

***** Portion of the Springfield Zoning Code *****

0403 Floor Area Ratio.

0403-A Standards. All development in B and C districts is subject to the following maximum *floor area ratio* standards:

District Maximum Floor Area Ratio – For the B and C Districts

Dash 1	1.2
Dash 1.5	1.5
Dash 2	2.2
Dash 3	3.0
Dash 5	5.0

(See Sec. 17-17-0305 for rules governing the measurement of *floor area ratio*.)

0403-B FAR Increase for Transit-Served Locations.

All projects in B dash 3 and C dash 3 districts located within 1,320 feet of a rail station entrance or within 2,640 feet of a rail station (or other significant transit stop) entrance when the subject building is located along a pedestrian street or a pedestrian retail street, may increase the maximum floor area ratio standard to 3.5.

0403-C Additional FAR Increase for On-Site Affordable Housing Units in

Transit-Served Locations.

All projects in B dash 3 and C dash 3 districts subject to Sec. 2-45- 115 that qualify for and are granted a floor area ratio increase of 0.5 under Sec. 17-3-0403-B above are eligible for additional floor area ratio increases as follows: (1) projects that provide at least 50% of the required affordable units on-site may increase the maximum floor area ratio standard by an additional 0.25 to 3.75, and (2) projects that provide 100% of the required affordable units on-site may increase the maximum floor area ratio standard by an additional 0.5 to 4.0. These floor area ratio increases are allowed only if the project is reviewed and approved in accordance with the Type 1 Zoning Map Amendment procedures of Sec. 17-13-0302, or the planned development procedures of Sec. 17-13-0600.

0404 Front Setbacks.

No *front setback* is required in B or C districts, except on B- or C-zoned *lots* abutting R-zoned *lots* that have *lot frontage* on the same *street*. The required *front setback* in those cases must equal at least 50% of the *front yard* that exists on the abutting R-zoned *lot*. If the abutting R-zoned *lot* is vacant, the 50% must be calculated on the basis of the abutting *lot's* required *front setback*. (See Sec. 17-17-0306 for rules governing the measurement of *front setbacks*.)

0405 Rear Setbacks.

All development in B and C districts is subject to the following minimum *rear setback* standards:

0405-A

For floors containing *dwelling units*, the minimum *rear setback* is 30 feet. This does not apply to existing *buildings* where there is a change of use or interior alterations and where there are no additions to the existing structure which are proposed within the *rear setback*.

(See Sec. 17-17-0307 for rules governing the measurement of *rear setbacks*.)

0405-B

For floors without *dwelling units*:

1. When the *rear property line* of B- or C-zoned property abuts a *side property line* of R-zoned property, a *rear setback* is required on the B- or C- zoned property that is equal in dimension to the minimum *side setback* required for a *residential building* on the adjacent R-zoned *lot*.
2. When the *rear property line* of B- or C-zoned property abuts a *rear property line* of R-zoned property, the minimum *rear setback* for the B- or C- zoned property is 16 feet. In such cases, the *rear setback* may begin 15 feet or one *story* above *grade*, whichever is lower.

0406 Side Setbacks.

No *side setbacks* are required in B and C districts.

0408 Building Height.

0408-A Standards.

Maximum *building height* limits in B and C districts vary by building type and *lot frontage*, as follows:

Maximum Building Height (feet)

Buildings with Ground-floor Commercial Space

District	Lot frontage of 25 feet or less	Lot frontage of more than 25 and less than 50 feet	Lot frontage of 50 to 99.9 feet	Lot frontage of 100' feet or more	
B or C Dash 1	38	38	38	38	
B or C Dash 1.5	38	38	38	38	
B or C Dash 2	38	50	60	65	
B or C Dash 3	50	50	65	65	
B or C Dash 5	50	55	70	80	

Maximum Building Height (feet)

Buildings without Ground-floor Commercial Space

District	Lot frontage of 25 feet or less	Lot frontage of more than 25 and less than 50 feet	Lot frontage of 50 to 99.9 feet	Lot frontage of 100' feet or more	
B or C Dash 1	38	38	38	38	
B or C Dash 1.5	38	38	38	38	
B or C Dash 2	38	40	50	55	
B or C Dash 3	40	40	55	55	
B or C Dash 5	40	45	60	70	

Notes: See Sec. 17-17-0311 for rules governing the measurement of *building height*.

On lots with multiple lot frontages, allowable building height must be based on the shortest lot frontage. [1] Buildings may exceed the maximum height standard applicable to 100+-foot lots in dash 5 districts only if reviewed and approved in accordance with the *Planned Unit Development* procedure; no minimum land area standard applies to projects seeking such PUD approval.

0408-B Building Height Increase for Transit-Served Locations.

1. All projects in B dash 3 and C dash 3 districts located within 1,320 feet of a rail station entrance (or other significant transit stop) are eligible for increases in maximum building height as established in the table below. These building height increases are allowed only if the project is reviewed and approved in accordance with the Type I Zoning Map Amendment procedures, or the planned unit development procedures.

0504-A Parking Location.

All off-street parking spaces must be enclosed or located to the rear of the *principal building* and not be visible from the right-of-way of a *pedestrian street*.

0504-B Off-Street Parking Requirements.

No off-street parking is required for nonresidential uses on *lots* abutting *pedestrian streets* unless such uses exceed 10,000 square feet of gross floor area, in which case off-street parking must be provided for the floor area in excess of 10,000 square feet.

USE			Auto parking req.s	Bike parking req.s
RESIDENTIAL 1		Single family and duplex units	1.5 spaces per unit	none
RESIDENTIAL 2		Townhouse units	1.5 spaces per unit	none
RESIDENTIAL 3		Multifamily units	1 space per unit	1 per 5 units

COMMERCIAL 1		Residential commercial focus	No spaces for first 4000 sf, 1 space for every 1000sf after	4
COMMERCIAL 2		Pedestrian Street focus (any large scale commercial structure that faces more than 25' onto a "pedestrian street")	No spaces for first 10,000 sf, 1 space for every 1000 sf after	1 bike per each 5 auto parking spaces
COMMERCIAL 3		Large scale commercial	No spaces for first 10,000 sf, 1 space for every 1000sf after	1 bike per each 10 parking spaces
BUSINESS 1		Residential business focus	No spaces for first 4000 sf, 1 space for every 1000sf after	4
BUSINESS 2		Pedestrian Street focus (any large scale commercial structure that faces more than 25' onto a "pedestrian street")	No spaces for first 10,000 sf, 1 space for every 1000 sf after	1 bike per each 10 auto parking spaces
BUSINESS 3		Large scale business use	No spaces for first 10,000 sf, 1 space for every 1000sf after	1 bike per each 10 parking spaces
MANUFACTURING 1		Light manufacturing, small scale	Proposal to Zoning Department	1 per each 10 auto parking spaces
MANUFACTURING 2		Moderate to large scale manufacturing	Proposal to Zoning Department	1 per each 10 auto parking spaces

0504-C Parking Count Decreases for Transit-Served Locations.

1. All projects in B dash 3 and C dash 3 districts located within 1,320 feet of a rail station entrance (or other significant transit stop) are eligible for decreasing the parking count by 50%, upon approval of the Zoning Department.

0504-G Driveways and Vehicle Access.

Vehicle access to *lots* located along *pedestrian streets* must come from an *alley*. No curb cuts or *driveways* are allowed from a *pedestrian street*.