



Council Work Session

10.18.16

Downtown Small Area Plan Discussion

Amended Plat (Condo) FSP 1609-0001

Amendment Plat FSP 1609-0002

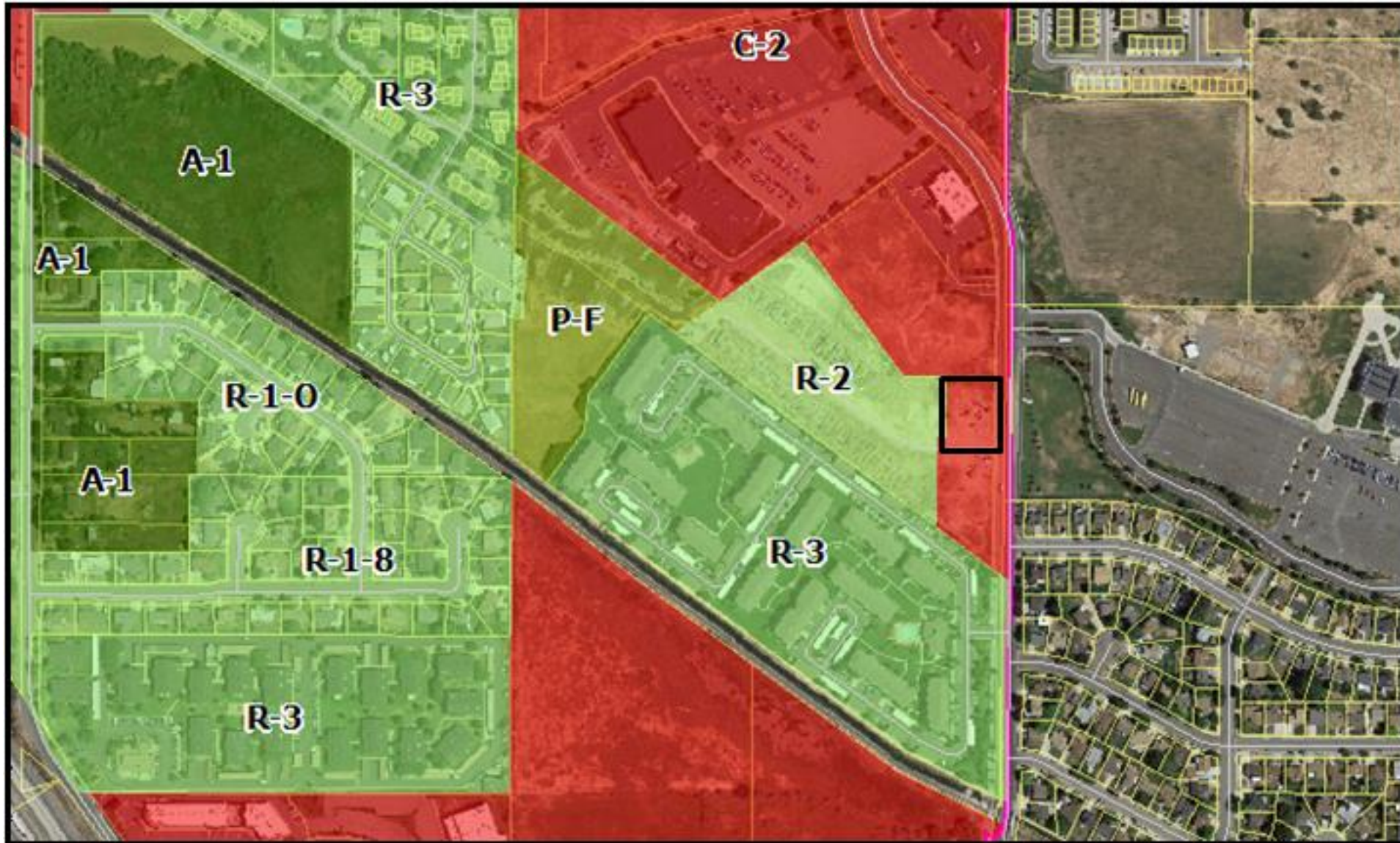
Accessory Building Regulations ZTA 1609-0004


The background features abstract, overlapping geometric shapes in various shades of green, ranging from light lime to dark forest green. The shapes are primarily triangles and polygons, creating a dynamic, layered effect. The central text is positioned in the white space between these green elements.

Amended Plat(Condo)

FSP 1609-0001

Project Location:



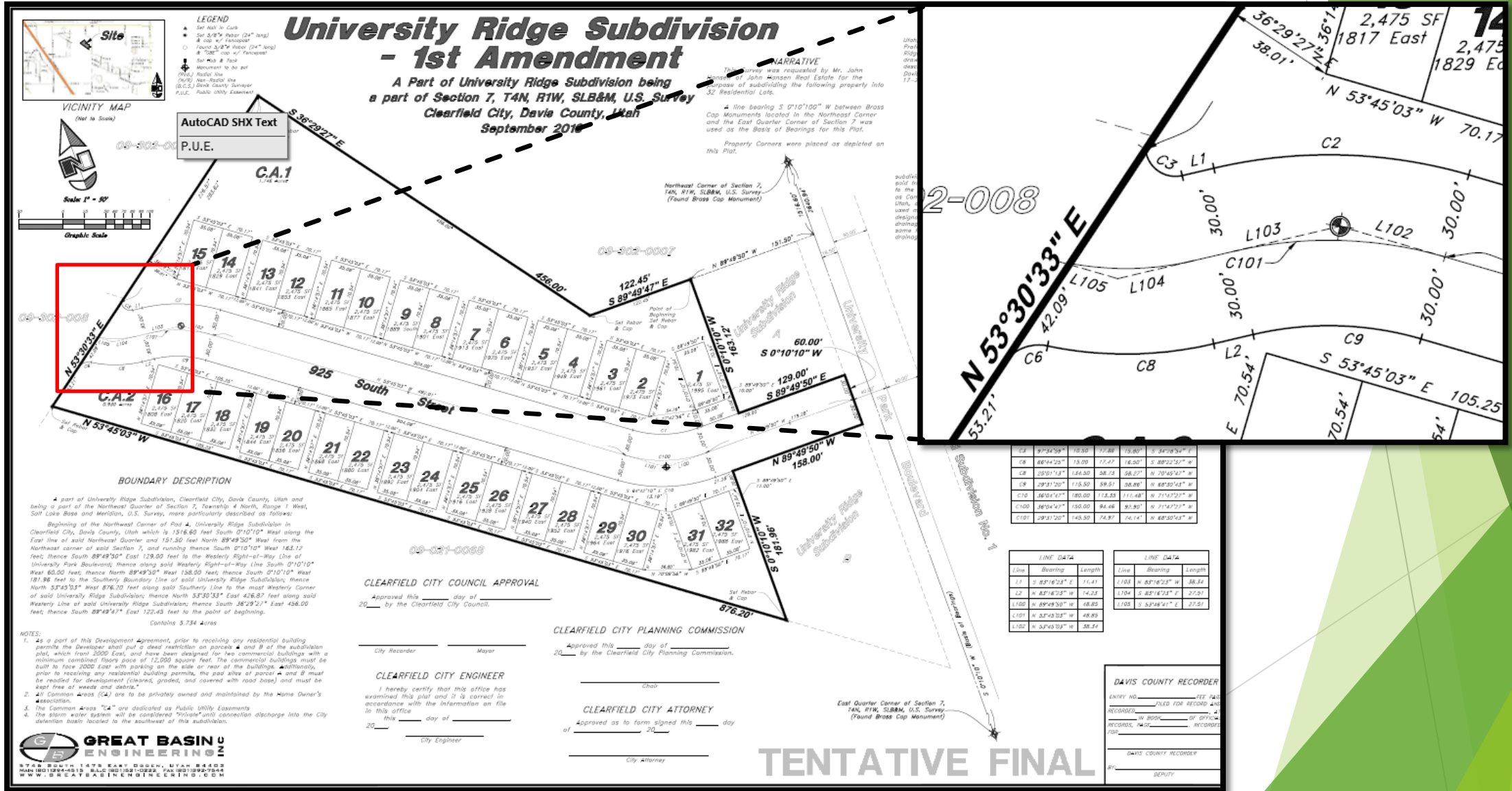


Amended Sub. Plat
(Street Alignment)
FSP 1608-0002

Project Location:



Proposed Plat:



TENTATIVE FINAL

ZTA 1609-0004 Accessory Building Regulations

Discussion Context:

▶ History:

- ▶ Clearfield's setbacks were changed in 2009.
 - ▶ Minutes from those meetings did not capture the reasoning for the change, other than it was the will of the Council that such change should occur.
- ▶ June 2016
 - ▶ Concerns were raised by private citizen about the installation of an accessory building in their rear yard.
 - ▶ Staff met with the citizen and explained the ordinance and options for addressing the issue.
 - ▶ Citizen attended and made public comment at Council meeting on June 14.
 - ▶ Council directed staff to review relevant information and provide a recommendation for changes to the Code.
- ▶ Staff did not evaluate nor include language for regulations
 - ▶ Proximity of accessory buildings to adjacent main buildings
 - ▶ Location of structures in recorded easements
 - ▶ Additional regulation for corner lots
 - ▶ Building code issues (firewall, rated walls and removal of any openings)
 - ▶ Limiting coverage ratio to only the rear yard
 - ▶ Increasing the current minimum setback distance
 - ▶ Including all impervious surface in the calculation for “lot coverage”
- ▶ Planning commission public comments:
 - ▶ Lot coverage regulation should not be reduced or changed, but should be held the same or increased.
 - ▶ Height of accessory building should be at least 18 feet to the midpoint.

Current Regulations

▶ **Clearfield City Code 11-9(A, B, C) -5:**

- ▶ *Accessory Buildings: No accessory building shall be located in the required front yard area. The minimum distance between accessory buildings and main building, or other accessory buildings, shall be six feet (6') at the closest points.*
- ▶ *Accessory buildings up to ten feet (10') in height shall be located at least two feet (2') away from any side or rear property line.*
- ▶ *Accessory buildings between ten feet (10') and twenty feet (20') in height shall be located at least eight feet (8') from any side or rear property line. (Ord. 2009-26, 11-24-2009)*

▶ **Clearfield City Code 11-9(A,B,C)-8**

- ▶ *Lot coverage by all buildings, including main and accessory buildings, shall not be more than forty percent (40%) of the lot or parcel area.*
- ▶ *The combined footprint of all accessory buildings shall not exceed fifty percent (50%) of the footprint of the main building. (Ord. 2009-26, 11-24-2009)*

▶ **Clearfield City Code 11-9(A,B,C)-11**

- ▶ *Accessory buildings shall be built with a finished, all weather exterior material. Detached garages and carports shall be finished to match the exterior of the main building.*

Proposed Changes

- ▶ Proposed Ordinance changes and additions:
 - ▶ Regulations for 200 SF and under and over 200 SF.
 - ▶ Regardless of size accessory building height shall be measured from the midpoint of the roof and allow up to fifteen (15) feet and is required to be no less than two (2) feet from any rear and side property lines
 - ▶ Building will be stepped back one (1) foot from side and rear lines, for each foot over fifteen (15) feet
 - ▶ Max. 20 feet height for any building, as measured from the midpoint of the structure.
 - ▶ No storm water runoff is permissible from accessory building onto adjacent properties
 - ▶ Lot coverage by all buildings, including main and accessory buildings, shall not be more than **thirty-five (35%) percent** of the lot or parcel area.
 - ▶ The combined footprint of all accessory buildings shall not exceed **forty (40%) percent** of the footprint of the main building. (Ord. 2009-26, 11-24-2009)

Alternative to Staff recommendations

- ▶ Council may consider options or variations from the proposed recommendation:
 - ▶ Increase height measurement to more than 15 feet.
 - ▶ Change lot coverage for the entire lot to include all hard surfaces
 - ▶ Allow for lot coverage or rear yard only, with reduce percentage
 - ▶ Limit overall height of buildings (current proposal is 20 ft. to midpoint)
 - ▶ Require additional setback as height increases