

**SPRING CITY
ORDINANCE 2025-04**

**AN ORDINANCE AMENDING TITLE 10-6E-1 EXTENDING THE LIGHT
COMMERCIAL ZONE ONE BLOCK NORTH**

WHEREAS, the Spring City Planning and Zoning Commission ("P&Z") has considered need to revise provisions in Title 10 for the Spring City Code relating to Zoning Regulations, in regards to the comercial light zone; and

WHEREAS, P&Z has proposed adding text outlining the light commercial zone; and

WHEREAS, P&Z has proposed extending the light commercial zone one block north to 600 North; amd

WHEREAS, Notice of a Public Hearing regarding the proposed amendments has been published as required by applicable law; and

WHEREAS, a Public Hearing was held on the evening of Wednesday, July 30, 2025; and

WHEREAS, following the Public Hearing and at a subsequent meeting of the City Council, at which the amendments were considered for adoption;

NOW THEREFORE, be it ordained by the Council of the Spring City, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** "10-6E-1 PURPOSE AND INTENT" of the Spring City Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

10-6E-1 PURPOSE AND INTENT

The LC-1 zone in Spring City is hereafter designated as the light commercial zone. This zone is a mixed-use residential and light commercial zone. Any commercial business in this zone shall not create offsite impacts that exceed the offsite impacts of residential uses which are customary in this zone. The objective in establishing the LC-1 zone is to provide a choice of locations near the city center where light commercial businesses may prosper. A commercial business license is required to operate a business within this zone. This zone is calculated to rebuild the economic core of the community and is characterized by a mixture of commercial uses such as small retail stores, restaurants, craft stores, offices, and service oriented business providing products and services to the residents of the city and the traveling public. This zone is not intended nor shall it be a heavy commercial zone with large nationally franchised retail superstores and no provision is made to have such a zone within the city as it is the majority

opinion of the citizens that large commercial endeavors are not in keeping with the personality of the small, low density, rural community they wish to promote. Neither is this zone intended to be for large manufacturing or industrial uses, construction company yards, or storage units or business establishments that require exterior storage of goods. All commercial and retail activities, therefore, shall be small in scope and appearance. This zone shall be characterized by clean, well kept shops providing products and services for the community. It shall also be characterized by aesthetically pleasing landscaped walkways, historical lighting, small inviting areas with park benches where shoppers may gather to relax, a minimal amount of visible electric and phone lines or poles, and advertising signs. Although the retail aspects of permitted businesses are basic in this zone, some light manufacturing may be an integral part of such business and may therefore, upon condition, be permitted in this zone. For that part of this zone that falls within the historic district (see SCMC 2-1 and SCMC 10-6 article H, "HD Historic District"), every attempt should be made to follow the historic guidelines. Before obtaining a building permit, all owners/developers within the historic district are required to meet with the historic preservation subcommittee for advice on all matters pertaining to historical preservation, historic building styles, and possible historic grants (see SCMC 10-6E-12, "Historic District"). Although some of this LC-1 zone may fall outside of the historic district, in regards to new construction or renovation, it is the policy of Spring City to encourage good style and design compatible in motif and materials with the historic architectural theme of the city. (Ord. 2014-01, 5-15-2014)

AFTER AMENDMENT

10-6E-1 PURPOSE AND INTENT

The LC-1 zone in Spring City is hereafter designated as the light commercial zone. This zone is a mixed-use residential and light commercial zone. Any commercial business in this zone shall not create offsite impacts that exceed the offsite impacts of residential uses which are customary in this zone. The Light Commercial Zone in Spring City is hereby located from 300 North to 300 South extending to 100 West to 100 East and from 300 North to 600 North extending to 50 West and 50 East. (See the City Zoning Map) The objective in establishing the LC-1 zone is to provide a choice of locations near the city center where light commercial businesses may prosper. A commercial business license is required to operate a business within this zone. This zone is calculated to rebuild the economic core of the community and is characterized by a mixture of commercial uses such as small retail stores, restaurants, craft stores, offices, and service oriented business providing products and services to the residents of the city and the traveling public. This zone is not intended nor shall it be a heavy commercial zone with large nationally franchised retail superstores and no provision is made to have such a zone within the city as it is the majority opinion of the citizens that large commercial endeavors are not in keeping with the personality of the small, low density, rural community they wish to promote. Neither is this zone intended to be for large manufacturing or industrial uses, construction company yards, or storage units or business establishments that require exterior storage of goods. All commercial and retail activities, therefore, shall be small in scope and appearance. This zone shall be characterized by clean, well kept shops providing products and services for the community. It shall also be characterized by aesthetically pleasing landscaped walkways, historical lighting, small inviting areas with park benches where shoppers may

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EFFECTIVE DATE This Ordinance shall be in full force and effect immediately upon the required approval and publication according to law.

PASSED AND ADOPTED BY THE SPRING CITY COUNCIL AUGUST 12, 2025.

	AYE	NAY	ABSENT	ABSTAIN
Councilmember Randy Strate	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Ken Krogue	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Paul Penrod	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Courtney Syme	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Marty McCain	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

Presiding Officer

Attest



Chris Anderson, Mayor, Spring City



Ruth Ann McCain, City Recorder,
Spring City

