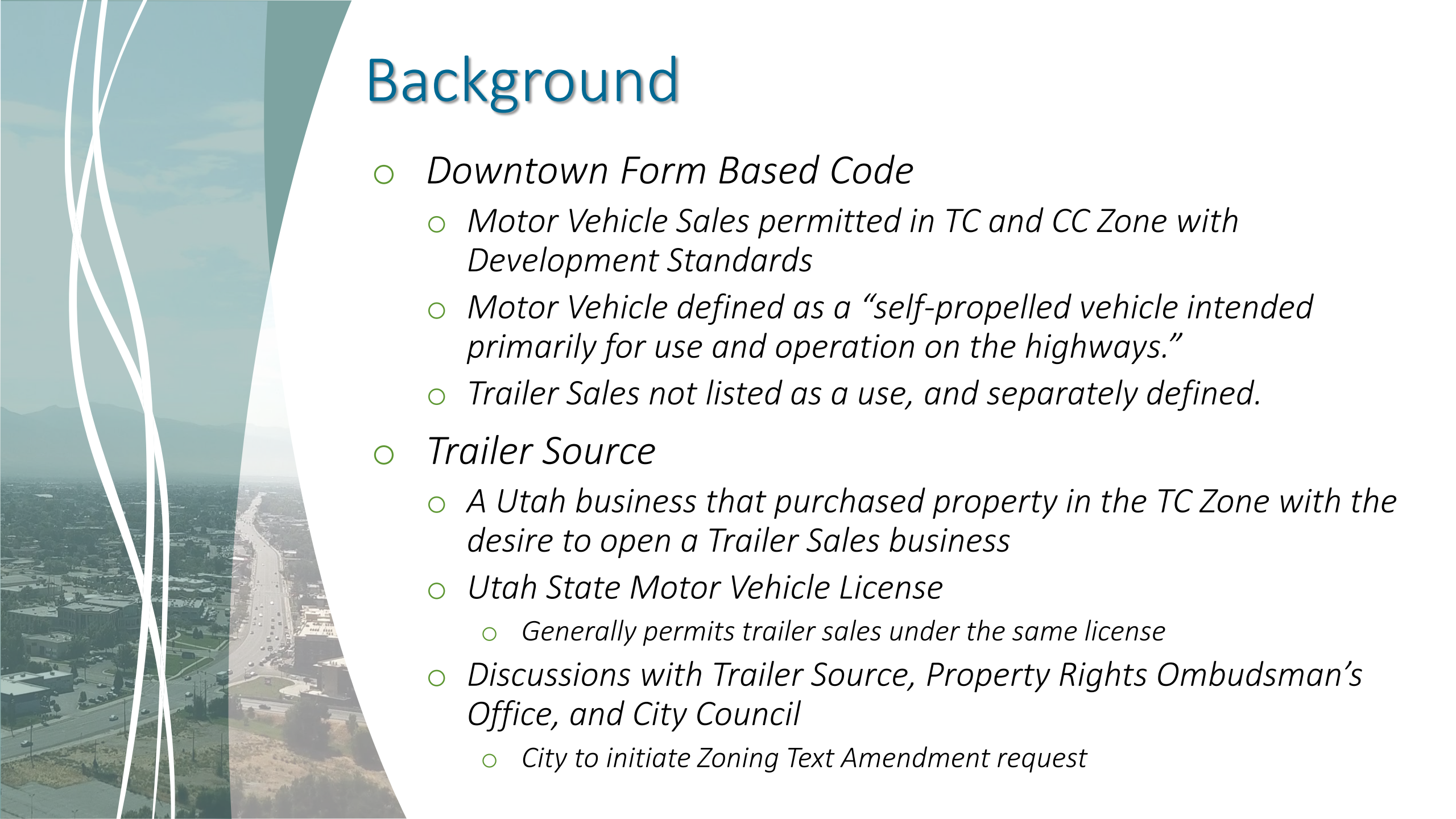




TRAILER SALES

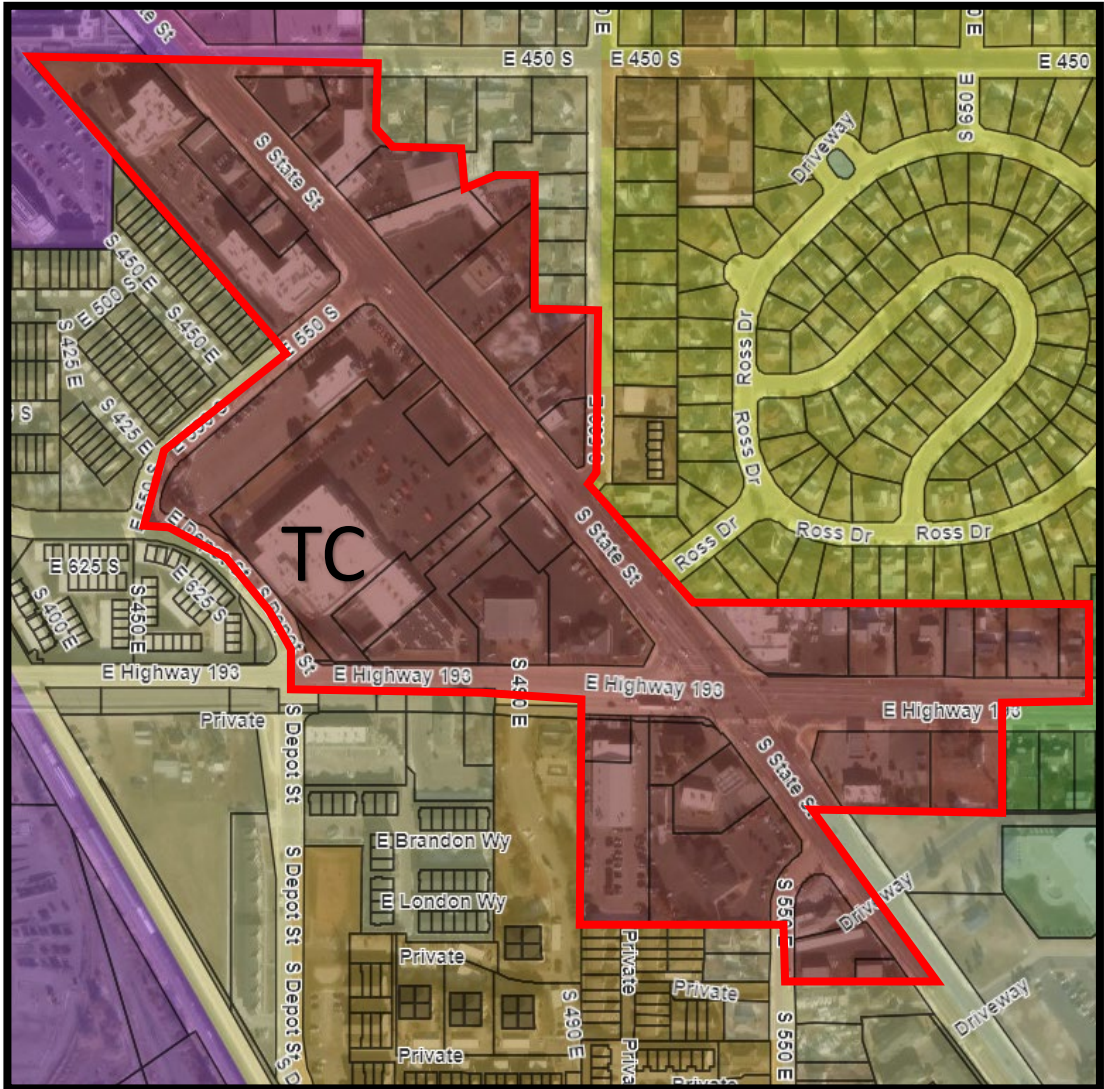
Zoning Text Amendment

ZTA 2025-1002



Background

- *Downtown Form Based Code*
 - *Motor Vehicle Sales permitted in TC and CC Zone with Development Standards*
 - *Motor Vehicle defined as a “self-propelled vehicle intended primarily for use and operation on the highways.”*
 - *Trailer Sales not listed as a use, and separately defined.*
- *Trailer Source*
 - *A Utah business that purchased property in the TC Zone with the desire to open a Trailer Sales business*
 - *Utah State Motor Vehicle License*
 - *Generally permits trailer sales under the same license*
 - *Discussions with Trailer Source, Property Rights Ombudsman’s Office, and City Council*
 - *City to initiate Zoning Text Amendment request*





Proposed Amendment

Change 1

3.3 Use Type Standards

3. Retail Uses

- Trailer Sales

Change 2

Table 3.3 (1) Permitted Uses by Zone

“Trailer Sales w/Outdoor Sales Lot” will be added to the Use Table and the table will reflect that the use is “Permitted with Development Standards” in the TC Zone by adding “D” to the TC column.

Table 3.3 (2) Permitted Uses by Building Type

“Trailer Sales w/Outdoor Sales Lot” will be added to the Use Table and the table will reflect that the use is “Permitted with Development Standards” in a “Commercial” building type by adding “D” to the CM column.

Proposed Amendment

Table 3.3 (1) Permitted Uses by Zone

Uses	Zones					
	UC	UR	TC	TR	CV	CC
Residential	D	P	D	P		
Lodging	D	P	D	P		P
Group/Shared Residential	D	P	P	P		
Auditorium/Library/Museum/Post Office (no distribution)	P	P	P	P	P	P
Police & Fire	P	P	P	P	P	P
School	P	P	P	P	P	P
Open Space	P	P	P	P	P	P
Neighborhood Retail	P	P	P	P	P	P
General Retail	P	P	P	D	D	P
Motor Vehicle Sales w/ Outdoor Sales Lot			D			D
Trailer Sales w/ Outdoor Sales Lot	D					
Neighborhood Service	P	P	P	P	P	P
General Service	P	P	P	D	D	P
Residential Care	D	P	P	P		P
Vehicle Service/Automobile Repair			D			D

P = Permitted

U = Permitted in Upper Stories Only

D = Permitted with Development standards.

Blank = Not Permitted

UC = Urban Core Commerce

UR = Urban Mixed Residential

TC = Town Mixed Commerce

TR = Town Neighborhood Residential

CV = Civic

CC = Gateway Corridor Commerce

Proposed Amendment

Table 3.3 (2) Permitted Uses by Building Type

Uses	Building Types						
	MU	MF	OF	CM	CV	TH	GC
Residential	U	P				P	P
Lodging	U	P	P	P		P	P
Group/Shared Residential	U	P		P		P	P
Auditorium/Library/Museum/Post Office (no distribution)	P		P	P	P		
Police & Fire	P		P	P	P		
School	P		P	P	P		
Open Space	P		P	P	P	P	P
Neighborhood Retail	P		D	P	D	D	D
General Retail	P			P			
Motor Vehicle Sales w/ Outdoor Sales Lot				D			
Trailer Sales w/ Outdoor Sales Lot	D						
Neighborhood Service	P		P	P	D	D	D
General Service	P			P			
Residential Care	D	P	P	P		P	P
Vehicle Service/Automobile Repair				D			

P = Permitted

U = Permitted in Upper Stories Only

D = Permitted with Development standards.

Blank = Not Permitted

MU = Mixed Use/Core Commercial

MF = Multi-Family Residential

OF = Office

CM = Commercial

CV = Civic

TH = Townhouse

GC = Garden Court

Development Standards

- *Specific Development Standards*
 - *1.5 acre minimum lot size with permanent on-site office*
 - *3' minimum separation between trailers displayed along State Street*
 - *Location and height restrictions for stacking of trailers*
 - *Trailer repair not permitted*



Anticipated Effect

- *562 South State Street*
 - *Business license issued for trailer sales*
- *Other Properties*
 - *Unlikely to have future trailer sales uses based on existing properties in the zone and their characteristics*
- *Creation of Future Legal Nonconforming Use*
 - *Any future change in zoning related to trailer sales within the TC Zone may result in the creation of a legal nonconforming use allowing for the continued sale of trailers at this parcel in perpetuity.*

Analysis

Economy and Fiscal Responsibility	
Clearfield aims to have a robust economy producing a diverse revenue stream for the City, supporting livability, community wellbeing, and offering amenities and services that create a vibrant, healthy city.	
Objectives & Strategies	Staff Analysis
<u>Objective:</u> Maintain Clearfield’s status as a leading employment and jobs center in Davis County and the State of Utah. <u>Relevant Strategy EF-1:</u> Continue to seek out and encourage new employment opportunities and commercial businesses and support the expansion of existing entities in the City’s growth centers. <u>Relevant Strategy EF-7:</u> Support living wage, family-sustaining job opportunities and careers in Clearfield.	This objective can be supported by allowing for a land use (Trailer Sales) in our Urban Center that is not currently permitted under current zoning regulations. The amendment would allow for a new type of business that would include various opportunities for employment in Downtown Clearfield.
<u>Objective:</u> Continue efforts to transform Downtown Clearfield into a vibrant center of activity and gathering spaces. <u>Relevant Strategy EF-1:</u> Continue to seek out and encourage new employment opportunities and commercial businesses and support the expansion of existing entities in the City’s growth centers.	The proposed amendment would allow for a successful Utah business that is interested in expanding their operation to include conducting “Trailer Sales” in Downtown Clearfield, which would bring additional commercial activity to the area. While a “Trailer Sales” use would not be considered a gathering space, the Downtown Form Based code anticipates a wide variety of uses, including commercial, residential, retail, service, and civic uses.
<u>Objective:</u> Foster and retain the City’s diverse range of businesses and commercial enterprises. <u>Relevant Strategy EF-1:</u> Continue to seek out and encourage new employment opportunities and commercial businesses and support the expansion of existing entities in the City’s growth centers.	The proposed amendment would foster a diverse range of businesses and commercial enterprises, and include greater diversification by allowing an additional land use that is not currently permitted.

Planning Commission Recommendation

- *Recommended APPROVAL*
 - *6 for approval, none against.*



DETACHED ACCESSORY DWELLING UNITS

Zoning Text Amendment

ZTA 2025-1001



Background

- *Internal Accessory Dwelling Unit (IADU) Ordinance*
 - *Adopted in 2021*
 - *Only within or attached to the single-family home*
 - *Minimum lot size of 6,000 square feet*
- *Moderate Income Housing Plan*
 - *Strategy to reduce regulations related to internal or detached ADUs*
- *State Regulations*
 - *Requirement for cities to allow detached ADUs?*
 - *Potential 2026 legislation for single-family lots 10,000 square feet and larger*



Background

- *City Council and Planning Commission Discussions*
 - *Option A – no minimum lot size*
 - *Option B – 6,000 square foot minimum for IADUs and 8,000 square foot minimum for DADUs*



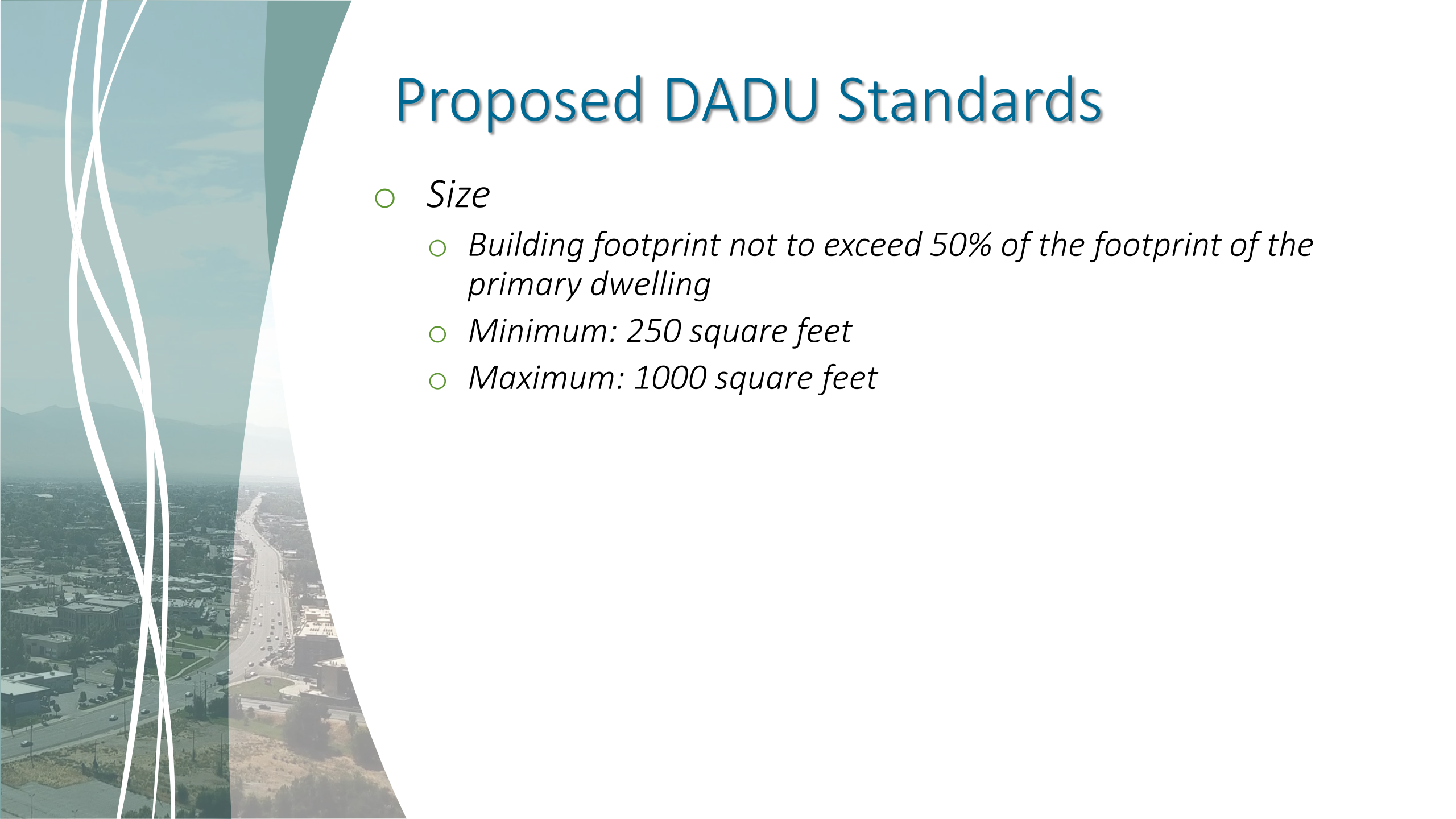
Proposed Amendment Summary

- *11-19-2 Definitions*
 - *Specific definitions added for ADU, IADU, DADU, and Primary Dwelling*
- *11-19-4 Dwelling Unit Occupancy*
 - *Simplified to state occupancy is limited to a single-family as defined in Clearfield City Code 11-3-3*
- *11-19-15 Parking*
 - *Simplified*
 - *Gravel or crushed rock accessory parking areas cannot be used to meet the parking requirement*



Proposed DADU Standards

- *Location*
 - *Rear yard*
- *Height*
 - *Single story only*
 - *Max Height: Flat roof 12', Pitched roof 18', no higher than primary dwelling*
 - *Exception for DADUs above a detached garage*
- *Setbacks*
 - *Rear: 10' if single story, 20' if above detached garage*
 - *Side: 10'*
 - *Corner Side: 20' on side adjacent to street*
 - *Separation from Primary Dwelling: 10'*



Proposed DADU Standards

- *Size*
 - *Building footprint not to exceed 50% of the footprint of the primary dwelling*
 - *Minimum: 250 square feet*
 - *Maximum: 1000 square feet*

Option A vs. Option B

A

11-19-5: ZONES:

An ~~ADU~~~~accessory dwelling~~ which meets ordinance requirements and development standards may be allowed ~~in a single-family dwelling unit~~ within all single-family and agricultural zones. ~~on lots greater than 6,000 square feet. No accessory dwelling unit may be allowed in any multi-family dwelling or zone.~~ (Ord. 2021-14, 9-28-2021)

B

11-19-5: ZONES AND LOT SIZE REQUIREMENTS:

An ~~ADU~~~~accessory dwelling~~ which meets ordinance requirements and development standards may be allowed ~~in a single-family dwelling unit~~ within all single-family and agricultural zones. ~~on lots greater than 6,000 square feet. No accessory dwelling unit may be allowed in any multi-family dwelling or zone.~~

A. Minimum Lot Sizes

1. The minimum lot size required is 6,000 square feet for an IADU.
2. The minimum lot size required is 8,000 square feet for a DADU. (Ord. 2021-14, 9-28-2021)

Option A vs. Option B

A

G. Lot Coverage: DADU's shall comply with the following lot coverage requirements. Coverage calculation is for all buildings and structures, both main and accessory, and shall not exceed the listed percentages based on lot size.

1. Lot Size of 43,560 square feet and larger: 20%

2. Lot Size of 43,559 to 15,000 square feet: 30%



3. Lot Size of 14,999 square feet and below: 40%

B

G. Lot Coverage: DADU's shall comply with the following lot coverage requirements. Coverage calculation is for all buildings and structures, both main and accessory, and shall not exceed the listed percentages based on lot size.

1. Lot Size of 43,560 square feet and larger: 20%

2. Lot Size of 43,559 to 15,000 square feet: 30%



3. Lot Size of 14,999 to 8,000 square feet: 40%

Option A Policy Priorities

- Housing Affordability & Supply: Increasing the overall housing supply and creating more affordable options for renters, which can help address housing shortages.
- Inclusivity: Allows more homeowners to consider an ADU, providing wealth-building opportunities and a potential income stream to a wider range of residents.
- Flexibility: Provides ability for homeowners to adapt their properties to changing needs, such as accommodating aging family members, or young adults, regardless of lot size.
- Reduced Regulation: Signals a preference for reducing bureaucratic hurdles related to ADUs.

Option B Policy Priorities

- Preservation of Neighborhood Character: Seeks to maintain the existing low-density, single-family aesthetic of a neighborhood and avoiding changes in the physical character of neighborhoods with smaller lot sizes.
- Minimizing Congestion and Infrastructure Impact: Reflects concerns about potential impacts of increased density, such as more on-street parking demand and greater strain on public services and infrastructure.
- Homeowner Concerns: Shows responsiveness to existing residents who may have concerns or did not anticipate an increase in dwellings within their neighborhood.

Analysis

Housing and Neighborhoods

Clearfield aspires to have a mix of housing choices and ownership opportunities available in walkable neighborhoods well-served by open space and recreational amenities and provide easy access to retail, transit options, services, and employment opportunities via multiple modes of transportation.

Objectives & Strategies

Staff Analysis

Objective: Provide a range of housing types and neighborhoods to the Clearfield community.

Relevant Strategy HN-8: Evaluate and identify neighborhoods where detached ADUs may best be integrated as a strategy to expand affordable housing options.

The proposed amendment would allow for DADUs, a more affordable housing type that is not currently permitted in the city. The amendment process provides the Planning Commission and City Council the opportunity to identify where DADUs may be best integrated in the city.

Objective: Support the integration of complementary housing types within neighborhoods, consistent with existing development patterns, to encourage attainable and affordable neighborhoods that meet the needs of different generations and socioeconomic groups while preserving neighborhood character.

Relevant Strategy HN-8: Evaluate and identify neighborhoods where detached ADUs may best be integrated as a strategy to expand affordable housing options.

The development standards of the proposed amendment are intended to support the successful integration of a new housing type into existing neighborhoods. ADUs provide attainable and affordable housing options that can help meet the needs of people at various stages of life. Standards related to lot area, dwelling size, height, and setbacks are provided to help preserve neighborhood character.

Planning Commission Recommendation

- *Recommended APPROVAL of Option A (no minimum lot size requirements)*
 - *5 for approval, 1 against.*
- *Public Hearing Comment*
 - *2 residents attended, indicating support for detached ADUs with a preference for Option A*