

LAND USE REGULATIONS

35 Attachment 1

Township of Springfield

**APPENDIX A
SCHEDULE OF ZONING LIMITATIONS
(Additional Zoning Requirements Contained in Text of Land Use Ordinance)
(Section 35-14)**

[Amended 3-22-2016 by Ord. No. 2016-07; 4-13-2021 by Ord. No. 2021-08; 8-4-2021 by Ord. No. 2021-19; 5-10-2022 by Ord. No. 2022-11; 6-28-2022 by Ord. No. 2022-16; 10-25-2022 by Ord. No. 2022-29; 6-11-2024 by Ord. No. 2024-08]

		S-120 Single Family Residential	S-75 Single Family Residential
Principal Uses Permitted		1. Single-family dwelling	1. Single-family dwelling
		2. Church or other place of worship, parish house or Sunday school, church school	2. Church or other place of worship, parish house, Sunday school, church school
		3. Municipal building or use	3. Municipal building or use
		4. Public school, park, playground or other public use	4. Public school, park, playground or other public use
		5. Community residences for the developmentally disabled	5. Community residences for the developmentally disabled
Accessory Uses Permitted		1. Private garage	1. Private garage
		2. Private swimming pool	2. Private swimming pool
		3. Commercial vehicle storage pursuant to subsection 35-15.5c.	3. Commercial vehicle storage pursuant to subsection 35-15.5c
		4. Motorized maintenance equipment pursuant to subsection 35-15.5c	4. Motorized maintenance equipment pursuant to Section 35-15.5c
		5. Other uses customarily incidental to the principal use	5. Other uses customarily incidental to the principal use
		6. Accessory use home occupation	6. Accessory use home occupation
		7. Family day care home	7. Family day care home
Conditional Uses Permitted See Article VII		1. Conditional use Home Occupation	1. Conditional use home Occupation
		2. Private and parochial schools	2. Private and parochial schools
		3. Quasi-public use	3. Quasi-public use
Minimum Lot Dimensions	area (square feet)	22,000	10,000
	width (feet)	120	75
	depth (feet)	160	110
Minimum Setback Requirements	front yard (feet)	50	30
	rear yard (feet)	50	30
Principal Bldg.	total of both side yards	33% of lot width	26% of lot width
	min. each side yard (feet)	20	10

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		S-120 Single Family Residential	S-75 Single Family Residential
Maximum Building Coverage (%)		15	25
Maximum Lot Coverage (%)		22.5	27
Maximum Floor Area Ratio		—	—
Maximum Height of Principal Building			
	Stories	2 ½	2 1/2
	Feet	35	35

		S-60 Single Family Residential		M-R Multi-Family Residential	
Principal Uses Permitted	1.	Single-family dwelling		1.	Apartment building or group of buildings
	2.	Church or other place of worship, parish house, Sunday school, church school		2.	Church or other place of worship, parish house, Sunday school, church school
	3.	Municipal building or use		3.	Municipal building or use
	4.	Public school, park, playground or other public use.		4.	Public school, park, playground or other public use
	5.	Community residences for the developmentally disabled		5.	Community residences for the developmentally disabled
Accessory Uses Permitted	1.	Private garage		1.	For apartment building or group of buildings, private residential garages, private residential swimming pools and off-street parking
	2.	Private swimming pool		2.	Commercial vehicle storage pursuant to subsection 35-15.5c
	3.	Commercial vehicle storage pursuant to subsection 35-15.5c.		3.	Motorized maintenance equipment pursuant to subsection 35-15.5c
	4.	Motorized maintenance equipment pursuant to subsection 35-15.5c.		4.	Other uses customarily incidental and subordinate to the principal use
	5.	Other uses incidental and subordinate to the principal use		5.	Accessory use home occupation
	6.	Accessory use home occupation		6.	Family day care home
	7.	Family day care home			
Conditional Uses Permitted (See Article VII)	1.	Conditional use Home Occupation		1.	Conditional use home Occupation
	2.	Private and parochial schools		2.	Private and parochial schools
	3.	Quasi-public use		3.	Quasi-public use

		S-60 Single Family Residential	M-R Multi-Family Residential
Minimum Lot Dimensions	area (square feet)	7,500	100,000
	width (feet)	60	200
	depth (feet)	100	200

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		S-60 Single Family Residential	M-R Multi-Family Residential
Minimum Setback Requirements	front yard (feet)	30	50*
	rear yard (feet)	30	25**
Principal Bldg.	total of both side yards	26% of lot width	—
	min. each side yard (feet)	8	30
Maximum Building Coverage (%)		25	25
Maximum Lot Coverage (%)		36	45
Maximum Floor Area Ratio		—	—
Maximum Height of Principal Building			
	Stories	2 1/2	2 1/2
	Feet	35	35

* 30 from interior streets

** 75 from S-120, S-75 and S-60 districts

		O Office		N-C Neighborhood Commercial
Principal Uses Permitted	1.	Single-family dwelling subject to all S-60 requirements	1.	Church or other place of worship, parish house, Sunday school, church school
	2.	Office building or group of buildings	2.	Municipal building or use
	3.	Church or other place of worship, parish house, Sunday school, church school	3.	Public school, park, playground or other public use
	4.	Municipal building or use	4.	Retail sales and service stores and shops.*
	5.	Public school, park, playground or other public use	5.	Business and professional offices or studios
	6.	Child care center	6.	Medical offices and immediate medical care facilities
	7.	Medical Offices	7.	Bank and financial institutions
			8.	Shopping centers containing any of the above permitted uses
			9.	Child care center
Accessory Uses Permitted	1.	Private garages and off-street parking	1.	Off-street parking
	2.	Other uses customarily incidental and subordinate to the principal use	2.	Other accessory uses customarily incidental and subordinate to the principal use

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		O Office		N-C Neighborhood Commercial
Conditional Uses Permitted See Article VII	1.	Conditional use Home Occupation	1.	Automobile service station.
	2.	Quasi-public use	2.	Restaurant
	3.	Private and Parochial Schools	3.	Quasi-public use

		O Office	N-C Neighborhood Commercial
Minimum Lot Dimensions	area (square feet)	20,000	10,000
	width (feet)	100	65
	depth (feet)	150	120
Minimum Yard Requirements	(unless noted)		
	Front (feet)	12	15
	Rear (feet)	50	20
Principal Building each side (feet)		10	12 (may be on side lot line on one side only)
Maximum Building Coverage (%)		40	40
Maximum Lot Coverage (%)		67.5	72
Maximum Floor Area Ratio		0.75	0.50
Maximum Height of Principal Building			
	Stories	4	2 1/2
	Feet	40	35

* No single nonresidential entity or establishment in the N-C Zone shall exceed 7,000 square feet in gross floor area.

	I-20 General Industrial	I-40 General Industrial
Principal Uses Permitted	1.	Municipal building or use
	2.	Public school, park, playground or other public use
	3.	Business, professional and medical offices and immediate care facilities
	4.	Wholesale business
	5.	Machine shop, plumbing shop, carpentry shop, cabinet maker's shop or other similar uses
	6.	Printing shop or plant
	7.	Research, experimental testing or scientific laboratory
	8.	Non-nuisance industry including processing, fabricating, assembly, manufacturing, packaging and warehousing
	9.	Electronics, light machinery, instrument and photofinishing industry
	10.	Child care center
Accessory Uses Permitted	1.	Off-street parking
	2.	Other accessory uses customarily incidental and subordinate to the principal use
Conditional Uses Permitted See Article VII	1.	Public utilities
	2.	Automobile service station
	3.	Cellular telecommunications antennas

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	I-20 General Industrial	I-40 General Industrial
	4.	Billboards
	5.	Quasi-public use
	6.	Cannabis cultivator*
	7.	Cannabis manufacturer*
	8.	Cannabis wholesaler*
	9.	Cannabis distributor*
	10.	Cannabis delivery service*
* Cannabis cultivators, manufacturers, wholesalers, distributors, and delivery services shall only be a permitted conditional use in I-20 and I-40 zones which are adjacent to an HC zone.		

		I-20 General Industrial	I-40 General Industrial
Minimum Lot Dimensions	area (square feet)	20,000	10,000
	width (feet)	100	100
	depth (feet)	150	200
Minimum Yard Requirements	(unless noted)		
	Front (feet)	25	35
	Rear (feet)	50	50
Principal Building each side (feet)		15	25
Maximum Building Coverage (%)		50	40
Maximum Lot Coverage (%)		72	72
Maximum Floor Area Ratio		0.80	0.80
Maximum Height of Principal Building			
	Stories	2	2
	Feet	40	40

	G-C General Commercial		H-C Highway Commercial	
Principal Uses Permitted	1.	Church or other place of worship, parish house, Sunday school, church school	1.	Municipal building or use
	2.	Municipal building or use	2.	Public school, park, playground or other public use
	3.	Public school, park, playground or other public use	3.	Retail sales and service stores and shops
	4.	Retail sales and service stores	4.	Business and professional offices or studios
	5.	Business and professional offices	5.	Bank and financial institutions
	6.	Medical offices and immediate medical care facilities	6.	Wholesale business
	7.	Bank and financial institutions	7.	Medical offices and immediate medical care facilities

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	G-C General Commercial		H-C Highway Commercial	
	8.	Indoor movie theater	8.	Indoor movie theater
	9.	Shopping centers containing any of the above permitted uses	9.	Shopping centers
	10.	Child care center	10.	Child care center
Accessory Uses Permitted	1.	Off-street parking	1.	Off-street parking
	2.	Other accessory uses customarily incidental and subordinate to the principal use	2.	Other accessory uses customarily incidental and subordinate to the principal use
Conditional Uses Permitted	1.	Automobile service station	1.	Automobile service station
	2.	Restaurant	2.	Restaurant
	3.	Billboards	3.	Motel
	4.	Quasi-public use	4.	Automobile sales, lease and service
	5.	Private and parochial schools	5.	Automobile Rental Agency
			6.	Cannabis Business
			7.	Quasi-public use

		G-C General Commercial	H-C Highway Commercial
Minimum Lot Dimensions	Area (square feet)	7,500	40,000
	Width (feet)	60	100
	Depth (feet)	100	200
Minimum Setback Requirements	(unless noted)		
	front yard (feet)	See Note	35
	rear yard (feet)	30	50
Principal Building each side (feet)		0	25
Maximum Building Coverage (%)		60	40
Maximum Lot Coverage (%)		81	63
Maximum Floor Area Ratio		1.0	0.60
Maximum Height of Principal Building			
	Stories	4	4
	Feet	40	40

Note: Maximum front yard setback shall equal average of all existing buildings in GC zone within 200 feet of site