

**CHAPTER 1108**  
**RS-8 Medium-Density, Single-Family Residence District**

<b>1108.01 Purpose.</b>	<b>1108.05 Accessory uses permitted.</b>
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<b>1108.04 Conditional uses permitted.</b>	

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**1108.01 PURPOSE.**

The purpose of this district is to provide for the development of small lot single-family dwellings and to preserve the character of existing small lot subdivisions in the city. This district represents a relatively high density for single-family development, thus dwellings in this district should be in close proximity to all city services and facilities, especially parks, schools and recreational facilities. Special attention should be given to landscaping and site development in this district. Special provisions of this district are designed to permit dwellings with no side yard to accommodate single family attached dwellings.

**1108.02 PRINCIPAL USES PERMITTED.**

A lot or building may be occupied by the following principal uses:

- (a) Adult family home.
- (b) Day-care home, type B.
- (c) Dwelling, single-family detached.
- (d) Family home.

**1108.03 PROVISIONAL USES PERMITTED.**

A lot or building may be occupied by the following provisional uses:

- (a) Duplex, provided it shall be developed in accordance with the dimensional requirements of the RM-12 district and that the minimum lot area is 8,700 square feet and the minimum lot area per unit is 4,350 square feet.
- (b) Dwelling, zero lot line or attached, subject to the requirements of Chapter 1135.

**1108.04 CONDITIONAL USES PERMITTED.**

A lot or building may be occupied by the following conditional uses:

- (a) Club, subject to the requirements of Chapter 1135.
- (b) Day-care home, type A.
- (c) Public utility or public use, subject to the requirements of Chapter 1135.
- (d) Religious institution, subject to the requirements of Chapter 1135.

- (e) School, generalized private instruction for kindergarten through twelfth grade students.
- (f) Museums consisting of an architecturally significant house listed on the National Register of Historic Places and located in a city-designated historic district or in a historic district listed on the National Register of Historic Places; together with specific, approved, related commercial operations to serve museum patrons (such as, by way of example, a museum store).  
(Ord. 02-272. Passed 7-9-02.)
- (f) Daycare center, subject to the requirements of Chapter 1135.
- (g) Community center, subject to the requirements of Chapter 1135.  
(Ord. 09-93; 09-94. Passed 4-14-09.)

**1108.05 ACCESSORY USES PERMITTED.**

The accessory uses as regulated in the RR-1 district shall be permitted. In lieu of a 120 square foot storage building, there may be a storage building of not more than 64 square feet for each duplex unit.

(Ord. 02-177. Passed 4-16-02.)

**1108.06 GENERAL PROVISIONS.**

All principal and accessory uses and structures permitted within this district shall be subject to the requirements of Title Four and Title Five and to the supplemental requirements of Title Six, where applicable.

**1108.07 SPECIAL PROVISIONS.**

(a) If a tract of land 10 acres or greater in area is being subdivided or resubdivided into lots, it may be developed with a minimum average lot size of 5,000 square feet and with minimum lot sizes of 4,000 square feet. For the purpose of meeting the average lot size requirement, lots with more area than 7,500 square feet shall be calculated as having 7,500 square feet. Lots less than 5,000 square feet in area shall be developed with one (1) wall of a dwelling unit having a zero (0) side yard.

(b) Development with two or more provisional uses, conditional uses, or a combination of uses on a lot larger than two (2) acres shall be approved by the Planning Board and the City Commission in the same manner as amendments to the Springfield Zoning Code, meeting the procedural requirements of Chapter 1174. The plan shall be submitted in the manner and with the information described as follows:

- (1) A conceptual plan of the development showing, at a minimum, the following:
  - A. Size of the tract to be developed.
  - B. Existing topographic features of the land, including drainage ways, wooded areas and contours.
  - C. General location of uses.
  - D. General location of any public uses, if any.
  - E. Traffic circulation patterns within the development.
  - F. Methods of buffering the development from adjacent uses.
  - G. General treatment of signage for the development.
  - H. Anticipated accommodation for stormwater management.

- I. Means of waste disposal.
  - (2) The conceptual plan is intended to be a guide for the development. Building permits shall be evaluated by the Community Development Director or his designee for compliance with the guidelines of the plan and the requirements of the development standards. Permit applications which do not meet the guidelines of the plan and the requirements of the standards shall be denied. Amendment of the plan shall be accomplished in the same manner as its original approval.
  - (3) In its review of the proposed development, the Planning Board and the City Commission shall make specific finding of fact relative to the following criteria:
    - A. That the development will be designed, constructed, operated and maintained as to be harmonious and appropriate in appearance with the existing or officially planned uses of the general vicinity and that such use will not change the essential character of the same area.
    - B. That the development will not be hazardous or disturbing to existing or officially planned future neighboring uses from the standpoint of noise, lights, congestion or traffic generation which would be incompatible with the neighborhood environment.
    - C. That the development will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
    - D. That the development will not involve uses, activities and conditions of operation that will be detrimental to any persons, property, or the general welfare.
    - E. Will have vehicular approaches to the property which shall be so designed as not to create and interfere with traffic on surrounding public thoroughfares.
- (Ord. 03-244. Passed 7-8-03.)