

## **ZONING DISTRICTS - Definitions**

**LDR = Low Density Residential District.** The LDR District establishes sites for residential development where the maximum dwelling units per developable are permitted is 10, consistent with the provisions of the Springfield Development Code.

**MDR = Medium Density Residential District.** The MDR District establishes sites for residential development where single-family or multiple family dwellings are permitted with a minimum density of more than 10 units per developable acre and a maximum density of 20 units per developable acre, consistent with the provisions of the Springfield Development Code.

**HDR = High Density Residential District.** The HDR District establishes sites for residential development where single-family or multiple family dwellings are permitted with a minimum density of more than 20 units per developable acre and a maximum density of 30 units per developable acre, consistent with the provisions of this Code.

**NC = Neighborhood Commercial District.** The NC District establishes sites up to 3 acres in size to provide day to day commercial needs for support populations up to 4,000 people. NC developments should enhance rather than intrude on the character of a neighborhood by using landscaping, building materials and design features that are similar to and in proportion with residential uses. New NC Districts larger than 1.5 acres shall be limited to collector and arterial streets. Existing NC Districts on local streets shall not be allowed to expand beyond 1.5 acres unless the development are abuts a collector or arterial street.

**CC = Community Commercial.** The CC District establishes sites to provide for a wide range of retail sales, service and professional office use and also includes all existing strip commercial areas.

**MRC = Major Retail Commercial District.** The MRC District establishes suitable for shopping centers. The minimum development area shall be 20 acres.

**GO= General Office District.** The GO District is established to encourage appropriate office development as a transition zone, providing a buffer between residential and more intensive commercial development at the boundaries of a Community Commercial or Major Retail Commercial designation. The minimum development area shall be at least 1 acre.

**CI = Campus Industrial.** The CI District provides opportunities for diversification of the local economy by offering prime sites in a campus environment for large-scale light manufacturing firms and research and development complexes emphasizing modern technology and employing skilled workers in family wage jobs. The term "campus" includes innovative building designs, enhanced landscapes, large open spaces, and substantial pedestrian amenities. Generally, small- and medium-scale light manufacturing may, and supporting commercial/office uses shall be located within a business park, provided that combined business parks and/or permitted stand alone office/commercial uses do not exceed 40 percent of the gross acreage of a CI District. Business parks may include several buildings with multiple stories and a mix of uses. Warehousing and distribution are permitted as an accessory to a permitted use. Supporting retail uses for example, banks, restaurants, and day care facilities are permitted if these uses do not primarily serve the public. All uses in the CI District shall meet siting and operational performance standards to minimize impacts within the CI District and surrounding areas. Permitted uses, including the storage of raw materials and/or finished products, shall occur entirely within enclosed buildings.

**LMI = Light-Medium Industrial District.** LMI uses are generally involved in the secondary processing of materials into components, the assembly of components into finished products, transportation, communication and utilities, wholesaling, and warehousing. The external impact from these uses is generally less than Heavy Industrial, and transportation needs are often met by truck. Activities are generally located indoors, although there may be some outdoor storage. This designation also can accommodate supporting offices and CI industrial uses.

**HI = Heavy Industrial District.** HI uses are generally involved in the processing of large volumes of raw materials into refined materials and/or that have significant external impacts. Heavy Industrial transportation needs often include rail and truck. Examples of these uses are: lumber and wood products; paper; chemicals and primary metal manufacturing; large-scale storage of hazardous materials; power plants; and railroad yards. Less intensive industrial uses that are permitted in the LMI District are also permitted in this district.

**SHI = Special Heavy Industrial Districts.** These areas are designated to accommodate industrial developments that need large parcels, particularly those with rail access. Although a primary purpose of this district is to provide sites for heavy industries, any industry which meets the following siting criteria may be permitted:

**MS = Medical Services District.** MS Districts established to provide for hospital expansion and health services development and for suitable, geographically dispersed areas for the development of hospitals, health services, and medical offices and associated medical residential facilities. These facilities shall be developed comprehensively and designed to ensure compatibility with the surrounding neighborhood.

**MUC = Mixed-Use Commercial District.** The MUC District is established where a mix of commercial with residential uses is compatible with existing nearby uses. Development within the MUC District shall have a commercial dominance, with residential and public uses also allowed. The primary development objectives of the MUC District are to expand housing opportunities; allow businesses to locate in a variety of settings; provide options for living, working, and shopping environments; facilitate more intensive use of land while minimizing potentially adverse impacts; and to provide options for pedestrian-oriented lifestyles. Lots/parcels in the MUC District shall generally have frontage on either an arterial or collector street.

**MUE = Mixed-Use Employment District.** The MUE District is established where a mix of light-medium industrial or special light industrial uses with commercial or medium-high density residential uses is intended. Development within the MUE District shall have an employment (industrial) emphasis, but may include commercial, public, and multi-family residential uses. The primary development objectives of the MUE District are to expand employment opportunities by allowing businesses to locate in a variety of locations, provide services for employees in close proximity to their work place, to provide options for living, working, and shopping environments; facilitate more intensive use of land while minimizing potentially adverse impacts; and to provide options for pedestrian-oriented lifestyles. Lots/parcels in the MUE District shall generally have frontage on either an arterial or collector street.

**MUR = Mixed-Use Residential District.** The MUR District is established where a mix of medium and high density residential with commercial uses is intended. The MUR District shall only be applied to properties that are contiguous with property designated Community Commercial, Mixed-Use Employment or Mixed-Use Commercial on the Springfield Zoning Map. Development within the MUR District shall have a multi-family residential emphasis, but may include small-scale retail, office and service uses when they are developed as part of a mixed-use development in order to increase housing opportunities in close proximity to designated commercial zones; support the retail, office and service uses of the adjacent commercial zone; and to provide options for pedestrian-oriented lifestyles. Lots/parcels in the MUR District shall generally have frontage on either an arterial or collector street.

**PLO = Public Land and Open Space.** PLO Districts include the following categories:

1. Government uses, including public offices and facilities;
2. Educational uses, including high schools and colleges; and
3. Parks and open space uses including, publicly owned metropolitan and regional scale parks and publicly and privately owned golf courses and cemeteries.

The PLO District shall also be permitted on properties designated other than Public and Semi-Public as specified in the Metro Plan, a refinement Plan, or planned district.

**QMO = Quarry and Mine Operations District.** The QMO District is established to:

1. Recognize the minerals and materials within the Springfield Urban Growth Boundary are a non-renewable resource, and that extraction and processing are beneficial to the local economy.
2. Protect major deposits of minerals, rock and related material resources with appropriate zoning.
3. Institute procedures for the protection of public health and safety on and adjacent to land where quarry and mining blasting operations are occurring.
4. Institute standards to be used in renewing referrals from State and Federal agencies of Operation and Reclamation Plans, pollution control and similar permits.
5. Provide for cooperation between private and governmental entities in carrying out the purposes of the QMO District.

The QMO District is applied to areas with a Sand and Gravel designation on the metro Plan Diagram.