

CLEARFIELD CITY ORDINANCE 2024-17

AN ORDINANCE AMENDING TITLE 11 OF THE CLEARFIELD CITY CODE

PREAMBLE: This Ordinance amends Title 11 – Land Use, Chapter 11A – Commercial Zone (C-1), Section 12 – Other Requirements; Title 11 – Land Use, Chapter 11B – Commercial Zone (C-2), Section 12 – Other Requirements; Title 11 – Land Use, Chapter 9D – Residential Zone (R-2), Section 11 – Other Requirements; Title 11 – Land Use, Chapter 9E – Residential Zone (R-3), Section 13 – Other Requirements; Title 11 – Land Use, Chapter 10 – Buffer Zone (B-1), Section 11 – Other Requirements; Title 11 – Land Use, Chapter 10A – Public Facilities Zone (P-F), Section 12 – Other Requirements; Title 11 – Land Use, Chapter 18 – Design Standards, Section 5 – Commercial Building Design Standards.

BE IT ORDAINED BY THE CLEARFIELD CITY COUNCIL:

Section 1. Enactment:

Title 11 – Land Use, Chapter 11A – Commercial Zone (C-1), Section 12 – Other Requirements is hereby amended to read as follows:

11-11A-12: OTHER REQUIREMENTS:

A. Landscaping And Open Space: A minimum of ten percent (10%) of the total lot or parcel area shall be provided as landscaped open space. All landscaping shall comply with the provisions of chapter 21 of this title.

B. Garbage Dumpsters: Garbage dumpsters shall be completely screened when adjacent to a residentially zoned parcel, or in any location where they can be viewed from a public right of way.

C. Walls And Fences: Walls or fences may be required along all property lines which are adjacent to a residential zone or use or public right of way. The exact location, height and type of materials of the wall or fence shall be approved by the planning commission as part of the site plan approval process.

D. Exterior Building Materials:

1. ~~Non-~~Permitted exterior building materials for main buildings ~~shall be brick, stucco, stone, rock, or are vinyl siding, aluminum siding, fiber cement panels, unfinished poured concrete, rusted metal, and sheet metal.~~

~~—2. Vinyl siding shall not be permitted on the front elevation of a main building.~~

~~3. 2.~~ 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.

~~4. 3.~~ Any front building elevation or elevation facing a street or right of way shall include at least ~~two (2)~~ one (1) of the following: brick, ~~stueee~~, stone, or rock.

E. Footings And Foundation Required: All main buildings shall be constructed on a permanent footing and foundation.

F. Restrictions: No area needed to meet the lot width, frontage, area, setback or other requirements of this article may be divided, sold, or leased separate from such lot or building.

G. Design Standards: All new site development or construction in the C-1 commercial zone shall incorporate the appropriate design standards described in chapter 18 of this title.

Title 11 – Land Use, Chapter 11B – Commercial Zone (C-2), Section 12 – Other Requirements is hereby amended to read as follows:

11-11B-12: OTHER REQUIREMENTS:

A. Landscaping And Open Space: A minimum of ten percent (10%) of the total lot or parcel area shall be provided as landscaped open space. All landscaping shall comply with the provisions of chapter 21 of this title.

B. Garbage Dumpsters: Garbage dumpsters shall be completely screened when adjacent to a residentially zoned parcel, or in any location where they can be viewed from a public right of way.

C. Walls And Fences: Walls or fences may be required along all property lines which are adjacent to a residential zone or use or public right of way. The exact location, height and type of materials of the wall or fence shall be approved by the planning commission as part of the site plan approval process.

D. Exterior Building Materials:

1. Non-Permitted exterior building materials for main buildings ~~shall be brick, stueee, stone, rock, or~~ are vinyl siding, aluminum siding, fiber cement panels, unfinished poured concrete, rusted metal, and sheet metal.

~~— 2. Vinyl siding shall not be permitted on the front elevation of a main building.~~

~~3. 2.~~ 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.

~~4. 3.~~ Any front building elevation or elevation facing a street or right of way shall include at least ~~two (2)~~ one (1) of the following: brick, ~~stueee~~, stone, or rock.

E. Footings And Foundation Required: All main buildings shall be constructed on a permanent footing and foundation.

F. Restrictions: No area needed to meet the lot width, frontage, area, setback or other requirements of this article may be divided, sold, or leased separate from such lot or building.

G. Design Standards: All new site development or construction in the C-2 commercial zone shall incorporate the appropriate design standards described in chapter 18 of this title.

Title 11 – Land Use, Chapter 9D – Residential Zone (R-2), Section 11 – Other Requirements is hereby amended to read as follows:

11-9D-11: OTHER REQUIREMENTS:

A. Landscaping And Open Space: A minimum of twenty percent (20%) of the total project area shall be provided as landscaped open space. All landscaping shall comply with the provisions of chapter 21 of this title.

B. Floor Area: Each single-family and two-family dwelling unit shall have a minimum finished floor area of not less than one thousand two hundred (1,200) square feet above grade for ramblers with a full basement; all other styles shall have a minimum finished floor area of not less than one thousand five hundred (1,500) square feet above grade. Multiple-family dwellings shall have a minimum finished floor area of not less than one thousand sixty (1,060) square feet per dwelling unit.

C. Garages: Each single-family and two-family dwelling unit shall have an attached two (2) car garage, which shall be a minimum of four hundred (400) square feet in size.

D. Development Agreement: A development agreement may be required for all new development in the R-2 zone. All applications for a rezone, preliminary plat, or site plan approval shall be conditioned upon final approval of the development agreement by the city council.

E. Multiple-Family Dwelling Exterior Building Materials:

1. ~~Non-Permitted exterior building materials for main buildings shall be brick, stucco, stone, rock, wood, or fiber cement board~~ are vinyl siding, aluminum siding, fiber cement panels, unfinished poured concrete, rusted metal, and sheet metal.

~~2. Vinyl siding shall not be a permitted exterior building material for multiple-family dwellings.~~

~~3.~~ 2. 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.

~~4.~~ 3. Any front building elevation or elevation facing a street or right of way shall include at least ~~two (2)~~ one (1) of the following: brick, ~~stucco~~, stone, or rock.

F. Footings And Foundation Required: All main buildings shall be constructed on a permanent footing and foundation.

G. Restrictions: No area needed to meet the lot width, frontage, area, setback or other requirements of this article may be divided, sold, or leased separate from such lot or building.

H. Design Standards: All new site development or construction in the R-2 residential zone shall incorporate the appropriate design standards described in chapter 18 of this title.

Title 11 – Land Use, Chapter 9E – Residential Zone (R-3), Section 13 – Other Requirements is hereby amended to read as follows:

11-9E-13: OTHER REQUIREMENTS:

A. Landscaping And Open Space: A minimum of twenty-five percent (25%) of the total project area shall be provided as landscaped open space. All landscaping shall comply with the provisions of chapter 21 of this title.

B. Floor Area: Each single-family and two-family dwelling unit shall have a minimum finished floor area of not less than one thousand two hundred (1,200) square feet above grade for ramblers with a full basement; all other styles shall have a minimum finished floor area of not less than one thousand five hundred (1,500) square feet above grade. Multiple-family dwellings shall maintain an average finished floor area of not less than one thousand sixty (1,060) square feet per dwelling unit above grade. In no case, however, shall a multiple-family dwelling unit have a minimum finished floor area of less than seven hundred (700) square feet.

C. Walls And Fences: Walls or fences may be required around all multiple-family developments. The height, type, location, and materials of such walls and fences shall be approved by the planning commission as part of the site plan review.

D. Garages: Each single-family and two-family dwelling unit shall have an attached two (2) car garage, which shall be a minimum of four hundred (400) square feet in size.

E. Development Agreement: A development agreement may be required for all new development in the R-3 residential zone. All applications for a rezone, preliminary plat, or site plan approval shall be conditioned upon final approval of the development agreement by the city council.

F. Multiple-Family Dwelling Exterior Building Materials:

1. ~~Non-Permitted exterior building materials for main buildings shall be brick, stucco, stone, rock, wood, or fiber cement board~~ are vinyl siding, aluminum siding, fiber cement panels, unfinished poured concrete, rusted metal, and sheet metal.

~~2. Vinyl siding shall not be a permitted exterior building material for multiple-family dwellings.~~

~~3.~~ 2. 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.

4. 3. Any front building elevation or elevation facing a street or right of way shall include at least ~~two (2)~~ one (1) of the following: brick, ~~stueeo~~, stone, or rock.

G. Footings And Foundation Required: All main buildings shall be constructed on a permanent footing and foundation.

H. Restrictions: No area needed to meet the lot width, frontage, area, setback or other requirements of this article may be divided, sold, or leased separate from such lot or building.

I. Design Standards: All new site development or construction in the R-3 residential zone shall incorporate the appropriate design standards described in chapter 18 of this title.

Title 11 – Land Use, Chapter 10 – Buffer Zone (B-1), Section 11 – Other Requirements is hereby amended to read as follows:

11-10-11: OTHER REQUIREMENTS:

A. Landscaping And Open Space: A minimum of ten percent (10%) of the total project area shall be provided as landscaped open space. All landscaping shall comply with the provisions of chapter 21 of this title.

B. Garbage Dumpsters: Garbage dumpsters shall be completely screened when adjacent to a residentially zoned parcel, or in any location where they can be viewed from a public right of way.

C. Walls And Fences: Walls or fences may be required along all property lines which are adjacent to a residential zone or use or public right of way. The exact location, height and type of materials of the wall or fence shall be approved by the planning commission as part of the site plan approval process.

D. Exterior Building Materials:

1. Non-Permitted exterior building materials for main buildings ~~shall be brick, stueeo, stone, rock, or are vinyl siding, aluminum siding, fiber cement panels, unfinished poured concrete, rusted metal, and sheet metal.~~

~~— 2. Vinyl siding shall not be permitted on the front elevation of a main building.~~

~~3. 2.~~ 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.

4. 3. Any front building elevation or elevation facing a street or right of way shall include at least ~~two (2)~~ one (1) of the following: brick, ~~stueeo~~, stone, or rock.

E. Footings And Foundation Required: All main buildings shall be constructed on a permanent footing and foundation.

F. Restrictions: No area needed to meet the lot width, frontage, area, setback or other requirements of this article may be divided, sold, or leased separate from such lot or building.

G. Design Standards: All new site development or construction in the B-1 buffer zone shall incorporate the appropriate design standards described in chapter 18 of this title.

H. Development Agreement: A development agreement shall be required for all new development in the B-1 buffer zone. All applications for a rezone, preliminary plat, or site plan approval shall be conditioned upon final approval of the development agreement by the city council.

I. Lot Coverage: Lot coverage by all buildings, including main and accessory buildings, shall be not more than sixty percent (60%) of the total lot or parcel area.

Title 11 – Land Use, Chapter 10 – Buffer Zone (B-1), Section 11 – Other Requirements is hereby amended to read as follows:

11-10A-12: OTHER REQUIREMENTS:

A. Landscaping And Open Space: A minimum of fifteen percent (15%) of the total project area shall be provided as landscaped open space. All landscaping shall comply with the provisions of chapter 21 of this title. Certain types of landscaping to buffer noise, structures or other elements may be required along any or all property lines if determined by the planning commission.

B. Garbage Dumpsters: Garbage dumpsters shall be completely screened when adjacent to a residentially zoned parcel, or in any location where they can be viewed from a public right of way.

C. Walls And Fences: Walls or fences may be required along all property lines which are adjacent to a residential zone or use or public right of way. The exact location, height and type of materials of the wall or fence shall be approved by the planning commission as part of the site plan approval process.

D. Exterior Building Materials:

1. Non-Permitted exterior building materials for main buildings ~~shall be brick, stucco, stone, rock, or are~~ vinyl siding, aluminum siding, fiber cement panels, unfinished poured concrete, rusted metal, and sheet metal.

~~—2. Vinyl siding shall not be permitted on the front elevation of a main building.~~

~~3.~~ 2. 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.

~~4.~~ 3. Any front building elevation ~~or elevation~~ facing a street or right of way shall include at least ~~two (2)~~ one (1) of the following: brick, ~~stucco~~, stone, or rock.

E. Footings And Foundation Required: All main buildings shall be constructed on a permanent footing and foundation.

F. Restrictions: No area needed to meet the lot width, frontage, area, setback or other requirements of this article may be divided, sold, or leased separate from such lot or building.

G. Design Standards: All new site development or construction in the PF public facilities zone shall incorporate the appropriate design standards described in chapter 18 of this title.

Title 11 – Land Use, Chapter 18 – Design Standards, Section 5 – Commercial Building Design Standards, Paragraph F - Materials is hereby amended to read as follows:

11-18-5: COMMERCIAL BUILDING DESIGN STANDARDS:

F. Materials: High quality, long lasting materials shall be required for all buildings in order to contribute to the aesthetics of the community over the long term. Permanence in design and construction will add to the overall value and sustainability of the community.

1. A minimum of three (3) colors per elevation shall be required.
2. Color utilization should be sensitive to existing development within the vicinity and the natural landscape in which the project is situated.
- ~~—3. All projects shall submit a sample board containing actual samples of all exterior surface materials, including roofing materials, in all the colors that will be used. No photos shall be permitted.~~

Title 11 – Land Use, Chapter 18 – Design Standards, Section 7 – Industrial Building Design Standards, Paragraph C – Color and Materials is hereby amended to read as follows:

C. Color And Materials:

1. A comprehensive material and color scheme shall be developed for each site. Material and color variations in multi-building complexes must be complementary and compatible among buildings.
2. A minimum of three (3) colors per elevation shall be required.
3. Color utilization should be sensitive to existing development within the vicinity and the natural landscape in which the project is situated.
4. Materials that contribute to the aesthetics of the community over the long term shall be required for all buildings. Permanence in design and construction will add to the overall value and sustainability of the community.
- ~~—5. All projects shall submit a sample board containing actual samples of all exterior surface materials, including roofing materials, in all the colors that will be used.~~
6. 5. Primary Materials: Each exterior wall facade shall include two (2) of the following primary materials: brick, tilt-up concrete, architectural block, stone, or glass. Unfinished gray concrete block is not permitted. The use of non-insulated metal siding exclusively on any wall is prohibited. All finish material shall be durable to the effects of weather and soiling.

~~7.~~ 6. Expanses of primary materials, or other uniform material shall be broken up with pop outs, recesses, awnings, staggered facades, metal structures, glass, change in material or texture, or the addition of other designed three (3) dimensional architectural features, every one hundred feet (100').

~~8.~~ 7. The ends or corners of buildings shall be articulated with at least two (2) prominent architectural feature such as a change in primary material (i.e. change from tilt-up concrete panel to brick), increased roof projection of parapet, increased transparency; or

~~9.~~ 8. Bright, contrasting colors should be used for small areas of building and for accents only.

~~10.~~ 9. Design and colors of wall signs should be compatible with the main buildings on the site.

~~11.~~ 10. Materials, design, and colors of monument signs shall be compatible with the main buildings on the site.

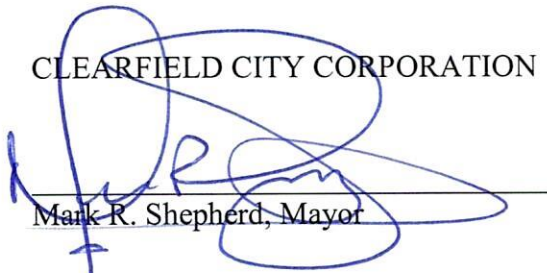
Section 2. Repealer: Any provision or ordinances that are in conflict with this ordinance are hereby repealed.

Section 3. Effective Date: This Ordinance shall become effective immediately upon its posting in three public places within Clearfield City.

DATED this 22nd day of October, 2024, at the regularly scheduled meeting of the Clearfield City Council.



CLEARFIELD CITY CORPORATION


Mark R. Shepherd, Mayor

ATTEST


Nancy R. Dean, City Recorder

VOTE OF THE COUNCIL

AYE: Councilmember Ratchford, Roper, Thompson and Wurth

NAY: None

ABSENT: Councilmember Peterson