

**GENERAL ORDINANCE No. 6517
PHELPS GROVE URBAN CONSERVATION
DISTRICT
AMENDED APRIL 22, 2019**

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EXHIBIT 1

SECTION 1 - The following described property, is designated as Urban Conservation District Number 4, to be known as the Phelps Grove Urban Conservation District, which district shall be subject to the provisions set forth in Section 4-2300, Urban Conservation District, of the Land Development Code, and the regulations set forth herein; said district shall be shown on the District maps and is described as follows:

PHELPS GROVE URBAN CONSERVATION DISTRICT LEGAL DESCRIPTION

Part of Section 25, Township 29 North, Range 22 West, in the City of Springfield, Greene County, Missouri described as follows:

All of Waverly Place Addition except Block A and Lots 8, 10, 11, 12, 13, 14, and 15 of Block B; All of Normal Park Addition except Block 1, and Lots 9 and 10 of Block 4; All of Roanoke Subdivision; All of Morningside Subdivision; All of Marlborough Subdivision; All of Amended Plat of Jefferson Place Subdivision; All of Blocks A, B, C, D, and E of Phelps Park Terraces; All of Plot A, all of Plot C, and all of Lots 9 through 14 and Lot 18 of Phelps Grove Park Subdivision; And all of Colonial Place Addition. AND ALSO, Beginning 562 feet South of the Northeast Corner of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 25, Township 29, Range 22; thence South 132 feet to the Northeast corner of Lot 1 in Block "D" of Waverly Place Addition, thence West 330 feet along the north line of said Block "D" to a point 23 feet west of the Northwest corner of Lot 10 of said Block "D", thence North 132 feet, thence East 330 feet to the point of beginning.

SECTION 2- DISTRICT REGULATIONS

Notwithstanding any other provision of the Springfield City Code to the contrary, the following regulations shall govern and control the use and development of land throughout Urban Conservation District No. 4, known as the Phelps Grove Urban Conservation District. Unless otherwise stated herein, the requirements of the applicable underlying zoning district, the Zoning Ordinance and any other provision of the Springfield City Code shall be applicable to all properties within the Phelps Grove Urban Conservation District.

A. RENTING SLEEPING ROOMS AND SERVING MEALS.

Renting sleeping rooms and serving meals to not more than two (2) persons not members of the family owning and occupying the dwelling unit, provided one (1) off street parking space is provided for each person, is a permitted home occupation.

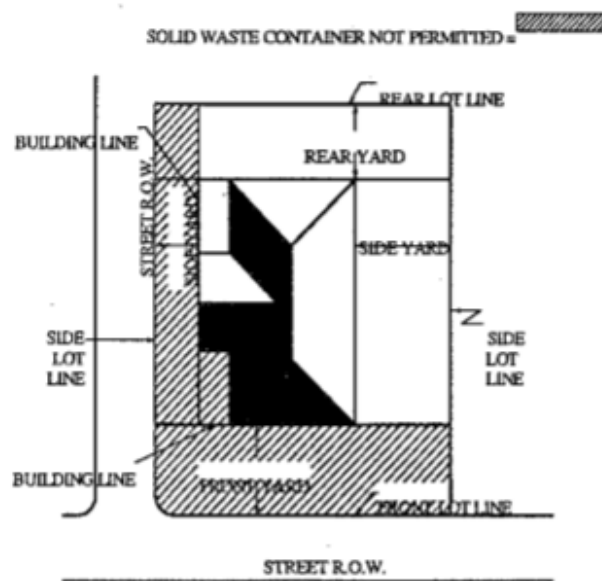
B. ACCESSORY APARTMENTS.

Accessory apartments are prohibited.

C. SOLID WASTE CONTAINERS.

1. Solid Waste Containers shall not be placed at the curb earlier than the evening preceding collection and shall be removed within twenty-four (24) hours after being placed at the curb. The person placing the Solid Waste Container and/or the owner of the property where the contents have been generated shall be responsible for any violation of this subsection.
2. Solid waste containers; unless placed at the curb for collection in accordance with Subsection 2.C.1; are prohibited from the front yard (Figure 1).
3. Solid waste containers; unless placed at the curb for collection in accordance with Subsection 2.C.1, or visually screened by a solid fence or wall, not less than the height of the solid waste container; are prohibited from the following additional portions of a lot or tract of land (Figure 1):
 - a. Any portion of a lot between the street and a side building line; and extending from the front yard to the rear lot line.
 - b. Any portion of a lot located between a front yard, a side yard adjacent to a street, and a recessed portion of a building facade.

Figure 1



D. NON-CONFORMING LOTS OF RECORD.

In the R-SF, Single-Family Residential District

1. In the R-SF district, notwithstanding the regulations imposed by any other provision of this article, a single-family detached dwelling which complies with the restrictions on subsection 36-457 (2)(b) of the Springfield Zoning Ordinance may be erected on a lot that:
 - a. Is shown by a recorded plat or deed to have been created prior to December 5, 1956, when the creation of a lot of such dimension at such location would not have been prohibited by this article; and
 - b. fronts on a local or collector street or can be provided with vehicular access via an alley or an access easement; and
 - c. is not less than forty (40) feet in width and that consists entirely of a tract of land; or an existing single-family dwelling sited on a tract of land less than forty feet in width, may be replaced per the non-conforming Section 36-457. Off-street parking shall not be required when on-street parking is available within 200 feet of the subject property on a street with a minimum pavement width of 24 feet.

E. ENFORCEMENT

Responsibility. Any person who shall occupy a premises as lessee or licensed operator, shall be jointly and severally responsible for compliance with the provisions of this ordinance in the same manner as the owner.

SECTION 3

This ordinance shall be in full force and effect from and after passage.

SUMMARY OF ORDINANCES

G.O.#	DATE	SUBJECT
4679	03/03/97	Created Urban Conservation District #4, the Phelps Grove Urban Conservation District
5082	05/29/01	Repealed G.O. #4679. Revised the Urban Conservation District to conform with city codes.
6517	04/22/19	Repealed G.O. #5082. Revised the Urban Conservation District to create a new subsection D, regarding minimum lot width for non-conforming lots of record.

Phelps Grove Urban Conservation District

