

11-04-101 Purpose of Zoning Districts.

In addition to the more general purposes of this Title identified in Section 11-1-102, the various zoning districts each serve a more specific individual purpose, as described below. All of the districts combined provide for a broad range of uses that are essential to the creation of a safe, healthy, diverse and economically-viable Springville City.

(4) **The Center Zoning Districts** are intended to provide locations for pedestrian-oriented, vertical mixed-use development throughout the City.

(a) The VC zoning district is intended to provide opportunities for mixed-use development throughout the City. These districts would include areas of between 15 to 40 acres and will require a master-plan concept to be presented to ensure the development meets the intent of the zone. The intended user radius is from one to one and one-half mile. These centers are ideally located at intersections of arterial or major collector streets. Development in this area includes buildings of up to three stories in height that line the street right-of-way. Multi-family dwellings included in this area may include minimal setbacks. On-site parking is primarily located to the rear of buildings in the center of the block. Landscaping requirements vary, depending on the type of use. It is included for screening parking areas, where visible from the street, and to provide a buffer adjacent less intense uses.

(b) The TC zoning district is intended to help protect and enhance the historic center of Springville City, generally located between Center Street and 400 South and extending to the east and west for approximately one block. Development in this area includes buildings of up to three stories in height that line the street right-of-way. Parking is provided in the right-of-way and behind the buildings. Landscaping requirements vary, depending on the type of use. It is included for screening parking areas, where visible from the street, and to provide a buffer adjacent less intense uses.