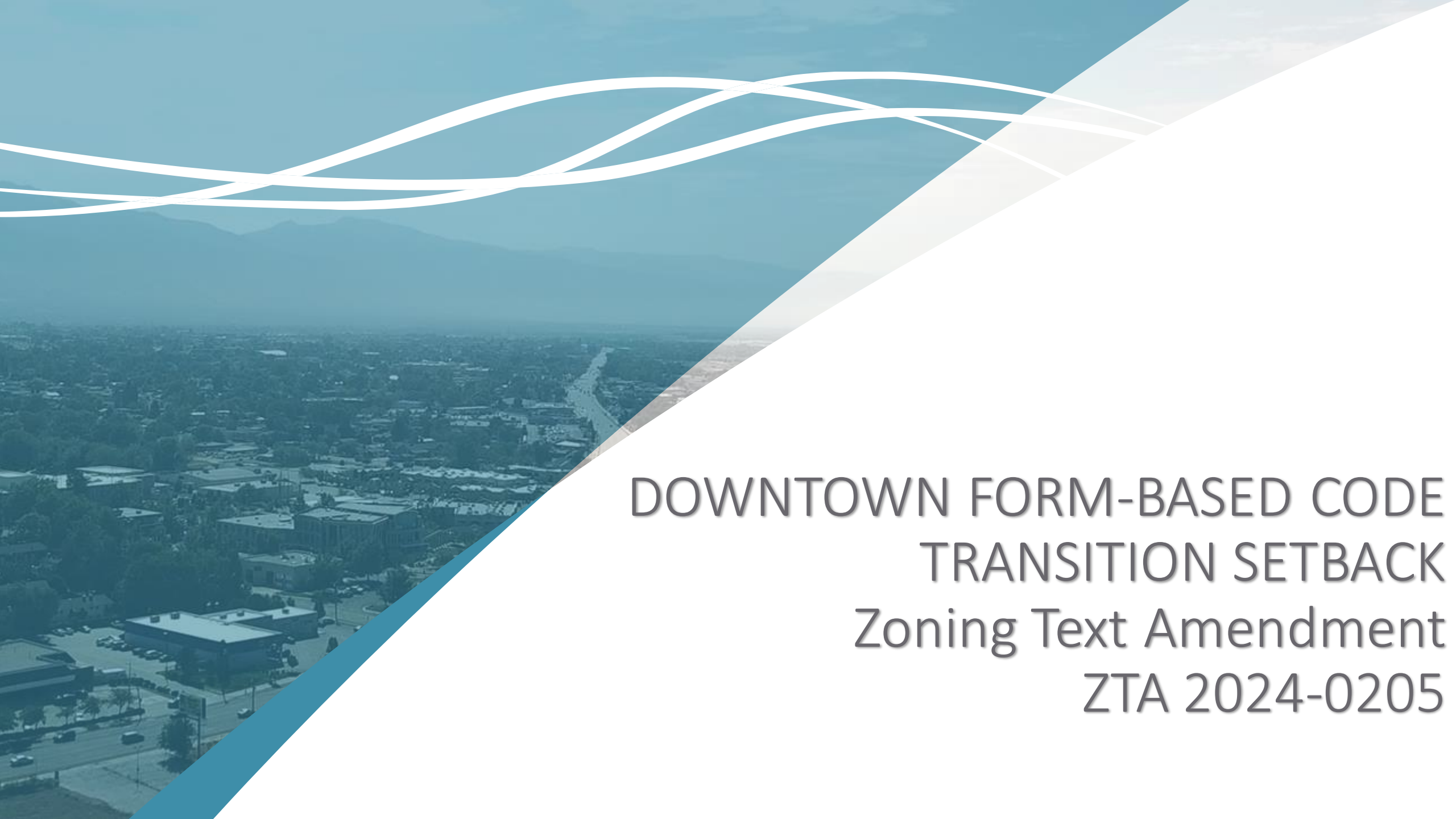


Clearfield City Council Policy Session

April 9th, 2024





DOWNTOWN FORM-BASED CODE
TRANSITION SETBACK
Zoning Text Amendment
ZTA 2024-0205

Downtown FBC Area



Transition Setback

- (8) **Transition Setbacks.** To provide compatibility with adjacent lower density neighborhoods, additional setback distances and height transitions shall be required for lots directly adjacent to these neighborhoods. See Figure 6.3 (6).
- (a) **Distance Transition.** Any building type in any district adjacent to ~~an existing single family home or~~ single-family residential zone shall have a minimum 20 foot setback from the adjacent lot.
 - (b) **Height Transition.** The maximum height for the building within 30 feet from the property line shall be 35 feet. The height can transition beginning at 30 feet from the property line, with one foot of additional vertical building height allowed for every two feet in additional horizontal distance from the property line.

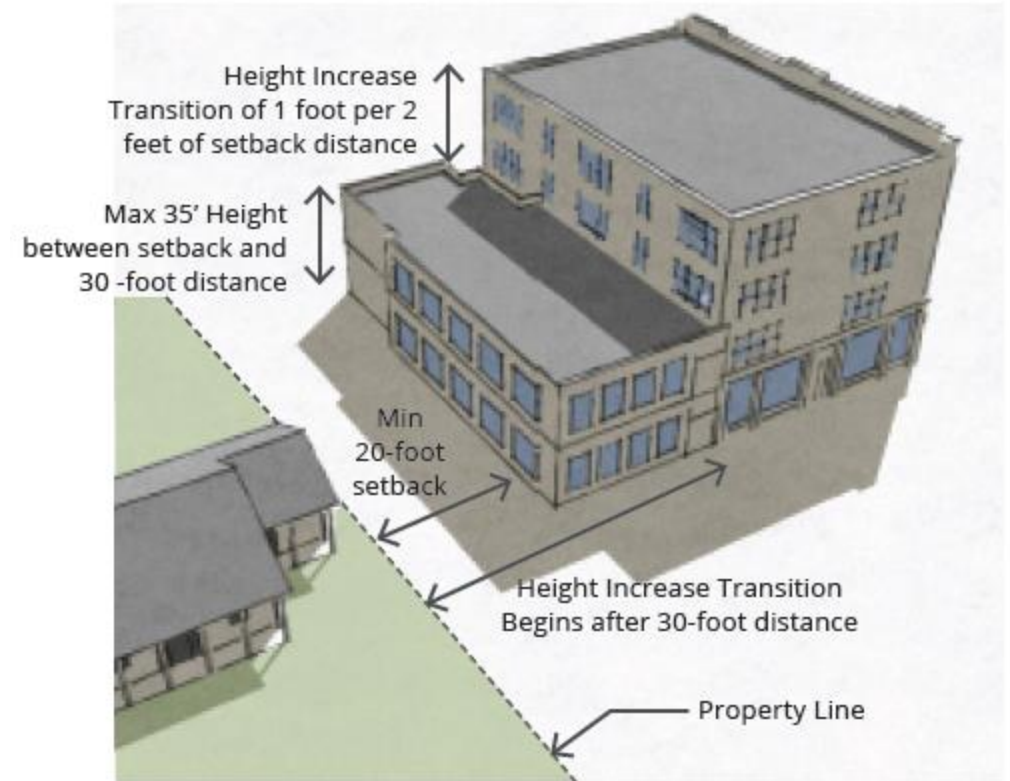


Figure 6.3 (6). Building Transition Setback Requirements.

R-1-8

C-C

E Highway 193

E Highway 193

U-R

U-C

T-R

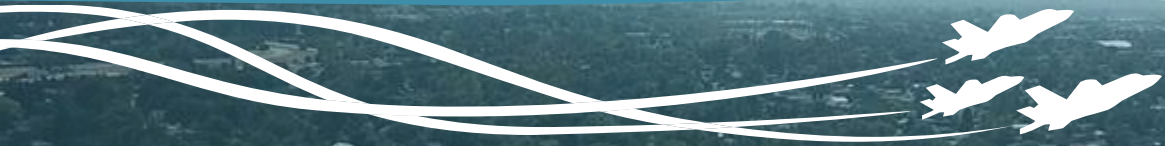
S State St

away

E 200 S

E 20

S Marilyn Dr



Staff Recommendation

Staff recommended that the Planning Commission forward a recommendation of **APPROVAL for MDA 2024-0204**, to the Clearfield City Council, for the proposed zoning text amendment to amend the transition setback in the Downtown Clearfield Form-Based Code as proposed.

Planning Commission Recommendation

On March 6th, 2024, the Planning Commission forward a recommendation of **APPROVAL for ZTA 2024-0205**, to the Clearfield City Council, for the proposed zoning text amendment to amend the transition setback in the Downtown Clearfield Form-Based Code as proposed. The recommendation of approval was made on a unanimous 8-0 vote.

