

Sec. 36-400. - O - Office districts.

- (1) *Purpose.* Two office districts are established by said ordinance. The uses permitted in the two districts are the same, but they differ in the intensity of the development that is permitted. The O-1 district is designed to be a restrictive district for low intensity office or professional uses which may be located outside the center city adjacent to any of the residential districts, with appropriate buffers and landscaping so as not to create an adverse effect on adjacent residential areas. The O-2 district is designed to allow more intense use of land that is in close proximity to the central city district or other high intensity use areas specified in the Springfield Comprehensive Plan.
- (2) *Permitted uses.*
 - (a) Accessory uses, as permitted by section 36-450, accessory structures and uses.
 - (b) 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.
 - (c) Cemeteries.
 - (d) Churches and other places of worship, including parish houses and Sunday schools and overnight shelters for 50 or fewer residents and soup kitchens as accessory uses.
 - (e) Colleges, universities, and business colleges.
 - (f) Community centers, nonprofit.
 - (g) Community gardens without retail or wholesale sales on-site in accordance with the performance standards of section 36-470, community gardens.
 - (h) Day care centers in accordance with chapter 36, article XI, Springfield City Code.
 - (i) Educational, religious, cultural, public, or nonprofit institutions such as churches, museums, art galleries and libraries, but not including correctional institutions or hospitals.
 - (j) Entertainment-oriented use group.
 - (k) General office use group.
 - (l) Medical office use group.
 - (m) Nursing and retirement homes.
 - (n) Personal services use group.
 - (o) Police and fire stations.
 - (p) Public and private parks, playgrounds, and golf courses, excluding miniature golf courses and driving ranges.
 - (q) Public service and public utility uses, as follows:
 1. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.
 - (r) 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.
 - (s) Retail sales use group located in an office building provided the total floor area of such uses does not exceed ten percent of the gross floor area of all the office buildings on the same lot.
 - (t) Schools, business.

- (u) Schools, elementary and secondary.
 - (v) Schools or development centers for persons with handicaps or development disabilities.
 - (w) Short-term rental type 3 in accordance with section 36-473, and subject to conditions in subsections (2)(b) or (r), if applicable.
 - (x) 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, emergency shelter, soup kitchen, transitional service shelter, substance abuse treatment facility, or any community corrections facility, jail, prison, or detention 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 operation and security measures, is on file with the City of Springfield Planning and Development Department.
 - (y) Temporary uses, as permitted by section 36-452, temporary uses.
 - (z) Tier I and II wireless facilities in accordance with section 36-466, telecommunication towers.
- (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) Bed and breakfast.
 - (b) Funeral homes and mortuaries (crematoriums are permitted as accessory uses).
 - (c) Heliports.
 - (d) Temporary lodging use group.
 - (e) 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.
 - (f) Tier IV wireless facilities in accordance with section 36-466, telecommunication towers, provided wireless towers are set back 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.
 - (g) Other towers, exceeding 100 feet in height, and related facilities, provided the maximum height does not exceed 200 feet; only one tower is permitted on a lot; and all other provisions of subsection 36-363(10)(b)1 are met.
- (4) *Use limitations.*
- (a) All activities and permitted uses except off-street parking and loading facilities, drive-thru facilities and day care activities shall be conducted entirely within a completely enclosed building.
 - (b) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards.
 - (c) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code.
 - (d) 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:*
 - 1. Principal buildings and parking garages:

a. O-1: Thirty-five feet, except that all structures shall remain below a 45-degree bulk plane as measured from any R-SF or R-TH district.

b. O-2: None.

(b) *Minimum yard requirements* (additional bufferyard may be required by subsection 36-400(8)):

1. *Front yard:*

a. 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.

b. Fifteen feet along a street classified as a local street or as required by section 36-453, supplemental open space and yard regulations.

c. 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:* Ten feet on each side of a lot or as required by section 36-453, supplemental open space and yard regulations, provided that no side yard is required for any building that has a common wall on a lot line.

3. *Rear yard:* Twenty percent of the lot depth, but may not be less than ten feet nor more than 25 feet be required.

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 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.
- (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 lot 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) All off-street parking lots 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 O 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., § 4-2000; G.O. 4763, 12-15-97; 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. 5585, 7-24-06; G.O. 5652, 2-12-07; G.O. 6556, 4-9-07; G.O. 5861, 2-8-10; G.O. 5858, 2-8-10; G.O. 5879, 7-26-10; G.O. 5928, 4-18-11; G.O. 5952, 10-3-11; G.O. 6058, 6-17-13; G.O. 6094, 1-13-14; G.O. 6413, § 1, 12-11-17; G.O. 6497, § 1, 1-28-19)