

Town of Springdale Zoning Summary

Zone	Sample Uses ¹		Lot Area	Building Height	Lot Coverage ²	Setbacks ³ F / S / R	Building Size
	Permitted	Conditional					
AG - Agricultural (Chapter 10-10)	Indoor and outdoor agricultural business	Processing facilities for agricultural products	5 acres	26' and 2 stories	10%	30' / 20' / 20'	No limit
FR - Foothill Residential (Chapter 10-9A)	Single family residences	Residential facilities for the elderly, non-commercial kennels	FR-2: 2 acres FR-5: 5 acres	25' or 20' depending on visual impact	FR-2: 20% FR-5: 10%	Average 30' with none < 20'	5,000 sq ft
VR - Valley Residential (Chapter 10-9B)	One and two family residences, agricultural	Raising farm animals, non-commercial kennels	3/4 acre	26' and 2 stories	25%	30' / 10' / 20'	5,000 sq ft
VC - Village Commercial (Chapter 10-11B)	Retail, office, bakeries/delis	Restaurants, hotels/motels, clubs/bars	1/2 acre	26' and 2 stories	30%	30' / 10' / 20'	5,000 to 8,000 sq ft ⁴
CC - Central Commercial (Chapter 10-11A)	Hotels/motels, retail, office	Restaurants, service stations, clubs/bars, theaters	1/4 acre	26' and 2 stories	50%	20' / 10' / 5'	5,000 to 12,500 sq ft ⁵
PU - Public Use (Chapter 10-12)	Government and quasi-government facilities	Ambulance services	Depends on use	26' and 2 stories	50%	10' / 10' / 10'	4,000 to 10,000 sq ft ⁶

Notes

- 1- These are samples of permitted and accessory uses for each zone. For a complete list of uses consult the Town Code.
- 2- "Lot Coverage" is the maximum percentage of a property's area that can be covered with impervious material (buildings, driveways, patios, walkways, etc.).
- 3- There are some instances where these setbacks do not apply, for example on corner lot side yards. Consult the Town Code for detailed information on setbacks.
- 4- See section 10-11B-5 of the Town Code.
- 5- See section 10-11A-5 of the Town Code.
- 6- See section 10-12-14 of the Town Code.