



SPRING CITY
SUMMARY OF MUNICIPAL CODE CHANGES
To Titles 10 and 11

October 22, 2025

On October 21, 2025 in a Special City Council Meeting Ordinance 2025-05 was considered by the City Council and voted to approve the ordinance that amends Titles 10 and 11 as previously posted with one amendment to Guesthouses stating that they shall not exceed a total maximum floor area of all habitable stories of 1000 square feet. A public hearing regarding the proposed Municipal Code change was held previously on September 24, 2025.

An overview of the changes to current Spring City Municipal Code within Ordinance 2025-05 is as follows:

Summary of the proposed changes are as follows:

Title 10

Chapter 10-1-3 DEFINITIONS: of GUESTHOUSE; increased the maximum size of a guesthouse from 625 to not exceed a total maximum floor area of all habitable stories of 1000 square feet.

Chapter 10-1-3 DEFINITIONS: added new PROTECTED HISTORIC ZONE; describes this new zone, its boundary description, and stipulations within zone.

Chapter 10-1-3 DEFINITIONS: of SUBDIVISION; Stipulated the minimum buildable lots size within the Protected Historic Zone at 1.06 acres and reduced minimum buildable lot size to .5 acres outside of Protected Historic Zone.

Chapter 10-6A-3 CONDITIONAL USES: increased the maximum size of a guesthouse from 625 to not exceed a total maximum floor area of all habitable stories of 1000 square feet.

Chapter 10-6A-4 LOT AND DWELLING SIZE REQUIREMENTS: Stipulated the minimum buildable lots size within the Protected Historic Zone at 1.06 acres and reduced minimum buildable lot size to .5 acres outside of Protected Historic Zone and added requirements that must connect to culinary and wastewater systems.

Chapter 10-6A-6 LOCATION REQUIREMENTS: added frontage requirements for .5 acre lots.

Chapter 10-6D-2 PERMITTED USE: Reduced the number of multi-family (MF) units per lot and added additional controls for no MF units in the Main Street Historical District and that not more than 4% MF units to single family dwellings, as an additional control, for the number of MF units allowed within the city boundaries.

Chapter 10-6D-4 LOT AND DWELLING SIZE REQUIREMENTS: reduced minimum buildable lot size to .5 acres for multi-family dwellings and added requirements to connect to culinary and wastewater systems.

Chapter 10-6D-6 LOCATION REQUIREMENTS: reduced minimum frontage requirement for lot size of .5 acres.

Title 11

11-1-2 DEFINITIONS: removed unneeded wording in SUBDIVISION definition.