

## **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.

(2) **The Residential Zoning Districts (R)** are intended to provide a range of densities which will reflect the diverse needs and desires of people for housing in Springville City. These areas are to include attractive landscaped yards. All of these zones include front and rear yard setbacks to provide space for landscaping, parking and accessory uses. These districts also allow for other compatible uses that may complement the primarily residential functions of the districts, under certain conditions. Basic urban services and utilities should be available in all of these zones. These zones are intended to accommodate both pedestrian and vehicular traffic and function as neighborhoods for people residing in these zones.

(a) The R1-15 zoning district is intended to provide areas for very low density, suburban-type uses. Street access in this zone should primarily be off of local and residential collector streets. This zone will allow farm animals as an accessory use, provided adequate lot area exists.

(b) The R1-10 and R1-8 zoning districts are intended to provide areas for single family detached dwellings at a low density and are generally suburban in nature. Street access in this zone should primarily be from local and residential collector streets.

(c) The R1-5 zoning district is intended to provide an area for single family residences in detached, and in limited circumstances, attached dwellings in a medium low density. The zone is specifically designed to meet the unique nature of the Historic City Center area which historically included deep lots with limited frontage, located on a traditional grid street pattern and is generally urban in nature.

(d) The R2 zoning district is intended to provide for single family and two family residences in attached and detached dwellings at a medium low density and is generally urban in nature. Street access for residents in this zone should primarily be from local and residential collector streets.

(e) The RMHP zoning district is intended to provide areas for mobile home parks and subdivisions, which are limited in use to manufactured housing and related uses of an office and a community/recreation center. Because of the required size of these developments, area zoned for this use should have immediate access to a collector or arterial street.

(f) The RMF zoning districts are intended to provide areas for multiple-family attached dwellings at medium (RMF-1) to medium high (RMF-2) densities.

These zones should include a variety of residential flats and multi-level rowhouses with parking generally located behind or on the side the buildings. Single and two family residences are also allowed in these zones. Primary access to the units should face the street and vehicular access should generally be from collector and local streets. Parking will be located behind the units. Uses in the RMF zones are urban in nature, due to their densities. This zone should typically abut an arterial or collector street or abut higher intensity uses and serve as a transition zone to lower density residential zones.  
(Ord. No. 20-05, 10/04/2005)