

IV. Commercial Community/General-Springfield (CCG-S) District

(a) *Permitted uses and structures.*

(1) Retail outlets for sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry (including watch repair) art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal boarding kennels), musical instruments, florist or shops, delicatessens, bakeries (but not wholesale bakeries), home furnishings and appliances (including repair incidental to sales), office equipment or furniture, antiques, hardware, new automobile parts (including rebuilt parts not installation, repair or rebuilding of parts) and accessories and similar uses.

(2) Service establishments such as barber or beauty shops, shoe repair shops, restaurants, interior decorators, reducing salons or gymnasiums, self-service laundries or dry cleaners, tailors or dressmakers, laundries or dry cleaning pickup stations, dry cleaning and laundry package plants in completely enclosed buildings using nonflammable liquids such as perchloroethylene and with no odor, fumes or steam detectable to normal senses from off the premises, radio and television broadcasting offices and studios, communication antennas, funeral homes, marinas, blueprinting, job printing (but not newspaper), radio and television repair shops, travel agencies, employment offices, (but not day labor pools), home equipment rental and similar uses.

(3) Banks (including drive-thru tellers), loan companies, mortgage brokers, stockbrokers and similar financial institutions.

(4) All types of professional and business offices, newspaper offices (but not printing), employment offices, union halls, buildings trades contractors (not requiring outside storage or the use of a vehicle in excess of one-ton capacity or equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment) and similar uses.

(5) Original use single-family dwellings.

(6) Original use two-family dwellings.

- (7) Original use multiple-family dwellings.
- (8) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, theaters (including motion picture theaters but not open-air theaters), and similar uses (but not dance halls).
- (9) Art galleries, museums, community centers, music, photography, gymnastics, karate and martial arts studios, theaters for stage performances (but not motion picture theaters) dance, art, vocational, trade or business schools and similar uses.
- (10) Homes for aged and orphans.
- (11) Nursing homes.
- (12) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (13) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4 of the Zoning Code and the Springfield performance standards and development criteria set forth in [Section 656.369](#).
- (14) Hospitals, sanitariums and similar uses.
- (15) An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with the service of food which is ordered from a menu and prepared or served for pay for consumption on-premises.
- (16) Retail plant nurseries (including outside display but not landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity).
- (17) Veterinarians meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (18) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.

(19) 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.

(20) Churches, including a rectory or similar use.

(21) Schools meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

(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) Interior 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 area.

(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 and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both, including permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

(2) New multiple-family structures.

(3) Live-work lofts meeting the criteria set forth in [Section 656.369](#).

(4) Crematories.

(5) Service stations, service garages for minor repairs and car washer.

(6) Recycling collection points meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

(7) 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.

(8) Private clubs.

(9) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

(10) Billiard parlors.

(11) Residential treatment facilities for persons with disabilities, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, if applicable.

(12) Emergency shelter homes, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, if applicable.

(d) *Intensive uses.*

(1) *Prohibited uses.* New rooming houses are not allowed in the district and existing uses must conform to standards for rooming houses in [Section 656.369\(f\)](#).

(2) *Automotive uses.* Existing automotive-related uses, including auto repair, auto sales, tire stores, and similar uses, must conform to the following standards within three years from the effective date of this ordinance:

(A) No outdoor storage or car display is allowed unless it is screened from adjacent residences by a wall, fence or hedge. This visual screen must be at least six feet in height and at least 85 percent opaque.

(B) Any new outdoor car display or temporary storage of properly licensed automobiles and pick-up trucks must be screened from a public street by wrought iron style fencing of iron, steel, or aluminum construction with vertical pickets, or by a combination of a masonry retaining wall with wrought iron style fencing, which fencing shall be located within ten feet of the public right-of-way.

(C) Hours of operation are limited to 7:00 a.m. to 7:00 p.m.; and

(D) Parking of cars and storage of material is not allowed on public rights-of-way, sidewalks, and adjacent properties.

(E) Facilities that are adjacent to residentially zoned property or that are located across a public right-of-way or alley from residentially zoned property must perform activities that produce sustained and objectionable noise solely within soundproofed buildings or within buildings with bays that do not face residentially-zoned properties.

(e) Those uses that were considered legally nonconforming special uses pursuant to Ord. 2000-302-E, § 1 and Ord. 2007-1046-E, §§ 1, 2, that existed prior to December 21, 2000, the effective date of Ord. 2000-302-E, § 1, are permitted as of right if such use is authorized in the property's underlying zoning district. Except where otherwise permitted as of right or by a validly issued exception, such properties shall not expand their square footage, relocate, or increase the number of non-staff residents, and, if the use ceases for six consecutive months, the property shall comply with all current zoning requirements.

(f) *Minimum lot requirements (width and area)*. None, except as otherwise required for certain uses.

(g) *Maximum lot coverage by all buildings*. None, except as otherwise required for certain uses. *Impervious surface ratio* as required by [Section 654.129](#).

(h) *Minimum yard requirements*.

(1) Front setback: None, maximum ten feet.

(2) Side setback: None, if the building on the adjacent lot is built to the property line or if the adjacent lot is vacant. Unless no space is left between buildings on adjacent lots, a space of not less than six feet shall be provided between buildings. Where the lot is adjacent to a residential district, a minimum setback of 15 feet shall be provided.

(3) Rear setback: 15 feet.

(i) *Maximum height of structures*.

(1) Principal structures: 45 feet.

(2) Accessory structures shall be no higher than principal structures.

(j) *Building width*: Building width must exceed 70 percent of lot width.

(k) *Limitations on permitted uses or permissible uses by exception*. All of the permitted and permissible uses by exception in the CCG-S District are subject to the following provisions:

(1) Sales, service and display, preparation and storage shall be conducted within a completely enclosed building, unless otherwise provided for.

(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, and multiple-family and live-work loft uses, which must provide at least 80 percent of the minimum number of off-street parking spaces required pursuant to Part 6 of the Zoning Code.

(m) *Special parking standards:*

(1) The number of parking spaces provided shall not exceed the minimum number of parking spaces required under Part 6 of the Zoning Code.

(2) On-site or off-site parking areas are allowed within 30 feet of a street right-of-way if a wall is provided parallel to the right-of-way. This wall shall be located within ten feet of the right-of-way or shall generally follow the front wall of surrounding buildings. The wall shall be a three-foot high solid wall with a three-foot high metal picket fence on top of the wall.