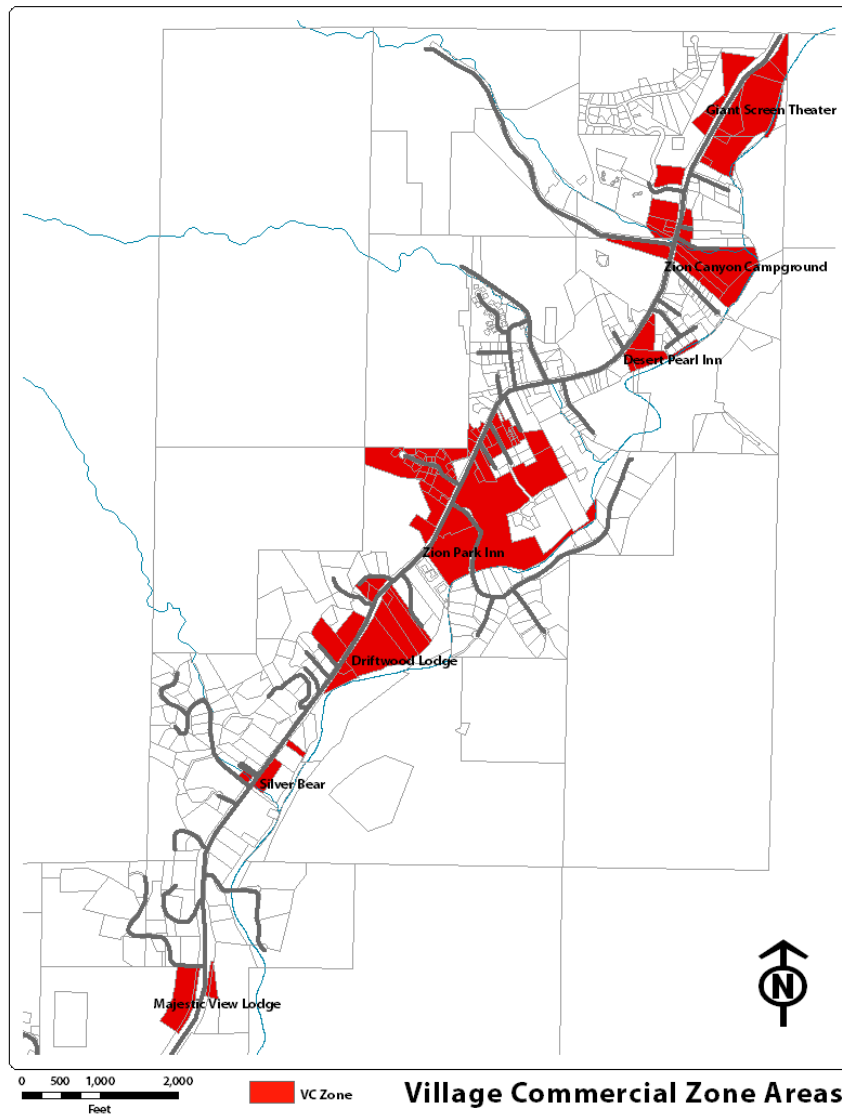


# VC Zone Survey

The Village Commercial (VC) zone is the less intense of the town's two commercial zones. It is intended to provide areas in town where low impact commercial and service uses may be harmoniously integrated with low and medium density residential uses. It is also intended to ensure buildings with a village character and scale, a feeling of open space around buildings, and preservation of views of the town's scenic beauty.

The Planning Commission is considering revising many of the development standards in the VC zone. Your responses to the questions in this survey will guide the Planning Commission in making any revision to the VC zone.

The map below shows the areas of town currently in the VC zone. As shown by the map, there are a series of distinct "nodes" of Village Commercial scattered along SR-9 from the Majestic View at the south to the Giant Screen Theater at the north.



The survey will take approximately 15 minutes to complete. It is broken into seven sections: Building Design, Incentives, Parking, Setbacks, Building Height, Open Space, and Miscellaneous. There are several questions under each section. There is also a space under each section for you to leave your general comments regarding that topic.

When finished, please send your survey to:

Town of Springdale  
VC Zone Survey  
PO Box 187  
Springdale, UT 84767

Or, drop off your completed survey off at the town office (either at the front desk or in the utility payment box).

Surveys are intended to be completed anonymously.

Thank you for your participation.

## Section 1: Building Design

### 1. Which of the following should influence the design and appearance of buildings in the VC zone? (Mark all that apply)

- Historic Springdale and Zion National Park architecture
- Energy efficiency
- Minimizing the visual impact of the building
- Preservation of open space
- Other (please specify) \_\_\_\_\_

### 2. On a scale of 1 to 5, where 1 represents "Should not be encouraged" and 5 represents "Should be strongly encouraged", which of the following design elements should be encouraged in the VC zone?

Gable roof ends, exposed rough timbers, and stone covered pillars

1      2      3      4      5

Open courtyards and plazas

1      2      3      4      5

Covered front porches / entryways

1      2      3      4      5

Limits on the length of unbroken wall planes

1      2      3      4      5

Steeply pitched roofs

1      2      3      4      5

Flat or shallow pitched roofs

1      2      3      4      5

Awnings over windows

1      2      3      4      5

Mixed exterior materials

1      2      3      4      5

What other design elements should be encouraged? \_\_\_\_\_

**3. In order to promote “village scale”, building size in the VC zone is currently limited to 5,000 square feet, or 8,000 square feet if the building is setback far enough from SR-9 and residential zones. Which of the following strategies regarding building size would you support? (Mark all that apply)**

\_\_\_\_\_ Allowing fewer, but larger, buildings on a property to limit the scattering of many smaller buildings across a property.

\_\_\_\_\_ Reducing the building size limit to discourage intense development in the zone

\_\_\_\_\_ Allowing larger buildings if the building is designed to visually hide the increased size

\_\_\_\_\_ None. The current building size limit is appropriate.

**4. How important is it for the Town to regulate the color of buildings in the VC zone?**

\_\_\_\_\_ Very Important

\_\_\_\_\_ Somewhat Important

\_\_\_\_\_ Not Important, the Town should not regulate color

**5. What other general comments do you have regarding Building Design in the VC zone?**

**Section 2: Incentives**

**1. Should the town offer incentives to developers if they provide public amenities as part of new development?**

\_\_\_\_\_ Yes

\_\_\_\_\_ No

**2. If you answered yes to question #1, what kinds of public amenities should qualify for incentives? (Mark all that apply)**

\_\_\_\_\_ Affordable housing

\_\_\_\_\_ Employee housing

\_\_\_\_\_ Public Parking

\_\_\_\_\_ Public restrooms

\_\_\_\_\_ Bike and pedestrian trails

\_\_\_\_\_ Use of native stone veneer as an exterior building material

\_\_\_\_\_ Other (please specify) \_\_\_\_\_

**3. If you answered yes to question #1, what kinds of incentives should be offered to developers? (Mark all that apply)**

\_\_\_\_\_ Increases in building size

\_\_\_\_\_ Increases in building height

\_\_\_\_\_ Reductions in the amount of required landscaping

\_\_\_\_\_ Increases in housing or lodging units allowed per acre

\_\_\_\_\_ Other (please specify) \_\_\_\_\_

**4. What other general comments do you have regarding Incentives in the VC zone?**

**Section 3: Parking**

**1. Which of the following statements best describes your feelings about the current parking situation in the VC zone?**

- Parking in the VC zone currently functions fine, no changes are necessary.
- There is currently too much parking in the VC zone, the amount of parking should be reduced over time.
- There is currently not enough parking in the VC zone, the amount of parking should be increased over time.

**2. If you feel there is not enough parking in the VC zone, which types of parking should be increased? (Mark all that apply)**

- Parking for customers at individual businesses
- General public parking
- Residential parking

**3. There are three main commercial uses in the VC zone that generate parking demand: restaurants, retail shops, and transient lodging (hotels / motels). Do you feel the amount of parking required for each of these uses should be increased, decreased, or remain the same?**

Restaurants:	Increased	Remain the Same	Decreased
Retail:	Increased	Remain the Same	Decreased
Transient Lodging:	Increased	Remain the Same	Decreased

**4. Many visitors to Springdale and Zion National Park stay in the area for less than one day. Many of these visitors park their vehicles in Springdale while they eat, shop, or ride the shuttle into the Park. Which of the following strategies would you support to provide parking in the VC zone for these visitors? (Mark all that apply)**

- Encourage property owners to build additional parking stalls that are open for general public use.
- Encourage more use of on street parking.

- Encourage property owners with under-utilized parking lots to open these lots to general public use.
- Develop designated public parking lots in the VC zone.
- None. There is no need for additional public parking in the VC zone.

**5. Should on street parking be prohibited along SR-9 in any of the flowing locations? (Mark all that apply)**

- Near Majestic View Lodge
- Near Silver Bear
- Near Driftwood Lodge
- Near Zion Park Inn
- Near Desert Pearl Inn
- Near Flanigan’s Inn
- From Tribal Arts / Cliffrose Lodge to the entrance to Zion National Park

**6. Would you support allowing commercial and public parking lots in the VC zone to be developed with alternative surface treatments (gravel, open pavers, etc.) in lieu of pavement?**

- Yes
- No

**6. What other general comments do you have regarding Parking in the VC zone?**

**Section 4: Setbacks**

Currently in the VC zone, structures are required to be 30 feet from the street / front property line, 10 feet from a side property line, and 20 feet from rear property line.

**1. Which statement best describes your feeling regarding setbacks form the street (front setbacks) in the VC zone?**

- Structures should be pushed further from the street.
- Structures should be brought closer to the street.
- Small structures or portions of buildings can be brought closer to the street, as long as the bulk of buildings is pushed back from the street.

**2. Which statement best describes your feelings regarding side yard setbacks in the VC zone?**

- Structures should be placed further away from side property lines.
- Structures should be allowed closer to side property lines.
- Current setback requirements should remain (minimum 10').

**3. Which statement best describes your feelings regarding rear yard setbacks in the VC zone?**

- Structures should be placed further away from rear property lines.
- Structures should be allowed closer to rear property lines.
- Current setback requirements should remain (minimum 20').

**4. Do you feel setbacks should be varied based on a building's use? (e.g. Allowing retail closer to the street, but requiring hotels to be further from the street.)**

- Yes
- No

If you marked "yes", what uses should be closer to the street? \_\_\_\_\_

If you marked "yes", which uses should be farther from the street? \_\_\_\_\_

**5. Do you feel setbacks should be varied based on a building's size? (e.g. Allowing smaller buildings closer to the street, but requiring bigger buildings to be further from the street.)**

- Yes
- No

**6. What other general comments do you have regarding Setbacks in the VC zone?**

## Section 5: Building Height

Currently in the VC zone, buildings are allowed to be a maximum of 26 feet in height and two stories.

### 1. Which statement best describes your feelings regarding building height limits in the VC zone?

- Building height limits should be reduced.
- Building height limits should be increased.
- There may be areas where building height limits can be increased, if the increased building height will not have an increased impact on the building's visual impact.

### 2. Would you support allowing three stories in buildings in the VC zone if the three stories can be developed within existing building height limits (for example, allowing walk-out basements under two story buildings on sloping lots)?

- Yes
- No
- Only as an incentive if the developer provides public amenities or other benefits

### 3. Should building height limits be adjusted based on the following factors?

First floor elevation in reference to SR-9:	Yes	No
Sloping topography on a lot:	Yes	No
Building style (e.g. sloped roof vs. flat roof):	Yes	No
Proximity to residential zones:	Yes	No
Proximity to SR-9:	Yes	No

### 4. What other general comments do you have regarding Building Height in the VC zone?

## Section 6: Open Space

Part of what makes the Village Commercial zone unique is the large amount of open space in the zone. Open fields, orchards, and pastures are common in the VC zone. However, much of this open space has development potential and likely will not stay open in perpetuity. The following questions relate to the preservation of open space in the VC zone. For the purposes of this section, "open space" means large, continuous areas of undeveloped or natural land: orchards, pastures, fields, or natural areas.

### 1. How important is the preservation of open space in the VC zone?

- Not important
- Somewhat important
- Very important

### 2. Which strategies should the town pursue to preserve open space in the VC zone? (Mark all that apply)

- Purchase private property
- Encourage clustering of buildings at the center of properties while leaving the outer edges of the property undeveloped
- Offer incentives for the preservation of existing orchards and pastures
- Allow larger, but fewer buildings on a property
- Other (please specify) \_\_\_\_\_
- None, the town should not seek to preserve open space in the VC zone.

### 3. What other general comments do you have regarding Open Space in the VC zone?

## Section 7: Miscellaneous

### 1. Are there areas of the Village Commercial zone where you would like to see less development than the current ordinance allows? If yes, where are these areas?

**2. Are there areas of the Village Commercial zone where you would like to see more development than the current ordinance allows? If yes, where are these areas?**

**3. The purpose statement of the VC zone states the zone should be a transition between the Central Commercial zone and surrounding residential areas. It also says development in the VC zone should be harmonious with surrounding residential uses. If the purpose statement of the VC zone were to be revised, which of the following new purposes for the zone should be included? (Mark all that apply)**

- Emphasis on mixed-use and additional housing options in the VC zone.
- Encouraging more transient lodging in the VC zone.
- Encouraging less transient lodging in the VC zone.
- Encouraging higher density housing (more units/acre) in the VC zone.
- Encouraging lower density housing (fewer units/acre) in the VC zone.
- Broadening the economic base of the town beyond tourism related services (e.g. encouraging professional services and offices)
- Other (please specify) \_\_\_\_\_
- No changes should be made to the VC zone purpose statement.