



SPRING CITY CONDENSED SUMMARY OF ADOPTED ORDINANCE 2026-06

June 17, 2026

On June 4, 2026, in a City Council meeting, Ordinance 2026-06 was adopted. The Ordinance can be found on the city website as Ordinance 2026-06.

A summary of the proposed changes is as follows:

1. Section 1: Repeals Spring City Ordinance 2026-03.
2. Section 2: Repeals Spring City Ordinance 2025-05.
3. Section 3: Amendment to Title 10 Chapter 1 Section 3 DEFINITIONS as follows:
GUESTHOUSE, DETACHED: Any single-family apartment style dwelling detached and separate from but found on the same lot as another residence. Such guesthouses are allowable in residential zones and, if new construction, shall not exceed a total maximum floor area of all habitable stories of 1000 square feet, with no single floor having more than seven hundred (700) habitable square feet. If there are conversions of existing structures, the size limitation will be as set forth below. They may be constructed with bathroom and kitchen facilities but shall not be used as rental apartments, except as otherwise specifically allowed in the SCMC. There shall be no more than one (1) guesthouse (whether a Guesthouse, Internal or a Guesthouse, detached) per buildable lot in any zone
4. Section 4: Amendment to 10-6A-3 CONDITIONAL USES as follows: Guesthouses. For purposes of this title, a “guesthouse” shall be defined as any single-family apartment style dwelling separate from but found on the same lot as another residence. Such guesthouses are allowable in residential zones and, if new construction, shall not exceed a total maximum floor area of all habitable stories of 1000 square feet, with no single floor having more than seven hundred (700) square feet. If they are conversions of existing structures, the size limitation will be as set forth below. They may be constructed with bathroom and kitchen facilities but shall not be used as rental apartments. Such guesthouses are allowed in accordance with the following requirements:
(D) New construction guesthouses shall be detached (excepting breezeways) from the main residence or commercial building, and shall not exceed a total maximum floor area of all habitable stories of one thousand (1000) square feet, with no single floor having more than seven hundred (700) habitable square feet. Structures existing at the date of this title may be converted to guesthouses but shall not exceed a total maximum floor area of all habitable stories of thirteen hundred (1,300) square feet.
5. Section 5: Amendment to 10-6A-4(A) LOT AND DWELLING SIZE as follows: LOT: The minimum lot area for a one-family dwelling shall be 1.06 acres or approximately forty six thousand

one hundred and sixty (46,160) square feet in area, unless otherwise grandfathered or split in previous years to a lot size then permitted.

6. Section 6: Amendment to 10-6A-6 LOCATION REQUIREMENTS as follows: Each residential lot shall abut a public street for a minimum of two hundred feet (200 feet) of frontage, except in the case of lots previously subdivided which are smaller than 1.06 acres or lots that have been previously split and are grandfathered, in which case the frontage requirement shall be proportional to that applicable to 1.06 acre lots.
7. Section 7: Amendment to 10-6D-2 PERMITTED USES as follows: Single-family or two-family dwellings of conventional construction, including duplexes, or townhomes, up to two (2) structures per 1.06-acre lot, and up to four (4) units per 1.06 acre lot are permitted. For lots larger or smaller than 1.06 acres, the maximum number of units shall be adjusted in proportion to the size of the lot. For example, a lot that is 2.12 acres will qualify for up to eight (8) units and a grandfathered lot that is less than 1.06 acres will qualify for a proportional number of units. In no event shall one lot contain more than eight (8) units. Units may be rented or occupied by the owner of the Property. Co-ops, time shares, or other fractional ownership other than ownership of the entire property is prohibited. A unit is considered to be a dwelling unit; thus a duplex is considered two units. No multi-family dwellings will be permitted in the Main Street Historical District as defined in SCMC 2-1-1 or outside of the designated R-MF zone, as shown on the zoning map approved by the City Council. In addition, in order to limit the number of multi-family dwellings within Spring City no more than 3% of Multi- Family to Single Family homes will be permitted (i.e. if there are four hundred (400) single family homes then only a maximum of twelve (12) multi-family homes would be permitted within Spring City Municipal boundaries. Dwellings within a R-3 or R-MF Zone will not be counted as single family homes for this calculation. Fences and walls between neighboring properties shall not be more than eight feet (8') in height and shall not be constructed of abnormal or obnoxious materials. No fence, wall, shrub, or hedge shall be of a height or placement so as to obstruct traffic visibility at any intersection. Subject to the city's nuisance regulations, visibility barriers (fences, walls, shrubs, trees, etc.) may be required in some cases to hide unsightly equipment, materials, or other clutter found on properties in this zone. Subject to the requirements of SCMC 11-3-4 Part D hazardous structures or areas may be required to be fenced
8. Section 8: Amendment to 10-6D4(A) LOT AND DWELLING SIZE to the following: Lot: The minimum lot area for a multi-family dwelling shall be 1.06 acres or approximately forty-six thousand one hundred and sixty (46,160) square feet in area, in each case, unless otherwise grandfathered or split in previous years where and when a lot size smaller than the 1.06 acre requirement was then allowed. Multi-family dwellings are not allowed in the main street historical district as defined in SCMC 2-1-1.
9. Section 9: Amendment to 10-6D-6 LOCATION REQUIREMENTS to the following: Each residential lot shall abut a public street for a minimum of two hundred feet (200 feet) of

frontage, except in the case of lots previously subdivided which are smaller than 1.06 acres or lots that have been previously split and are grandfathered, in which case the minimum frontage requirement will be proportionately less. Residential lots that have been previously legally subdivided and are grandfathered, which are smaller than or equal to 0.45 acres are referred to herein as “Small Lots.” All residential dwelling units must meet the following current permitted requirements:

10. Section 10: Amendment to 11-1-2 DEFINITIONS to the following: BUFFER ZONE – (corrects spelling), SUBDIVISION – (corrects spelling), and in the second paragraph removing wording - but no less than 1.06 acres.