



**NOTICE OF MEETING AND AGENDA
PLANNING COMMISSION
MARCH 10, 2026 AT 7:00 P.M.
City Council Chambers
110 South Main Street
Springville, Utah 84663**

The agenda will be as follows:

Call to Order

- Approval of the Agenda
- Approval of Minutes: February 24, 2026

Consent Agenda

The Consent Agenda includes administrative actions where no additional discussion is needed. When approved, the recommendations in the staff reports become the action of the Commission. A call for objection or comment will be made on the consent agenda items. If there is any opposition or comment, the item will be removed from the consent agenda and put on the regular administrative session meeting agenda for discussion. Without objections or comments, the item(s) will pass without further consideration.

Administrative Session

Legislative Session – Public Hearing

- 1) Springville City requests a repeal of Title 11 Chapter 5 Article 7 Materials Processing and Storage Overlay Regulations
- 2) Springville Community Development requests an amendment to Springville Code Title 11 to adjust commercial site development and landscaping standards.

Adjournment

THIS AGENDA SUBJECT TO CHANGE WITH A MINIMUM OF 24-HOURS NOTICE

This meeting was noticed in compliance with Utah Code 52-4-202 on March 5, 2026. Agendas and minutes are accessible through the Springville City website at www.springville.org/agendas-minutes. Planning Commission meeting agendas are available through the Utah Public Meeting Notice website at www.utah.gov/pmn/index.html. Email subscriptions to Utah Public Meeting Notices are available through their website.

In compliance with the Americans with Disabilities Act, the City will make reasonable accommodations to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the Community Development department at (801) 491-7861 at least three business days prior to the meeting.

7
8 **IN ATTENDANCE**

9
10 **Commissioners Present:** Genevieve Baker, Ann Anderson, Ralph Calder,
11 Hunter Huffman, and Tyler Patching

12 **Commissioners Excused:** Peter Pratt, Brett Nelson

13
14 **City Staff:** Josh Yost, Community Development Director
15 Carla Wiese, Planner II
16 Heather Goins, Executive Assistant

17 **City Council:** Jake Smith
18

19 **CALL TO ORDER**

20 Vice Chair Huffman called the meeting to order at 7:02 p.m.
21

22 **APPROVAL OF THE AGENDA**

23 Commissioner Anderson moved to approve the agenda as written. Commissioner
24 Calder seconded the motion. The vote to approve the agenda was unanimous.
25

26 Chair Baker arrived at 7:03 p.m.

27 **APPROVAL OF THE MINUTES**

28 *February 10, 2026*

29 Commissioner Patching moved to approve the February 10, 2026, meeting minutes.
30 Commissioner Calder seconded the motion. The vote to approve the meeting minutes
31 was unanimous.
32

33 **LEGISLATIVE SESSION:**

- 34 1) **Elio Vianna requests an amendment to the General Plan Land Use Map to**
35 **change the land use designation from Industrial Manufacturing to Low-Density**
36 **Residential to parcel 26:031:0063 located at 886 S 50 W Springville, Utah,**
37 **consisting of 0.75 acres.**

38 Carla Wiese, City Planner, presented. The parcel was annexed into the City with a
39 single-family home built in 1941. Under the 2011 General Plan, the area is designated
40 Light Industrial. Staff explained that the area is no longer well-suited for industrial use
41 due to limited access, lack of proximity to major arterials, and changing development
42 patterns.

43 The draft General Plan update identifies the area as residential in character. Staff
44 determined the request aligns with both the current General Plan goals and the draft
45 update.

46 Chair Baker asked if Mr. Vianna wanted to speak. He declined.
47

48 Chair Baker opened the Public Hearing at 7:12 p.m. Seeing no speakers, Commissioner
49 Huffman moved to close the Public Hearing. Commissioner Anderson seconded. The
50 public hearing was closed at 7:12 p.m.

51
52 Chair Baker asked if the road would impact this area. Josh said no, the rails consolidate
53 to the east alignment. Commissioner Huffman said it seems straight forward.

54 Commissioner Patching asked what the pink represents on the map. Commissioner
55 Huffman said it is commercial retail. Commissioner Calder asked if this is a change for
56 just this property or everything out. Josh said we are not proposing any changes here,
57 just showing you what is in line with the draft General Plan.

58
59 Commissioner Calder moved to recommend approval of the amendment to the
60 Springville General Plan Land Use Map to designate parcel 26:031:0063 as low-density
61 residential. Commissioner Anderson seconded the motion. The vote to approve the
62 Legislative Session item was unanimous.

63
64 **2) Elio Vianna requests an amendment to the Official Zone Map to apply the R1-15**
65 **Zone to parcel 26:031:0063 located at 886 S 50 W Springville, Utah, consisting of**
66 **0.75 acres.**

67
68 Carla Wiese, City Planner, presented. Now the zoning needs to be changed on the
69 property. He is asking for R1-15 zoning. It is surrounded by R1-15. This area used to be
70 agricultural and built before 1945 and are considered legal non-conforming uses.

71 The existing single-family home is a legal non-conforming use under the Light Industrial
72 designation. The owner is limited in expanding or modifying the property under current
73 zoning. Surrounding properties are predominantly residential. The proposed rezoning
74 would align the property with neighboring residential zoning and future development
75 plans.

76 Chair Baker invited Mr. Vianna to speak. He declined.

77
78 Chair Baker opened the Public Hearing at 7:18 p.m. Seeing no speakers, Commissioner
79 Anderson moved to close the public hearing. Commissioner Calder seconded. The
80 public hearing was closed at 7:18 p.m.

81
82 Commissioner Anderson moved to recommend approval of proposed amendment to the
83 Official Zone Map to apply the R1-15 Zone to parcel 26:031:0063 located at 886 S 50 W
84 Springville, Utah, consisting of 0.75 acres. Commissioner Calder seconded the motion.
85 The vote to approve the Legislative Session item was unanimous.

86
87 **3) Springville Community Development requests an amendment to the General**
88 **Plan to include a Water Use and Preservation Element to comply with Title 10**
89 **Chapter 20 Part 4 Section 404, UCA.**

90 Carla Wiese, City Planner, presented. The City received a grant from the Utah Division
91 of Water Resources to assist with updating the Water Element of the General Plan. The
92 update is required by state law by 2025. The City Council will hold a special meeting
93 February 25, 2026 to hear this item to meet the deadline.

94 The element incorporates drinking water and pressurized irrigation system information,
95 water conservation goals aligned with the Provo River Region, infrastructure capacity
96 and future demand projections and policy recommendations regarding conservation and
97 landscaping.

98 The General Plan language is advisory and intentionally broad. Any future regulatory
99 changes (e.g., landscape ordinances, incentives, park strip requirements) would return
100 to the Planning Commission for review.

101 Discussion included:

102 Tiered water rates and conservation efforts, potential landscape policy considerations,
103 incentive programs (e.g., “rip your strip”) and the regulatory vs. advisory nature of the
104 General Plan

105 Director Yost reminded the Commissioners that all they are recommending is the
106 adoption of are the 6 pages behind the staff report.

107
108 Chair Baker opened the Public Hearing at 7:39 p.m. Seeing no speakers, Commissioner
109 Anderson moved to close the Public Hearing. Commissioner Patching seconded. The
110 public hearing was closed at 7:39 p.m.

111
112 Commissioner Huffman moved to recommend adoption of the Water Use and
113 Preservation Element amendment to the General Plan to comply with Title 10 Chapter
114 20 Part 4 Section 404, UCA. Commissioner Calder seconded the motion. The vote to
115 approve the Legislative Session item was unanimous.

116
117 With nothing further to discuss, Commissioner moved to adjourn the meeting.
118 Commissioner Anderson seconded the motion. Chair Baker adjourned the meeting at
119 7:41 p.m.



**PLANNING COMMISSION
STAFF REPORT**

Agenda Item #1
March 10, 2026

March 3, 2026

TO: Planning Commission Members

FROM: Carla Wiese, Planner/Econ Dev Spec

RE: **Springville City requests a repeal of Title 11 Chapter 5
Article 7 Materials Processing and Storage Overlay
Regulations**

Petitioner: Springville City Community Development

Summary of Issues

Is repealing the Materials Processing and Storage Overlay consistent with the intent and guidance of the General Plan and aligned with the goals of Springville City as articulated in the Dry Creek Corridor Plan?

Repeal of the Materials Processing and Storage Overlay will create a legal non-conforming use where it is currently applied to the site of Western Paving at 2120 South SR 51, and the current operations will be allowed to continue.

Background

The Materials Processing and Storage Overlay was adopted in December 2019 to address unpermitted operations that were being conducted along the south end of SR 51. At that time, Community Development proposed the creation of the Materials Processing and Storage Overlay to provide regulations that would mitigate negative impacts and strictly limit the geographical area of the use, while still allowing the operation to be legalized as it is an integral part of the construction industry in Springville.

Other businesses in the area have expressed interest in having the overlay applied and the City has been reluctant to do so as it is not compatible with the Dry Creek Corridor plan, which was adopted by the City Council in 2024. Additionally, citizens have requested that the overlay be repealed from city code to remove the possibility of it being applied to additional properties.

Analysis

The 2011 General Plan Chapter 8 Community Identity states, “it is important the existing ordinances and standards be reviewed to insure (sic) their relevance and contribution to the long-term well-being and appearance of Springville.” The primary land use goal outlined in the General Plan is “to create a safe, functional, and attractive community that preserves the best of our past and shapes our future development in a way that benefits all people of our community.”

Since the adoption of the overlay in 2019, the City Council has adopted the Dry Creek Community Plan which includes goals and policies for the area to develop in a manner that is more conducive to residential mixed-use development and lighter industrial uses. By repealing the Materials Processing and Storage Overlay, the City is aligning land use regulations to align with current plans for future growth.

Repeal of the Materials Processing and Storage Overlay will create a legal non-conforming use where it is currently applied to the site of Western Paving at 2120 South SR 51, and the current operations will be allowed to continue, subject to Springville Code Title 11 Chapter 3 Article 2 - Nonconforming Buildings, Lots and Uses, and subject to any applicable provisions of Utah Code.

Staff Recommendation

Staff finds that repeal of the Materials Processing and Storage Overlay is consistent with the policies of the General Plan and the Dry Creek Corridor Plan.

Recommended Motion

Move to recommend the repeal of Title 11 Chapter 5 Article 7 Materials Processing and Storage Overlay Regulations.

Alternate Motions

Move to recommend denial of the repeal of Title 11 Chapter 5 Article 7 Materials Processing and Storage Overlay Regulations.

Move to continue discussion of the repeal of Title 11 Chapter 5 Article 7 Materials Processing and Storage Overlay Regulations.

Attachments

Attachment 1: Proposed language-Title 11 Chapter 5 Article 7 Materials Processing and Storage
Attachment 2: Aerial images of Materials Processing and Storage Overlay

Attachment 1: Proposed language-Title 11 Chapter 5 Article 7 Materials Processing and Storage

Article 7 – MATERIALS PROCESSING AND STORAGE OVERLAY REGULATIONS

11-5-701 Purpose and Intent.

The purpose of the Materials Processing and Storage (MPS) Overlay Zone is to accommodate the processing and storage of bulk materials in the underlying Light Industrial Manufacturing (LIM) Zone while minimizing potential adverse effects of the outside use to adjacent property owners and the surrounding community and paying special attention to the visual aesthetics associated with the use.

(Ord. 26-2019 § 1, 12/10/2019)

11-5-701(a) Repeal of MPS Overlay Zone.

The MPS Overlay Zone is no longer available for application to any additional properties within Springville City. Notwithstanding the foregoing, the MPS Overlay Zone regulations shall remain in effect and continue to govern:

- (1) All properties to which the overlay was lawfully applied prior to March 17, 2026; and
- (2) Any properties on which the Materials Processing and Storage use is legally expanded as a vested critical infrastructure materials use pursuant to Utah Code Sections 10-20-701, et seq.

11-5-702 Effect of Overlay.

(1) The uses permitted and regulations established prior to March 17, 2026, within a lawful by the Materials Processing and Storage Overlay shall be in addition to those uses permitted and regulations established in the underlying LIM Zone.

(2) Where conflicts exist between the provisions of the Sections 11-5-701, et. seq., Materials Processing and Storage Overlay and the underlying Light Industrial Manufacturing Zone, the land use regulations of the Sections 11-5-701, et. seq., Materials Processing and Storage Overlay shall supersede the requirements of the underlying LIM Zone.

(Ord. 26-2019 § 1, 12/10/2019)

11-5-703 Permitted Uses.

- (1) Storage of sand, gravel, earth or stone.
- (2) Recycling of concrete, wood and paving materials.

(Ord. 26-2019 § 1, 12/10/2019)

11-5-704 Location Requirements. Repealed.

~~(1) The MPS Overlay Zone may only be applied to the LIM Zone located east of 950 West, South of 1600 South, and West of SR 51.~~

~~(2) The procedure for applying the MPS Overlay Zone to a property shall be the same procedure for amending the zoning map as set forth in Section 11-7-102.~~

~~(3) Each parcel within the MPS Overlay Zone shall have frontage on and direct access to a major arterial road.~~

~~(Ord. 26-2019 § 1, 12/10/2019)~~

11-5-705 Screening.

(1) Each property that continues with the Materials Processing and Storage use to which this as a lawful nonconforming use under a prior MPS Overlay Zone overlay is applied shall install and maintain a minimum street frontage landscape border width of twenty feet (20').

(2) One (1) large evergreen tree (or deciduous, dense-canopied tree with the approval of the Director of Buildings and Grounds), every twenty linear feet (20') with a minimum mature height of thirty feet (30'). Other shrubbery and plantings shall also be included in the buffer area with a minimum of five (5) shrubs per twenty linear feet (20').

(3) Six-foot-tall (6') solid fencing shall be installed to the rear of the street frontage landscape border.

(Ord. 26-2019 § 1, 12/10/2019)

11-5-706 Business License Regulations.

Each materials processing and storage operation shall obtain a business license and operate in compliance with any current and future business license regulations applicable to materials processing and storage businesses. Where conflicts exist between the provisions of any materials processing and storage overlay regulations in this Chapter and any current or future business license regulations applicable to materials processing and storage business activities, the business license regulations shall supersede the provisions of the materials processing and storage overlay regulations. The City reserves its right to regulate material processing and storage overlay business operations in the future, which includes changing operational regulations as part of the business licensing process. Nothing in this Article shall vest an applicant in operational regulations, including, but not limited to, height and volume of storage material, recycling locations, hours of operation, and roadway operations.

(Ord. 26-2019 § 1, 12/10/2019)

11-5-707 Operational Regulations.

(1) Material Storage Requirements. A legal nonconforming Materials ~~p~~Processing and ~~s~~Storage use that was established under a prior legal MPS in the Overlay Zone shall operate as follows:

- (a) Storage or stockpiles of materials shall not exceed twenty feet (20') in height.
- (b) Volume of materials on any lot or parcel shall not exceed two thousand five hundred (2,500) cubic yards multiplied by the number of acres in the lot or parcel.
- (c) Stored material shall not emit any dust, particles, fumes, dirt, vapors or odors beyond the business's property boundaries.

(2) Material Recycling Requirements.

- (a) When processing and recycling material, including, but not limited to, concrete, wood, asphalt and other paving materials, a licensee shall not emit any dust, fumes, dirt, particles, vapors, odors, waste, or noise above sixty (60) decibels beyond the business's property boundaries.
- (b) No material recycling activities shall take place within one thousand (1,000) feet of a residence.
- (c) As part of the site plan approval, an applicant shall provide an operational plan for how the applicant is going to ensure the applicant's recycling operations will comply with the requirements in subsection (1) of this Section and this subsection. Applicant shall follow the operation plan approved as part of the site plan approval process, unless the operational plan conflicts with a future business license regulation.
- (d) All State, Federal and local laws and regulations for recycling materials shall be followed.

(3) Hours of Operation. A legal nonconforming Materials ~~p~~Processing and ~~s~~Storage use that was established under a prior legal MPS businesses within the Overlay Zone shall only operate within the hours of 7:00 a.m. to 7:00 p.m.

(4) Roadways.

- (a) Materials processing and storage businesses ~~within the Overlay Zone~~ shall only use major arterial roadways as haulage routes within the limits of the City.
- (b) Trucks shall not disturb the operation of roadways while entering or exiting the site. As part of site plan approval, an applicant shall provide a written operational plan showing how an applicant's

trucks and other vehicles will not disrupt or disturb in any way the operation of roadways. The submitted roadway operational plan must be based on a traffic engineering study approved by the City Engineer before the applicant receives final site plan approval. The City Engineer will rely on traffic engineering standards in determining whether the roadway operational plan should be approved.

(Ord. 26-2019 § 1, 12/10/2019)

Attachment 2: Aerial images of Materials Processing and Storage Overlay





**PLANNING COMMISSION
STAFF REPORT**

Agenda Item #2
March 10, 2026

March 3, 2026

TO: Planning Commission Members

FROM: Josh Yost, Community Development Director

RE: **Springville Community Development requests an amendment to Springville Code Title 11 Development Code to adjust commercial site development and landscaping standards.**

Petitioner: Springville City Community Development

Summary of Issues

Springville Community Development requests a text amendment to the Highway Commercial (HC) Zone, modifying the required front and street side setbacks.

Currently, the HC Zone requires the following minimum setbacks:

- Front Yard: 25 feet
- Street Side Yard: 20 feet

The proposed amendment would allow these setbacks to be reduced to a minimum of 5 feet when a building complies with the Ground Floor Treatment standards in Section 11-4-712(2)(a) and 11-4-712(2)(d), the primary public entrance faces the street frontage, and at least 50 percent of the street-facing façade is located within the reduced setback area.

The amendment applies citywide to all properties within the HC Zone.

The purpose of the amendment is to allow buildings to locate closer to the street while ensuring that buildings placed closer to the street meaningfully engage the public realm.

Background

Commercial development along highway corridors has generally followed a suburban development pattern, where buildings are separated from the street by large parking areas and vehicle circulation.

The existing setback requirements in the HC Zone, 25 feet in the front yard and 20 feet on street side yards, require buildings to be pushed away from the street. As a result,

buildings are often oriented toward interior parking areas rather than toward the public street. This development pattern can produce several undesirable conditions:

- Diminished character of the street as public space.
- Limited pedestrian visibility and access
- Weak spatial definition along the street
- Large expanses of parking between buildings and sidewalks
- Reduced potential for corridor evolution toward more walkable environments

Staff believes the current setback requirements reinforce these patterns. The proposed amendment would allow reduced setbacks when buildings incorporate street-oriented design elements, specifically:

- Transparent glazing along the ground floor façade facing the street
- The primary public entrance is oriented toward the street, and
- At least 50 percent of the street-facing façade is located within the reduced setback area.

Some of these standards are borrowed from the Main Street South Gateway Zone, 11-4-712, which uses them to promote active, visually engaging building frontages for a high quality public realm.

Analysis

Allowing Buildings to Engage the Street

Reducing setbacks can improve the long-term potential for commercial corridors to develop with a stronger relationship between buildings and the public street. Buildings located closer to the street can contribute to:

- Improved street enclosure
- Better pedestrian visibility and access
- Stronger storefront presence
- Enhanced community character
- More efficient use of developable land

However, simply allowing buildings to move closer to the street does not necessarily ensure an improved pedestrian environment if the building façade facing the street is blank or lacks entrances. For this reason, the proposed amendment ties the reduced setbacks to compliance with the Ground Floor Treatment requirements.

Ground Floor Treatment Standards

Under the proposed amendment, buildings may reduce the front or street side setback to as little as five (5) feet if they meet the requirements of Section 11-4-712(2) (a) and (d) copied below.

11-4-712

2) Ground Floor Treatment.

a) Ground Floor Treatment Along Main Street and for Commercial Frontages on 400 South.

- i) Design ground floor space for retail or other active uses.
- ii) Orient tenant spaces to the street and maximize storefronts and entries along the sidewalks to sustain street level interest and promote pedestrian traffic.
- iii) Wall openings, such as storefronts, windows, and doors, shall comprise at least sixty percent (60%) of a building's street level facade, measured as a percentage of wall area between the ground plane and the first floor ceiling.
 - (A) Bulkhead walls within storefront bays are counted as wall openings for the purpose of this calculation.
 - (B) Wall openings shall be distributed equally along the length of the facade to avoid expanses of blank wall, except as permitted by subsection (6)(a) of this Section. For example, a one hundred foot (100') facade with sixty feet (60') of continuous windows and forty feet (40') of continuous blank wall is not permitted.
- iv) Fully opening storefront wall systems are permitted.

d) Pedestrian Building Entrances.

- i) Pedestrian building entrances shall:
 - (A) Contain a door providing direct pedestrian access into a building;
 - (B) Directly access an interior and enclosed commercial tenant space, public lobby, or residential unit;
 - (C) Be directly accessible from and directly adjacent to the sidewalk; and
 - (D) Prevent doors from swinging into the public right-of-way or beyond the front facade line of the building when opened; and
 - (E) Be located as follows:

Pedestrian Building Entrance (PBE) Requirements			
	Frontage Type		
	Commercial		Residential
	Main Street	Other Street	
Total PBEs required for each street-facing facade	1 per 35 feet (1 min.)	1 per 50 feet (1 min.)	1 per street-fronting ground floor unit. Only one PBE is required for corner units.
Maximum spacing	55 feet	75 feet	

- ii) Fire exit doors, doors to fire riser rooms, or other mechanical spaces, and doors to exterior courtyards shall not qualify as pedestrian building entrances.

Additionally, the primary public entrance must face the street frontage, and at least 50 percent of the street-facing façade must be located within the reduced setback area. These provisions ensure that buildings placed closer to the street include design elements that support pedestrian activity and visual engagement with the public realm.

Flexibility in Site Design

The amendment does not require buildings to be located at the 5-foot setback. Instead, it offers reduced setbacks when buildings incorporate street-oriented design features. Developers may still choose to maintain the standard setbacks if their site layout or development program makes that configuration more appropriate.

Providing this flexibility can support a wider range of development and redevelopment opportunities in the HC Zone while allowing corridors to gradually evolve into more pedestrian-friendly forms.

Parking and Site Configuration

The existing setback requirements often result in parking being located between the building and the street. Allowing buildings to move closer to the street may encourage alternative site layouts where parking is located:

- Behind buildings
- To the side of buildings
- In interior portions of the site

These configurations generally improve the visual quality of commercial corridors and better support pedestrian activity.

Long-Term Corridor Evolution

This amendment is intended to reduce regulatory barriers that prevent commercial areas from evolving toward more urban, pedestrian-friendly environments. By pairing reduced setbacks with façade transparency and street-facing entrances, the amendment promotes a development pattern that:

- Encourages storefront visibility
- Supports pedestrian access
- Improves the visual character of commercial corridors

At the same time, the amendment maintains flexibility for property owners and developers.

Staff Recommendation

Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the proposed text amendment to the Highway Commercial Zone allowing reduced front and street side setbacks when buildings meet the Ground Floor

Treatment requirements of Section 11-4-712(2)(a) and (d), the primary public entrance faces the street frontage, and at least 50 percent of the street-facing façade is located within the reduced setback area.

Staff finds the amendment:

- Encourages buildings to engage the public street
- Reduces regulatory barriers to more pedestrian-oriented development patterns
- Supports improved streetscape conditions along commercial corridors
- Maintains flexibility for commercial site design

Recommended Motion

Move that the Planning Commission forward a recommendation of approval to the City Council for the proposed text amendment to the Highway Commercial Zone

Alternate Motions

Move that the Planning Commission forward a recommendation of approval to the City Council for the proposed text amendment to the Highway Commercial Zone with the following modifications:

Move that the Planning Commission continue the item to a future meeting for additional discussion or information.

Move that the Planning Commission recommend denial of the proposed text amendment to the Highway Commercial Zone with the following findings:

Attachments

1. Text of proposed amendment

Attachment 1: Text of Proposed Amendment

11-4-503 Location Requirements.

(1) Buildings and structures on lots within commercial and industrial zones shall be located as follows (all setbacks are measured from the property line):

CONFIGURATIONS	PO	BP	VC	TC	NC	CC	RC	HC	LIM	HIM
Primary Use Minimum Setbacks	In Feet from the Property Line									
Front Yard	25	30	0/5 ¹⁰	0	0/5 25 ¹¹	0/5 25 ¹²	25	25 <u>5^{16,18}</u>	25	25
Side Yard (Interior)	10	5	0	0	0	0	0	0	0	0
Side Yard (Street)	20	20	0	0	0/5 ¹³ 20	0/5 ¹⁴ 20	20	20 <u>5^{17,18}</u>	20	20
Rear Yard	0	10	0	0	0	0	0	0	0	0
Between Bldgs on Same Lot	0	20	0	0	0	0	0	0	0	0
Adjacent to Residential Zones										
Rear ¹⁵	35+	35+	35+	35+	35+	35+	35+	35+	35+	35+
Side	20+	20+	20+	20+	20+	20+	20+	20+	20+	20+
Accessory Frame Structures on Double Frontage Lots								Same setback as all structures for front yard and side yard abutting a street 8' behind the property line on the rear portion of the property abutting a street.		

10. Building setbacks must be located within the first five (5) feet of the property line.
11. Buildings must be built within the first five (5) feet of the property line. Any building set back more than five (5) feet from a street frontage must be set back at least twenty-five (25) feet. The landscape border requirements are required for any building set back more than five (5) feet or street front not occupied by a building.
12. Buildings may be built to the front property line and be set back up to five (5) feet. Any building set back more than five (5) feet from a street frontage must be set back at least twenty-five (25) feet. The landscape border requirements are required for any building set back more than five (5) feet or street front not occupied by a building.
13. Any building set back more than five (5) feet from the street frontage must be set back at least twenty (20) feet. The landscape border requirements are required for any building set back more than five (5) feet or street frontage not occupied by a building.
14. Any building set back more than five (5) feet from the street frontage must be set back at least twenty (20) feet. The landscape border requirements are required for any building set back more than five (5) feet or street frontage not occupied by a building.
15. Numbers followed by a plus (+) sign indicate that for every foot of height above thirty-five (35) feet on principal use structures and above twenty (20) feet on accessory structures, an additional one (1) foot of setback is required.
16. Front yard setback may be less than 25 feet, with a minimum of 5 feet, if the building meets the Ground Floor Treatment requirements of 11-4-712(2)(a) and 11-4-712(2)(d). When utilizing the reduced setback, the primary public entrance shall face the street frontage, and at least 50 percent of the street-facing façade shall be located within the reduced setback area.
17. Side Yard (Street) setback may be less than 20 feet, with a minimum of 5 feet, if the building meets the Ground Floor Treatment requirements of 11-4-712(2)(a) and 11-4-712(2)(d). When utilizing the reduced setback, the primary public entrance shall face the street frontage, and at least 50 percent of the street-facing façade shall be located within the reduced setback area.
18. Buildings with a front or street side yard setback of 20 feet or less shall qualify for the exemption from the Street Frontage Landscape Border stated in 11-6-208(1). This exemption applies only to the width of the building frontage along the adjacent property line.