

CLEARFIELD CITY ORDINANCE 2026-02

AN ORDINANCE AMENDING TITLE 11 OF THE CLEARFIELD CITY CODE

PREAMBLE: This Ordinance enacts Title 11 – Land Use, Chapter 12 – Overlay Zones, Article D – Supportive Housing Overlay Zone (S-H)

BE IT ORDAINED BY THE CLEARFIELD CITY COUNCIL:

Section 1. Enactment:

Title 11 – Land Use, Chapter 12 – Overlay Zones, Article D – Supportive Housing Overlay Zone (S-H) is hereby enacted to read as follows:

ARTICLE D. SUPPORTIVE HOUSING OVERLAY

ZONE (S-H) 11-12D-1: PURPOSE:

The Supportive Housing Overlay Zone (S-H) is established to allow for the development of transitional and permanent supportive housing that is paired with ongoing support services intended to promote long-term well-being and housing stability for individuals who have experienced or are experiencing homelessness.

11-12D-2: DEFINITIONS:

The following words used in this Article are defined as follows:

- A. “SUPPORTIVE HOUSING” means residential housing combined with supportive services intended to promote housing stability and independent living for individuals or households affected by homelessness. Supportive Housing does not include emergency or overnight shelter facilities.
- B. “SUPPORTIVE SERVICES” means voluntary services made available to residents of housing to assist in achieving and maintaining housing stability and independent living. Supportive services may include, but are not limited to, housing, employment, health, and life-skills services that shall not alter the residential character of the Supportive Housing.

11-12D-3: SUPPORTIVE HOUSING DESIGNATION:

- A. Combination With Commercial Zone C-1: The S-H Zone shall be approved only as specified in this Article, and is subject to the following:
 - (1) The S-H Zone shall be used in combination with the C-1 Zone designated herein;
 - (2) The provisions of the S-H Zone shall become supplementary to the provisions of the C-1 Zone;
 - (3) The S-H Zone shall not be applied to a land area as an independent zone; and

(4) Property to which the S-H Zone has been applied shall be developed in conformance with this Article and with the requirements of the C-1 Zone.

- B. Designation On Official Zoning Map: The S-H Zone shall become a suffix to the C-1 Zone with which it is combined and shall be shown on the Official Zoning Map in parenthesis as “C-1 (S-H)” or written as “C-1 with S-H Overlay”.

11-12D-4: REVIEW PROCEDURE:

- A. Application: Application for a S-H Zone designation shall follow the procedures of a zoning map amendment as outlined in Chapter 6 of this Title, as amended.
- B. Review And Approval: Application for development in the S-H Zone shall be reviewed and approved according to the site plan review provisions outlined in Chapter 5 of this Title, as amended.

11-12D-5: STANDARDS AND REQUIREMENTS:

- A. Underlying Zone Requirements: S-H Zone developments shall meet the standards and requirements of the C-1 Zone. Where development standards of the S-H Zone differ from those of the C-1 Zone, the development shall comply with the S-H Zone standard.
- B. Maximum Units: A Supportive Housing facility shall contain no more than sixty (60) total dwelling units and shall not exceed a density of twenty (20) dwelling units per acre.
- C. On-Site Manager: An on-site manager is required to be at the facility twenty-four hours a day, seven days a week.
- D. On-Site Services: If on-site services are provided, they shall be for residents only.
- E. Landscaping And Open Space: A minimum of twenty-five (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.
- F. District Transition Buffer: Where adjacent to a single-family zone, a Supportive Housing facility shall be setback a minimum of twenty feet (20') from the rear and side property lines of single-family zoned properties. A landscape screen with fencing is required within the buffer and shall comply with the following:
1. Screen Width: A minimum of six feet (6').
 2. Screen Location: Directly adjacent to the rear or side property line of single-family zoned properties.
 3. Screen Hedge: Continuous double row of shrubs required between shade trees.
 4. Screen Hedge Composition: Double row of individual shrubs with a minimum height of 24", spaced no more than 36" on center.
 5. Screen Shade Trees: At least 1 medium or large shade tree every 40' within the landscape screen.
 6. Screen Fence Requirements: A six-foot (6') fence is required as part of the

landscape screen along the property line. The fence shall be opaque and complement the Supportive Housing facility. Chain link with slats is not allowed.

- G. Parking: A Supportive Housing facility shall comply with the multi-family parking standards of Chapter 14 of this Title.
- H. Amenities: A Supportive Housing facility shall provide at least one (1) indoor and one (1) outdoor amenity such as, but not limited to the following:
1. An interior social area, such as a common kitchen/dining area, media room, or event room.
 2. An indoor fitness room.
 3. An outdoor plaza or playground.
 4. An outdoor grill area.
 5. An outdoor dog park.

11-12D-6: DEVELOPMENT AGREEMENT:

- A. Development Agreement: All projects in the S-H Zone shall include the approval of a development agreement in accordance with section 11-1-16 of this Title, as amended.

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 27th day of January, 2026, 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: Councilmembers King, Peterson, Ratchford, Thompson, Wurth

NAY: None