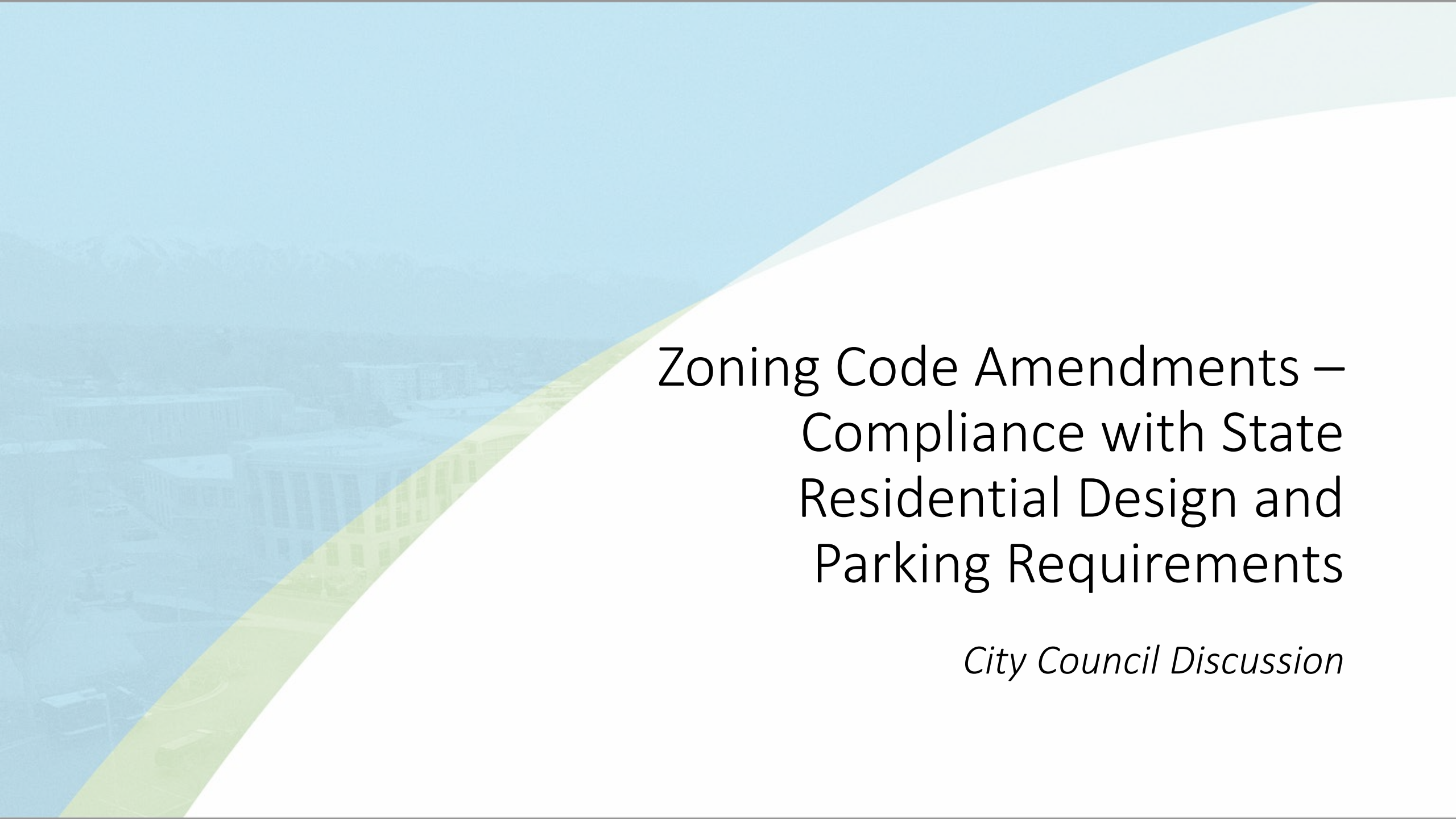




Zoning Code Amendments – Compliance with State Residential Design and Parking Requirements

City Council Discussion

Background

- *Utah State Code 10-20-618*
 - *Limits city authority on certain aspects of residential development*
 - *HB 98 (2021) Building Design Elements*
 - *SB 181 (2025) Parking Spaces*
- *Clearfield City Code*
 - *Includes regulations and standards adopted prior to the State statutes that conflict with or are preempted by those statutes*

Garage and Parking Regulatory Limits

- *Applicable to Single-Family, Two-Family, and Townhomes*
- *Dimension requirements for one parking space cannot exceed*
 - *10' wide by 20' long (unobstructed, enclosed, covered)*
 - *9' wide by 20' long (uncovered)*
- *Municipality cannot*
 - *Require a garage for single-family attached or detached dwelling that is owner-occupied affordable housing (80% of County median)*
 - *Restrict an unobstructed tandem parking space from satisfying two parking spaces towards a minimum requirement*
 - *Restrict a two-car garage from satisfying two parking spaces as part of a minimum requirement*

Residential Design Regulatory Limits

- *Generally applicable to Single-Family and Two-Family*
- *Municipality cannot*
 - *Require minimum square footage over 1,000 square feet not including a garage*

Proposed Amendment Summary

- *11-14-7: Private Garage Standards*
 - *Exception added stating that the standards do not apply to single-family attached and single-family detached owner occupied affordable housing*
 - *Updated dimension requirements in compliance with State statute*
- *Single-Family Residential Zones*
 - *Exception for owner occupied affordable housing added to attached two-car garage requirements*
 - *Floor area minimums reduced from 1,200/1,500 square feet to 1,000 square feet*
- *Multifamily Residential Zones*
 - *Single-Family and Two-Family dwellings are permitted uses*

Broader Policy Questions

- *20' x 20' Unobstructed*
 - *Minor obstructions on one side if 18' parking depth is maintained?*
- *Townhome/Single-Single Family Attached Definition*
 - *Clearfield currently classifies Townhomes as multifamily. Should a distinction be made?*
 - *State parking statute specifically includes townhomes*
 - *Multifamily does not require attached two-car garages*

Council Discussion/Direction