

# Planning

## Zoning

### **How can I find zoning for a property?**

You can find the zoning for your property by accessing the interactive map <https://maps.springville.org/emap/> You can search by your address in the upper left corner. The “Zoning” layer can be accessed by selecting the Layer List icon and selecting checking the box next to “Planning\_Development”, the clicking on the words “Planning\_Development” to expand the sublist. Then check the box next to “Zoning.” You should then be able to see the different zones in the city.

### **What are the zones in Springville and what does my zone allow?**

The land use matrix shows all permitted and conditional uses for each zone and can be found in Section 11-4-301 of the City’s Zoning Ordinance.

<https://www.codepublishing.com/UT/Springville/#!/Springville11/Springville114.html#11-4-301>

Please use these links to learn about zoning in Springville.

<https://www.codepublishing.com/UT/Springville/#!/Springville11/Springville114.html>

<https://www.codepublishing.com/UT/Springville/#!/Springville11/Springville114.html#11-4-101>

<https://www.codepublishing.com/UT/Springville/#!/Springville11/Springville114.html#11-4-102>

### **Are there design standards for downtown?**

Yes. The Historic Overlay District establishes design standards for new construction.

<https://www.springville.org/community-development/historic/design-standards/>

The Main Street South Gateway Zone has a set of design standards. Currently this zone is applied only the Allen’s Block. It may be applied to more property in the future.

<https://www.codepublishing.com/UT/Springville/#!/Springville11/Springville114.html#11-4-712>

### **Can I build a storage unit in Springville?**

Multi-unit self-storage facilities are a permitted use in the L-IM Light Industrial Manufacturing Zone.

### **Can the zoning be changed?**

Yes, zoning can be changed. It requires a recommendation from the Planning Commission and then a vote by the City Council. Apply for a zone map amendment on our website.

### **How do I get a variance?**

A variance is a device that grants a property owner relief from certain provisions of the zoning ordinance when, because of the particular physical surroundings, shape, or topographical conditions of the property, compliance would result in a particular hardship upon the owner, as distinguished from an inconvenience or a desire to reduce financial difficulties.

To qualify for a variance, your property must have a unique characteristic that is not shared by other parcels in the zoning district such as size, topography, or shape. Due to the unique circumstances, the property is deprived of a use or property right possessed by other properties in the same zoning district.

If you believe that your property qualifies for a variance, contact the planning staff at 801-491-7861 for further assistance.

### **Can I have my business in this zone?**

Check our emap for the zoning of the property <https://maps.springville.org/emap/#> and the Land Use Matrix to check if your proposed use is permitted in the zone, <https://www.codepublishing.com/UT/Springville/#!/Springville11/Springville114.html#11-4-301>

### **Can a home be changed into a business?**

A home can be changed into a business if the proposed business use is permitted by the zone in which the home is located. Check our emap for the zoning of the property <https://maps.springville.org/emap/> and the Land Use Matrix to check if your proposed use is permitted in the zone

<https://www.codepublishing.com/UT/Springville/#!/Springville11/Springville114.html#11-4-301>

# *Setbacks/Lot Standards*

## **Can my carport extend to the property line?**

A carport is considered a detached accessory structure, however, if the placement is closer than six-feet to the main dwelling, the main dwelling setbacks must be met. Otherwise, the detached accessory structure setbacks will apply.

## **Can a lot be subdivided?**

Each parcel of land is required to meet the minimum lot requirements (lot area and width) of the zone it falls within. There are other factors that are also considered. Please contact planning staff at 801-491-7861 for assistance. For a complete understanding of the subdivision application requirements click here:

<https://www.codepublishing.com/UT/Springville/#!/Springville14/Springville141.html>

## **Does this property have a Certificate of Non-Conformity?**

You will need to call our office at 801-491-7861 to ask. Also see ADU FAQ.

## **How much parking is required for a particular use?**

The off-street parking requirements can be found here:

<https://www.codepublishing.com/UT/Springville/#!/Springville11/Springville116.html#11-6-113>

## **Is my nonconforming use legally recognized?**

If at the time the use was created, it was a lawful building, structure, or land existing at the time the applicable zoning regulations became or become effective, may be continued. If a determination of the nonconforming status of a property is desired, the owner or his designee shall submit a completed application for a Certificate of Nonconformity with the Community Development Department. In all cases, the property owner shall have the burden of proving by a preponderance of evidence that a building, lot, use or other circumstance, which does not conform to the provisions of this Title, complied with the applicable ordinance requirements in effect at the time the current circumstances were originally created.

## **What are my setbacks? For a home/shed/ADU/detached garage/attached garage**

Setbacks for residential properties can be found in the setback table by zone by clicking here:

<https://www.codepublishing.com/UT/Springville/#!/Springville11/Springville114.html#11-4-403>

Detached accessory structures, such as a shed or detached ADU can be found here:

<https://www.codepublishing.com/UT/Springville/#!/Springville11/Springville114.html#11-4-405>

### **Can I have two driveways?**

*Single-family, twin-home and duplex* residential lots are allowed up to two driveways along the front property line, however, no more than 40% or 30', whichever is less, of the front lot line may be used for driveway access. Additional driveway requirements can be found here:

<https://www.codepublishing.com/UT/Springville/#!/Springville11/Springville116.html#11-6-114>

### **Can I pave both side yards?**

Any portion of the required front or side yard adjacent to a street (corner side yard) that is not covered by structures, driveways or pedestrian paths shall be landscaped. Interior side and rear yards have no landscaping requirements, however, there are minimum open space percentage of the total lot area that is required and is based on the specific zone. The open space requirements can be found here:

<https://www.codepublishing.com/UT/Springville/#!/Springville11/Springville114.html#11-4-404>

### **Where are my property lines?**

To locate your property line, you will need to hire a surveyor or measure from the pin. This is not a service Springville City provides.

# Recording

## How long will it take to get my plat recorded?

After the plat is approved, a signed mylar copy submitted for City signatures, and all fees paid, please anticipate up to two weeks for the plat to be recorded, if no issues are identified by Utah County.

# General Planning

## Is Laura available?

Yes. Laura works Monday through Friday. She works in the office Tuesday and Thursday all day and Wednesday until noon.

# Economic Development

## Why can't we get a Chick-Fil-A?

We can get a Chick-Fil-A, if the company desires to locate in Springville and can find a suitable location that is available for development.

## When will Springville get a Dollar Store/Target/Steakhouse/Bowling Alley?

Each business analyzes several factors when choosing a location. These factors include population, household income, traffic counts, and other demographic information. This information is usually analyzed for a radius of a certain size around the potential site. When an available site in Springville meets a company's criteria, they may choose to locate here.

# Allen's Block

## **Who owns the Allen's block?**

The Allen's Block is owned by  
Utah County SV Main on Main Mixed Use LLC  
5670 WILSHIRE BLVD STE 1250 LOS ANGELES, CA 90036

## **What is happening with the Allen's block?**

The owner of the property has proposed a mixed-use development with about 100 residential units and 10,000 square feet of commercial space.

## **Can I put my food truck on the Allen's block?**

All food trucks must be licensed and have written permission received from the owner of any private property on which the truck will be operated or stored.