and loan institutions, and similar uses (but not drive-thru tellers).
- (18) Art galleries, dance, art, gymnastics, karate and martial arts and music studios, and theaters for stage performances (but not motion picture theaters).
- (19) Vocational, trade or business schools.
- (20) Cosmetology and similar uses.
- (21) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (22) 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.
- (23) Community residential homes of up to six residents meeting the performance standards & development criteria set forth in Part 4 of the Zoning Code and criteria for special uses set forth in Section 656.369.
- (23) Hospice facilities meeting the criteria for special uses set forth in Section 656.659.

### **(b) Limitations on permitted uses**

All of the permitted uses in the CRO District are limited by the following conditions unless otherwise provided:

- (1) Retail sales shall be subject to the criteria set forth in Section 656.369.
- (2) No manufacture, repair, assembly or work of a mechanical nature of any kind shall be permitted and no machinery shall be used other than normal office equipment such as typewriters, calculators, computers and bookkeeping machines.

### **(c) Permitted accessory uses and structures. See s. 656.403.**

In addition to the requirements of Section 656.403, the following are also permitted accessory uses and structures:

- (1) Interior and accessory apartments in conjunction with any other permitted use except new two-single family and original use multiple-family dwellings, meeting the Springfield performance standards and development criteria set forth in Section 356.369.
- (2) Free-standing garages.
- (3) One free-standing garage apartment in connection with single-family, owner-occupied properties, meeting the Springfield performance standards and development criteria set forth in Section 356.369.
- (4) Original use garage apartments in conjunction with contributing structures only.
- (5) Pay phones meeting the Springfield supplemental standards and development criteria set forth in section 656.369.1.
- (6) Satellite dishes meeting the Springfield supplemental standards and development criteria set forth in section 656.369.1.
- (7) Vending machines meeting Springfield supplemental standards and development criteria set forth in section 656.369.1.

**(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 Section 656.369.
- (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 Section 356.369.
- (5) Nursing homes meeting the special use criteria set forth in Section 356.369.
- (6) Group care home meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code and the special use criteria set forth in Section 356.369.
- (7) Housing for the elderly meeting the special use criteria set forth in Section 356.369.
- (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 Section 356.369.
- (10) Home occupations meeting the Springfield performance standards and development criteria set forth in Section 356.369.
- (11) Private clubs.
- (12) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (13) Commercial production and service activities such as:
  - (A) Retail outlets for the sale of food and drugs, leather goods and luggage, jewelry (including watch repair but not pawn shops), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal kennels), musical instruments, television and radio (including repair incidental to sales), florist or gift shops, delicatessens, bake shops (but not wholesale bakeries), drugs and similar products, and dry cleaning pickup station.
  - (B) Facilities for the production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products in conjunction with a professional service being rendered at the time.
  - (C) The uses in subparagraphs (i) and (ii) are subject to the following limitations:
    - (i) Sale, display, preparation and storage shall be conducted within a completely enclosed building and no more than ten percent floor space shall be designated for storage.
    - (ii) Products shall be sold only at retail.
- (14) Restaurants, including the facilities the sale and service of alcoholic beverages for on-premises consumption only subject to the following conditions:
  - (A) Seating shall not exceed a capacity of forty.
  - (B) Food is ordered from a menu, prepared and served for pay for consumption on premises only.

**(e) 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 uses must conform to the standards for special uses in Section 656.369(g).

**(f) Minimum lot requirements (width and area)**

- (1) Width:
  - (A) Single-family dwellings: Twenty-five feet.
  - (B) Two-family dwellings: Seventy-five feet.
  - (C) All other uses: thirty-five feet (except as otherwise required for certain uses).
- (2) Area:
  - (A) Single-family dwellings: two thousand five hundred square feet.
  - (B) Two-family dwellings: Nine thousand square feet.
  - (C) All other uses: Four thousand five hundred square feet (except as otherwise required for certain uses).

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

**(h) Minimum yard requirements**

- (1) Front Setback: Ten-foot minimum and fifteen-foot maximum or generally compatible with surrounding contributing structures (within twenty-five percent average required front yard of adjacent contributing structure).
- (2) Side Setback: Fourteen percent of lot width, rounded off to the nearest whole number divided equally per side.

- (3) Rear setback: Ten feet.
- (4) Garages and garage apartments shall be located within fifty feet of the rear property line, with no more than a five-foot setback from the rear and side property lines.

**(i) *Maximum height of structures.***

- (1) Principal structures: Forty-five 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 fifty sanctuary seats, which must provide at least fifty percent of the minimum number of off-street parking spaces required pursuant to Part 6 of the Zoning Code, and live-work lofts units, which must provide at least eighty percent 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.