
Sec. 36-432. GM - General manufacturing district.

- (1) *Purpose.* The GM general manufacturing district is designed as the basic manufacturing district for Springfield. The use limitations for this district are set so that most industrial uses that are reasonably careful with respect to housekeeping and external impacts will be able to comply. Areas zoned GM are intended to be at least ten acres in size unless they adjoin an HM, heavy manufacturing district, or the zoning is based on an adopted plan or comprehensive zoning scheme.
- (2) *Permitted uses.*
 - (a) Accessory uses, as permitted by section 36-450, accessory structures and uses.
 - (b) Airports.
 - (c) Any manufacturing, production, processing, cleaning, servicing, testing, repair or storage of materials, goods or products, and business and sales offices accessory thereto.
 - (d) Any residential dwellings existing at the time the district is mapped. As a conforming use, such a dwelling can be expanded or, if destroyed, replaced with another dwelling of the same type within 18 months of being destroyed.
 - (e) Auction sales, flea markets, and swap meets.
 - (f) Automobile service garages including body and fender repair and paint shops.
 - (g) Bus garages.
 - (h) Cemeteries.
 - (i) Churches and other places of worship, including parish houses and Sunday schools, but excluding emergency shelters.
 - (j) Commercial off-street parking lots and structures.
 - (k) Commercial gardens and/or farmers markets with retail and/or wholesale sales on-site.
 - (l) Commercial outdoor recreation use group.
 - (m) Construction equipment storage yards.
 - (n) Overnight shelters or transitional service shelters for 50 or fewer residents, or soup kitchens, and located at least 500 feet from a residential district, as measured from property lines provided that no overnight shelter, transitional service shelter or soup kitchen may locate within 2,000 feet of any other overnight shelter, transitional service shelter, soup kitchen, substance abuse treatment facility or community corrections facility as measured from property lines, in accordance with subsection 36-363(10)(b)5. In no event shall a certificate of occupancy be issued for any overnight shelters, transitional service shelters or soup kitchens herein if it is less than 1,000 feet from an elementary or secondary school as measured from property lines.
 - (o) Entertainment-oriented use group.
 - (p) Feed stores.
 - (q) General office use group.
 - (r) Heliports.
 - (s) Household resource recovery collection centers, screened from all residential districts and public rights-of-way in conformance with section 36-480, screening and fencing (non-household resource recovery collection centers are permitted by (d) above).

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- (t) Medical or comprehensive marijuana cultivation facility or microbusiness marijuana wholesale facility when not located adjacent to or across the street from any residential district. No facility shall be located within 1,000 feet of an existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474, marijuana and medical marijuana facilities.
 - (u) Medical, comprehensive or microbusiness marijuana dispensary facility. No facility shall be located within 1,000 feet of an existing elementary or secondary school, or within 200 feet of an existing child day care center or church and as prescribed and subject to all other requirements in section 36-474, marijuana and medical marijuana facilities.
 - (v) Medical or comprehensive marijuana-infused products manufacturing type 1 extraction facility when not located adjacent to or across the street from any residential district. No facility shall be located within 1,000 feet of an existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474, marijuana medical marijuana facilities.
 - (w) Medical or comprehensive marijuana-infused type 2 post-extraction facility. No facility shall be located within 1,000 feet of an existing elementary or secondary school, or within 200 feet of an existing child day care center or church and as prescribed and subject to all other requirements in section 36-474, marijuana and medical marijuana facilities.
 - (x) Marijuana testing facility. No facility shall be located within 1,000 feet of an existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474, marijuana and medical marijuana facilities.
 - (y) Motor freight terminals.
 - (z) Pest control services.
 - (aa) Police and fire stations.
 - (bb) Public and private parks, playgrounds, and golf courses, including miniature golf courses and driving ranges.
 - (cc) Public service and public utility uses, as follows:
 1. Tier I wireless facilities in accordance with section 36-466, telecommunication towers.
 2. Tier III wireless facilities in accordance with section 36-466, telecommunication towers provided wireless towers 60 feet or greater in height allow collocation of at least one additional provider's facilities.
 3. Tier IV wireless facilities in accordance with section 36-466, telecommunication towers provided wireless towers are setback from any residential district at least two feet for every one foot of tower height and allow collocation of at least one additional provider's facilities or at least two additional providers' facilities if the tower height is 120 feet or greater.
 4. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.
 - (dd) Recycling centers.
 - (ee) Retail sales use group provided the sale of products is related to the principal use and provided that the gross amount of floor area devoted to sales and display does not exceed 25 percent of the gross floor area of the structure or 10,000 square feet, whichever is less. Products related to the principal use include products produced, distributed or sold wholesale on-site by the principal use.
 - (ff) Schools, industrial and business.

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- (gg) Self-service storage facilities.
 - (hh) Short-term rental type 3 in accordance with section 36-473, and subject to conditions in subsection (2)(d), if applicable.
 - (ii) Substance abuse treatment facilities for 50 or fewer residents, provided the facility:
 - 1. Is located at least 2,000 feet from any other substance abuse treatment facility, or 2,000 feet from any emergency shelter, soup kitchen, transitional service shelter or community corrections facility, as measured from property lines; and
 - 2. A plan of operation, including but not limited to: Administration contact information, patron access requirements, hours of operations and security measures, is on file with the City of Springfield Planning and Development Department.
 - (jj) Swimming pool sales and display.
 - (kk) Temporary uses, as permitted by section 36-452, temporary uses.
 - (ll) Towers other than wireless facilities, less than 100 feet in height, and related facilities.
 - (mm) Upholstery shops.
 - (nn) Vehicle rental, towing and storage services.
 - (oo) Veterinary clinics, animal hospitals and outdoor kennels provided that at the time the use is established any outdoor activities are clearly accessory to the primary use and provided that no outdoor activities are located closer than a 300-foot radius from a building used for a church, school, hotel, motel, or restaurant, or from a property zoned residential or a building used for residential purposes.
 - (pp) Warehouses, storage and distribution centers.
 - (qq) Wholesale sales use group.
 - (3) *Conditional uses.* The following conditional uses may be permitted provided they meet the provisions of, and a conditional use permit is issued pursuant to, section 36-363, conditional use permits, of this article:
 - (a) Bulk storage of flammable liquids for wholesale, subject to the provisions of the City and State Fire Codes.
 - (b) Overnight shelters or transitional service shelters for 50 or fewer residents, or soup kitchens, which are located within 500 feet from a residential district, as measured from property lines provided that no overnight shelter, transitional service shelter or soup kitchen may locate within 2,000 feet of any other overnight shelter, transitional service shelter, soup kitchen, substance abuse treatment facility or community corrections facility as measured from property lines, in accordance with subsection 36-363(10)(b)5.
 - (c) Increase permitted floor area ratio to 1.5 for all permitted and conditional uses in the GM district.
 - (d) Junk yards and automobile wrecking yards (no limitation on floor area for retail sales), in accordance with section 36-462, scrap, salvage, junk and automobile wrecking yards.
 - (e) Medical or comprehensive marijuana cultivation facility or microbusiness marijuana wholesale facility when located adjacent to or across the street from any residential district. No facility shall be located within 1,000 feet of an existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474, marijuana medical marijuana facilities.

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- (f) Medical or comprehensive marijuana-infused products manufacturing type 1 extraction facility when located adjacent to or across from any residential district. No facility shall be located within 1,000 feet of an existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474, marijuana and medical marijuana facilities.
 - (g) Scrap and salvage yards, in accordance with section 36-462, scrap, salvage, junk and automobile wrecking yards.
 - (h) Towers other than wireless facilities, exceeding 100 feet in height, and related facilities, in accordance with subsection 36-363(10)(b)1.
 - (i) Tier V wireless facilities in accordance with section 36-466, telecommunication towers.
 - (j) Veterinary clinics, animal hospitals and outdoor kennels provided that at the time the use is established any outdoor activities are clearly accessory to the primary use and provided that no outdoor activities are located closer than a 300-foot radius from a building used for a church, school, hotel or motel, or from a property zoned residential or a building used for residential purposes, or closer than a 100-foot radius from a building used for a restaurant.
- (4) *Use limitations.*
- (a) Storage may be maintained outside a building in side yards or rear yards if such storage area is screened from public streets, designated arterials or greater street classifications, and from other property, except property located in an LI, GM, or HM district.
 - (b) All outdoor storage shall be at least 100 feet from any residential district boundary.
 - (c) No junk, scrap, salvage or automobile wrecking yard shall be located within 500 feet of any residential district.
 - (d) No building shall be used for residential purposes, except that a guard, caretaker or other person employed on the premises, and their family, may reside on the premises in conformance with subsection 36-450(3)(b)6. Existing nonconforming residential uses may be expanded up to ten percent of the floor area existing at the time the district is mapped to provide enlarged cooking and sanitary facilities but not bedrooms or other living space.
 - (e) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards.
 - (f) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code.
 - (g) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22).
- (5) *Bulk regulations.*
- (a) *Maximum height:* None.
 - (b) Minimum yard requirements (additional bufferyard may be required by subsection (8)):
 - 1. *Front yard:*
 - a. Offices, as a principal use, athletic clubs, fitness centers, indoor sports facilities and recording, television and radio studios:
 - (i) Twenty-five feet along a street classified as a collector or higher classification street or as required by section 36-453, supplemental open space and yard regulations.

- (ii) Fifteen feet along a street classified as a local street or as required by section 36-453, supplemental open space and yard regulations.
- (iii) The front yard setback may be reduced below the minimum required above if a conditional use permit is approved in accordance with section 36-363, conditional use permits, or an approved preliminary plat in accordance with the city's subdivision regulations.

b. All other uses: None.

2. *Side yard:*

a. Offices, as a principal use, athletic clubs, fitness centers, indoor sports facilities, and recording, television and radio studios: Ten feet or as required by section 36-453, supplemental open space and yard regulations.

b. All other uses: None.

3. *Rear yard:*

a. Offices, as a principal use, athletic clubs, fitness centers, indoor sports facilities, and recording, television, and radio studios: Ten feet.

b. All other uses: None.

However, in no event may a structure be erected closer to the centerline of an existing or planned street than as prescribed below, except as permitted by subsection 36-303(17)(b) and subsection 36-303(17)(d).

| Street Classification | Required Setback from Right-of-Way Center Line |
|-----------------------------|--|
| Freeway | 150 feet plus the required yard setback |
| Expressway | 65 feet plus the required yard setback |
| Primary arterial | 50 feet plus the required yard setback |
| Secondary arterial | 35 feet plus the required yard setback |
| Collector | 30 feet plus the required yard setback |
| Commercial/industrial local | 30 feet plus the required yard setback |
| Residential local | 25 feet plus the required yard setback |
| Highway access road | 20 feet plus the required yard setback |
| Downtown streets | Required yard setback from right-of-way line |

(6) *Open space requirements.*

(a) Offices, as a principal use, athletic clubs, fitness centers, indoor sports facilities, and recording, television, and radio studios.

1. *Minimum open space:* Not less than 15 percent of the total lot area shall be devoted to open space including required yards and bufferyards unless modified in accordance with subsection 36-482(15). Open space shall not include areas covered by buildings, structures, parking, loading and other paved areas and internal streets. Open space shall contain living ground cover and other landscaping materials.

2. *Maximum impervious surface:* The combined area occupied by all main and accessory buildings or structures, parking storage, loading and other paved areas shall not exceed 85 percent of the total lot area unless modified in accordance with subsection 36-482(15).

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- (b) All other uses.
 - 1. *Minimum open space:* None.
 - 2. *Maximum impervious surface:* None.

(7) *Design requirements.*

- (a) A site plan, meeting the requirements of section 36-360, site plan review, has been approved.
- (b) A landscape plan, meeting the requirements of section 36-482, landscaping and bufferyards, and 36-483, off-street parking and loading area design standards, has been approved.
- (c) All off-street parking and vehicular use areas shall be screened from all residential uses in accordance with section 36-480, screening and fencing.
- (d) Refuse storage areas shall be screened from view in accordance with section 36-480, screening and fencing.
- (e) Mechanical and electrical equipment, including air conditioning units, shall be screened from view in accordance with section 36-480, screening and fencing.
- (f) Lighting shall be designed to reflect away from any adjacent or nearby residential area and in accordance with section 36-480, lighting standards.
- (g) Accessory buildings and structures shall meet the requirements of section 36-450, accessory structures and uses.

(8) *Bufferyard regulations.* Whenever a development in a GM district is located adjacent to a different zoning district, screening and a bufferyard shall be provided in accordance with sections 36-480, screening and fencing, and 36-482, landscaping and bufferyards.

(Zoning Ord., § 4-4200; G.O. 4519, 6-12-95; G.O. 4570, 11-27-95; G.O. 4763, 12-15-97; G.O. 4792, 4-13-98; G.O. 5094, 7-9-01; G.O. 5127, 10-29-01; G.O. 5343, 1-12-04; G.O. 5425, 11-15-04; G.O. 5471, 6-27-05; G.O. 5516, 1-23-06; G.O. 5585, 7-24-05; G.O. 6555, 4-9-07; G.O. 5758, 6-2-08; G.O. 5773, 8-11-08; G.O. 5879, 7-26-10; G.O. 5843, 11-9-09; G.O. 5861, 2-8-10; G.O. 5880, 7-26-10; G.O. 5928, 4-18-11; G.O. 6042, 4-8-13; G.O. 6058, 6-17-13; G.O. 6094, 1-13-14; G.O. 6173, Exh. A, 3-9-15 ; G.O. 6497, § 1, 1-28-19 ; G.O. 6528, § 1, 5-20-19 ; G.O. 6775 , § 1, 1-31-23)