

CLEARFIELD CITY ORDINANCE 2024-10

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:

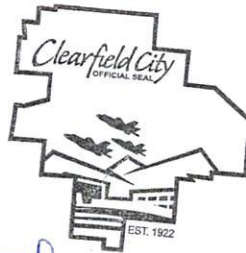
Title 11, Chapter 11, Article G, Sub Chapter 6.0 – Form Based Code, Building Types is hereby amended in its entirety as identified in the attached Exhibit “A.”

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 Repealer: Any provision or ordinances that are in conflict with this ordinance are hereby repealed.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 25th day of June, 2024.

CLEARFIELD CITY CORPORATION



Mark R. Shepherd, Mayor

ATTEST:


Chersty Titensor, Deputy City Recorder

VOTE OF THE COUNCIL

AYE: Councilmembers Peterson, Roper, Thompson and Wurth

NAY: None

ABSENT: Councilmember Ratchford

6.0 Building Types

6.13 Building Design Standards

1. Intent

The Design Standards are intended to establish a high quality appearance of buildings, enhance the pedestrian experience, and create a cohesive character for Downtown Clearfield.

2. Materials

(1) Primary Facade Materials. Primary materials shall be used for a minimum of 75% of each facade for buildings in the Urban Core Commerce, Urban Mixed Residential, and Civic Districts. Primary materials shall be used for a minimum of 60% of each facade for buildings in the Town Mixed Commerce, Town Neighborhood Residential, and Gateway Corridor Commerce Districts. For facades over 500 square feet, more than one primary material may be used. Refer to Figure 6.13 (1).

(a) Permitted Primary Materials. ~~Primary building materials shall include the high quality, durable, natural materials.~~

- (i) Stone
- (ii) Brick
- (iii) Engineered Wood Siding
- (iv) Fiber Cement Board (lapped or shingled, ~~panels~~)
- (v) Glass
- (vi) Foam Insulated Metal Panels

(b) Non-Permitted Primary Materials. Primary building materials may not include vinyl ~~siding~~ or aluminum ~~slat siding, unfinished poured concrete, or rusted metal.~~

Primary Materials: Stone



Primary Materials: Brick



Primary Materials: Glass



Primary Materials: Fiber Cement Board



Primary Materials: Metal Panels



Figure 6.13 (1). Primary Materials.

(2) Secondary Facade Materials. Secondary materials are used to highlight details and/or provide accents and architectural variety. Secondary materials ~~may shall~~ be used for a maximum of 25% of each facade for buildings in the Urban Core Commerce, Urban Mixed Residential, and Civic Districts. Secondary materials ~~may shall~~ be used for a maximum of 40% of each facade for buildings in the Town Mixed Commerce, Town Neighborhood Residential, and Gateway Corridor Commerce Districts.

(a) Permitted Secondary Materials. ~~Secondary building materials shall include high quality, durable, natural and synthetic materials.~~

- (i) All primary materials may be used as secondary materials.
- (ii) Fiber reinforced materials for trim and cornice elements, including:
 - i. Glass Fiber Reinforced Concrete (GFRC)
 - ii. Polymer-modified Glassfiber Reinforced Gypsum (PGRG)
 - iii. Fiberglass Reinforced Plastic (FRP)
 - iv. Glassfiber Reinforced Gypsum (GRG)
- (iii) Fiber Cement Board Panels or Phenolic Resin Panels
- (iv) Metal (beams; cast; sheet; extruded;) for beams, lintels, trim, and ornamentation; ~~and~~, exterior architectural metal panels and cladding; and metal composite material panels and cladding.
- (v) Exterior Insulation and Finishing Systems (EIFS) and/or Stucco.
 - i. Permitted for trim only and/or on upper floor facades only in the Urban Core Commerce, Urban Mixed Residential, and Civic Districts.
 - ii. Permitted on any area of the facade for buildings in the Town Mixed Commerce, Town Neighborhood Residential, and Gateway Corridor Commerce Districts.
- (vi) Pre-cast Textured or Patterned Concrete, Cast-in Place Concrete, or Board-formed cast-in place concrete.
- (vii) Cast Stone

(b) Non-Permitted Secondary Materials. All non-permitted primary materials as listed shall not be used.