

Article 8 Overlay Districts

- Section 8.0 Purpose and Applicability*
- Section 8.1 Neighborhood Commercial Design Overlay District*
- Section 8.2 West Columbus Urban Renewal Overlay District*
- Section 8.3 Floodplain Overlay District*
- Section 8.4 State Street Overlay District*
- Section 8.5 Smart Growth District [Reserved]*

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ARTICLE 8 OVERLAY DISTRICTS

SECTION 8.0 PURPOSE AND APPLICABILITY

Overlay districts apply special rules to manage land use in specific areas that overlap different ZONING DISTRICTS. These overlay districts are designed to deal with special characteristics of each area. The rules for overlay districts apply in addition to the regulations contained in other articles of this Ordinance. Where there is a conflict between the regulations of an overlay district and those of the underlying district, the overlay district regulations control.

SECTION 8.1 NEIGHBORHOOD COMMERCIAL DESIGN OVERLAY DISTRICT

Section 8.1.10 Purpose

The Neighborhood Commercial Design Overlay District is intended to preserve and enhance neighborhood character in those commercial and mixed-use areas of the City that exhibit traditional urban character and architecture.

Section 8.1.20 Location and Specific Design Districts

Neighborhood Commercial Design Overlay Districts are indicated on the official Springfield ZONING MAP. This Section contains general design standards that apply to all locations where a Neighborhood Commercial Design Overlay district has been mapped. In addition to the general standards contained herein, the City Council may designate specific design districts in which more detailed voluntary design guidelines and/or mandatory design standards apply.

Section 8.1.30 Use Regulations

8.1.31 In addition to applicable requirements of the underlying ZONING DISTRICT, the following USES require a Tier 3 Special Permit review.

- A. Any USE involving the new construction, demolition, or exterior rehabilitation of a STRUCTURE or any combination of these activities totaling more than one thousand (1,000) square feet of FLOOR AREA.
- B. Conversion of residential STRUCTURES to commercial USES, unless such commercial activity qualifies as a HOME BASED BUSINESSES.
- C. MOTOR VEHICLE SALES, MOTOR VEHICLE RENTALS, MOTOR VEHICLE SERVICES, MOTOR VEHICLE PAINTING, and PARKING STRUCTURES, if allowed by right in the underlying ZONING DISTRICT.

8.1.32 The following USES and activities, not covered in Section 8.1.31, shall require a Tier 1 Administrative Site Plan Review pursuant to Section 12.2:

- A. SIGNS as defined in Article 9, and Section 8.1.50.
- B. Changes, excluding maintenance and repair, to an exterior fronting a public or private right-of-way, including but not limited to changes in roof design, windows and canopy.

Section 8.1.40 Overlay District Regulations

All proposed uses or activities in a Neighborhood Commercial Design Overlay District are subject to the LOT AREA, BUILDING HEIGHT, PARKING and SIGN Regulations of the underlying zone, except as noted below.

8.1.41 Dimensional Requirements

- A. At least sixty (60) percent of the FRONTAGE of a LOT, measured in percentage of linear feet of the LOT FRONTAGE, shall be occupied by BUILDINGS that are set back no more than ten (10) feet from the FRONT LOT LINE and that are at least twenty (20) feet in depth. This requirement may be waived for additions to existing BUILDINGS where the addition does not exceed the setback of the existing BUILDING or where the addition is not visible from any STREET. A deeper setback may be allowed for a forecourt when a garden and/or paved terrace is provided
- B. At least thirty (30) percent of all front façades of BUILDINGS shall consist of clear glass windows. Such windows shall be vertically proportioned and symmetrically placed, except that in commercial BUILDINGS this shall not apply to the ground floor.

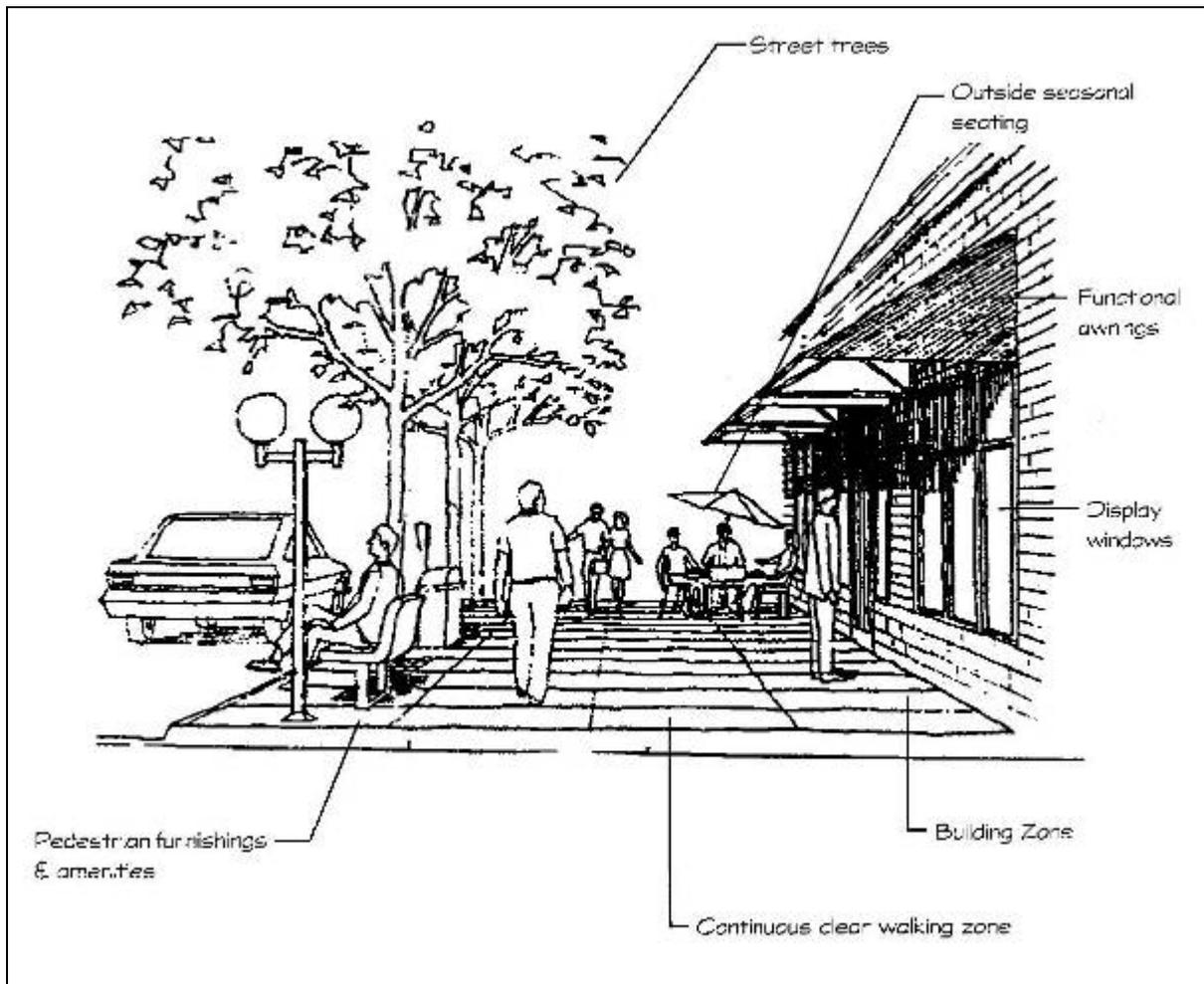
8.1.42 Parking

- A. All OFF-STREET PARKING areas shall be located behind or to the side of the PRINCIPAL STRUCTURE on the LOT. No parking area shall be located closer to the FRONT LOT LINE than the front BUILDING LINE of the PRINCIPAL STRUCTURE.
 - 1. An exception to this requirement is that in Business B-1 District, if the PRINCIPAL STRUCTURE is located more than seventy-five (75) feet from the FRONT LOT LINE, OFF-STREET PARKING areas may be located closer to the FRONT LOT LINE than the BUILDING LINE, but no closer than 50 feet from the FRONT LOT LINE.
- B. The required setback from SIDE and REAR LOT LINES specified for OFF-STREET PARKING areas shall consist entirely of landscaped area, except for required access drives.

- C. In establishing parking requirements for uses in the Neighborhood commercial Design Overlay District, consideration shall be given to the City's goal of making this overlay a "park-once" district where on-street and municipal off-street spaces are used to enable customers to use one space for multiple destinations. In order to encourage contributions to an in-lieu parking fund, as provided in Section 7.1.62, The City Council may establish lower in-lieu parking fees within the Overlay District than outside of it.

8.1.43 Hard-Surface Sidewalk Extension

- A. The area between a BUILDING and the FRONT LOT LINE must be hard-surfaced for use by pedestrians as an extension of the sidewalk as shown in Figure 8-1, except that this area may contain tree wells, planting strips and gardens.
- B. The BUILDING walls shall be set back no more than ten (10) feet from the FRONT LOT LINE, except that a deeper setback may be allowed for a forecourt when a garden and/or paved terrace is provided.
- C. For each one hundred (100) square feet of hard-surface area between the BUILDING and the FRONT LOT LINE at least one of the following amenities must be provided. Figure 8.1 shows examples of these amenities. Structures built within two (2) feet of the FRONT LOT LINE are exempt from the requirements of this subparagraph:
 - 1. A bench or other seating;
 - 2. A tree;
 - 3. A landscape planter
 - 4. A bicycle parking facility.

Figure 8-1 Pedestrian Amenities

8.1.44 Reinforcement of the Corner

On sites located at public STREET right-of-way intersections (corners) within a Neighborhood Commercial Design Overlay District.

- A. The primary STRUCTURES shall be within ten (10) feet of both FRONT LOT LINES within the first thirty (30) feet from the corner.
- B. At least one of the STREET-facing walls shall be at least forty (40) feet long;
- C. The highest point of the BUILDING's STREET-facing elevation shall be within twenty-five (25) feet of the corner;

- D. A main entrance into the BUILDING shall be on a STREET facing wall and either at the corner, or within twenty-five (25) feet of the corner; and
- E. No OFF-STREET PARKING is permitted within forty (40) feet of the corner.

8.1.45 Main Entrance

- A. At least one entrance of the PRINCIPAL BUILDING shall face the FRONT LOT LINE. Where there is more than one (1) FRONT LOT LINE, the entrance may face either the FRONT LOT LINE or diagonally towards the corner.
- B. For residential BUILDINGS that have more than one (1) main entrance only one entrance must face the FRONT LOT LINE.
- C. Residential Building entrances that face a shared landscaped courtyard, landscaped to at least the LANDSCAPING standards in Article 7, are exempt from this requirement.

8.1.46 Ground Floor Treatment

- A. Where the underlying district is non-residential, the ground floor facing the STREET for new STRUCTURES shall be designed for non-residential USE by following the requirements for windows and entrance doors in this Section 8.1. This requirement shall not prohibit residential USE of such ground floor spaces, but it is intended to make them attractive and marketable for non-residential uses as market conditions permit.
- B. The ground level of the primary STRUCTURE must be visually distinct from upper stories. This separation may be provided by:
 - 1. A cornice above the ground level;
 - 2. An arcade;
 - 3. Changes in material or texture; or
 - 4. A row of clerestory windows on the BUILDING'S STREET facing elevation.
- C. Windows on STREET FRONTAGES shall comply with the following:
 - 1. Where the underlying district is non-residential, new facades that face a STREET shall maintain a minimum ratio of two-thirds (2/3) glass to (1/3) solid material on the ground floor.

2. No reflective sheeting or other window blocking techniques shall be permitted other than cloth drapery and window shades.

8.1.47 Awnings and Canopies

- A. If there are no existing awnings on the BUILDING façade that have been approved by the City, the proposed new awnings shall meet the following standards:
 1. Awnings must project at least three (3) feet from the BUILDING wall façade;
 2. Awning covers must be made of durable material that look like natural fabric and have a no-gloss sheen;
 3. Awnings may be flat or angled.

8.1.48 Roof-Mounted Equipment

All roof-mounted equipment, including satellite dishes and other communication equipment, excluding solar panels; shall be screened in one of the following ways:

- A. A parapet as tall as the tallest part of the equipment;
- B. A screen around the equipment that is as tall as the tallest part of the equipment; or
- C. A set back from the STREET-facing perimeters of the BUILDING three (3) feet for each foot of height of the equipment.

8.1.49 Roofs

BUILDINGS must have either:

- A. A sloped roof with a pitch no flatter than 6/12; or
- B. A roof with a pitch of less than 6/12 and a cornice that meets the following requirements as shown on Figure 8-2.
 1. There must be two parts to the cornice. The top part of the cornice must project at least six (6) inches from the face of the BUILDING and be at least two (2) inches further from the face of the BUILDING than the bottom part of the cornice; and
 2. The height of the cornice is based on the height of the BUILDING as follows:

- a). Buildings ten (10) feet or less in height must have a cornice at least twelve (12) inches high.
- b). Buildings greater than ten (10) feet and less than 30 feet in height must have a cornice at least eighteen (18) inches high.
- c). Buildings thirty (30) feet or greater in height must have a cornice at least twenty four (24) inches high.

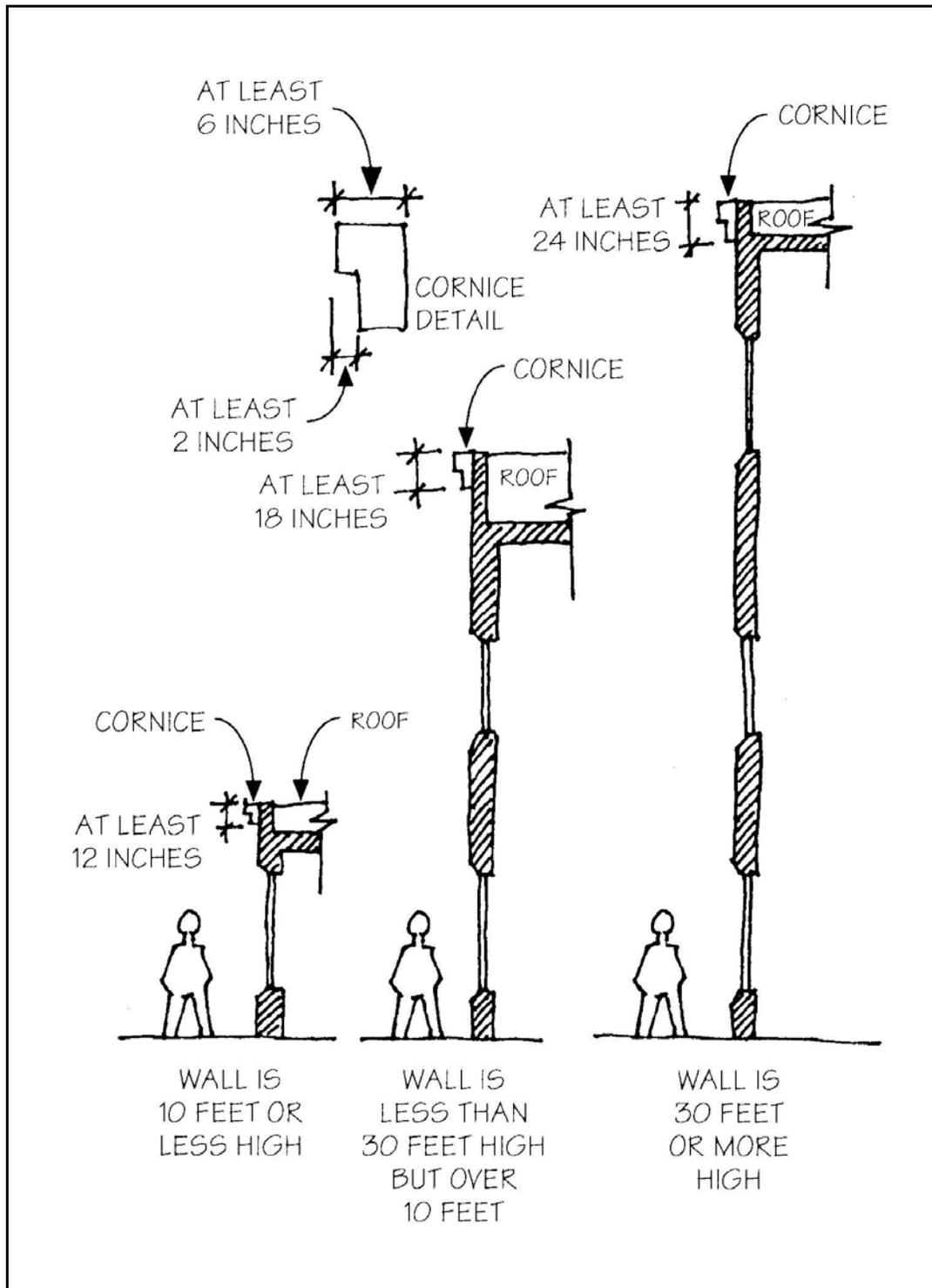
8.1.50 Sign Regulations in Neighborhood Commercial Overlay

8.1.51 POLE SIGNS shall not exceed a height of ten (10) feet and shall not exceed twenty (20) square feet per FACE AREA or forty (40) square feet in total DISPLAY AREA for a SIGN with two (2) faces. MONUMENT SIGNS mounted on a ground base shall not exceed seven (7) feet in height and shall not exceed thirty (30) square feet per FACE AREA including the ground base area and shall not exceed sixty (60) square feet in total DISPLAY AREA for a SIGN with two (2) FACES.

8.1.52 WALL SIGNS may not exceed two (2) square feet per lineal foot of primary BUILDING FRONTAGE associated with the USE and in no case shall the SIGN exceed one hundred (100) square feet. In the case of accessory WALL SIGNS on BUILDING FRONTAGE on a side STREET or parking area, the SIGN shall not exceed of the size of the SIGN facing the primary BUILDING FRONTAGE.

8.1.53 No SIGN shall be internally lit, except for those WINDOW SIGNS complying with Section 9.4.90.

Figure 8-2 Cornice Design



SECTION 8.2 WEST COLUMBUS URBAN RENEWAL DISTRICT OVERLAY

Section 8.2.10 Establishment and Purpose

The West Columbus Urban Renewal District is established as an overlay district encompassing portions of the Riverfront District. This District is intended to accommodate the DEVELOPMENT of riverfront land located within the West Columbus Urban Renewal Area Amendment Number 3, for retail, commercial, cultural and entertainment activities. These activities are to be conducted in a manner respectful of and in keeping with the natural and aesthetic qualities of the Connecticut River for the overall welfare of the general public, consistent with the protection of lands owned by the public as a natural resource for OPEN SPACE and park oriented activities.

Section 8.2.20 Landscaping

8.2.21 The amount of land devoted to LANDSCAPING within the West Columbus Avenue Urban Renewal District shall be no less than twenty (20) percent. This percentage includes all landscaped areas except for those located within an interior parking area. For LANDSCAPING requirements within the interior parking area, see Section 7.1.

8.2.22 Landscaped areas shall be enhanced with trees, hedge rows, grass and other suitable plantings. All trees required in this section shall meet the following standards:

- A. Number: One (1) tree per 5,000 square feet of landscaped area;
- B. Type: As approved by the City Forrester;
- C. Minimum Caliper at planting: Three (3) inches.

8.2.23 All grassed areas shall be sod and equipped with an irrigation system. The Springfield Redevelopment Authority may waive the sod requirement in favor of seeding in areas of minimal public view or use.

Section 8.2.30 General Site Planning Standards

8.2.31 OFF-STREET LOADING and/or unloading space is subject to the requirements found in Section 7.2 of this Ordinance, OFF-STREET LOADING and unloading areas shall be suitably landscaped and screened.

8.2.32 No less than ten (10) percent of the aggregate surface area of walls facing a public way, facing a SIDE LOT LINE or facing the Connecticut River must be devoted to

windows, public balconies and/or entrances with the public provided with access thereto wherever practicable.

- 8.2.33** All exterior BUILDING materials, including roof materials, colors, wall treatments, windows, doors and entrances shall be appropriate for the West Columbus Avenue Urban Renewal District.

SECTION 8.2.40 OFF-STREET PARKING

This section is intended to allow for the temporary parking of MOTOR VEHICLES and for the adequate ingress to and egress from the West Columbus Avenue Urban Renewal District by MOTOR VEHICLES, bicycles and pedestrians in an environmentally-sensitive and attractive area. There is no minimum OFF-STREET PARKING requirement in the West Columbus Avenue Urban Renewal District.

Section 8.2.50 Off-street Parking Design Standards

8.2.51. Off-street Parking Landscaping

- A. Interior parking areas. A minimum of five (5) percent of the area of interior parking areas, including pedestrian walkways, shall be suitably landscaped and curbed. One (1) tree shall be planted for every fifteen (15) OFF-STREET PARKING spaces. The specifications found in Section 8.2.22 shall apply to all tree plantings.
- B. Landscaped islands. The beginning and end of not less than 80% of all parking aisles shall be landscaped and curbed. Tree plantings in a landscaped island shall count toward the tree planting requirement of Section 8.2.22. The specifications found in Section 8.2.22 shall apply to all tree plantings.
- C. Pedestrian walkways. All pedestrian walkways longer than two hundred (200) linear feet shall be elevated from all abutting parking areas. A BUFFER PLANTING STRIP shall be provided along one side of each walkway. BUFFER PLANTING STRIPS shall not be continuous in order to allow for pedestrian access to parking areas.
 1. Each BUFFER PLANTING STRIP shall be no less than four (4) feet in width and shall be enhanced with shade trees planted no less than thirty (30) feet on center.
 2. Tree planting in BUFFER PLANTING STRIP shall count toward the tree planting requirement of Section 8.2.22. The specifications

found in Section 8.2.22 shall apply to all tree plantings. Pedestrian walkways shall be open air and accessible for pedestrians and the handicapped.

8.2.52. Pavement Markings

All parking spaces shall be consistently marked. All parking areas and access driveways shall be marked in white color. All crosswalks and similar areas designed for pedestrian activity in an OFF-STREET PARKING lot or access driveway shall be marked, at a minimum, by a block ladder style in white color.

8.2.53. Sign Markings

All parking lot and driveway SIGNS, both instructional and identification, shall be customized to the West Columbus Avenue Urban Renewal District.

8.2.54. Lighting

All interior parking areas shall be provided with adequate lighting, but with minimal glare or reflection on abutting properties. Pole mounted lighting fixtures shall not exceed a height of thirty (30) feet. All interior parking lighting areas shall be illuminated to 0.40 foot candles (minimum average on pavement).

8.2.55. Curbing

All parking areas and driveways shall be appropriately curbed with four (4) inch, Type VB or “Cape Cod” style granite curbing unless otherwise approved by the Director of Public Works.

Section 8.2.60 Sign Regulations in West Columbus Urban Renewal District

8.2.61 All SIGN elements shall be blended in a coordinated scheme that is both aesthetically sound and reflective of the comprehensive DEVELOPMENT of the West Columbus Avenue Urban Renewal District.

A. Accessory WALL SIGNS. One (1) accessory WALL SIGN is allowed for the PRINCIPAL USE of any STRUCTURE on each side of the STRUCTURE facing a public way or used as a designated BUILDING entrance. All accessory WALL SIGNS shall meet the following standards:

1. Accessory WALL SIGNS shall not exceed two (2) square feet per lineal foot of BUILDING footprint.
2. Accessory WALL SIGNS may be illuminated.
3. Accessory WALL SIGNS shall not be perpendicular to the STRUCTURE or the BUILDING.

- B. A multiple BUILDING parcel may have an accessory GROUND SIGN for every four hundred and ninety-five (495) linear feet of FRONTAGE along West Columbus Avenue from the south side of West Union Street to the north side of West Broad Street. The distance between the accessory GROUND SIGNS permitted hereunder shall be incorporated in the master SIGN plan. An accessory GROUND SIGN shall meet the following standards:
1. Size. Accessory GROUND SIGNS shall not exceed one hundred fifty (150) square feet per face area.
 2. Height. Accessory GROUND SIGNS shall not exceed a height of forty (40) feet.
 3. Illumination. Accessory GROUND SIGNS may be illuminated.
- C. Permanent or temporary accessory ROOF SIGNS, NON-ACCESSORY SIGNS, blinking and flashing light SIGNS and all other SIGNS not specifically prohibited shall be permitted with the approval of the Springfield Redevelopment Authority.
- D. TEMPORARY SIGNS, banners and exterior promotional materials are permitted, subject to the applicable provisions of this Ordinance with respect to TEMPORARY SIGNS.

Section 8.2.70 Site Plan Review Process

All new construction and exterior rehabilitation proposed to be carried out within the West Columbus Avenue Urban Renewal District shall be subject to the Site Plan Review process set forth in Section 4.3 of the West Columbus Avenue Urban Renewal Plan, as amended. Copies of the Urban Renewal Plan are available in the offices of the Law Department.

SECTION 8.3 FLOODPLAIN OVERLAY DISTRICT

Section 8.3.10 Flood Plain District

The Flood Plain District is an overlay district and includes all special flood hazard areas shown on the Flood Insurance Rate Maps (F.I.R.M.) effective June 17, 1991, which is part of this Ordinance and which is on file in the offices of the City Clerk, Planning Board, and Building Department. These maps are incorporated herein by reference.

Section 8.3.20 Development Regulations

The following requirements apply in the Flood Plain District:

8.3.21 Any construction, DEVELOPMENT, or grading of any nature or description within the Flood Plain District shall not be commenced until an application for a Special Permit has been approved by the Board of Appeals.

8.3.22 Application to the Board of Appeals for a Special Permit shall be accompanied by a plan which shall show the following:

- A. Boundaries and dimensions of the area involved.
- B. The location, dimensions and mean sea level of the lowest habitable floor, including basement of existing and proposed BUILDINGS and STRUCTURE thereon, and the elevation to which the STRUCTURE has been flood-proofed.
- C. All plans shall show two (2) foot contour intervals and contours shall be delineated within two hundred (200) feet of the proposed construction.
- D. When neighboring communities are affected by altered or relocated watercourses, said communities and the Massachusetts Division of Water Resources shall be notified prior to the commencement of such activity. Submit copies of said notification to Federal Insurance Agency (F.I.A.)
- E. All permits required by Federal or State Law, including Section 404 of the Federal Water Pollution Control Act, Amendments of 1972, 33 U.S.C. 1334, have been or are in the process of being obtained.
- F. Any other information as is deemed necessary by the SPECIAL PERMIT GRANTING AUTHORITY to indicate the complete physical characteristics of the area and the proposed construction and/or grading thereof.

8.3.23 Plans shall be prepared by a Professional Engineer or Land Surveyor registered in the Commonwealth of Massachusetts and shall show and make adequate provisions for the following:

- A. The protection, preservation and maintenance of the water table and water recharge areas.
- B. The preservation and maintenance of the natural stream channel plus sufficient width of overbank areas for the passage of 100-year flood flows so as not to increase the 100-year flood water surface elevation more than one (1) foot at any point within the community.

- C. The retention of existing floodwater storage capacity.
- D. Prevention of flotation, collapse and movement of STRUCTURES.
- E. Prevention of flood damage to public utilities including sewer, water, gas, and electric.
- F. Within Zones A1-30, all new construction and alterations or additions (the cost of which alterations or additions equals or exceeds fifty (50) percent of the present market value of the existing STRUCTURE) of residential and nonresidential STRUCTURES shall have the lowest floor including basement elevated to or above the base flood elevation (the 100-year flood elevation designated on the FIRM) or in the case of nonresidential STRUCTURES the lowest floor, including basement, be dry flood proofed to or above 100-year flood level, and with attendant utility and sanitary facilities be designed so that below the 100-year flood level, the STRUCTURE is water tight.
- G. Within Zone A, in the absence of F.I.A. base flood elevation data, the applicant shall obtain and submit other available data from a Federal, State or other source as criteria for requiring that any new construction alteration or addition of residential STRUCTURES, shall have the lowest floor including basement, elevated to or above the 100-year flood level and any new construction, alteration or addition of nonresidential STRUCTURE shall have the lowest floor, including basement, elevated or flood proofed to or above the 100-year flood level.
- H. Where watertight flood proofing of a STRUCTURE is permitted, a professional engineer or architect registered in the Commonwealth of Massachusetts shall certify that the methods used are adequate to withstand the flood depths, pressures and velocities, impact and uplift force and other factors associated with the 100-year flood.
- I. Located within the Flood Plain District are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of Flood Waters which carry debris, potential projectiles, and erosion potential, the following provisions shall apply:
 - 1. Encroachment, including fill, new construction, any alteration or addition and other DEVELOPMENT shall be prohibited unless certification by the engineer, surveyor or architect is provided demonstrating that encroachments shall not result in any increase

in flood levels during the occurrence of 100-year flood, and the Board of Appeals is satisfied that the encroachment will not derogate from the intent of this section of the by-law.

2. If Section 8.3.23. I.1 above is satisfied, all new construction and any alteration or addition shall comply with all provisions of Section 8.3.20.
3. Within fourteen (14) days after receipt of the application by the Board of Appeals, the Board shall transmit copies thereof, together with copies of the accompanying plan to the Board of Health, Engineering Department and the Conservation Commission or any other agency. Such agencies shall investigate the application and report in writing their recommendation to the Board of Appeals.
4. The Board of Appeals shall not take final action on such application until it has received a written report from the above agencies or until forty-five (45) days have elapsed without receipt of said reports.

Section 8.3.30 Disclaimer of Liability

This Ordinance does not imply that land outside the areas of the Flood Plain District or uses permitted within such district will be free from flooding or flood damage. This by-law shall not create liability on the part of the CITY or by any official thereof for any flood damage that may result from reliance on this Ordinance or any administrative decision lawfully made there-under.

Section 8.3.40 Mobile Homes and Mobile Home Parks

MOBILE HOMES and MOBILE HOME PARKS are not permitted within the Flood Plain District.

SECTION 8.4 STATE STREET OVERLAY DISTRICT

Section 8.4.10 Purpose

The purpose of the State Street Overlay District (SSOD) is to enhance the urban design of the State Street corridor, and to promote its character as an urban boulevard.

Section 8.4.20 Establishment of District and Applicability

- 8.4.21 The SSOD is hereby established as an overlay district. All USE, dimensional, administrative, and other regulations that apply in the underlying zoning district apply in the SSOD, except as specifically modified herein.

8.4.22 The provisions of this section shall not apply to any SINGLE-FAMILY or TWO-FAMILY DWELLINGS.

Section 8.4.30 Location of District

The boundaries of the SSOD are as shown on the ZONING MAP.

Section 8.4.40 Dimensional Requirements

8.4.41 At least sixty (60) percent of the front side of a LOT facing State Street, measured in percentage of linear feet of the LOT FRONTAGE, shall be occupied by buildings that are set back no more than 10 feet from the FRONT LOT LINE and that are at least 20 feet in depth. This requirement shall not apply to new STRUCTURES or additions to existing BUILDINGS where the new structure or addition matches the setback of the existing building(s) on the same parcel or where such structure or addition is not visible from State Street.

8.4.42 At least one entrance to the PRINCIPAL BUILDING shall face State Street, except that when a PRINCIPAL BUILDING is on the corner of State Street and an intersecting street, the entrance may be diagonal to State Street.

8.4.43 At least thirty (30) percent of any ground floor commercial BUILDING façade that is visible from or facing State Street shall be comprised of windows with clear glass allowing views into the interior.

8.4.44 All OFF-STREET PARKING spaces shall be located behind or beside the PRINCIPAL BUILDING on the lot. No OFF-STREET PARKING spaces shall be located closer to the FRONT LOT LINE than the BUILDING LINE of the PRINCIPAL BUILDING.

8.4.45 The required YARD between an OFF-STREET PARKING area and a LOT LINE shall consist entirely of landscaped OPEN SPACE, except for required ACCESS DRIVES.

SECTION 8.5 SMART GROWTH OVERLAY DISTRICT [RESERVED]