

**ROUNTREE URBAN CONSERVATION DISTRICT**  
**MAY 29, 2001**  
**LAST AMENDED MAY 2, 2005**  
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**SECTION 1** - That the following described property is designated as Urban Conservation District Number 2, to be known as the Rountree 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:

**ROUNTREE URBAN CONSERVATION DISTRICT  
LEGAL DESCRIPTION**

Beginning at the Northwestern corner of Lot 12, George M. Jones let Addition as recorded, being the Southeastern corner of Cherry St. and National Avenue, thence Southerly along the Eastern Right-Of-Way of National Avenue as it currently exists to the Northwestern corner of Lot 7, Block 2, Sanford Place, thence Easterly along the Northern line of Lot 7 through 12 of said Addition to the Northeastern corner of said Lot 12, thence Easterly 60' M/L crossing Kickapoo Avenue to the Northwestern corner of Lot 7, Block 1, Sanford Place, thence Easterly along the Northern line of Lots 7 through 11 and Lot 14 of said Addition to the Northeastern corner of said Lot 14, thence Southeasterly crossing Fremont Avenue to the Southwestern corner of Lot 12, Home Place Addition, thence easterly along the Southern line of Lots 4 and 12 of said Addition to the Southeastern corner of said Lot 4, thence northeasterly crossing Pickwick Avenue to the Southwestern corner of Lot 26, Hawthorn Place, thence Easterly along the Southern line of Lots 23 and 26, Hawthorn Place to the Southeastern corner of said Lot 23, thence Easterly 80' M/L crossing Weller Avenue to the Southwestern corner of Lot 2 of said Addition, thence Easterly to the Southeastern corner of said Lot 2, thence Southerly 8.71 M/L to the Northern line of Lot 3 of said Addition, thence Easterly to the Northeastern corner of said Lot 3, thence Southeasterly crossing Delaware Avenue to the Southwestern corner of Lot 13, Country Club District, thence Easterly along the Southern line of Lots 12 and 13, Country Club District to the Southeastern corner of said Lot 12, thence Northerly to the Northeastern corner of said Lot 12, thence northwesterly crossing Grand Street to the Southeastern corner of Lot 12, Park Hazel Addition, thence Northerly along the Eastern line of Lots 1 through 12 of said Addition to the Northeastern corner of said Lot 1, thence Northerly 50' M/L crossing Lombard Street to the Southeastern corner of Lot 120 of Park Hazel 1st Addition, thence Northerly along the Eastern line of Lots 120 through 122 of said addition to the Northeastern corner of said Lot 122, thence continuing Northerly along the projection of the said Eastern line 15' M/L to the Northern line of an alley, thence Easterly along the Northern line of said alley 50', thence Northerly 96', thence Westerly 50', thence Northerly 142' M/L to the Southern line of Lot 3 of Rollston-Luster Place, thence Easterly 22' to the Southeastern corner of said Lot 3, thence Northerly along the Eastern line of Lots 1 through 3 of Rollston-Luster Place to the Northeastern corner of said Lot 1, thence Northeasterly crossing Madison Street to a point 28' Easterly of the Western line of Lot 6, Block 2, Phillips Addition, thence Northerly along the Eastern line of the Western 28' of said Lot 6 to the Northern line of said Lot 6, thence Westerly 28'

to the Eastern line of Lot 3 of said addition, thence Northerly following the Eastern line of Lots 1 through 3 of said Addition to the Northeastern corner of said Lot 1, thence Northerly 50' M/L crossing Monroe Terrace Street to the Southeastern corner of Lot 5, Block 1, Phillip's Addition, thence Easterly 15' along the Southern line of Lot 6 of said Addition, thence Northerly 120' M/L along the Eastern line of the Western 15' of said Lot 6, thence Westerly 15' M/L to the Southeastern corner of Lot 3 of said Addition,, thence Northerly along the Eastern line of said Lot 3 to the Southern line of Lot 2 of said Addition, thence Easterly 88.3' M/L along the Southern line of said Lot 2 to the Southwestern Right-of-Way of Burlington Northern Railroad as it currently exists, thence Northwesterly along said Right-of-Way to the Northern line of Lot 23, Block 2, Chamberlain's Addition, thence Westerly along the Northern line of Lots 12 through 17 and Lots 19 through 23 of said Addition to the Northwestern corner of said Lot 12, thence Southerly 3' M/L along the Western line of said Lot 12 to the Northeastern corner of Lot 14, Walker's 2nd Subdivision, thence Westerly along the Northern line of Lots 8 through 14 of said Subdivision to the Northwestern corner of said Lot 8 being the Northeastern corner of Lot 15, Summit Park Subdivision, thence Westerly along the Northern line of Lots 15 through 21 and Lots 23 through 28 of said Subdivision to the Northwestern corner of said Lot 28, being the Northeastern corner of Lot 8, Elmwood Addition, thence Westerly along the Northern line of Lots 7 and 8 of said Addition to the Northwestern corner of said Lot 7, thence Southerly along the Western line of said Lot 7 to the Southwestern corner of said Lot 7, thence Southerly 60' M/L crossing Cherry Street to the Southern Right-of-Way of Cherry Street as it currently exists, thence Westerly along the said Right-of-Way to the point of beginning, all in Springfield, Greene County, Missouri.

Except:

All of Lots 3,4,5 and 6, Zobeth's Addition, all being in Springfield, Greene County, Missouri, Section 34, Township 29, Range 21.

(Location: Area bounded generally on the north by the north property lines of lots on the north side of Cherry Street, on the west by National Avenue, on the south by the south property lines of lots on the south side of Grand Street, and on the east by the east property lines of lots on the east side of Delaware Avenue and by the Burlington-Northern Railroad Right-of-Way.)

**SECTION 2** - The following subdistricts are hereby established within the Rountree Urban Conservation District, to be known as Areas A, B, C, D, E and F, which are described as follows:

**Area A**  
**Rountree Single-Family Neighborhood Area**

Beginning at the Northwestern corner of Lot 7, Block 2, Sanford Place, thence Easterly

along the Northern line of Lot 7 through 12 of said Addition to the Northeastern corner of said Lot 12, thence Easterly 60' M/L crossing Kickapoo Avenue to the Northwestern corner of Lot 7, Block 1, Sanford Place, thence Easterly along the Northern line of Lots 7 through 11 and Lot 14 of said Addition to the Northeastern corner of said Lot 14, thence Southeasterly crossing Fremont Avenue to the Southwestern corner of Lot 12, Home Place Addition, thence easterly along the Southern line of Lots 4 and 12 of said Addition to the Southeastern corner of said Lot 4, thence northeasterly crossing Pickwick Avenue to the Southwestern corner of Lot 26, Hawthorn Place, thence Easterly along the Southern line of Lots 23 and 26, Hawthorn Place to the Southeastern corner of said Lot 23 thence Easterly 80' M/L crossing Weller Avenue to the Southwestern corner of Lot 2 of said Addition, thence Easterly to the Southeastern corner of said Lot 2, thence Southerly 8.7' M/L to the Northern line of Lot 3 of said Addition, thence Easterly to the Northeastern corner of said Lot 3, thence Southeasterly crossing Delaware Avenue to the Southwestern corner of Lot 13, Country Club District, thence Easterly along the Southern line of Lots 12 and 13, Country Club District to the Southeastern corner of said Lot 12, thence Northerly to the Northeastern corner of said Lot 12, thence northwesterly crossing Grand Street to the Southeastern corner of Lot 12, Park Hazel Addition, thence Northerly along the Eastern line of Lots 1 through 12 of said Addition to the Northeastern corner of said Lot 1, thence Northerly 50' M/L crossing Lombard Street to the Southeastern corner of Lot 120 of Park Hazel 1st Addition, thence Northerly along the Eastern line of Lots 120 through 122 of said addition to the Northeastern corner of said Lot 122, thence continuing Northerly along the projection of the said Eastern line 15' M/L to the northern line of an alley, thence Easterly along the Northern line of said alley 50', thence Northerly 96', thence Westerly 50', thence Northerly 142' M/L to the Southern line of Lot 3 of Rollston-Luster Place, thence Easterly 22' to the Southeastern corner of said Lot 3, thence Northerly along the Eastern line of Lots 1 through 3 of said addition to the Northeastern corner of said Lot 1, thence Northeasterly crossing Madison Street to a point 28' Easterly of the Western line of Lot 6, Block 2, Phillips Addition, thence Northerly along the Eastern line of the Western 28' of said Lot 6 to the Northern line of said Lot 6, thence Westerly 28' to the Eastern line of Lot 3 of said Addition, thence Northerly following the Eastern line of Lots 1 through 3 of said Addition to the Northeastern corner of said Lot 1 thence Northerly 50' M/L crossing Monroe Terrace Street to the Southeastern corner of Lot 5, Block 1, Phillip's Addition, thence Easterly 15' along the Southern line of Lot 6 of said Addition, thence Northerly 120' M/L along the Eastern line of the Western 15' of said Lot 6, thence Westerly 15' M/L to the Southeastern corner of Lot 3 of said Addition, thence Northerly along the Eastern line of said Lot 3 to the Southern line of Lot 2 of said Addition, thence Easterly 88.3' M/L along the Southern line of said Lot 2 to the Southwestern Right-of-Way of Burlington Northern Railroad as it currently exists, thence Northwesterly along said Right-of-Way to the Southern Right-of-Way of Cherry Street as it currently exists, , thence Southerly along the Eastern line of Lots 1 and 2 of Block 2, Pickwick Place, to the Southeastern corner of said Lot 2, thence Westerly to the Southwestern corner of said Lot 2 thence Southerly along the western line of Lots 3 through 6 of said Addition to the Southwestern corner of said Lot 6, thence Westerly to the Southwestern corner of Lot 18 of said Addition, thence Westerly 80' M/L crossing Pickwick Avenue to the

Southeastern corner of Lot 6, Block 3, Pickwick Place, thence Westerly to the Southwestern corner of said Lot 6, thence Northerly along the Western line of Lots 4 through 6 of said Addition to the Northwestern corner of said Lot 4, thence Westerly to the Northwestern corner of Lot 16 of said Addition, thence Southwesterly crossing Fremont Avenue to the Northeastern corner of Lot 23, Zobeth Addition, thence Westerly along the Northern line of Lots 11 through 23 of said Addition to the Northwestern corner of said Lot 11, thence Northwesterly crossing Kickapoo Avenue to a point 184' Southerly of the Northeastern corner of Lot 12, George M. Jones 1st Addition, thence Westerly 200' M/L, thence Southerly 25' M/L to the Northeastern corner of Lot 4 Noland's Subdivision, thence Westerly along the Northern line of Lots 1 through 4 of said Addition to the Northwestern corner of said Lot 1, thence Southerly to the Southwestern corner of said Lot 1, thence Southwesterly crossing Harrison Street to the Northwestern corner of Lot 16, Wells Place, thence Southerly along the Western line of Lots 9 through 16 of said Addition to the Southwestern corner of said Lot 9, being the Northwestern corner of Lot 8, Lena V. Taylor Addition, thence Southerly along the Western line of Lots 5 through 8 of said Addition to the Southwestern corner of said Lot 8, being the Northwestern corner of Lot 5, Madison Place, thence Southerly along the Western line of Lots 5 through 8 of said Addition to the Southwestern corner of said Lot 5, thence Southerly 50' M/L crossing Madison Street to the Northwestern corner of Lot 16, Andrus Place, thence Southerly along the Western line of lots 9 through 16 of said Addition to the Southwestern corner of said Lot 9, thence Southerly crossing Page Street to a point 150 feet Easterly of the Western line of Lot 8 George M. Jones Addition, thence Southerly along the Eastern line of the Western 150' of said Lot 8 as it currently exists to the Southern line of said Lot 8, thence Southerly 40' M/L crossing Belmont Street to the Southern Right-of-Way line of Belmont Street as it currently exists, thence easterly along the said Right-of-Way to the Western Right-of-Way line of Kickapoo Avenue as it currently exists being the Northeastern corner of Lot 24, Normal View Place Addition, thence Southerly along the said Right-of-Way to the Northern Right-of-Way line of Grand Street as it currently exists being the Southeastern corner of Lot 18, Normal View Place Addition, thence Southerly crossing Grand Street to the Northeastern corner of Lot 1, Block 2, Sanford Place, thence Westerly along the Northern line of Lots 1 through 6 of said addition to the Northwestern corner of said Lot 6, thence Southerly to the Northwestern corner of Lot 7 of said Addition being the point of beginning, all in Springfield, Greene County, Missouri.

**Area B**  
**Kickapoo/Belmont Area**

All of the lots inclusive of Lots 8 through 12 and Lots 18 through 24, and all of Lot 17 except the West 40', of Normal View Place, and the vacated 12' alley adjoining Lot 17 on the East, all in Springfield, Greene County, Missouri.

**Area C**  
**National/Grand Area**

All of the lots inclusive of Lots 1 through 7 and Lots 13 through 16, and the West 40' of Lot 17, of Normal View Place, all in Springfield, Greene County, Missouri .

**Area D**  
**National Avenue Corridor Area**

All of the Lots inclusive of Lots 1 through 8, Wells Place, Lots 1 through 4, Lena V. Taylor Addition, Lots 1 through 4, Madison Place, Lots 1 through 8, Andrus Place, and the Western 150' of Lot 8, George M. Jones addition as it currently exists, all in Springfield, Greene County, Missouri.

**Area E**  
**Cherry Street Corridor Area**

Beginning at a point at the Northwestern corner of Lot 12, George M. Jones 1st Addition, thence Southerly to the Southwestern corner of Lot 42, Wells Place, thence Easterly to the Southwestern corner of Lot 1, Noland's Subdivision, thence Northerly to the Northwestern corner of said Lot 1, thence Easterly along the Northern line of Lots 1 through 4 of said Addition to the Northeastern corner of said Lot 4, thence Northerly 25' M/L, thence Easterly 200' M/L to the Western Right-of-Way of Kickapoo Avenue, thence Southeasterly crossing Kickapoo Avenue to the Northwestern corner of Lot 11, Zobeth Addition, thence Easterly along the Northern line of Lots 11 through 23 of said Addition to the Northeastern corner of said Lot 23, thence Northeasterly crossing Fremont Avenue to the Southwestern corner of Lot 15, Block 3, Pickwick Place, thence Easterly to the Southeastern corner of said Lot 15, thence Northerly along the Eastern line of Lots 13 through 15 of said Addition to the Northeastern corner of said Lot 13, thence Northerly 60' M/L crossing Cherry Street to the Southeastern corner of Lot 15, Block 2, Chamberlain's Addition, thence Northerly to the Northeastern corner of said Lot 15, thence Westerly along the Northern line of Lots 12 through 15 of said Addition to the Northwestern corner of said Lot 12, thence Southerly 3' M/L along the Western line of said Lot 12 to the Northeastern corner of Lot 14, Walker's 2nd Subdivision, thence Westerly along the Northern line of Lots 8 through 14 of said Subdivision to the Northwestern corner of said Lot 8, being the Northeastern corner of Lot 15, Summit Park Subdivision, thence Westerly along the Northern line of Lots 15 through 21 and Lots 23 through 28 of said Subdivision to the Northwestern corner of said Lot 28, being the Northeastern corner of Lot 8, Elmwood Addition, thence Westerly along the Northern line of Lots 7 and 8 of said Addition to the Northwestern corner of said Lot 7, thence Southerly to the Southwestern corner of said Lot 7, thence Southerly 60' M/L crossing Cherry Street to the Northern line of Lot 12, George M. Jones 1st Addition, thence Westerly along the Northern line of said Lot 12 to the point of beginning, all in Springfield, Greene County, Missouri.

Except:

All of Lots 3,4,5 and 6, Zobeth's Addition, all being in Springfield, Greene County, Missouri, Section 34, Township 29, Range 21.

**Area F**  
**Cherry/Pickwick Commercial Area**

Beginning at a point at the Northwestern corner of Lot 16, Block 2, Chamberlain's Addition, thence Southerly to the Southwestern corner of said Lot 16, thence Southerly 60' M/L crossing Cherry Street to the Northwestern corner of Lot 1, Block 3, Pickwick Place, thence Southerly along the Western line of Lots 1 through 6 of said Addition to the Southwestern corner of said Lot 6, thence Easterly to the Southeastern corner of said Lot 6, thence Easterly 80' M/L crossing Pickwick Avenue to the Southwestern corner of Lot 18, Block 2, Pickwick Place, thence Easterly to the Southeastern corner of said Lot 18, thence Northerly to the Northeastern corner of Lot 15 of said Addition, thence Easterly along the Southern line of Lot 2 said Addition to the Western Right-of-Way of Weller Avenue as it currently exists being the Southeastern corner of said Lot 2, thence Northerly along the said Right-of-Way to the Southwestern Right-of-Way of Burlington Northern Railroad, thence Northwesterly along the said Right-of-Way to the Northern line of Lot 23, Block 2, Chamberlain's Addition, thence Westerly along the Northern line of Lots 16 and 17 and Lots 19 through 23 of said Addition to the point of beginning, all in Springfield, Greene County, Missouri.

**SECTION 3 - DISTRICT REGULATIONS**

**A. GENERAL PROVISIONS.**

1. General Provisions. 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. 2, known as the Rountree 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 Rountree Urban Conservation District.
2. Planned Development Districts. In addition to Subsection 3.A.1 herein, the provisions of this ordinance shall apply to properties within the Rountree Urban Conservation District and zoned as Planned Development except where said provisions conflict with the individual Planned Development District regulations.



**B. PERMITTED AND CONDITIONAL USES.**

Only those uses stated within Sections 4,5,6,7,8 and 9 of this Ordinance shall be permitted by right or conditional use permit.

**C. NONCONFORMING USES.**

Any use in the Rountree Urban Conservation District nonconforming under General Ordinance Number 3645 shall have been registered with the Director of Building Development Services by July 1, 1986 or shall otherwise be presumed to be illegal. Nonconforming uses shall adhere to Section 5-1700 of the Zoning Ordinance.

**D. PARKING.**

1. **Parking Lot Surface.** All parking lots and driveways within the Rountree Urban Conservation District shall be paved with asphalt, concrete or pavers; excluding porous pavers.
2. **Parking Lot Landscaping.** Parking lots shall be landscaped according to the standards of Section 6-1200 of the Zoning Ordinance with the exception that interior landscaping requirements shall apply to parking lots of twenty (20) or more spaces. This provision is applicable to new parking lots or an expansion of an existing parking lot that results in a parking lot that contains twenty (20) or more spaces. Landscaping provisions shall only apply to the expanded portion of existing parking lots.
3. **Parking Lot Curbing.** In addition to the paving requirement for all parking lots and driveways leading thereto, concrete curbing must be provided around the base of planter islands which are contained entirely within the parking lot, and along the outlying edge of all paved surfaces, excluding sidewalks.

**E. HOME OCCUPATIONS.**

Notwithstanding any other provision of this ordinance, the home occupation of renting sleeping rooms and serving meals is prohibited, except for owner-occupied dwellings containing only one or two housing units. Where allowed in the Rountree Urban Conservation District, the home occupation of renting sleeping rooms and serving meals shall be subject to the standards found in Sections 3-3300 and 5-1100 of the Zoning Ordinance, and the following additional provisions:

- a. No more than twenty-five (25) percent of the gross floor area of a dwelling, not to exceed six hundred (600) square feet, is used for any home occupation. Accessory buildings, such as detached garages and sheds, shall not be used for home occupation purposes.
- b. The structure within which the provision for roomers and boarders is made is owner-occupied.
- c. Dwellings with roomers and boarders must register annually with the City Finance Director. In addition to the requirements of the City Code, a sketch plan must be provided when registering, showing the provision of the required additional parking.

The City Council may require such additional conditions as it deems necessary to further the public interest, to achieve the intent of the Urban Conservation District Plan and to assure that the conditions stated above are satisfied.

**F. SITE PLAN REVIEW.**

- 1. Review and approval of a site plan by the Administrative Review Committee shall be required for all properties governed by Sections 5, 7, 8 and 9 herein, and in the following instances:
  - a. If any structure is constructed; relocated to a site within Area B, D, E, or F; or converted to another use.
  - b. If any open parking area is constructed or enlarged.
- 2. Site plans shall be reviewed for their conformity with the following review criteria:
  - a. Existing buildings proposed to be converted to another use must meet all fire, health, building, plumbing, and electrical requirements of the City of Springfield.
  - b. The proposed site plan does not interfere with easements, roadways, rail lines, utilities, and public or private rights-of-way.
  - c. The proposed site plan is not injurious or detrimental to the use and enjoyment of surrounding property.
  - d. The circulation elements of the proposed site plan do not create hazards to safety on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference

and inconveniences to vehicular and pedestrian travel.

- e. The screening of the site provides adequate shielding for nearby uses which may be incompatible with the proposed use.
  - f. The proposed structures or landscaping are not lacking amenity in relation to, or are not incompatible with nearby structures and uses.
  - g. The proposed site plan does not create drainage or erosion problems on or off the site.
3. Projects whose site plans fail to comply with the criteria or which will have an adverse impact on the area shall not be issued a building or occupancy permit until the adverse conditions are mitigated.

**G. REGISTRATION OF RENTAL PROPERTY.**

Owners of all rental housing in the Rountree Urban Conservation District must register said property with the City Manager as required in the City Code, as amended from time to time.

**SECTION 4 - AREA A REGULATIONS**

**A. INTENT AND APPLICABILITY.**

Area A of the Rountree Urban Conservation District is also known as the Rountree Single-Family Neighborhood Area. Area A is characterized by a diverse single-family housing stock. The regulations in this Section are intended to promote the continued status of the area as single-family residential and offset the potential adverse impact of adjacent land uses to the character of the area.

In addition to the district regulations set forth in Section 3 of this Ordinance, the following regulations shall govern and control the use and development of land in Urban Conservation District No. 2, the Rountree Urban Conservation District, Area A.

**B. PERMITTED USES.**

- 1. Single-family detached dwellings
- 2. Single-family semi-detached dwellings, in accordance with Section 3-3100 of the Zoning Ordinance, Cluster Subdivisions.
- 3. Accessory uses, as permitted by Section 5-1000 of the Zoning Ordinance.
- 4. Churches and other places of worship including parish houses and

Sunday schools, but excluding emergency shelters and temporary outdoor revivals, on a minimum of two (2) acres of land, to provide sufficient land for off-street parking, buffer yards and proper site design to lessen the impact on adjoining residential neighborhoods. Churches and other places of worship on less than two (2) acres of land at the time the district is mapped shall be considered conforming uses.

5. Day care homes, in accordance with Springfield City Code.
6. Group homes, residential, in accordance with Section 5-2500 of the Zoning Ordinance.
7. Home occupation uses, as permitted by Section 5-1100 of the Zoning Ordinance; except, the specific use identified in Sections 3.E and 4.C.3 herein.
8. Police and fire stations.
9. Public and private parks and playgrounds.
10. Temporary uses, as permitted by Section 5-1200 of the Zoning Ordinance.
11. Transitional housing for single-family use.

#### **C. 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 3-3300 of the Zoning Ordinance.

1. Adaptive use of non-residential structures in accordance with Subsection 3-3310.B of the Zoning Ordinance.
2. Schools, elementary and secondary, and schools or development centers for elementary and secondary age children with disabilities on a minimum of five (5) acres of land.
3. Renting sleeping rooms and serving meals to not more than two (2) persons not members of the family occupying the dwelling unit; and in accordance with Section 5-1100 of the Zoning Ordinance and Section 3.E herein.
4. Noncommercial, not-for-profit residential neighborhood facilities, including indoor and outdoor recreational facilities, community centers, offices and property owners associations and maintenance facilities operated by a neighborhood or community organization or a property owners association in accordance with the provisions of Subsection 5-2700 of the Zoning Ordinance.
5. Public museums and libraries on a minimum two (2) acres of land.

#### **D. PARKING LOT LANDSCAPING.**

In addition to the standards found in Section 6-1200 of the Zoning Ordinance, and Section 3-D herein, all parking lots within the Rountree Urban Conservation

District, Area A shall provide a of at least two and one-half (2.5) feet between the edge of the parking lot and any property line, to extend the entire length of the landscaping strip.

## **SECTION 5 - AREA B REGULATIONS**

### **A. INTENT AND APPLICABILITY.**

Area B of the Rountree Urban Conservation District is also known as the Belmont/Kickapoo Area. Area B is characterized by a mixture of multi-family, institutional and limited commercial uses. The variety of uses buffer the single-family area from the more intensive commercial uses at the corner of National and Grand Avenues. The regulations in this Section are intended to promote the status of the area as primarily a multi-family and to separate the adjacent single-family residential area from more intensive uses.

In addition to the district regulations set forth in Section 3 of this Ordinance, the following regulations shall govern and control the use and development of land in Urban Conservation District No. 2, the Rountree Urban Conservation District, Area B unless otherwise stated in Subsection 3.A.2 of this Ordinance.

### **B. PERMITTED USES.**

The following list of permitted uses is applicable to those properties within the Rountree Urban Conservation District, Area B except those parcels of land contained within Planned Development District #188.

1. Single-family detached dwellings.
2. Duplexes.
3. Single-family semi-detached dwellings, such as patio court homes and twin homes.
4. Multi-family dwellings.
5. Townhouses.
6. Accessory apartments in owner occupied single-family detached dwellings, in accordance with Section 5-2400.
7. Accessory uses, as permitted by Section 5-1000.
8. Churches and other places of worship including parish houses and Sunday schools, but excluding emergency shelters and temporary outdoor revivals, on a minimum of two (2) acres of land, to provide sufficient land for off-street parking , buffer yards and proper site design to lessen the impact on adjoining residential neighborhoods. Churches and other places of worship on less than two (2) acres of land at the time the district is mapped shall be considered conforming uses.
9. Day care homes and group day care homes in accordance with

Springfield City Code.

10. Group homes, residential, in accordance with Section 5-2500 of the Zoning Ordinance.
11. Home occupation uses, as permitted by Section 5-1100 of the Zoning Ordinance; except, the specific use identified in Sections 3.E and 5.C.1 herein.
12. Police and fire stations.
13. Public and private parks and playgrounds.
14. Schools, elementary and secondary, and schools or development centers for elementary and secondary school age children with disabilities, on a minimum five (5) acres of land.
15. Temporary uses, as permitted by Section 5-1200 of the Zoning Ordinance.
16. Noncommercial, not-for-profit residential neighborhood facilities, including indoor and outdoor recreational facilities, community centers, offices and property owners associations and maintenance facilities operated by a neighborhood or community organization or a property owners association in accordance with the provisions of Subsection 5-2700 of the Zoning Ordinance.
17. Transitional housing for multi-family or single-family use.

**C. 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 3-3300 of the Zoning Ordinance.

The following list of conditional uses is applicable to properties within the Rountree Urban Conservation District, Area B except those parcels of land contained within Planned Development District #188.

1. Renting sleeping rooms and serving meals to not more than two (2) persons not members of the family occupying the dwelling unit; and in accordance with Section 5-1100 of the Zoning Ordinance and Section 3.E herein.
2. Group homes, custodial.
3. Day care centers in accordance with Springfield City Code.

**D. SIGNS.**

All signage shall meet the standards of Section 5-1400 of the Zoning Ordinance unless otherwise modified herein:

1. Size. A maximum of twenty (20) square feet of effective area shall be permitted for each attached sign. Detached signs may be two-sided, each

side not to exceed fifteen (15) square feet. A single-sided, detached sign may not exceed twenty (20) square feet.

2. Height. No detached sign shall exceed a height of seven (7) feet as measured from street grade.
3. Sign Types. Only on-premise signs are permitted in Area B.

## **SECTION 6 - AREA C REGULATIONS**

### **A. INTENT AND APPLICABILITY.**

Area C of the Rountree Urban Conservation District is also known as the National/Grand Area. Area C is characterized by various commercial and service uses that support the adjacent university. The regulations of this Section are intended to enhance Area C's role as a neighborhood commercial node and to manage the area in a manner that ensures harmony with residential areas that are in close proximity.

In addition to the district regulations set forth in Section 3 of this Ordinance, the following regulations shall govern and control the use and development of land in Urban Conservation District No. 2, the Rountree Urban Conservation District, Area C.

### **B. PERMITTED USES.**

1. Accessory uses, as permitted by Section 5-1000.
2. Churches and other places of worship, including parish houses, Sunday schools but excluding emergency shelters.
3. Community centers, nonprofit.
4. Convenience stores with or without gas pumps existing at the time the district is mapped.
5. Day care centers in accordance with Springfield City Code.
6. Governmental buildings and uses.
7. Offices, administrative, business, finance and professional, provided that the total floor area devoted to these uses does not exceed thirty (30) percent of the total floor area permitted on the lot.
8. Personal service establishments including beauty parlors, barber shops, dry cleaning and laundry pick-up, shoe repair, self-service laundromats, express or mailing offices and hearing aids and eyeglass shops.
9. Police and fire stations.
10. Printshops and photocopying establishments.
11. Public and private parks and playgrounds.
12. Residential uses provided such uses are located above the first floor or

behind non-residential uses so as to promote continuous non-residential uses on the first floor level along all street frontages.

13. Restaurants, excluding drive-in, pick-up or drive thru facilities.
14. Retail establishments for the following uses: bakery, package liquor, books, candy, dairy products, drugs, groceries, flowers, gifts, jewelry, hobby materials, meat, fish and poultry, newsstands, wearing apparel, shoes, clothing, toys, pipe and tobacco and video rental.
15. Temporary uses, as permitted by Section 5-1200 of the Zoning Ordinance.
16. Water reservoirs, water standpipes, and elevated and ground level water storage tanks.
17. Any residential dwellings that exist at the time that the district is mapped.

#### **C. 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 3-3300 of the Zoning Ordinance.

1. Banks and financial institutions including automatic teller machines and drive-thru facilities with a maximum of two (2) teller stations or lanes.
2. Offices, administrative, business, finance and professional, as the principal use on the lot.
3. Offices, medical and dental.
4. Schools and studios for art, dancing, drama, music, photography, interior decorating or similar courses of study.
5. Residential uses on the first floor frontage of a building.

#### **D. SIGNS.**

Signage shall conform to the requirements found in Section 5-1400 of the Zoning Ordinance except that only one (1) detached sign shall be permitted per premise.

### **SECTION 7 - AREA D REGULATIONS**

#### **A. INTENT AND APPLICABILITY.**

Area D of the Rountree Urban Conservation District is known as the National Avenue Corridor Area. Area D is situated directly between Southwest Missouri State University and a large single-family residential area. The regulations in this Section acknowledge that transitional uses are necessary for this area to provide a buffer between single-family areas and higher intensity uses.



In addition to the district regulations set forth in Section 3 of this Ordinance, the following regulations shall govern and control the use and development of land in Urban Conservation District No. 2, the Rountree Urban Conservation District, Area D.

**B. PERMITTED USES.**

1. Single-family detached dwellings.
2. Duplexes.
3. Single-family semi-detached dwellings, such as patio court homes and twin homes.
4. Multi-family dwellings.
5. Townhouses.
6. Accessory apartments in owner occupied single-family detached dwellings, in accordance with Section 5-2400 of the Zoning Ordinance.
7. Accessory uses, as permitted by Section 5-1000 of the Zoning Ordinance.
8. Churches and other places of worship including parish houses and Sunday schools, but excluding emergency shelters and temporary outdoor revivals, on a minimum of two (2) acres of land, to provide sufficient land for off-street parking , buffer yards and proper site design to lessen the impact on adjoining residential neighborhoods. Churches and other places of worship on less than two (2) acres of land at the time the district is mapped shall be considered conforming uses.
9. Day care homes and group day care homes in accordance with Springfield City Code.
10. Group homes, residential, in accordance with Section 5-2500 of the Zoning Ordinance.
11. Home occupation uses, as permitted by Section 5-1100 of the Zoning Ordinance; except, the specific use identified in Sections 3.E and 7.C.2 herein.
12. Police and fire stations.
13. Public and private parks and playgrounds.
14. Schools, elementary and secondary, and schools or development centers for elementary and secondary school age children with disabilities, on a minimum five (5) acres of land.
15. Temporary uses, as permitted by Section 5-1200 of the Zoning Ordinance.
16. Zero-lot-line construction, in accordance with Section 3-3200 of the Zoning Ordinance.
17. Noncommercial, not-for-profit residential neighborhood facilities, including indoor and outdoor recreational facilities, community centers, offices and property owners associations and maintenance facilities operated by a neighborhood or community organization or a property owners association in accordance with the provisions of Subsection 5-2700 of the Zoning Ordinance.

18. Transitional housing for multi-family or single-family use.

**C. 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 3-3300 of the Zoning Ordinance.

1. Art galleries, libraries and museums.
2. Renting sleeping rooms and serving meals to not more than two (2) persons not members of the family occupying the dwelling unit; and in accordance with Section 5-1100 of the Zoning Ordinance and Section 3.E herein.
3. Group homes, custodial.
4. Day care centers in accordance with Springfield City Code.
5. Offices, administrative, business, finance and professional.
6. Offices, medical and dental.
7. Private clubs, lodges, fraternities, sororities, and dormitories.
8. Public parking areas.
9. Studios for art, dancing, drama, music and photography.

**D. SIGNS.**

All signage shall meet the standards of Section 5-1400 of the Zoning Ordinance unless otherwise modified herein:

1. Size. A maximum of twenty (20) square feet of effective area shall be permitted for each attached sign. Detached signs may be two-sided, each side not to exceed fifteen (15) square feet.
2. Height. No detached sign shall exceed a height of seven (7) feet as measured from street grade.
3. Sign Types. Only on-premise signs are permitted in Area D.

**SECTION 8 - AREA E REGULATIONS**

**A. INTENT AND APPLICABILITY.**

Area E of the Rountree Urban Conservation District is also known as the Cherry Street Corridor Area. Area E serves as the home to many SMSU students and contains a mixture of multi-family and single-family housing stock. The regulations of this Section are intended to promote the mixed residential nature of the area to provide housing opportunities for students and to protect adjacent

single-family areas from the adverse effects of higher intensity development.

In addition to the district regulations set forth in Section 3 of this Ordinance, the following regulations shall govern and control the use and development of land in Urban Conservation District No. 2, the Rountree Urban Conservation District, Area E.

**B. PERMITTED USES.**

1. Single-family detached dwellings.
2. Duplexes.
3. Single-family semi-detached dwellings, such as patio court homes and twin homes.
4. Multi-family dwellings.
5. Townhouses.
6. Accessory apartments in owner occupied single-family detached dwellings, in accordance with Section 5-2400 of the Zoning Ordinance.
7. Accessory uses, as permitted by Section 5-1000 of the Zoning Ordinance.
8. Churches and other places of worship including parish houses and Sunday schools, but excluding emergency shelters and temporary outdoor revivals, on a minimum of two (2) acres of land, to provide sufficient land for off-street parking , buffer yards and proper site design to lessen the impact on adjoining residential neighborhoods. Churches and other places of worship on less than two (2) acres of land at the time the district is mapped shall be considered conforming uses.
9. Day care homes and group day care homes in accordance with Springfield City Code.
10. Group homes, residential, in accordance with Section 5-2500 of the Zoning Ordinance.
11. Home occupation uses, as permitted by Section 5-1100 of the Zoning Ordinance; except, the specific use identified in Sections 3.E and 8.C.1 herein.
12. Police and fire stations.
13. Public and private parks and playgrounds.
14. Schools, elementary and secondary, and schools or development centers for elementary and secondary school age children with disabilities, on a minimum five (5) acres of land.
15. Temporary uses, as permitted by Section 5-1200 of the Zoning Ordinance.
16. Zero-lot-line construction, in accordance with Section 3-3200 of the Zoning Ordinance.
17. Noncommercial, not-for-profit residential neighborhood facilities, including indoor and outdoor recreational facilities, community centers, offices and property owners associations and maintenance facilities operated by a neighborhood or community organization or a property owners association

in accordance with the provisions of Subsection 5-2700 of the Zoning Ordinance.

18. Transitional housing for multi-family or single-family use.

### **C. 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 3-3300 of the Zoning Ordinance.

1. Renting sleeping rooms and serving meals to not more than two (2) persons not members of the family occupying the dwelling unit; and in accordance with Section 5-1100 of the Zoning Ordinance and Section 3.E herein.
2. Group homes, custodial.
3. Day care centers in accordance with Springfield City Code.

### **D. SIGNS.**

All signage shall meet the standards of Section 5-1400 of the Zoning Ordinance unless otherwise modified herein:

1. Size. A maximum of twenty (20) square feet of effective area shall be permitted for each attached sign. Detached signs may be two-sided, each side not to exceed fifteen (15) square feet. A single-sided, detached sign may not exceed twenty (20) square feet.
2. Height. No detached sign shall exceed a height of seven (7) feet as measured from street grade.
3. Sign Types. Only on-premise signs are permitted in Area E.

## **SECTION 9 - AREA F REGULATIONS**

### **A. INTENT AND APPLICABILITY.**

Area F of the Rountree Urban Conservation District is also known as the Cherry/Pickwick Commercial Area. Area F is a compact, pedestrian-friendly neighborhood commercial node that provides services to the surrounding residential area. The regulations in this Section are intended to focus dense mixed-use redevelopment within a neighborhood activity center while preventing the encroachment of higher intensity uses into the surrounding single-family residential areas.

In addition to the district regulations set forth in Section 3 of this Ordinance, the following regulations shall govern and control the use and development of land in Urban Conservation District No. 2, the Rountree Urban Conservation District, Area F.

**B. PERMITTED USES.**

1. Single-family detached dwellings.
2. Accessory uses, as permitted by Section 5-1000 of the Zoning Ordinance.
3. Churches and other places of worship including parish houses and Sunday schools, but excluding emergency shelters and temporary outdoor revivals, on a minimum of two (2) acres of land, to provide sufficient land for off-street parking, buffer yards and proper site design to lessen the impact on adjoining residential neighborhoods. Churches and other places of worship on less than two (2) acres of land at the time the district is mapped shall be considered conforming uses.
4. Community centers, nonprofit.
5. Day care centers in accordance with Springfield City Code.
6. Governmental buildings and uses.
7. Home occupation uses, as permitted by Section 5-1100 of the Zoning Ordinance; except, the specific use identified in Sections 3.E and 9.C.1 herein.
8. Offices, administrative, business, finance and professional, provided that the total floor area devoted to these uses does not exceed thirty (30) percent of the total floor area permitted on the lot.
9. Personal service establishments including beauty parlors, barber shops, dry cleaning and laundry pick-up, shoe repair, self-service laundromats, express or mailing offices and hearing aids and eyeglass shops.
10. Police and fire stations.
11. Printshops and photocopying establishments.
12. Public and private parks and playgrounds.
13. Residential uses provided such uses are located above the first floor or behind non-residential uses so as to promote continuous non-residential uses on the first floor level along all street frontages.
14. Restaurants, excluding drive-in, pick-up or drive thru facilities.
15. Retail establishments for the following uses: bakery, package liquor, books, candy, dairy products, drugs, groceries, flowers, gifts, jewelry, hobby materials, meat, fish and poultry, newsstands, wearing apparel, shoes, clothing, toys, pipe and tobacco and video rental.
16. Schools and studios for art, dancing, drama, music, photography, interior decorating or similar courses of study.
17. Temporary uses, as permitted by Section 5-1200 of the Zoning Ordinance.
18. Water reservoirs, water standpipes, and elevated and ground level water storage tanks.

**C. 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 3-3300 of the Zoning Ordinance.

1. Renting sleeping rooms and serving meals to not more than two (2) persons not members of the family occupying the dwelling unit; and in accordance with Section 5-1100 of the Zoning Ordinance and Section 3.E herein.
2. Group homes, custodial.
3. Outdoor dining as an accessory use to a restaurant with the following limitations:
  - a. Outdoor dining shall be limited to the hours of 11:00 a.m. to 11:00 p.m.
  - b. All outdoor activity shall cease at 11:00 p.m. other than routine ingress and egress from the primary and accessory structures on the premises.

**D. OFF-STREET PARKING REQUIREMENTS.**

No motor vehicle or trailer shall be parked in the required front yard of a lot or tract of land in Area F.

1. Off-Street Parking Exemption. The Administrative Review Committee may exempt land uses meeting the conditions of this Subsection from off-street parking requirements in order to promote continued redevelopment of a traditional commercial node serving the neighborhood in a compact and pedestrian-friendly manner.

Existing or proposed land uses exempted from off-street parking requirements by the Administrative Review Committee shall meet all of the following parameters:

- a. The structure containing the land use existed prior to the effective date of this ordinance.
- b. The structure contains, or is proposed to contain a commercial and/or office use. In cases of a structure containing a mixture of uses, off-street parking must be still be provided for any portion of such structure used as residential.
- c. The floor area of the existing structure is not being expanded. Should the floor area of an otherwise qualifying structure be

expanded, excluding a porch, deck or patio, the Administrative Review Committee may require that the off-street parking area requirement be met for at least the expansion.

- d. Existing off-street parking associated with structures meeting the other parameters established herein shall be maintained unless the Administrative Review Committee determines that the removal of such parking reduces potential obstructions to safe and convenient pedestrian travel and motor vehicle operation within Area F.

## **E. SIGNS.**

All signage shall meet the standards of Section 5-1400 of the Zoning Ordinance unless otherwise modified herein:

1. Number. Each premise shall be permitted to use one detached sign and one wall sign. Roof signs are not permitted. One projecting sign may be substituted for the permitted detached sign.
2. Size. Each premise is allowed two (2) square feet of effective sign area for each lineal foot of building frontage on a public street. Detached signs shall not exceed twenty (20) square feet of effective area.
3. Height. No detached sign shall exceed a height of seven (7) feet as measured from street grade.
4. Sign Lighting. No sign shall use a blinking, flashing, animated, or other illuminating device which changes in light intensity. No beacons, spotlights, or strobe lights shall be permitted.
5. Only on-premise signs are allowed in Area F.

## **SECTION 10 - EFFECTIVE DATE.**

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

## SUMMARY OF ORDINANCES

G.O.#	DATE	SUBJECT
3645	07/22/85	Created Urban Conservation District #2, the Rountree Urban Conservation District
3654	08/05/85	Prohibits customary home occupation of one (1) roomer or boarder.
3767	07/21/86	Repeals G.O. #3654. Modifies maximum occupancy in R-3 or less restrictive zones, modifies language pertaining to use permits for customary home occupations of roomers or boarders.
4811	06/22/98	Removes All of Lots 3, 4, 5 and 6, ZOBETH'S ADDITION, all being in Springfield, Greene County, Missouri, Section 34, Township 29, Range 21 from Urban Conservation District #1. Rezones said property from R-HD High Density Multi-Family Residential District to Planned Development District #219.
5083	05/29/01	Replaced G.O. # 3767. Revised the Urban Conservation District to conform with city codes.
5455	05/02/05	Amends off-street parking requirements and the lists of permitted and conditional uses in Area F of the Urban Conservation District.
5611	10/30/06	Amends the list of conditional uses permitted in Area F of the Urban Conservation District to include outdoor dining.



ROUNTREE NEIGHBORHOOD  
STUDY AREA

EXHIBIT 1

ROUNTREE  
URBAN  
CONSERVATION  
DISTRICT

- A ROUNTREE SINGLE-FAMILY NEIGHBORHOOD AREA
- B KICKAPOO/BELMONT AREA
- C NATIONAL/GRAND AREA
- D NATIONAL AVENUE CORRIDOR AREA
- E CHERRY STREET CORRIDOR AREA
- F CHERRY/PICKWICK COMMERCIAL AREA



SPRINGFIELD DEPARTMENT OF  
COMMUNITY DEVELOPMENT

