Table 4-3: Permitted Uses												
P = Permitted use *C = Conditional use permit* ***Use***	***R-SF***	***R-MX1***	***R-MX2***	***R-MX3***	***RMHC***	***C-MX1***	***C-MX2***	***CC***	***GC***	***GI***	***LIC***	***HM***
Vehicle Service – Gas Station, Extra-large (>24 service areas)									C			P
Vehicle Service & Repair – Small (<0.5 ac; < 4 service bays)						C	C	C	P	?	P	P
Vehicle Service & Repair – Medium (0.5 – 1.5 ac;; 4 – 8 service bays)							C	C	P	?	P	P
Vehicle Service & Repair – Large (> 1.5ac+; > 8 service bays)									C		P	P
Vehicle Service – Car Wash							C		P		P	
Industrial Uses												
Industrial & Business Services – Limited (< 10 vehicle fleet)							P	P	P	P	P	P
Industrial & Business services – General (10 to 25 vehicle fleet)							C	C	P	C	P	P
Industrial & Business Services – Heavy (> 25 vehicle fleet)											C	P
Manufacturing – Limited / Artisan (<10K)				C		P	P	P	P	P	P	P
Manufacturing – Small (10K – 30K)							C	C	P		P	P
Manufacturing – Medium (30K – 100K)									C		P	P
Manufacturing – Large (> 100K)											C	P
Manufacturing – Heavy (any size)												C
Warehouse & Storage – Indoor, Small (<20K)							C	C	P		P	P
Warehouse & Storage – Indoor, Medium (20K – 100K)									P		P	P
Warehouse & Storage – Indoor, Large (> 100K)											C	P
Warehouse & Storage – Outdoor, Small (< 2.5 ac.)									P		P	P
Warehouse & Storage – Outdoor, Large (> 2.5 ac)									C		C	P
Warehouse & Storage – Chemicals, Waste, or Hazardous Materials												C
Waste Management – Hazardous Waste Facility												C
Waste Management - Landfill										C		
Wate Management – Recycling Center												P
Waste Management – Scrap and Salvage Yard												C
Wate management – Sewage treatment										C		

4.03 Specific Use Standards

A. **Adult Entertainment.** In order to avoid perceived secondary effects or impacts on property values documented in national studies, adult entertainment uses shall be limited as follows:

1. Adult entertainment uses shall be at least 2,000 feet from any residential zoning district, school, park, or assembly use, or any platted subdivision where 75% or more of the lots are developed for residential purposes.
2. Adult entertainment uses shall be at least 1,000 feet from any other adult entertainment use.

B. **Bed & Breakfast**. All bed and breakfast lodging uses shall comply with the following to be compatible with surrounding uses and the character of the district.

1. Bed and breakfasts are limited to frontages on arterial streets in the R-SF district, and only on arterial or collector streets in other residential zoning districts.

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2. The use shall be located in a building meeting the development and design criteria of other permitted buildings in the district, and alterations to support the use that are inconsistent with the building development and design standards are prohibited.
3. One additional parking space for each lodging room shall be provided. However, parking shall be located and designed in a manner that is compatible with site designs of all other uses and sites in the district. The city may adjust any parking requirement or reduce the permitted occupancy to meet this compatible location and design requirement.
4. Food and accessory services shall only be provided for guests, and no outside or non-guest events shall be included as part of this use, unless otherwise permitted as a principle use in the district. No individual cooking facilities shall be permitted in the guest rooms.
5. In residential districts, one additional non-illuminated sign shall be permitted. The sign shall be limited to 12 square feet and located within 15 feet of the primary entrance. The sign shall be limited to 6 feet high if ground mounted, and 14 feet high if mounted on the building.
6. A bed and breakfast shall be separated from another bed and breakfast by at least 500 feet, except that the city may waive this requirement within 1,000 feet of any mixed-use, community or civic destination that is a transition between the mixed-use area and neighborhoods.
7. A business license shall be required annually, demonstrating compliance with these standards.

C. **Civic Uses in Residential Districts**. Nonresidential civic uses and buildings in nonresidential districts shall meet the following conditions to promote the neighborhood character and be compatible with residential uses.
1. Lots shall front on a collector or arterial street.
2. All buildings and structures shall meet the applicable development standards for the districts. Facilities that require larger lots than are typical or permitted for residential uses in the district may be proposed, provided adequate open space, landscape, setbacks, and building design and orientation is demonstrated according to the site plan criteria in Section 2.04.
3. Outdoor uses shall generally not be permitted between 10:00 p.m. and 8:00 a.m.
4. Any existing non-residential structure in a residential district that is no longer used for its designed purpose may be adapted and reused for other uses compatible with the neighborhood. The proposal for adaptive reuse shall be through a conditional use permit process in Section 2.04, and the following additional criteria:
    a. Uses shall be either permitted uses in the district, a multi-unit residential conversion, or uses otherwise permitted (P) in the C-MX1 district by Table 4-3, provided any proposed use is otherwise determined to be neighborhood-serving for the specific context. Any additional limits on the design or operation of the use may be included in the conditional use permit to ensure compatibility with the area and specific location.
    b. Expansions of buildings shall be limited to 20% of the existing building or 1,000 square feet, whichever is less.

D. **Dwelling, Live-Work.** In districts where live-work dwellings are allowed, the following standards and conditions apply to ensure compatibility with the context:
1. The commercial occupancy shall be accessory to the residential dwelling. The resident and the principal occupant of the commercial area shall be the same and the commercial occupancy shall be limited to no more than 50% of the building. However, the commercial occupancy is not limited to the home occupation standards.
2. No portion of the live-work unit may be separately rented or sold.

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3. The commercial occupancy is limited to small-scale retail, office, personal service, or limited/artisan manufacturing uses. In districts where live-work dwellings are permitted (P), the commercial component shall not require a conditional use permit.
4. Any permitted commercial activity shall occur on the ground floor and be directly accessible from the adjacent public street, sidewalk, or other publicly accessible common or public space.
5. In residential districts, no more than 2 non-resident employees are permitted for the nonresidential portion of the unit.
6. In residential districts, one additional non-illuminated sign shall be permitted. The sign shall be limited to 12 square feet and located within 15 feet of the primary entrance. The sign shall be limited to 6 feet high if ground mounted, and 14 feet high if mounted on the building.
7. Off-street parking shall be based on the nonresidential use portion of the buildings. However, parking and access shall be located and designed in a manner that is compatible with site designs of adjacent uses and sites. The city may adjust any parking requirement or restrict the permitted occupancy to meet this compatible parking and access design requirement.

E. **Dwelling, Mixed-use.** In districts where mixed-use dwellings are allowed uses, the following standards shall apply to a building or structure with two or more different uses, one of which shall be residential:

1. In residential districts, mixed-use dwellings shall be limited to collector or arterials streets, or corner lots at focal points within the neighborhood.
2. In residential districts, round level nonresidential uses may be limited beyond those otherwise permitted in the zone district to those that are compatible with upper-level residential uses or adjacent residential areas.
3. In nonresidential districts, at least 30 percent of the ground level and 100 percent of the frontage of a mixed-use building shall be a nonresidential use, except for a limited portion to provide a separate access form the frontage to residential uses.
4. In nonresidential districts, residential uses on the ground level street front may be permitted by a conditional use permit in Section 2.05 and the following additional criteria:
   a. The street frontage is not an important commercial frontage street, and additional residential uses will help support other commercial uses in the vicinity.
   b. The building and street-level frontage is not significantly redesigned exclusive to residential uses, and could be adapted for nonresidential uses in time.
   c. The nonresidential portion of the building is likely to remain vacant or put to marginal use if not converted to residential.
   d. The design of the building meets all other applicable design standards that reinforce the pedestrian nature and human-scale design intended for mixed-use buildings.

F. **Group Homes.** In districts where group homes (custodial or residential) are a allowed, they shall meet the following conditions to ensure they are integrated into neighborhoods, have a non-institutional nature, and maintain the residential character of neighborhoods.

1. Group homes shall meet all of the residential design standards applicable in the particular district, and any alterations to support the group living shall be done in a discrete way in that does not alter the appearance as a single-unit detached house.
2. In the R-SF and R-MX1 districts, no group home shall be located less than 1,320 feet from another existing group home, except that the PD Director may waive the is requirement if separated streets, parks, civic spaces or other transitions that establish different neighborhoods
3. Group homes shall be supervised at all times, and may include up to 2 resident care givers.

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4. Group homes shall be licensed by, operated by, or owned by a governmental agency or non-profit qualified to provide care and supervision.
5. Group homes shall not include alcoholism or drug treatment centers, work release facilities or other housing facilities qualifying as commercial residential care uses.

G. **Jails and Community Correction Facilities.** All jails and community correction facilities shall meet the following additional requirements.
1. Jails and correction facilities shall be located at least 2,000 feet from any other jail or correction facility, except where separate facilities are on the same property or operated as a coordinated and joint facility.
2. Jails and community correction facilities shall be located at least 750 feet from any primary or secondary school, residential zone district, or park.
3. All facilities shall be setback at least 50 feet from any right-of-way

H. **Landfills.** All Landfills shall meet the following additional requirements.
1. Landfills shall be located at least 1,000 feet of any residential zoning district.
2. Landfills shall be located on at least 160 acres.
3. All activities and facilities shall be set back at least 100 feet from any right-of-way.

I. **Residential Care.** Residential Care facilities, transitional housing, transitional shelters, treatment facilities, and other similar social services shall be subject to the following standards to prevent undue concentration of facilities or other negative secondary effects on nearby property or districts.
1. Facilities shall be limited to services or lodging for no more than 50 patrons at a single time.
2. Uses shall only be located on a primary or secondary arterial street, except uses may also be located on a collector street in the HM district.
3. Buildings shall meet all development and design standards applicable in the particular district, and any alterations to support the residential care or social service use shall only be done in compliance with the district standards.
4. Uses shall be separated from another similar residential care or social service by at least 2,000 feet.
5. Uses shall be separated from a primary or secondary school by at least 1,000 feet
6. Uses, except those approved by conditional use, shall be separated from residential zoned districts by 500 feet. In all cases, whether in nonresidential districts or in residential districts by conditional use permits, design and operational limits and conditions may be used to protect any nearby residential uses.
7. An operation plan shall be submitted and kept on file with the Planning and Development Department, including administrative contact information, on-site supervision and staffing, patron access and occupancy requirements, hours of operation for different functions, and security measures.
8. A business license shall be renewed annually that demonstrates compliance with the operation plan and all applicable standards and conditions.

J. **Temporary Uses.** Uses that may not otherwise be interpreted as being permitted by Table 4-3, or accessory uses in Section 4.04, may be permitted through a Temporary Use Permit according to this section.

1. *Permit.* An application for a permit shall be submitted by the owner, or an agent of the owner with written permission from the owner at least 30 days prior to the desired issue date.
   a. The permit shall have a specified start and end date not more than 90 days per year, or be based on a schedule that includes no more than 36 days per year and no more than 12 occasions per year.

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b. The applicant shall submit a complete description of the event or activity, including anticipated traffic, hours and peak times of operation, access and circulation plans, the ability to accommodate fire and police access, and any need for special protection or other public safety, health and welfare needs.
c. The applicant shall submit a plan identifying the extent of the grounds, gathering places and circulation routes, any streets or public spaces to be dedicated to the event, the location of all structures, equipment or other accessory facilities, and any utility needs for these structures, equipment or fixtures.
d. The PD Director may extend the permit one time for up to an additional 3 days. The extension shall only be permitted based on circumstances not foreseeable at the time of the original permit and provided no problems have arisen under the original permit.

2. *Standards.* All activities and any temporary structures shall meet the zoning district setbacks and standards, with the exception of the following:
a. The use shall be associated with a principal and permitted civic, commercial, or industrial use of the property; alternatively if located on a vacant lot or abandoned use, shall otherwise be for a temporary application of a permitted use in the district.
b. Setback standards for all buildings, structures and facilities shall generally be met, except that the PD Director may account for temporary structures and facilities in the setback based on the nature of activities, duration of the event, degree of any immediate impacts on adjacent areas, and whether there is a plan for restoration of the area or other potential for lasting impacts on adjacent areas.
c. Parking requirements shall be met for the principal use and the temporary use, except that the PD Director may account for any existing and underutilized parking, the duration of the event, the correspondence of different peak parking periods, presence of off-site parking, and any transportation management when considering appropriate parking relative to the permit

3. *Criteria.* A temporary use permit shall be evaluated based on the following, in addition to all other general procedures and criteria for site plans in Section 2.03:
a. The proposed use shall be a scale, intensity, and format that ordinarily occurs in the vicinity considering the size, anticipated traffic, hours of operation and duration of the event.
b. The anticipated traffic and parking can be handled by the existing street network, site access and lot layout, or the applicant has demonstrated sufficient management strategies and procedures to mitigate any potential negative effects on the area.
c. The degree of potential negative impacts on adjacent property, and in particular the likelihood of the event violating the general District Performance Standards in Section 4.05. The applicant may submit mitigation plans for any potential impacts, including limiting hours of operation, buffers and screening, transportation management, or other evidence or plans to accommodate concerns and limit impacts on surrounding property owners or residents.
d. The use shall comply with all other applicable codes, licenses, or other public health, safety, and welfare requirements.
e. The location subject to the temporary use permit shall be restored to its original condition upon the earlier of the expiration of permit or end of operation. Except, permanent improvements may be made to the location, and may remain with the property owner's written consent provided they meet all applicable zoning and site design standards.
f. The PD Director may impose any other conditions on a permit necessary to protect the public health, safety, and welfare.

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4.04 Accessory Uses

A. **Accessory Uses, Generally.** All permitted principal uses may include accessory uses. All accessory uses, and any accessory use not specifically mentioned in this section, shall be subject to the following general standards:

1. The use and any structure is clearly incidental and subordinate to the principal use and is customarily associated with the principal use.
2. The use is on the same lot as an active principal use and is operated or managed under the same ownership or lessee as the principal use.
3. The use and any structures are compatible with the general character of the area and comparable in scale and intensity to other uses in the vicinity.
4. Any structures or site design elements associated with the use are not significantly different from what is typical for other allowed uses in the district, or where different can be screened or located to minimize impact on adjacent property.
5. There are no unusual traffic patterns or increases in activity that impact streets and public spaces differently than other allowed uses.
6. The use and any structure meet the development, design, and performance standards of the zoning district.

B. **Accessory Drive-Through.** Drive-through or drive-up service accessory to a permitted commercial use is allowed subject to the following standards, provided it is not otherwise prohibited by a specific plan or standard for a particular area.

1. Any drive through facility shall require a site plan demonstrating compliance with these standards. Any drive through facility in the C-MX1, C-MX2, CC, and COM district shall also require a conditional use permit subject to the procedures and criteria in Section 2.04.
2. The service area shall not substantially expand the traffic or vehicle circulation otherwise necessary to access the site based on a traffic impact analysis or other traffic study associated with the application.
    a. In general, the service area shall use the same entrance and exit from the site as the principal use, unless a more remote or discrete service off an alley or secondary street better meets this criteria.
    b. Adequate stacking spaces for automobiles shall be provided to eliminate any impact on public streets.
    c. Circulation, stacking, and other access issues shall be designed in a manner that has the least impact on pedestrians entering the principal building from public streets and from internal streets or parking areas.
3. Service areas and windows shall be located on the most remote wall possible, considering adjacencies to public-streetscapes, residential property, or other sensitive land use and urban design characteristics of the context.
    a. No service area or pick up window shall be located within 100 feet of any residential zoning district property unless enhanced site design or operational limits demonstrate visual and noise impacts are mitigated.
    b. Signs, speakers, or lighting elements shall not be visible or audible from the public right-of-way or adjacent residential property
    c Additional screening or buffers may be required beyond the standards of Section 8.04 in order to ensure compatibility of all facilities with the specific site.
4. Avoid potential pedestrian/vehicle conflicts on the site and along the streetscape. No access shall be provided on any street designed to walkable street standards in Section 3.01. (Pedestrian / Mixed Use street design types). Access from alleys, internal access,

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and the rear of buildings for drive-through services is required to preserve the streetscape design and development patterns of these areas.

5. The PD Director may require any other drive-through service area that does not clearly meet these standards and criteria to be reviewed subject to the procedures and criteria for conditional use permits in Section 2.04.

C. **Accessory Dwelling.** Accessory dwellings shall be accessory to a primary residential use on the lot and subject to the following additional standards:

1. Accessory dwelling units may be associated with a residential buildings as a permitted accessor use (P) or conditional accessory use subject to the procedures and criterial in Section 2.04 (C) as follows:

Table 4-4: ADU Allowances

ADU Type	Plan Context & Districts	Principal Building Type [1]	
Attached ADU	All contexts; all zoning districts	Detached house lots 6K +	P
	City Center Neighborhoods; all zoning districts	Detached house lots < 6K	C
Detached ADU	City Center Neighborhoods; all zoning districts	Detached house lots 6K+	P
		Detached house lots < 6K	C
		Multi-unit house lots	P
		Townhouse lots	P
	Other contexts; all zoning districts	Detached house lots 6K+	C
Multiple ADUs (2 to 3)	City Center Neighborhoods; R-MX1, 2, and 3	Detached house lots 10K +	C

[1] Principal building types must be permitted in the applicable zone district.

2. The accessory dwelling shall not exceed 60 percent of the living area of the principal dwelling or 1,200 square feet, whichever is less.
3. One additional parking space shall be provided on site. The PD Director may waive the parking requirement if the context and circumstances of each dwelling unit prove the space unnecessary.
4. All buildings, including any detached accessory structure, shall meet the development and design standards for the lot in Article 5.
5. The accessory dwelling shall be compatible with principal building in terms of massing, design, and materials. Whether within the principal building or in a detached structure, the accessory dwelling shall be clearly subordinate to the principal dwelling through the location of parking, access, building entrances, and other design features that accommodate the dwelling.
6. The property owner shall occupy either the principal or accessory dwelling as their permanent residence in the R-SF district. The city may permit alternate ownership arrangements where a property management agency with a local agent controls the property or the owner has registered with the city and provided assurances of on-going maintenance and operational controls.
7. Accessory dwelling shall be registered annually with the city finance director. In addition to the requirements of Chapter 18, Springfield City Code,, the owner shall verify annually that the conditions of this section are met.

D. **Home Occupation.** Home occupations may be accessory to a primary residential use and shall meet all of the following additional standards:

1. The occupation shall be limited to residents of the dwelling and no more than one additional non-resident employee. If the resident applicant is not the homeowner, the homeowner shall provide a notarized authorization with the permit application.
2. All activity shall be conducted within an enclosed principal building or permitted accessory building, and limited to no more than 50% of the floor area of any one floor in the principal building.
3. No traffic, utility impacts, services, or deliveries shall be generated by the home occupation that is abnormal to a residential neighborhood.
4. Customer or patron visits shall be limited to between the hours of 7 a.m. and 7 p.m. All parking necessary for the use shall be confined to the garage, driveway, or street directly in front of the dwelling.
5. The operation of any wholesale or retail business is prohibited unless it is conducted entirely by mail or sales events are transacted no more than once per week. Incidental sales of products associated with commercial services shall be permitted (e.g. instructional books sold in conjunction with music lessons).
6. Any materials or equipment used in the home occupation shall be stored within an enclosed structure.
7. No alteration of the exterior of the building or site shall be made which changes the residential character of the building or site.
8. Signs for the business shall be limited to 1 non-illuminated sign, no more than 2 square feet, and within at least 10 feet of the primary entrance.
9. In-home daycare as an accessory home occupations is subject to the standards of Section 10.##; Chapter 38, Article##. - *site whether current Chapter 36, Article XI ends up in Article 10 with P&Z or in Chapter 38 with bds/business licensing*.]

E. **Outdoor Display and Service Areas**. Outdoor display and service areas accessory to a permitted commercial use are allowed subject to the following conditions:

1. Outdoor display and service areas shall be located on the same lot as the principal use or along the street frontage immediately abutting the use in the case of street front buildings.
2. A site plan shall be provided for any outside display or service area more than 400 square feet, lasting more than seven consecutive days, or more than four separate occurrences per year. A site plan shall show the location, area, and dimensions of the display area, and specifications for all lighting, fencing, screening or temporary or permanent structures.
3. The area shall be limited to no more than 25% of the ground floor area of the principal use, except where outdoor sales are a permitted principal use.
4. Display and service areas shall not be arranged where they interfere with pedestrian or building access or clear vision areas. At least 5 feet clear or at least 50% of the width any sidewalk, whichever is greater, shall be maintained for any display or service areas located on a sidewalk.
5. The area may be located in parking areas, provided it does not interfere with adequate parking and circulation of the entire site. The permanence of any structures shall be considered in evaluating the impact on adequate parking needs for the site.
6. The area shall be screened from view along any property line abutting a residential use or district according to Section 8.04.
7. In reviewing the site plan, site conditions, operational limits, or performance standards to mitigate off-site impacts may be added by the PD Director to address specific sites or contexts.

F. **Recycling Collection Point.** Small recycling collection areas or similar drop-off kiosks for donations or reusable materials may be accessory use to a permitted civic, commercial, or industrial land use, limited to the following:

1. Facilities shall not be located within 50 feet of any residential zoning district, or when located with a civic use in a residential district, setback at least 50 feet from adjacent residential uses.
2. Facilities shall be set back at least 25 feet from any public right of way.
3. Permanent or temporary containers are limited to 1 per lot and 250 square feet, except lots over 1 acre may have up to 3 containers.
4. Facilities shall permit adequate circulation and access for drop-off of materials, and for the periodic removal of materials by larger vehicles.
5. The facility shall be placed on asphalt or concrete and shall not impact any landscaping or landscaped areas.
6. Facilities shall be placed on a more remote portion of the site, appropriately screened from adjacent property or rights-of-ways, and otherwise located in a manner to limit adverse impacts on adjacent property and the public streetscape.
7. The facility shall accept only non-perishable recyclable waste, or be a collection point for donation of reusable, non-perishable household items such as books or clothing.
8. No processing or other power-driven mechanical devices are permitted.
9. Containers shall be constructed and maintained with durable waterproof and rustproof material, and shall have sufficient capacity according to a collection schedule. All material shall be stored in the unit and shall not be left outside of the unit or exposed to elements when unattended.
10. Containers shall be clearly marked to identify the type of material that may be deposited, identify the name and contact information of the facility operator, a notice stating that no material shall be left outside the containers

G. **Renewable Energy Facilities.** Small renewable energy facilities may be an accessory use to another permitted use subject to the following additional standards, and provided they meet the qualifications for a building permit Chapter 38 of the Springfield Municipal Code They may be permitted beyond the standards as specified below through a conditional use permit according to Section 2.04. Any renewable energy facility that does not meet the limits of this section or cannot qualify as an accessory special use permit shall be considered a public utility service use and only allowed as permitted in Table 4-3 as a principal use of land.

Table 4-5: Accessory Renewable Energy Facilities

	Accessory Use by Building Permit	*Accessory Use by Conditional Use Permit*
Solar		
Building Mounted	▪ 8" max. off and parallel with pitched roof ▪ 3' max. off a flat roof ▪ Any facility projecting more than 2' off a flat roof shall be screened from ground level or adjacent property by a parapet, or other architectural screen integral to the design of the building.	▪ 6' max. off a roof or building wall
Ground Mounted	▪ 6' high max ▪ 10' setback min. ▪ Screened from adjacent property and ROW the same as all other mechanical equipment.	▪ 10' max high
Wind		
Building Mounted	▪ 4' max. above roof (residential buildings) ▪ 8' max. above roof (non-residential buildings)	▪ 12' max. above roof (residential buildings) ▪ 20' max. above roof (non-residential buildings)
Ground Mounted	▪ 30' max. height (residential districts) ▪ 45' max. height (nonresidential districts)	▪ 45' max. height (residential districts) ▪ 60' max. height (nonresidential districts)

H. **Temporary Storage Containers.**

1. *General Standards.* All temporary storage containers shall meet the following standards:
   a. All temporary storage containers are subject to all applicable public health and safety codes with respect to their placement, operation, and contents.
   b. Temporary storage containers shall be located at least 15 feet from the right of way, at least 10 feet from any other lot line, and outside any sight triangle affecting any intersection or access point.
   c. Temporary storage containers shall be located in the least prominent and practical location of the site considering:
      (1) parking, access, and circulation;
      (2) visibility form adjacent property, including the visibility from building frontages along a streetscape;
      (3) landscape buffers and open spaces; and
      (4) any other easements and access needs.

      All locations are considered "at risk" by the applicant, and my be forced to relocate in response to any rights of access to easements or other problems associated with the location.

2. *Exemptions.* The standards in this section do not apply to:
   a. Permitted outdoor storage uses as a principal use.
   b. Permanent installations that meet the accessory building size, design, and location standards of the applicable zone district.
   c. Containers in the public or railroad right-of-way placed by the entity with control over the right-of-way.
   d. Storage containers associated with a valid construction permit for up to 30 days from the expiration of the permit. Storage containers associated with a construction project that does not require a permit shall comply with the temporary storage limits of this section.

3. *Nonresidential Limits.* Storage containers in nonresidential districts are subject to the following additional limitations:
   a. Up to 3 containers and no more than 800 square feet, 8,000 cubic feet
   b. No more than 120 days in any 12-month period

4. *Residential Limits.* Storage containers in residential districts are subject to the following additional limitations.
   a. Containers used for loading and unloading are limited to:
      (1) Up to 3 containers and no more than 500 square feet, 4,000 cubic feet;
      (2) No more than 72 hours per occurrence;
      (3) No more than 3 occurrences in a 12-month period;
      (4) Storage containers may be placed in a driveway or legal parking space.
   b. Containers used for temporary storage are limited to:
      (1) No more than 1 container and no more than 300 square feet and 2,400 cubic feet;
      (2) No more than 60 days per occurrence;
      (3) No more than 2 occurrences in a 12-month period;
      (4) Storage containers shall be located outside of the frontage area of the lot.

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4.05 District Performance Standards

A. **General Operation & Performance Standards.** All principal and accessory uses shall be operated in a manner that meets the performance standards in Table 4-6, District Performance Standards.

Table 4-6: District Performance Standards

	R-SF, R-MX1, R-MX2, R-MHC	*R-MX3, C-MX1*	*GI, C-MX2*	*CC, CC, LIC*	*HM*
Daytime Noise. Noise levels during business hours (7AM-7PM). [1]	55 db	65 db	65 db	70 db	75 db
Evening Noise. Noise levels outside general business hours (7PM – 12AM). [1]	50 db	55 db	65 db	70 db	75 db
Nighttime Noise. Noise levels during quiet hours (12AM – 7AM). [1]	45 db	45 db	55 db	60 db	65 db
Impacts Outside the Building. No odor, glare, vibration, smoke, or similar impacts shall be produced that is observable outside a building.	☑	☑	☑		
Impacts Beyond the Property Line. No odor, glare, vibration, smoke, dust, fumes, or heat shall be produced that is perceptible beyond the property line which could become a nuisance to adjacent uses. [2].	☑	☑	☑	☑	
Impacts to Health or Property. No particulate matter, or noxious or toxic matter shall be produced that could become damaging to humans or property beyond the property line.	☑	☑	☑	☑	☑
Lighting.	See Section 8.06, Outdoor Lighting				

[1] Noise levels in this table are operational and intensity standards for the district to achieve land use compatibility, and shall not prohibit enforcement of any other noise standard for public health, safety, or anti-nuisance reasons. Noise levels shall be measured at the property line.

[2] Pollution and general nuisance standards shall be enforced in accordance all other health, sanitation, and nuisance standards of the Springfield Municipal Code

B. **Exemptions.** The following activities are not subject to the performance standards:

1. Construction activity shall not be subject to the noise, impact, or lighting standards during daytime hours, or at other times specifically authorized by a valid construction permit due to necessity or public purposes to permit construction during non-business hours.
2. Ambient noise from traffic in the public right-of-way, or railroads and air travel operating according to applicable industry standards.
3. Noise caused by safety signals, warning devices, or otherwise resulting from emergency situations
4. Noise associated with large public events otherwise permitted in the zone district, or for any special events authorized by the city.
5. Noise may exceed levels by up to 10 decibels for no more than 15 minutes during any time period.

C. **Conditions & Compatibility**. The city may impose conditions upon the approval of any development application or any permit to ensure that it is compatible with adjacent uses and compliant with the district performance standards. Conditions may include:

1. Hours of operation, or limitations on specific activities such as outdoor seating, deliveries, or other higher-intensity activities that could impact adjacent property.
2. Location, design, and screening of outdoor activity areas, mechanical equipment, or other site activities that generate potential adverse impacts to adjacent uses.

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3. Placement of facilities that require regular service of large or utility vehicles, such as trash receptacles or loading areas.
4. Location of outdoor speakers, communication, or other amplification systems.
5. Light height, intensity, shield and design, and hours of partial and full illumination beyond the design standards in Section 8.06, Outdoor Lighting.

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