
Sec. 36-422. HC - Highway commercial district.

- (1) *Purpose.* This district is intended for commercial uses which depend upon high visibility, generate high traffic volumes, or cater to the traveling public. These characteristics dictate that this district be located along or at the intersections of arterial classification streets or along frontage roads adjacent to the interstate or other limited-access streets. This district is also intended for on-site production of handcrafted items in conjunction with retail sales. Areas zoned HC are intended to be at least five acres in size unless 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) Ambulance services.
 - (c) Any residential dwellings existing at the time the district is mapped. As conforming uses, such a dwelling can be expanded or, if destroyed, replaced with another dwelling of the same type within 18 months of being destroyed.
 - (d) Art galleries, libraries, and museums.
 - (e) Auction sales and flea markets entirely within enclosed buildings.
 - (f) Automobile service garages.
 - (g) Automobile service stations.
 - (h) Automobile washing businesses, including automatic, coin-operated, and moving-line facilities.
 - (i) Awning and canvas sales and rental.
 - (j) Bed and breakfast.
 - (k) Boarding, rooming, and lodging houses.
 - (l) Bus stations.
 - (m) Campgrounds and recreational vehicle parks.
 - (n) Catering businesses.
 - (o) Cemeteries.
 - (p) Churches and other places of worship, including parish houses, and Sunday schools.
 - (q) Civic, convention, and cultural centers.
 - (r) Commercial gardens and/or farmers markets with retail and/or wholesale sales on-site.
 - (s) Commercial off-street parking lots and structures.
 - (t) Commercial outdoor recreation use group.
 - (u) Day care centers in accordance with chapter 36, article XI, Springfield City Code.
 - (v) Eating and drinking establishments use group.
 - (w) Entertainment-oriented use group.
 - (x) General office use group.
 - (y) Household resource recovery collection centers, screened from all residential districts and public rights-of-way in conformance with section 36-480, screening and fencing.

-
- (z) Manufactured housing (mobile home) and trailer sales, leasing and service with no storage.
 - (aa) Major event entertainment use group.
 - (bb) 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 as prescribed and subject to all other requirements in section 36-474, marijuana and medical marijuana facilities.
 - (cc) 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.
 - (dd) Medical or comprehensive marijuana-infused products manufacturing 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.
 - (ee) Medical office use group.
 - (ff) Nurseries, greenhouses, and garden stores.
 - (gg) Other towers other than wireless facilities, less than 100 feet in height, and related facilities.
 - (hh) Personal services use group.
 - (ii) Police and fire stations.
 - (jj) Private clubs and lodges.
 - (kk) Public and private parks, playgrounds, and golf courses, including miniature golf courses and driving ranges.
 - (ll) Public or private vehicle and boat storage garages, yards or lots.
 - (mm) 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.
 - (nn) Residential uses provided such uses are located above the first floor or behind nonresidential uses so as to create a continuous nonresidential facade, on the first-floor level. When a lot has multiple street frontages, first-floor nonresidential uses will be required on the street with the highest classification. All other street frontages may contain residential uses.
 - (oo) Retail sales use group.
 - (pp) Schools, business.

-
- (qq) Schools or development centers for persons with handicaps or development disabilities.
 - (rr) Self-service storage facilities.
 - (ss) Short-term rental type 3 in accordance with section 36-473, and subject to conditions in subsection (2)(c) or (nn), if applicable.
 - (tt) Swimming pool sales and displays.
 - (uu) Taxi dispatch yards and offices.
 - (vv) Taxidermists.
 - (ww) Temporary lodging use group.
 - (xx) Temporary uses, as permitted by section 36-452, temporary uses.
 - (yy) Temporary vendors as permitted under subsection 36-452(3)(b)2.
 - (zz) Overnight shelters or transitional service shelters for 50 or fewer residents, which are located at least 500 feet from a residential district, as measured from property lines provided that no overnight shelter or transitional service shelter shall locate within a 2,000-foot radius of another transitional service shelter, soup kitchen, overnight shelter, substance abuse treatment facility or community correctional 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 a transitional service shelter herein if it is less than 1,000 feet from an elementary or secondary school as measured from property lines.
 - (aaa) Upholstery shops.
 - (bbb) Veterinary clinics, animal hospitals, pet daycare services, pet grooming facilities, and kennels. No outside activities shall be permitted for kennels. Veterinary clinics, animal hospitals, pet daycare services, and pet grooming facilities may have supervised outside activities, which are defined as having a single animal under the physical control of an individual. All outside activity spaces shall be fully enclosed and screened from adjacent residential uses, districts and all public rights-of-way with a six-foot tall barrier that is in conformance with subsection 36-480(3). No outside activity spaces shall be located within 25 feet of any residential use or district, and all animal waste shall be collected and disposed of on a daily basis.
 - (ccc) Wholesale sales.
- (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) Body and fender repair and paint shops.
 - (b) Overnight or transitional service shelters for 50 or fewer residents, 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) Go-cart tracks.
 - (d) 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 and medical marijuana facilities.

-
- (e) Pest control services with a retail component provided that at least 50 percent of the floor area of the business is devoted to retail sales and related support areas and that all service vehicles associated with the business are located behind the front building line.
 - (f) Reserved.
 - (g) Residential uses on the first floor frontage of a building.
 - (h) Soup kitchens.
 - (i) Tier V wireless facilities in accordance with section 36-466, telecommunication towers.
 - (j) Towers other than wireless facilities, exceeding 100 feet in height, and related facilities, provided:
 - 1. The maximum height does not exceed 200 feet;
 - 2. Only one tower is permitted on a lot; and
 - 3. All other provisions of subsection 36-363(10)(b)1. are met.
 - (k) Truck stops.
- (4) *Use limitations.*
- (a) Streets through adjacent residential areas shall not be used to provide principal access for truck traffic to any nonresidential use in this district except on streets classified as expressways, arterials, or collectors.
 - (b) No motor vehicle repair or maintenance work shall take place outdoors within 150 feet of the boundary of any residential district.
 - (c) All sales, display or outdoor storage areas that would be routinely disturbed because of the nature of the activity being conducted or because of vehicular traffic, except those areas of nurseries and garden centers where living plants are located, shall be paved or otherwise improved with an all-weather, dust-free surface.
 - (d) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards.
 - (e) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code.
 - (f) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22).
- (5) *Bulk and intensity of use restrictions.*
- (a) Maximum structure height: None, except that all structures shall remain below a 30-degree bulk plane as measured from the boundaries of R-SF or R-TH districts.
 - (b) Minimum yard requirements (additional bufferyard may be required by subsection (8):
 - 1. *Front yard:*
 - [a.] [Reserved.]
 - b. 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.
 - c. Fifteen feet along a street classified as a local street or as required by section 36-453, supplemental open space and yard regulations.

- d. 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.
- 2. *Side yard*: None, except as required by section 36-453, supplemental open space and yard regulations, and the bufferyard requirements in subsection (8).
- 3. *Rear yard*: None, except as required by the bufferyard requirements in subsection (8).

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) *Minimum open space*: Not less than 20 percent of the gross site 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, storage, loading and other paved areas and internal streets or areas containing plants for display and sale. Open space shall contain living ground cover and other landscaping materials.
- (b) *Maximum impervious surface*: The combined area occupied by all main and accessory buildings or structures, parking, loading and other paved areas and any other surfaces which reduce and prevent absorption of stormwater shall not exceed 80 percent of the total area unless modified in accordance with subsection 36-482(15).

(7) *Design requirements.*

- (a) A site plan, meeting the requirements of section 36-360, site plan review, shall be submitted and approved.
- (b) A landscape plan, meeting the requirements of sections 36-482, landscaping and bufferyards, and 36-483, off-street parking and loading area design standards, shall be submitted and approved.
- (c) 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 residential area and in accordance with section 36-484, lighting standards.
 - (g) Accessory buildings and structures shall meet the requirements of section 36-450, accessory structures and uses.
- (8) *Bufferyard requirements.* Whenever any development in an HC 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., § 4-3200; G.O. 6413, § 1, 12-11-17; G.O. 6467, § 1(Exh. A), 7-16-18; G.O. 6497, § 1, 1-28-19; G.O. 6528, § 1, 5-20-19; G.O. 6775, § 1, 1-31-23)