

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.

(3) **Professional Office and Business Park Zoning Districts** are intended to provide space for a wide range of offices and institutions that meet needs of the community by providing places for professional services and employment opportunities. Primary frontage and access should be located on arterial or collector streets in these zoning districts.

(a) The PO zoning district is intended to provide space for personal and professional offices and institutions that meet the need generated by the community to utilize their services. The intensity of use, in terms of hours of operation and number of customers should generally be less than commercial types of uses and these uses should generally be located along the edges of neighborhoods on collector and arterial streets.

(b) The BP zoning district is intended to be an attractive campus environment for offices, research facilities an environmentally-appropriate assembly uses, as well as appropriate amenities supporting employee activity. Uses receiving site plan approval for this zone should be compatible with surrounding uses, which should be accomplished through attractive architectural design, pedestrian trails and substantial, attractive landscaping.