



Memorandum

To: The Planning Commission
From: Niall Connolly, Director of Community Development
Date: May 8, 2026
Re: Renovation of Noncomplying Buildings in the Commercial Zones

Introduction

The Planning Commission was directed by the Town Council to make some clarifications to Section 10-21 of the Town Code, which deals with noncomplying buildings. The Commission's recommendations on this topic are detailed in a separate staff report, and a separate item on this meeting's agenda. However, during the Commission's discussions on noncomplying buildings, a related question arose: How best to deal with renovation of noncomplying buildings in the downtown core of Springdale. The majority of buildings in Springdale's downtown do not comply with current ordinances. However, many of these buildings have been recognised as contributing to the unique character of Springdale. Redeveloping or upgrading these properties can be challenging, because in most cases, coming into compliance with today's Code would greatly reduce their existing floor area and commercial utility. This carries with it a risk of decline in the central core of the Town. The Community Development Department has also received feedback in the past from residents at the "Two Cents Events" relating to a need for revitalization of the downtown core.

Commercial Property Virtual Field Trip

To assist with this project, staff prepared a virtual field for the Planning Commission, which is appended to this report for the Council's information. One of the purposes of the virtual field trip was to highlight how many of our well-loved commercial properties are in fact noncompliant with today's ordinances. The Commission has sought to find a way to enable the downtown to retain its vitality and special character, while not discarding the development standards which have been carefully crafted over the last several years.

Planning Commission Recommendations

The Commission recommends that the Town adopts the proposed ordinance language. This language would allow buildings in the commercial zones that are noncompliant with setbacks and/ or exceed maximum building sizes to be reconstructed. However, all other current code requirements (such as minimum landscaping, parking, color palette, building materials etc) would need to be complied with as part of any reconstruction. Many buildings in Springdale's downtown are noncompliant with numerous parts of the Code. It is intended that this will allow incremental steps towards compliance, while making investment in the downtown more feasible. It is also intended that this will help preserve the unique village character of the Town's commercial core.

General Plan

The Council may wish to consider the following sections of the General Plan in their deliberations:

Chapter 1: Land use and Town Appearance

GENERAL GOAL: The Town will manage the type, size, scale, intensity (e.g., density), and appearance of new growth and development to enhance the unique character of Springdale's built environment, preserve views of the natural landscape, reduce impacts on existing residents and businesses, and protect natural and cultural resources.

Sub-goal A:

Maintain Springdale's identity as a unique village within a spectacular scenic setting and preserve the Town's distinctive small community feel and atmosphere.

Sub-goal B:

Ensure new development is compatible with the Town's setting at the entrance of Zion National Park, consistent with the Town's architectural heritage, and complements the existing development in the area.

Planning Commission Motion

The Planning Commission's motion is as follows:

Motion made by Paul Zimmerman that the Planning Commission recommend approval of the proposed changes to Chapter 10-21 by insertion of new paragraph Chapter 10-21-10 into the Town Code as discussed at the Commission meeting on April 15, 2026. This motion is based on the following findings:

- 1. It supports the General Plan Chapter 1 Land Use and Town Appearance, Sub-goal A, "Maintain Springdale's identity as unique village with a spectacular scenic setting and preserve the Town's distinctive and small community feel and atmosphere, and Sub-goal B to ensure new development is compatible with the town setting at the entrance to Zion National Park consistent with the Town's architectural heritage and complements the existing development in the area.*

Motion seconded by Terry Kruschke.

Discussion of the motion: There was no additional discussion

Vote on Motion:

Kruschke: Aye

McCulloch: Aye

Zimmerman: Aye

The motion passed unanimously.

Town Council Action

The Council may wish to use the following sample language:

The Town Council approves/ denies the proposed changes to Chapter 10-21, by the insertion of a new paragraph 10-21-10 into the Town Code, as discussed at the Council meeting on May 13, 2026. This motion is based on the following findings:

(LIST FINDINGS)

Appendix A. Virtual Field Trip**Appendix B. Proposed Ordinance Language**

Appendix A: Virtual Field Trip

Commercial Property Virtual Field Trip

January 7, 2026



145 Zion Park Blvd
Zion Canyon Village
VC Zone

Non-complying:

1. Building height (CUP)
2. Building size (CUP)
3. Parking area setback
4. Landscape area (Town Council incentive for shuttle turn around)



281 Zion Park Blvd
Cliffrose
VC Zone

Non-complying:
1. Parking area setback



358 Zion Park Blvd
Canyon Coffee
VC Zone

Non-complying:

1. Front setback (variance)



445 Zion Park Blvd
Whiptail
VC Zone

Non-complying:

1. Front setback
2. Parking area setback



428 Zion Park Blvd
Flanigan's and Spotted
Dog
VC Zone

Non-complying:

1. Front setback (variance)
2. Parking area setback
3. Transient lodging density



479 Zion Park Blvd
Zion Canyon Campground
VC Zone

Non-complying:
1. Use (campground)



35 Lion Blvd

Hoodoos

VC Zone

Complying.



668 Zion Park Blvd
Fatali Gallery
CC Zone

Non-complying:
1. Transient lodging density
(DA)



694 Zion Park Blvd
Zion Prospector
CC Zone

Non-complying:

1. Front, side and rear setback
2. Parking area setback
3. Landscape area



707 Zion Park Blvd
Desert Pearl
VC Zone

Non-complying:

1. Front and rear setback (DA)
2. Building height (DA)
3. Building size (DA)
4. Parking area setback (DA)
5. Transient lodging density (DA)



736 Zion Park Blvd
Outta Here Ebikes
CC Zone

Non-complying:

1. Front setback
2. Parking area setback
3. Landscape area



789 Zion Park Blvd
Worthington Gallery
CC Zone

Non-complying:
1. Side setback



792 Zion Park Blvd
Red Cliffs Lodge
CC Zone

Non-complying:
1. Front setback (DA)



801 Zion Park Blvd
David West Gallery
CC Zone

Non-complying:

1. Front and side setback
2. Parking area setback



805 Zion Park Blvd
Fatali Gallery
CC Zone

Non-complying:

1. Front and side setback
2. Building size
3. Parking area setback
4. Landscape area



838 Zion Park Blvd
Petty Ranch Inn
CC Zone

Non-complying:

1. Front and side setback
2. Building size
3. Parking area setback
4. Landscape area
5. Transient lodging density



849 Zion Park Blvd
Zion Park Motel / Retail
Shops
CC Zone

Non-complying:

1. Front, side, and rear setbacks
2. Building size
3. Parking area setback
4. Landscape area
5. Transient lodging density



866 Zion Park Blvd
Shirt Off My Back
CC Zone

Non-complying:

1. Side setback
2. Parking area setback
3. Landscape area



868 Zion Park Blvd
Zion Pizza Noodle
VC Zone

Non-complying:

1. Front setback
2. Building height
3. Building size
4. Parking area setback
5. Landscape area



897 Zion Park Blvd
Bumbleberry
CC Zone

Non-complying:

1. Front setback
2. Building size
3. Parking area setback



921 Zion Park Blvd
Zions Bank
CC Zone

Non-complying:

1. Front and side setback
2. Parking area setback
3. Landscape area



932 Zion Park Blvd
Deep Creek Coffee
CC Zone

Non-complying:

1. Side and rear setbacks
2. Parking area setback



933 Zion Park Blvd
Canyon Offerings
CC Zone

Non-complying:

1. Front and side setback
2. Parking area setback



948 Zion Park Blvd
Oscars Cafe
CC Zone

Non-complying:

1. Front and rear setback
2. Parking area setback



962 Zion Park Blvd
Rally Stop
CC Zone

Non-complying:

1. Front and side setback
2. Parking area setback



975 Zion Park Blvd
Meme's Cafe
CC Zone

Complying.



980 Zion Park Blvd
Under the Eaves
CC Zone

Non-complying:

1. Front and side setback
2. Parking area setback



989 Zion Park Blvd
Red Rock Inn
CC Zone

Non-complying:
1. Front and side setback



990 Zion Park Blvd
Zion Canyon Lodge
CC Zone

Complying.



995 Zion Park Blvd
Sol Foods
CC Zone

Complying.



1001 Zion Park Blvd
Sol Foods Hardware
CC Zone

Complying.



1013 Zion Park Blvd
Zion Guru
CC Zone

Complying.



1051 Zion Park Blvd
DeZion Gallery
CC Zone

Non-complying:

1. Front setback.
2. Parking area setback.



1066 & 1088 Zion
Park Blvd
Sage Rentals / Water
Canyon Winery
VC Zone

Non-complying:

1. Building height based on setback from SR9 (setback must be 50' if height > 18').



1101 Zion Park Blvd
Feel Love Coffee
VC Zone

Non-complying:

1. Building height based on setback from SR9 (setback must be 50' if height > 18').



1120 Zion Park Blvd
Rose Cottage
VC Zone

Complying.



1200 Zion Park Blvd
LaFave North
VC Zone

Complying.



1212 Zion Park Blvd
Bit and Spur
VC Zone

Non-complying:

1. Parking area setback.



1214 Zion Park Blvd
Canyon Casitas
VC Zone

Non-complying:

1. Parking area setback.



1216 Zion Park Blvd
La Fave South
VC Zone

Non-complying:

1. Building height based on setback from SR9 (setback must be 50' if height > 18').
2. Setback from a residential zone (variance)



1416 Zion Park Blvd
Zion Rock and Gem
VC Zone

Non-complying:

1. Front setback
2. Parking area setback



1423 Zion Park Blvd Bungalows at Zion VC Zone

Non-complying:

1. Building height based on setback from SR9 (setback must be 50' if height > 18').



1458 Zion Park Blvd
Onyx Pizza
VC Zone

Non-complying:
1. Front setback



1515 Zion Park Blvd
Driftwood Lodge
VC Zone

Non-complying:

1. Building height
2. Building size
3. Parking area setback



1516 Zion Park Blvd
Montclair
VC Zone

Non-complying:

1. Transient lodging density
(DA)



1584 Zion Park Blvd
LDS Church Building
VC Zone

Non-complying:

1. Building height
2. Building size
3. Parking area setback



1593 Zion Park Blvd
Chevron
VC Zone

Non-complying:

1. Front, side, and rear setback
2. Parking area setback
3. Landscape area

Appendix B: Proposed Ordinance Language



ORDINANCE 2026-10

AN ORDINANCE OF THE SPRINGDALE TOWN COUNCIL REVISING THE TOWN'S LAND USE REGULATIONS RELATING TO THE RENOVATION AND REDEVELOPMENT OF NONCOMPLYING BUILDINGS IN THE COMMERCIAL ZONES

Whereas, the commercial core of Springdale includes many properties and buildings which are legally noncomplying, and

Whereas, many of the legally noncomplying buildings in the commercial core contribute to the Town's village character, and

Whereas, it is desirable to enable continued investment in the commercial core, and

Whereas, the Planning Commission and Town Council have both reviewed and vetted the proposed revisions to the Town's land use regulations regarding the renovation and redevelopment of noncomplying buildings in the commercial zones and find they 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 10-21 of the Town Code be amended to add a new section 10-21-10, and that the subsequent section numbering be amended as follows:

ROLL CALL VOTE

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

Adopted by the Springdale Town Council this 13th day of May, 2026.

Barbara Bruno,
Mayor

Attest:

Kyndal Sagers,
Town Clerk

10-21-10 RENOVATION OF NONCOMPLYING BUILDINGS IN THE COMMERCIAL ZONES

A building in the Central Commercial zone or Village Commercial zone that does not comply with the minimum required setbacks, or exceeds the maximum building size, or both, may be completely reconstructed (including removal and replacement of the foundation), provided that all of the following conditions are met:

- A. The reconstructed building must be located entirely within the footprint of the existing noncompliant building. Extensions outside of the existing footprint may be permitted, so long as such an extension would be compliant with all relevant code requirements.
- B. All other aspects of development on the property must be compliant with current land use standards, or be brought into compliance coincident with the reconstruction of the noncomplying building. If compliance with any other land use regulation makes it impossible to reconstruct the building within its original footprint, the noncomplying building must be altered (in a way that does not increase the noncompliant setback or size) to allow compliance with all other applicable land use regulations.
- C. The height of the reconstructed building must not exceed the height of the existing building. An additional two feet in height may be approved if evidence is provided that shows the additional height would be necessary to comply with Building Code requirements. In all cases, building height must comply with the current maximum building height allowed in that zone.
- D. All other aspects of the reconstructed building must comply with current land use regulations.
- E. All noncompliant aspects of a property in the Central Commercial or Village Commercial zones, other than building size and setback, must be brought into compliance when a property is redeveloped.
- F. A noncompliant building reconstructed pursuant to the standards above retains its noncomplying building status and will continue to be regulated as a noncompliant building.
- G. After May 13, 2026, a noncompliant building may only be reconstructed once pursuant to the standards above. After one reconstruction of a noncompliant building, all future reconstruction or redevelopment must conform with all applicable land use standards.
- H. A noncompliant building reconstructed pursuant to the standards above that also houses a nonconforming use retains the nonconforming use status. The use shall not be found to be abandoned if the reconstruction takes longer than one year. However, to retain the nonconforming use status, the use must be reestablished within 90 days of issue of the certificate of final inspection. In addition, it will continue to be regulated as a nonconforming use.
- I. If a building in the Central Commercial or Village Commercial zones that does not comply with the minimum required setbacks and/ or exceeds the maximum building size is proposed to be reconstructed in a manner which does not follow the standards listed above, it must be constructed to meet all current land use regulations.

10-21-~~119~~: ZONE CHANGES:

If the Town changes the zoning on a parcel, this chapter will apply to any nonconforming uses created by the zone change.

10-21-120: NONCOMPLYING SIGNS:

Any sign or sign structure that was legal when created, but because of subsequent changes in the regulations, no longer conforms with the regulatory ordinances of the Town, is considered noncomplying.