



Memorandum

To: Town Council
From: Niall Connolly, Principal Planner
Date: Aug 8, 2025
Re: Permitted Use Table - Minor Corrections

Background

The Planning Commission is recommending this ordinance revision in order to correct an error in section 10-7A-2 of the Town Code. This section currently includes a table which lists various land uses and indicates the zones in which they are permitted, not permitted, or permitted as an accessory use. “Food trucks” are listed as a use, with a reference to the section in the Code that sets out standards for food trucks in more detail. This reference is listed as 10-22-17, but it should be 10-22-11. It is proposed that this error is corrected.

While making this correction, staff recommends that the term “Food trucks” be deleted from the table, and replaced with the term “mobile business”. This term encompasses food trucks, as well as other mobile businesses, and so would have a broader application. The proposed edits are shown in the attached document as track changes.

Town Council Action

The Town Council should review the proposed ordinance revision and decide whether to approve this change, approve it with amendments, or not to move forward with this change. The Council may wish to use the following sample language:

*The Town Council **approves/ rejects** the proposed changes to Chapter 10-7A-2 of the Springdale Town Code intended to correct an erroneous reference, and to exchange the use of the terms “Food Truck” to “Mobile Business” to make this table more consistent with the rest of the Town Code.*



ORDINANCE 2025-13

**AN ORDINANCE OF THE SPRINGDALE TOWN COUNCIL REVISING THE TOWN’S LAND
USE REGULATIONS IN ORDER TO CORRECT AN ERROR IN THE PERMITTED,
ACCESSORY AND CONDITIONAL USES TABLE IN SECTION 10-7A-2**

Whereas, it has become apparent that there is a typographic error in the able in section 10-23-7 of the Springdale Town Code, and

Whereas, the Town wishes to correct this error, as well as making edits to the language for consistency purposes, and

Whereas, the Planning Commission and Town Council have both reviewed and vetted the proposed revisions to the Town’s land use regulations and find they are consistent and will promote public health and well-being in the Town of Springdale, and

Whereas, the necessary public hearings and procedures required to amend the Town’s land use ordinances have been fulfilled,

Now, Therefore, be it ordained by the Springdale Town Council that Title 10 of the Town Code is amended as follows:

Adopted by the Springdale Town Council this 13th day of August, 2025.

Barbara Bruno, Mayor

Attest:

Aren Emerson, Town Clerk

ROLL CALL VOTE		
R. Aton	Yes	No
B. Bruno	Yes	No
J. Burns	Yes	No
P. Campbell	Yes	No
K. Topham	Yes	No

Section 10-7A-2 is revised as follows:

10-7A-2: PERMITTED, ACCESSORY, AND CONDITIONAL USES ESTABLISHED:

A use that is indicated as permitted ("P") is allowed in the applicable zone if the use is consistent with all laws and ordinances applicable to the use. An accessory use ("A") is allowed in the applicable zone only if the use is accessory to a primary, allowable use and is consistent with all laws and ordinances applicable to the accessory use. A conditional use ("C") is allowed in the applicable zone only with a conditional use permit for the use and if the use is consistent with all laws and ordinances applicable to the use. An overlay zone use ("OZ") is allowed in the applicable zone only when an overlay zone is first applied to the underlying zone. A nonpermitted use ("N") is prohibited in the applicable zone. A use that is not listed in the table below is prohibited unless it is allowed in accordance with subsection 3. below.

Use	FR	VR	AG	CC	VC	PU
Residential uses:						
Accessory buildings such as garages, carports, bathhouses, greenhouses, gardening sheds and similar structures which are customarily used in conjunction with, and incidental to, a permitted principal use or structure	A	A	A	A	A	A
Accessory dwelling units, external	N	P	N	N	N	N
Accessory dwelling units, internal	P	P	N	N	N	N
Elderly residential facilities, subject to the	P	P	N	P	P	N

requirements of chapter 22 of this title						
Guesthouses, only one per lot or parcel of land	A	A	N	A	A	N
Home occupations where public comes to the premises on an appointment only basis	P	P	P	P	P	N
Keeping of household pets, but not four or more dogs or other domesticated animals of similar size	P	P	P	P	P	P
Kennels, noncommercial, subject to the standards in this chapter)	P	P	P	P	P	N
Multiple-family dwellings or apartments	N	N	N	P	P	N
Open space, public or private	P	P	P	P	P	P
Parks, public or private	P	P	P	P	P	P
Residential facilities for persons with a disability, subject to the requirements of chapter	P	P	N	P	P	N

22 of this title						
Single-family dwelling, detached only, for the use of a caretaker, watchman or similar employee of a permitted use	N	N	N	N	N	A
Single-family dwellings, detached	P	P	N	P	P	N
Single-family dwellings or dwelling groups, detached (owner or employee occupied, one per five acres of land area, in support of agricultural operations on the property)	N	N	P	N	N	N
Swimming pools	A	A	A	A	A	P
Two-family dwellings, duplex	N	P	N	P	P	N
Utilities, lines and rights-of-way only	P	P	P	P	P	P
Agricultural uses:						
Agricultural related business, including:	N	N	P	N	N	N
a. Indoor-outdoor retail						

market facilities specializing in produce grown on site;						
b. Processing facilities associated with the agricultural use of the land located a minimum of 100 feet from a VR or FR Zone boundary and 30 feet from SR-9;						
c. Warehouses associated with the agricultural use of the land or similar storage facilities located a minimum of 100 feet from a VR or FR Zone boundary and 30 feet from SR-9.						
Agriculture	P	P	P	P	P	P
Keeping and raising of farm animals	N	P	P	N	N	N
Keeping of nondomesticated animals not defined	N	N	N	N	N	N

as "farm animals"						
Commercial and public uses:						
Administrative, professional or medical offices	N	N	N	P	P	N
Ambulance and fire protection services	N	N	N	P	P	P
Art galleries	N	N	N	P	P	N
Artist studios	P	P	N	P	P	N
Automotive service stations, subject to the standards of this chapter	N	N	N	P	P	N
Bakeries, retail	N	N	N	P	P	N
Banks and financial institutions	N	N	N	P	P	N
Barber and beauty shops	N	N	N	P	P	N
Bicycle shops	N	N	N	P	P	N
Blueprint and photocopy services	N	N	N	P	P	N
Cemeteries	N	N	N	N	N	P
Churches	N	N	N	P	P	N
Clubs, lounges, and bars	N	N	N	P	P	N
Convenience stores	N	N	N	P	N	N
Daycare and nursery schools, subject to	N	N	N	P	P	N

the standards in subsection 10-7A-4(B) of this chapter						
Delicatessens	N	N	N	P	P	N
Drugstores and pharmacies	N	N	N	P	P	N
Educational institutions; public, quasi-public or private	N	N	N	P	P	P
"Established uses" as provided for in section 10-21-1 of this title	N	N	N	P	P	N
Florist shops	N	N	N	P	P	N
Food markets and grocery stores	N	N	N	P	P	N
Food trucks (see standards in section 10-22-17 of this title)	N	N	P	P	P	N
General retail stores	N	N	N	P	P	N
Guiding and tour services to areas inside Town limits, subject to the standards in this chapter	N	N	N	P	P	N
Guiding, tour, and transportatio	N	N	N	P	P	N

n services to areas outside Town limits						
Laundries, self-service	N	N	N	P	P	N
Libraries and museums, public or private	N	N	N	P	P	P
Liquor stores	N	N	N	P	P	N
Manufacturing, small scale assembly and production, subject to the standards in this chapter	N	N	N	P	P	N
Microbreweries	N	N	N	P	P	N
Mobile Business (see standards in section 10-22-11 of this title)	N	N	P	P	P	N
Nursery and garden supplies	N	N	N	P	P	N
Postal services	N	N	N	P	P	P
Public assembly	N	N	N	P	P	P
Public or quasi-public cultural activities and nature exhibits	N	N	N	P	P	P
Public parking areas and facilities	N	N	N	P	P	P

Public services facilities and government offices	N	N	N	P	P	P
Recreational facilities, commercial, subject to the standards in this chapter	N	N	N	P	P	P
Rental of nonmotorized recreational equipment	N	N	N	P	P	N
Rental of power equipment	N	N	N	P	N	N
Restaurants	N	N	P	P	P	N
Rock shops	N	N	N	P	P	N
Theaters, subject to the standards in this chapter	N	N	N	P	P	P
Transient lodging facilities, Type 1	N	N	N	OZ ¹	OZ ¹	N
Transient lodging facilities, Type 2	N	N	N	OZ ¹	OZ ¹	N
Transportation services, subject to the standards in this chapter	N	N	N	P	P	P
Travel agencies	N	N	N	P	P	N
Vehicle holding area	N	P ¹	N	P	P	P
Miscellaneous uses:						

Wireless communicati on facilities	See section 10-27-5 of this title
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Note:

1. Only when the Transient Lodging Overlay Zone is first applied to the property.
2. Only on public parking lots existing on July 11, 2018 which are currently operating as non-conforming uses.

(Ord. No. 2022-09, § 3, 6-22-2022; Ord. No. 2023-07, § 1, 8-9-2023)