

# CLEARFIELD CITY ORDINANCE 2024-05

## AN ORDINANCE AMENDING TITLE 11 OF THE CLEARFIELD CITY CODE

**PREAMBLE:** This Ordinance amends Title 11, Chapter 11, Article G – Form Based Code of the Clearfield City Code.

**BE IT ORDAINED BY THE CLEARFIELD CITY COUNCIL:**

**Section 1. Enactment:**

*Title 11, Chapter 11, Article G, Sub Chapter 6.0 – Form Based Code, Building Types is hereby amended in its entirety as identified in the attached Exhibit “A.”*

**Section 2. Repealer:** Any provision or ordinances that are in conflict with this ordinance are hereby repealed.

**Section 3. Effective Date:** These amendments shall become effective immediately upon passage and posting.

Passed and adopted by the Clearfield City Council this 9<sup>th</sup> day of April, 2024.



CLEARFIELD CITY CORPORATION  
Mark R. Shepherd, Mayor

ATTEST:

Nancy R. Dean  
Nancy R. Dean, City Recorder

**VOTE OF THE COUNCIL**

AYE: Councilmembers Peterson, Ratchford, Roper, Thompson and Wurth

NAY: None

### 3. Building Location

- (1) Multiple Principal Structures. The allowance of more than one principal structure on a lot.
- (2) Front Build-to Zone. The build-to zone defines the minimum and maximum building setback parallel to the front property line. Building components, such as awnings or signage, are permitted to encroach out of the build-to zone, including over the public right of way, if they meet clearance standards.
  - (a) All build-to zone and setback areas not covered by building must contain either landscape, patio space, or sidewalk space.
- (3) Corner Build-to Zone. The build-to zone or setback parallel to the corner property line.
  - (a) All build-to zone and setback areas not covered by building must contain either landscape, patio space, or sidewalk space.
- (4) Occupation of Corner. A principal structure shall occupy the intersection of the front and corner build-to zones.

- (5) Front Property Line Coverage. This Measurement defines the minimum percentage of building facade required to be along the front property line. The measurement is calculated by dividing the width of the principal structure(s) (as measured within the front build-to zone) by the width of the front build-to zone (BTZ).
  - (a) Certain buildings may have a second measurement in order to allow the development of a courtyard or plaza along the front property line.
  - (b) When a driveway is permitted from the street, the driveway width is excluded from the measurement calculation.
- (6) Minimum Side Yard Setback. The minimum required setback along a side property line.
- (7) Minimum Rear Yard Setback. The minimum required setback along a rear property line.
- (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.

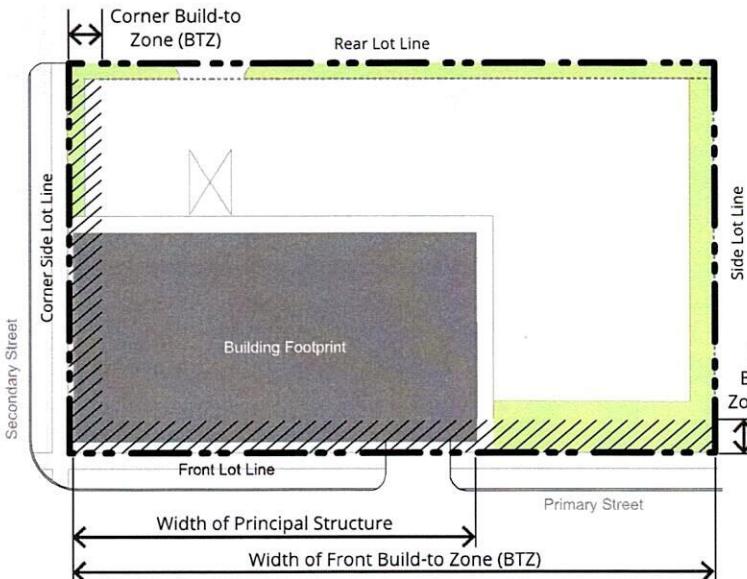


Figure 6.3 (5). Build to Zones.

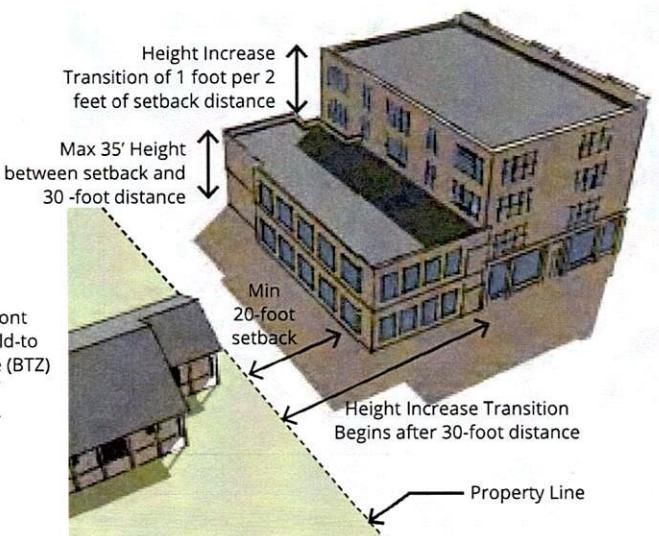


Figure 6.3 (6). Building Transition Setback Requirements.