

## **Residential Medium Density - Springfield (RMD-S) Zoning District**

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

- (1) Single-family dwellings.
- (2) New two-family dwellings meeting the performance standards and development criteria set forth in this section.
- (3) Original use two-family dwellings.
- (4) Original use multiple-family dwellings. Such dwellings cannot include more units than were within the structure at the time of construction.
- (5) Community residential homes of six or fewer residents 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 656-369.
- (6) Housing for the elderly meeting the criteria for special uses set forth in Section 656-369.
- (7) Family day care homes meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (8) Foster Care homes.
- (9) 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.
- (10) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (11) Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support neighborhood or several adjacent neighborhoods, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (12) Bed and Breakfast establishments meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

### **(b) 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 apartments in connection with single-family, owner-occupied properties, 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 contributing structures only.
- (5) Home occupations meeting the Springfield performance standards and development criteria set forth in Section 656-369.
- (6) Pay phones meeting the Springfield supplemental standards and development criteria set forth in section 656.369.1.
- (7) Satellite dishes meeting the Springfield supplemental standards and development criteria set forth in section 656.369.1.
- (8) Vending machines meeting Springfield supplemental standards and development criteria set forth in section 656.369.1.

### **(c) 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) Elementary and secondary schools meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (4) 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.
- (5) Nursing homes meeting the special use criteria set forth in Section 356.369.
- (6) Private clubs.
- (7) Day care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (8) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
- (9) Home occupations meeting the Springfield performance standards and development criteria set forth in Section 656-369.

### **(d) 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).

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

- (1) Single-family dwellings:
  - (A) Lot width: Twenty-five feet.
  - (B) Lot area: Two thousand five hundred square feet.
- (2) Two-Family dwellings:
  - (A) Lot width: Seventy-five feet.
  - (B) Lot area: Nine thousand square feet.
- (3) All other uses:
  - (A) Lot width: Seventy-five feet.
  - (B) Lot area: Nine thousand square feet.

**(f) Minimum building size for (new) two-family dwellings.** Two thousand two hundred fifty square feet.

**(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.