

Planning

Zoning

How can I find zoning for a property?

You can find the zoning for your property by accessing the [EMAP](#). You can search by your address in the upper left corner.

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. [Land Use Matrix](#)

Please use these links to learn about zoning in Springville.

[Title 11 Development Code](#)

[Establishment of Zoning](#)

[Purpose of Zoning Districts](#)

Are there design standards for downtown?

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

[Design Standards for the Historic District](#)

The Main Street South Gateway Zone design standards: [MSSG Zone](#)

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 here: [Zone Map Amendment Application](#)

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 operate my business in this zone?

Check our [EMAP](#) for the zoning of the property and the [Land Use Matrix](#) to determine if your proposed use is permitted in the zone.

Can a home be changed into a business?

A home can be used for 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 and the [Land Use Matrix](#) to determine if your proposed use is permitted in the zone.

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 [Residential Setbacks](#) must be met. Otherwise, the detached [Accessory Use 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: [Subdivision Application Requirements](#)

Does this property have a Certificate of Non-Conformity?

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

How much parking is required for a particular use?

Requirements for [Off-Street Parking](#)

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 [Residential Setbacks](#)

Setbacks for detached accessory structures, such as a shed or detached ADU, are found here: [Detached Accessory Structures](#)

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 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. [Open Space Requirements](#)

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.

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 Springville Rising.

What is happening with the Allen's block?

Please visit the [website](#) for the most up-to-date information.