

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.

(5) The Commercial Zoning Districts are intended to provide opportunities for commercial uses based on considerations such as: intensity of use; types of goods and services; and market area. These uses should generally abut on an arterial or major collector street, and in some districts, frontage roads.

(a) The NC zoning district is intended to provide commercial goods and services to an area of limited size for basic trade and personal services that occur on a daily or frequent basis. The major market area is generally limited to an area of approximately one to one and one-half miles in radius.

(b) The CC zoning district is intended to provide a range of commercial goods and services greater than those found in the NC zone but on a more limited basis and intensity than those found in the regional and highway commercial districts. The basic market for this district is vehicle-oriented and the primary market area is Springville City. This type of district should be located on an arterial street, at or near a major intersection. Parking is to be provided onsite. Landscaping is included in all areas not required for building(s), storage, parking and traffic circulation, with parking and storage areas being screened and an appropriate landscaped buffer and fencing adjacent less intense uses.

(c) The RC zoning district is intended to provide an area in which a full range of commercial and service uses may locate in a limited area. The limited area of this district functions to heighten the intensity of uses, concentrate activities and make it a major commercial destination. These districts should abut arterial streets and be located near free way access, as well as mass transit lines. Parking is to be provided on the site. Landscaping is required in all areas not necessary for building(s), storage, parking and traffic circulation, with parking and storage areas being screened and an appropriate landscaped buffer and fencing adjacent less intense uses.

(d) The HC zoning district is intended to provide an area abutting major arterial streets or interstate frontage roads for a full range of commercial and professional uses; however, the primary focus should be on uses which require large retail display or merchandise storage area and serve a regional market. Parking is to be provided on the site. Landscaping is required in all areas not necessary for building(s), storage, parking and traffic circulation, with parking and storage areas being screened and an appropriate landscaped buffer and fencing adjacent less intense uses.