

Commercial Neighborhood Springfield (CN-S) District

This zoning district is designed to accommodate existing historic neighborhood original use commercial properties and new neighborhood commercial uses that are compatible with the residential character of the neighborhood. Properties with original use and historic use neighborhood commercial structures do not have to meet lot, yard, and lot coverage requirements.

(a) Permitted uses and structures.

- (1) Professional offices.
- (2) Business offices.
- (3) Retail outlets for sale of food and drugs, wearing apparel, sundries and notions, books and stationery, jewelry (including watch repair but not pawnshops), delicatessens, bakeshops (but not wholesale bakeries), drugs and similar products, subject to the other limitations specified in this Section.
- (4) Service establishments such as barber or beauty shops, shoe repair shops, restaurants (limited to 40 seats, without drive-in or drive-thru facilities), with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code), interior decorators, tailors or dressmakers, subject to the other limitations specified in this Section.
- (5) 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.
- (6) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (7) Art galleries, dance, art, gymnastics, karate and martial arts, music and photography studios, and theatres for stage performances (but not motion picture theatres).

(b) Permitted accessory uses and structures.

In addition to the requirements of [Section 656.403](#), the following are also permitted accessory uses and structures:

- (1) Accessory apartments in conjunction with any other permitted use if such apartments are limited to the second story of the building or to under 50 percent of the building ground floor space.

- (2) Pay phones meeting the Springfield supplemental standards and development criteria set forth in [Section 656.369.1](#).
- (3) Satellite dishes meeting the Springfield supplemental standards and development criteria set forth in [Section 656.369.1](#).
- (4) Vending machines meeting the Springfield supplemental standards and development criteria set forth in [Section 656.369.1](#).

(c) Permissible uses by exception.

- (1) An establishment or facility which includes the retail sale of beer or wine for on-premises consumption, in conjunction with the service of food which is ordered from a menu and prepared or served for pay for consumption on-premises.
- (2) 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.
- (3) Day care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

(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 special uses must conform to standards for special uses in [Section 656.369\(g\)](#).

(e) Minimum lot requirements (width and area) for all uses.

- (1) Minimum lot width: 40 feet, except as otherwise required for certain uses.
- (2) Minimum lot area: 3,000 square feet, except as otherwise required for certain uses.

(f) Maximum lot coverage by all buildings and structures.

80 percent.

(g) Minimum yard requirements.

- (1) All uses:
 - (i) Front setback: No minimum, ten-foot maximum.

- (ii) Side setback: When adjacent to residentially zoned property, a minimum side yard of 15 feet shall be provided.
- (iii) Rear setback—when adjacent to residentially zoned property, a minimum rear yard of 15 feet shall be provided.

(h) Maximum height of structures.

- (1) Principal structures: 45 feet.
- (2) Accessory structures shall be no higher than principal structures.

(i) Building width.

Building width must exceed 70 percent of lot width.

(j) Locational criteria.

This zoning district is limited to properties with continuous frontage on two streets (excluding alleys).

(k) Limitations on permitted uses or permissible uses by exception.

All of the permitted or permissible uses by exception are subject to the following provisions:

- (1) Sale, display, preparation and storage shall be conducted within a completely enclosed building.
- (2) Products shall be sold only at retail.
- (3) Building footprint limited to 3,000 square feet.
- (4) Gross floor area for nonresidential uses limited to 4,000 square feet.
- (5) Restaurants are limited to 40 seats.
- (6) Only fascia or wall signs are allowed, with a size limitation of 20 square feet.
- (7) Rear and side yards that are adjacent to residentially zoned property must contain a wall, fence, or hedge at least six feet in height. This visual screen must be at least 85 opaque.

(l) Number of off-street parking spaces required.

No minimum parking is required, except for churches with more than 50 sanctuary seats, which must provide at least 50 percent of the minimum number of off-street parking spaces required pursuant to Part 6 of the Zoning Code.

(m) 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.