CLEARFIELD CITY COUNCIL AGENDA AND SUMMARY REPORT December 10, 2019 – POLICY SESSION

Meetings of the City Council of Clearfield City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

Executive Conference Room 55 South State Street Third Floor Clearfield, Utah

6:00 P.M. WORK SESSION

Discussion on the Award of Proposal for the Design/Build Pickleball Courts Project

Discussion on Amendments to the Form Based Code

(Any items not fully addressed prior to the Policy Session will be addressed in a Work Session immediately following the Policy Session)

City Council Chambers 55 South State Street Third Floor Clearfield, Utah

7:00 P.M. POLICY SESSION

CALL TO ORDER: Mayor Shepherd
OPENING CEREMONY: Councilmember Thompson

APPROVAL OF MINUTES: Countermined Thompson

October 22, 2019 – Work Session

November 12, 2019 – Work Session

November 12, 2019 - Policy Session

November 19, 2019 – Special Session

PRESENTATIONS:

1. PRESENTATION TO BRADY JUGLER FOR HIS SERVICE AS A MEMBER AND CHAIR OF THE PLANNING COMMISSION

<u>BACKGROUND</u>: Brady Jugler served the City as a member of the Planning Commission since 2014 and also served as the Chair since January of 2017. He resigned in October of 2019 and will no longer be serving on the Planning Commission. The Mayor and City Council desire to recognize Mr. Jugler for his service to the City.

2. PRESENTATION TO OPEN DOORS – CIRCLES PROGRAM IN CLEARFIELD AS THE RECIPIENTS OF NATIONAL AWARDS FOR BEST ALLY, BEST VIDEO, AND BEST CIRCLE LEADER SUCCESS STORY

<u>BACKGROUND</u>: Open Doors in partnership with Circles offers a 12-week best practices class aimed at helping low-income individuals break the cycle of poverty. This peer mentoring program provides participants with the tools to overcome the barriers of poverty. Mayor Shepherd and the City Council desire to recognize the Circles program for its achievement this year in receiving three of five national awards.

PUBLIC HEARINGS:

3. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST TO REZONE THE PROPERTY LOCATED AT APPROXIMATELY 1100 SOUTH 1000 WEST (TIN: 12-051-0046 & 12-051-0034) FROM A-1 (AGRICULTURAL) TO R-1-6 (RESIDENTIAL)

BACKGROUND: The applicant, Syracuse City, is requesting a rezone for its property located at approximately 1100 South 1000 West. The request would rezone the property from A-1 (Agricultural) to R-1-6 (Residential). Syracuse City is currently working on a boundary adjustment with Clearfield City that should be completed in January of 2020. Syracuse City, following the boundary adjustment, plans to utilize the portion it retains for a much needed cemetery expansion. Rezoning the property provides the needed zoning for future development of single family dwellings, prior to it being sold for private development. The Planning Commission reviewed the request on November 20, 2019 and recommends its approval.

RECOMMENDATION: Receive public comment.

4. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST TO REZONE THE PROPERTY LOCATED AT APPROXIMATELY 1950 SOUTH MAIN STREET (TIN: 12-080-0030) FROM R-1-8 (RESIDENTIAL) TO R-1-6 (RESIDENTIAL)

<u>BACKGROUND</u>: The applicant is requesting a rezone of the property located at approximately 1950 South Main Street (TIN: 12-080-0030) from R-1-8 (Residential) to R-1-6 (Residential). The applicant plans to subdivide the property into three single family lots (two flag lots and one standard lot). The Planning Commission reviewed the request on November 20, 2019 and recommends its approval.

RECOMMENDATION: Receive public comment.

SCHEDULED ITEMS:

5. OPEN COMMENT PERIOD

The Open Comment Period provides an opportunity to address the Mayor and City Council regarding concerns or ideas on any topic. To be considerate of everyone at this meeting, public comment will be limited to three minutes per person. Participants are to state their names for the record. Comments, which cannot be made within these limits, should be submitted in writing to the City Recorder at nancy.dean@clearfieldcity.org.

The Mayor and City Council encourage civil discourse for everyone who participates in the meeting.

Comments pertaining to an agenda item that includes a public hearing or public input should be given as that item is being discussed during the meeting.

6. CONSIDER APPROVAL OF ORDINANCE 2019-28 REZONING THE PROPERTY LOCATED AT APPROXIMATELY 1100 SOUTH 1000 WEST (TINs: 12-051-0046 AND 12-051-0034) FROM A-1 (AGRICULTURAL) TO R-1-6 (RESIDENTIAL)

<u>RECOMMENDATION</u>: Approve Ordinance 2019-28 rezoning the property located at approximately 1100 South 1000 West (TINs: 12-051-0046 and 12-051-0034) from A-1 (Agricultural) to R-1-6 (Residential) and authorize the Mayor's signature to any necessary documents.

7. CONSIDER APPROVAL OF ORDINANCE 2019-29 REZONING THE PROPERTY LOCATED AT APPROXIMATELY 1950 SOUTH MAIN STREET (TIN: 12-080-0030) FROM R-1-8 (RESIDENTIAL) TO R-1-6 (RESIDENTIAL)

<u>RECOMMENDATION</u>: Approve Ordinance 2019-29 rezoning the property located at approximately 1950 South Main Street (TIN: 12-080-0030) from R-1-8 (Residential) to R-1-6 (Residential) and authorize the Mayor's signature to any necessary documents.

8. CONSIDER APPROVAL OF THE FINAL SUBDIVISION PLAT FOR THE
OUTBACK SUBDIVISION LOCATED AT APPROXIMATELY 1950 SOUTH MAIN
STREET

<u>BACKGROUND</u>: The applicant is requesting approval to subdivide the property located at approximately 1950 South Main Street into two flag lots and one regular lot subject to the development standards in the R-1-6 (Single-family Residential) zone. The two flag lots will each have access on either side of the regular lot and are designed to allow full access for emergency vehicles. There will also be a cross access easement encompassing the entirety of the access stems of each lot.

<u>RECOMMENDATION</u>: Approve the Final Subdivision Plat for the Outback Subdivision located at approximately 1950 South Main Street and authorize the Mayor's signature to any necessary documents.

9. <u>CONSIDER APPROVAL OF RESOLUTION 2019R-22 ESTABLISHING VOTER PARTICIPATION AREAS</u>

<u>BACKGROUND</u>: The State Legislature recently made substantial changes to the election code regarding ballot propositions, initiatives, and referendums. One of the issues addressed in the legislation is the threshold for petition signatures for these types of actions. The new law also requires the creation of Voter Participation Areas within municipalities and other governmental entities to clarify the application of the signature thresholds.

<u>RECOMMENDATION</u>: Approve Resolution 2019R-22 establishing Voter Participation Areas in Clearfield City and authorize the Mayor's signature to any necessary documents.

10. CONSIDER APPROVAL OF RESOLUTION 2019R-23 MAKING APPOINTMENTS TO THE NORTH DAVIS FIRE DISTRICT ADMINISTRATIVE CONTROL BOARD

BACKGROUND: The North Davis Fire District recently reorganized as a Local District Service Area as a result of the annexation of the Sunset City geographical boundaries into its service area. The change created the need to restructure its Administrative Control Board to include elected officials from Sunset City. The new structure includes nine members, three from each participating city. The terms of the members of the Board are required to be staggered needing the City to change the terms of its current members on the Board.

<u>RECOMMENDATION</u>: Approve Resolution 2019R-23 reappointing Mayor Shepherd, Councilmember Peterson, and Councilmember Roper to the North Davis Fire District Administrative Control Board and authorize the Mayor's signature to any necessary documents.

PRESENTATION:

11. PRESENTATION OF THE COMPREHENSIVE ANNUAL FINANCIAL REPORT FOR THE YEAR ENDING JUNE 30, 2019

<u>BACKGROUND</u>: Heather Christopherson of Ulrich and Associates, P.C. will be present to review Clearfield City's Comprehensive Annual Financial Report (CAFR) for the fiscal year ending June 30, 2019 and to address any questions Mayor Shepherd and the City Council may have concerning the report.

COMMUNICATION ITEMS:

Mayor's Report City Councils' Reports City Manager's Report Staffs' Reports

ADJOURN AS THE CITY COUNCIL AND RECONVENE AS THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA)

COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) AGENDA

1. <u>CONSIDER APPROVAL OF THE MINUTES FROM THE NOVEMBER 12, 2019 POLICY SESSION</u>

SCHEDULED ITEM:

2. <u>CONSIDER APPROVAL OF RESOLUTION 2019R-07 AUTHORIZING THE AMENDMENT TO ADDENDUM #1 OF THE TAX INCREMENT FINANCING (TIF) PARTICIPATION AGREEMENT WITH CLEARFIELD PROPERTIES, LLC, FOR THE CITY CENTRE APARTMENTS LOCATED AT 70 SOUTH STATE STREET</u>

<u>BACKGROUND</u>: The City Council recently approved Addendum #1 to the Tax Increment Financing Participation Agreement with Clearfield Properties, LLC, to facilitate the relocation of Argentine Corner to the commercial store front at City Centre. Due to design delays with the developer's architect and engineers, the developer and Argentine Corner are requesting the CDRA allow a six-month extension of time to complete the necessary tenant improvements.

<u>RECOMMENDATION</u>: Approve Resolution 2019R-07 authorizing the amendment to Addendum #1 of the Tax Increment Financing (TIF) Participation Agreement with Clearfield Properties, LLC, and authorize the Chair's signature to any necessary documents.

Dated this 5th day of December, 2019.

/s/Wendy Page, Deputy City Recorder

The City of Clearfield, in accordance with the 'Americans with Disabilities Act' provides accommodations and auxiliary communicative aids and services for all those citizens needing assistance. Persons requesting these accommodations for City sponsored public meetings, service programs or events should call Nancy Dean at 525-2714, giving her 48-hour notice.

Staff Report

To: Mayor Shepherd and City Council Members

From: Eric Howes, Community Services Director

Date: December 10, 2019

Re: Steed Park Pickleball Courts



I. RECOMMENDED ACTION

Award the design and construction of the Steed Park Pickleball Courts to Parkin Tennis Courts.

II. <u>DESCRIPTION / BACKGROUND</u>

The Steed Park Pickleball Court Design/Build project was identified by the city council as the next priority for PARAT Tax funding in a work session on May 8, 2018. To date, the installation of seven playgrounds (\$300,000) and the replacement of the play structure in the leisure pool at the Aquatic and Fitness Center (\$201,209) are the projects that have been completed with PARAT Tax funding. The estimated budget for the Pickleball court project was \$350,000 based on the design and construction of 12 courts to be located on the site of the existing tennis courts. It was anticipated that lighting costs would be additional and could be completed as a second phase to the project if necessary.

The desired services for this project include demolition of the existing courts, and the design and construction of 12 new Pickleball courts. Since the exact design of the courts to be built on the site has not yet been completed, the actual costs for the project are only an estimate and the budget for the project is a "not to exceed" amount.

Two proposals were received from The Tennis and Track Company, and Parkin Tennis Courts. After a thorough review of both proposals and face-to-face interviews with both proposing teams, the committee recommends Parkin Tennis Courts for the project. However, both of the proposals included a cost estimate for the 12 new courts that would exceed the available budget for the project of \$350,000 without including lighting.

There are several ways to reduce the costs of the project including having city staff complete the demolition of the existing site and complete irrigation and landscaping

repairs. The completion of the design phase of the project could also identify additional cost cutting options. However, based on the proposals received, design and construction of 12 courts (without lighting) would likely cost between \$370,000 and \$400,000 even with the use of city forces.

Due to the high demand for Pickleball courts in our area, the proposals also included an option for 16 courts to gain an understanding of additional costs and potential economies of scale that could be achieved by adding four courts. Through the interview process with the proposers, the committee learned that revising the layout and increasing to 16 courts would provide some significant benefits. As a result, staff would request that the council consider increasing the budget for this project to as much as \$650,000 and constructing 16 courts. Reasons for this recommendation include the following:

- There are few existing Pickleball courts in our area and the demand is very high.
 Additionally, there are currently no large complexes in this region that could host a comparable tournament.
- 16 courts provides a large enough facility to hold large regional tournaments with a national draw. The annual tournament in Brigham City draws international participants with 17 courts. A 3-day tournament with 16 courts could draw 2,304 participants. Participation fees for these tournaments vary from \$50 to \$100 generating \$115,200 \$230,400. Existing staffing levels are adequate to manage a tournament of this size and recent additions to our staff have brought extensive experience managing Pickleball tournaments of this magnitude.
- Current Pickleball tournaments at the CAFC sell out in a single day with only 6 courts.
- The cost of an additional 4 courts is approximately \$50,000. Sixteen courts could be completed for approximately \$400,000. This allows the courts to be constructed in blocks of 8 courts which is optimal for the post tensioned concrete process. Blocks of 8 courts are also easier to light effectively with one light pole on each corner of each block of 8 courts. Lighting for a 16 court complex could be completed for approximately \$150,000.
- Shifting the placement of the courts as presented (see attachments) with 8 courts
 on the east end of the existing tennis courts and 8 courts in the soccer field to the
 north would reduce the cost of grading and provide a more optimal layout for
 tournaments. This configuration would also allow us to use the western end of the
 existing tennis courts as parking for the courts without the large additional cost of

- adding a new parking lot. This is the least expensive arrangement due to the reduction is site preparation work that would be required.
- This project would represent a large impact project for our community. This type
 of project has been identified by the council as the type of project that is
 preferable for PARAT tax support.
- In order for the PARAT Tax to be continued, it will need to be placed on the ballot in November of 2024. The projected revenue over the first ten years of the PARAT Tax is anticipated to be approximately \$2,200,000. This means that less than 25% of the projected funds will have been spent in 50% of the time available. Additionally, renewal of the PARAT Tax will be on the ballot six months prior to the receipt of an estimated \$120,000 of PARAT Tax Revenue. Any projects intended to be completed by November 2024 will need to be planned and initiated in 2023 so as to ensure their completion by the election in 2024. This project would help us to get back on schedule with the PARAT Tax while we plan for the next steps in the process.

III. IMPACT

a. Fiscal- PARAT Tax - Currently \$350,000 Budgeted

b. Operations / Service Delivery

Provide Clearfield with a Pickleball complex large enough to host large multi-day tournaments utilizing existing staff.

IV. <u>ALTERNATIVES</u>

Cancel the project

Build only 12 courts without lighting and increase budget to \$400,000

Increase budget to \$450,000 to build 16 courts

Increase budget to \$600,000 to build 16 courts with lighting

Increase the budget to \$650,000 to build 16 courts with lighting and complete surrounding landscape improvements.

V. SCHEDULE / TIME CONSTRAINTS

Would like to begin construction in spring 2020 and complete work by the end of July 2020 depending on weather.

PARAT tax back on the ballot in 2024

VI. LIST OF ATTACHMENTS

Scoring of proposals

Original proposed layout.

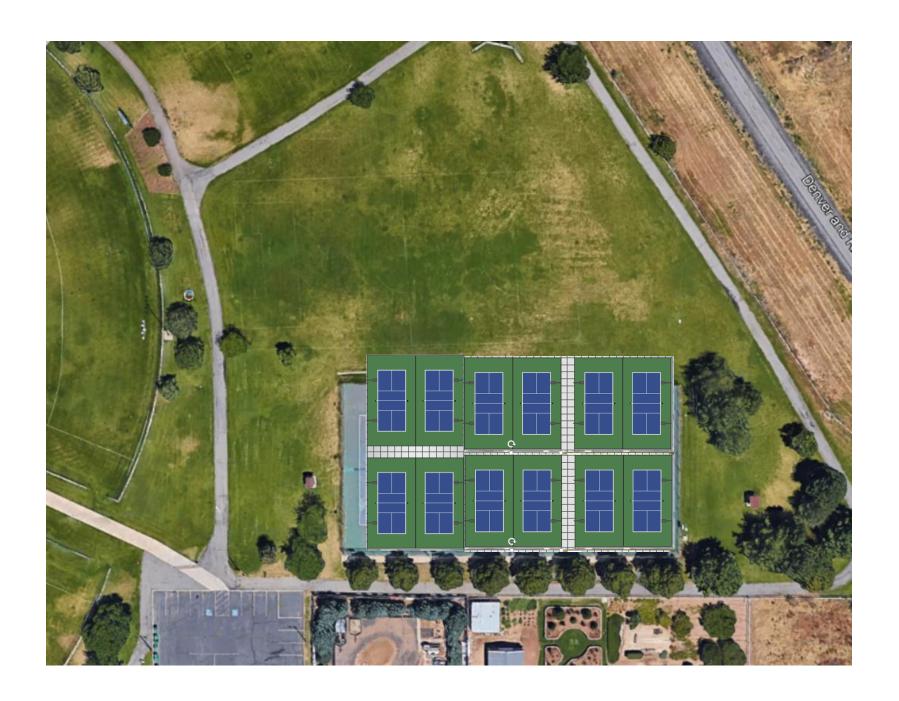
Layout included in the RFP

Revised layout for 16 courts utilizing the existing courts for parking

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	Er	ic	Cu	rtis		kie		int		nji		RALL		RAGE
Proposer Qualifications 50 Points Max	50	49	50	47	30	35	45	42	50	45	225	218	45	43.6
Methods & Strategic Plan 20 Points Max	13	19	20	20	19	17	18	15	20	15	90	86	18	17.2
Cost Saving Ideas 10 Points Max	7	6	8	10	8	9	10	8	10	5	43	38	8.6	7.6
Schedule 10 Points Max	10	10	10	10	9	10	10	10	10	10	49	50	9.8	10
Cost Proposal 10 Points Max	3	4	8	9	5	6	7	9	5	5	28	33	5.6	6.6
TOTAL SCORE	83	88	96	96	71	77	90	84	95	80	435	425	87	85

Intereview Score Sheet

	Tennis & Track	Parkin Tennis Cts.
Jackie	15	28
Benji		23
Clint	24	29
Eric	25	30
TOTAL	82	110







Planning CommissionSTAFF REPORT

AGENDA ITEM
#1

TO: Clearfield City Planning Commission

FROM: Brad McIlrath, Senior Planner

brad.mcilrath@clearfieldcity.org

(801) 525-2784

MEETING DATE: Wednesday, December 4th, 2019

SUBJECT: Public Hearing, Discussion and Possible Action on ZTA 1909-0002, a zoning text

amendment request by Clearfield City to update the format and content of the Downtown Form-Based Code. **Location:** Approximately State Street and HWY 193

corridors. Planner: Brad McIlrath (Legislative Matter).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation of **APPROVAL** for **ZTA 1909-0002** to the Clearfield City Council, a zoning text amendment to amend Downtown Clearfield Form-Based Code to update the format and content. This recommendation is based upon the recommended changes and findings outlined in this report.

RECOMMENDATION OPTIONS

- 1. **Move to recommend approval of ZTA 1909-0002** to the Clearfield City Council, a zoning text amendment to amend the Downtown Clearfield Form-Based Code as proposed.
- Move to recommend denial of ZTA 1909-0002 to the Clearfield City Council, a zoning text amendment to amend the Downtown Clearfield Form-Based Code as proposed.
- 3. Move to table ZTA 1909-0002 to request additional information for consideration.

The Planning Commission may also make a recommendation that is different than those listed above such as a modified recommendation of approval.

BACKGROUND

As the land use authority for administrative land use items and a recommending body for legislative items, it is *imperative* that the Planning Commission provide a thorough review of not only the current ordinance, but the updates that are being proposed at this time in order to and provide staff with comments for changes as is necessary. This staff report provides summary of staff's review to assist the Planning Commission with their review of the draft document. It is important to understand all of the items that may require attention and should be addressed. Comments provided, at this point, by the Planning Commission were serve a vital role in finalizing the code in a way that will create positive change and opportunities for Clearfield for years to come.

The purpose of this update is to provide development standards consistent with the *Creating Downtown Clearfield* vision, as well as provide clear direction for the development community for the redevelopment and helping the city with the creation of "Downtown Clearfield". This update is intended

to provide the needed design standards and direction for the development of the public and private realms within State and Main corridor of Clearfield City.

In a joint work session on July 30, 2019 the Clearfield City Council and Planning Commission met to review the progress of the code update. Following that meeting on August 28, 2019 Planning and FFKR staff met with the staff of UDOT Region 1 to discuss access management for the corridor within the Downtown FBC area. Based upon the meeting it was decided that the City and UDOT will work together to develop a Corridor Agreement that will outline the required and necessary changes needed along SR-126 (State/Main Street) and SR-193 (700 South) as those areas redevelop. The corridor agreement would constitute the formal agreement for the access management and right-of-way design for these two major arterials.

The Clearfield City Council reviewed the progress of the code update in a work session on September 17, 2019. On October 2, 2019 the Planning Commission reviewed the progress of the code update along with providing input regarding thematic design elements for the downtown. Comments and discussion in each meeting have been reviewed and incorporated where applicable into the most recent draft version of the code.

ANALYSIS - OVERVIEW OF AMENDMENTS (by chapter)

This code update has updated with a new look and organization for the document along with an indepth review of each chapter and the development standards therein. Based feedback from the Planning Commission and City Council, changes have been made to; the location of zoning districts; the types of uses and finally building types that are allowed in each district. The items identified in the previous sentence provide as updates to the code better display the idea to have a centralized core for the "Downtown" with areas that build up to and scale down from the core in intensities and use. A review of the changes in each chapter is provided below.

Chapter 1 - Introduction

This chapter has been modified to provide a cleaner look and more precise background for the code's purpose along with the organization of the code as it is currently constituted.

Chapter 2 – Zoning Districts

This chapter includes updates to zoning district names and the locations of the zones within Downtown Clearfield. The zoning district names have been changed in the following ways:

• Civic (CV)	 Civic (CV) – No Change
Commercial Corridor (CC)	Gateway Corridor Commerce (CC)
Town Commerce (TC)	Town Mixed Commerce (TC)
Town Residential (TR)	Town Neighborhood Residential (TR)
Urban Commerce (UC)	Urban Core Commerce (UC)
Urban Residential (UR)	Urban Mixed Residential (UR)

As seen on page 6 of the Form-Based Code (FBC), the downtown area has been expanded to the northern municipal boundary at 800 North. The different nodes of Exchange Place, Mabey Place, and Access Point have been removed with the UC and UR zones considered the core or "heart" of the downtown area. The reorganization of the zones is intended to provide a deliberate increase and

decrease heading into and away from the core as well and locating uses and building types in areas that are most appropriate. The area along 700 South for example was previously comprised of only the TC zone but has been changed to include the CC and TR zones as they more appropriate for the locations in which they are proposed. CC being a more suburban type of commercial that allow the intensity and design to ramp up with the TR and TC zones as we head into the downtown core. This map calls out locations for future roads if and when they are developed as a way to provide more complete connectivity within the downtown core.

Chapter 2 now provides an overview of the different zones and what building types are allowed in each zone along with visual representation of those building types. A description of each district along with the general scale is provided.

Chapter 3 – Uses

This chapter has been modified to provide more information about the uses that are allowed under the general classifications along with a simpler layout to read and understand. The categories and types of uses have been carefully calibrated for the new zone locations and reviewed to ensure compatibility in the downtown. To provide more clarification, this chapter now includes a table of uses that are allowed by building type. Development standards for specific uses are outlined at the end of the chapter.

Chapter 4 – Street and Block Network

This chapter has been modified to provide more detail about the streets and blocks that exist or could exist in Downtown Clearfield. The current ordinance does not provide this type of detail and lacks the information that is imperative to this local context. It is important for these standards to align with current Public Works and Engineering standards while allowing for new standards that support this urban frame work. This chapter has been revised to provide detail for each street type and a regulating, or hierarchy plan, for those streets in the downtown area (see page 24). This chapter also provides standards to be used by the City in the development of pedestrian crossings and block network and accesses.

Chapter 5 – Street and Streetscape Standards

This chapter has seen significant modifications to include updated graphics, street standards, and streetscape design standards to create a welcoming and safe pedestrian environment. The Public Works Director, Street Superintendent, and City Forester have reviewed this and other chapters and provided feedback that have been incorporated into this draft. Planning Staff would like to see the integration of conceptual building types into the graphics to better illustrate the relationship between the public and private realms. This is something that FFKR has started and will have completed prior to the final deliverable. Staff has provided comments to FFKR regarding some of the street designs and standards, and recommends that additional clarification be provided where a residential street type or commercial street type would apply. As outlined in Chapter 4 all of the streets that are not arterials or connectors are labeled as "neighborhood local." Staff would like to make sure that the commercial street type could also be used in those commercial zoning districts. This additional comment has been forwarded on to the consultant for inclusion into the code.

The Streetscape standards section of this chapter is still undergoing some changes. Staff is requesting that the designs that have been approved for the street furnishings be included in this section with the actual design specifications included in an appendix at the end of the code. Additional information regarding the types of street trees required, based upon the width of the planting or furnishing zone, should be provided along with the requirement that the City Forester/Arborist approve all designs prior to a final approval being granted. There also needs to be standards in this section that require an

automatic irrigation system that is tied to the City system and dedicated to the City for future maintenance and watering. This section has come a long way, but Staff feels that these changes will better meet the needs of the City.

Chapter 6 – Building Types

This chapter was updated and re-calibrated for Downtown Clearfield. New images for the different building types have been provided along with the replacement of the Mansion building with a Garden Court building type. The Multi-Family building type has been removed from the T-R (Town Residential) Zone as that has become more of a transition zone to the existing single-family residential areas. It is important for the Planning Commission to determine if the Multi-family building type should remain in the T-R zone or be removed as proposed.

The format for the beginning of the chapter has been modified to include more images, however staff recommends that the consultant use similar format and organization as was included in the September 25, 2019 draft. Building standards have been calibrated in detail with more clarity to allow for ease in reading of the document. Staff has provided comments for each building type to identify changes to the proposed standards as well as comments on the format of and content of each table. Staff also recommends that additional or different example pictures be used for the building types. This chapter has also been modified to include building, unit, and site amenities for residential developments. There is a difference in the amount that is required in the Urban zones and the Town zones based upon the types of development that would be allowed within each zone.

Building design standards have been modified to address entry types as frontage types along with the addition of the contemporary frontage type. The roof types have been clarified along with the building materials. The Building Variety section needs additional clarity as called out in the comments. Other staff comments refer to residential windows, building amenities, and balconies to name a few.

Chapter 7 – Site Landscape and Amenity Standards

This chapter has been modified to provide a clearer format for landscape standards. This section previously included individual outdoor space to address site amenities for residential developments. Those standards have been simplified and moved to the Building Types chapter; however, the section for site amenities needs to be added to Chapter 7 and should include the types of acceptable site amenities. These should be provided as a selectable list similar to the building features and amenities table in Chapter 6.

Additional clarification/cleanup of this chapter is needed as called out in the staff comments in the attached draft. This is something that staff will need to put the required time into, with help from the consultant to clearly indicate expectations and standards that were previously acceptable and could remain unchanged. Staff is confident that they can work with FFKR to have these changes completed prior to final review and adoption of the code, by the City Council.

Chapter 8 – Civic Open Space Standards

It is the opinion of staff that this chapter has some of the most impactful changes from the current code. Instead of requiring open space individually on each development, civic open spaces must be provided for developments that are five (5) acres in size or greater. There is also a fee-in-lieu, or land-in-lieu of a civic open space which will be calculated and required for developments less than five (5) acres in size. The process for calculating these in-lieu options is being created by Staff and will be included in the final document for adoption. The civic open spaces provided in this chapter have been modified with the removal of the pocket park open space as the Capital Improvements Plan for Community Services

recommends that no new pocket parks be created within the City. Comments and changes recommended by Staff are included in the attached draft.

Chapter 9 – Parking Standards

These standards have been revised to appropriately address the parking requirements for uses within Downtown Clearfield. Changes include updated parking ratios and the encouragement of parking structures with an allowance for parking reductions for this type of parking facility. The process for calculated multiple use reductions has also been more clearly outlined. Changes have been made to match Public Works standards for access and to address pedestrian access. Additional changes are provided in Staff comments are provided in the attached draft.

Chapter 10 - Signs

This chapter has been cleaned up to address formatting and included additional information provided regarding the different sign types and standards. Staff recommends that certain standards be modified to be the same standards outlined in Chapter 15 "Sign Ordinance" of the Land Use Title such as directional signs and monument signs. Comments provided in this chapter should be addressed prior to City Council review and approval.

Chapter 11 – Administration and Appendix

This chapter impacts City Staff as well as the Planning Commission and City Council with regards to the process by which this code is administered. This chapter has been updated to be more consistent with current code standards and review processes. The Development Agreement section has been modified to allow/encourage the use of a development agreement only to further establish conditions of approval and to amend/modify standards only if the development meets the objectives of the FBC. A development agreement must be reviewed by the Planning Commission and then the City Council for approval. It is the intent of this section to limit the use of development agreements only for special circumstances and to allow the FBC to stand on its own in every instance, with few exceptions. The Planning Commission and City Council should review this section to decide if this is the process they are comfortable with moving forward.

Additional definitions and code references have also been provided with the update of this chapter.

REMAINING CHANGES

As shown in the attached FBC Draft, Planning Staff has provided comments for changes to be made and in some instances required as part of the adoption of the code, which should be completed prior to final review and adoption by the City Council. The Corridor Agreement between Clearfield City and UDOT is being amended due to access needs at Clearfield Station; the agreement will be extended to include the entire SR-126 corridor down to Clearfield Station. The corridor agreement will involve a separate process, but the agreement will be added to FBC upon final acceptance and approval by both Clearfield City and UDOT. Design specifications for street lights, tree grates, street trees, trash receptacles, and the sidewalk design for the core area will be added as an appendix to the code for reference and use by the development community and staff. This will ensure a consistent design and construction throughout Downtown Clearfield.

Once the code is finalized and adopted, any rezoning of properties within the downtown area will need to take place through the public hearing process.

PUBLIC COMMENT

Public notice was placed in the newspaper on November 24th, 2019, on the State of Utah public notice website, and on the City's website. No public comment has been received to date.

GENERAL FINDINGS

Zoning Ordinance Text Amendment

Clearfield Land Use Ordinance Section 11-6-3 establishes the following findings the Planning Commission shall make to approve Zoning Ordinance Text Amendments. The findings and staff's evaluation are outlined below:

Review Consideration		Staff Analysis					
1)	The proposed amendment is in accordance with the General Plan and Map; or	The General Plan encourages continual evaluation and modifications to adopted ordinances as circumstances require. The General Plan includes the proposed code amendments are in accordance to the policies, goals, and objectives of the General Plan.					
2)	Changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.	With changed conditions to sites adjacent to the freeway and in an effort to provide a consistent measurement point the proposed amendment is necessary and will contribute to the general well-being of the community.					

CONDITIONS OF APPROVAL

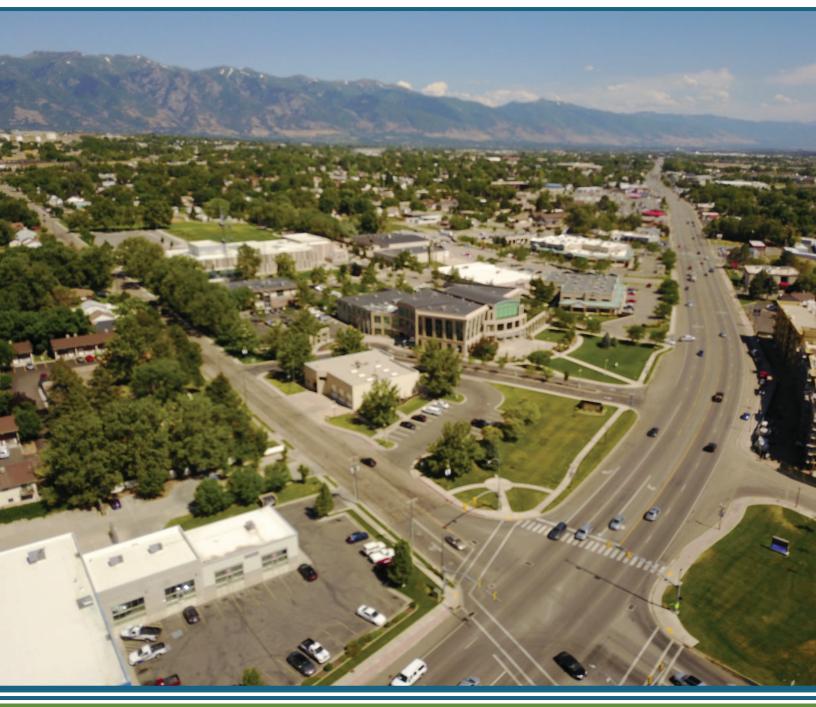
- 1. The proposed Downtown Clearfield Form-Based Code draft shall be modified to address staff comments and changes as outlined in the attached draft.
- 2. The final executed Corridor Agreement for SR-126 (State/Main Street) shall be provided as an appendix to the final code.
- 3. Design specifications shall be included as an appendix to the Downtown Clearfield Form-Based Code prior to final acceptance from the consultant.
- 4. An amendment to the Clearfield City fee schedule shall be adopted to provide the fee-in-lieu of civic open space process which includes the monetary calculation for the fee.
- 5. Properties located within the Downtown Clearfield Form-Based Code area shall be rezoned to align with the new zoning district locations.

ATTACHEMENTS

1. Downtown Form-Based Code – November 22, 2019 Draft

Clearfield City Downtown Form Based Code





Adopted October xx, 2019

FINAL REVIEW DRAFT: 11.08.2019

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Chapter 1.0 INTRODUCTION

1.0 Introduction

1.1 PURPOSE

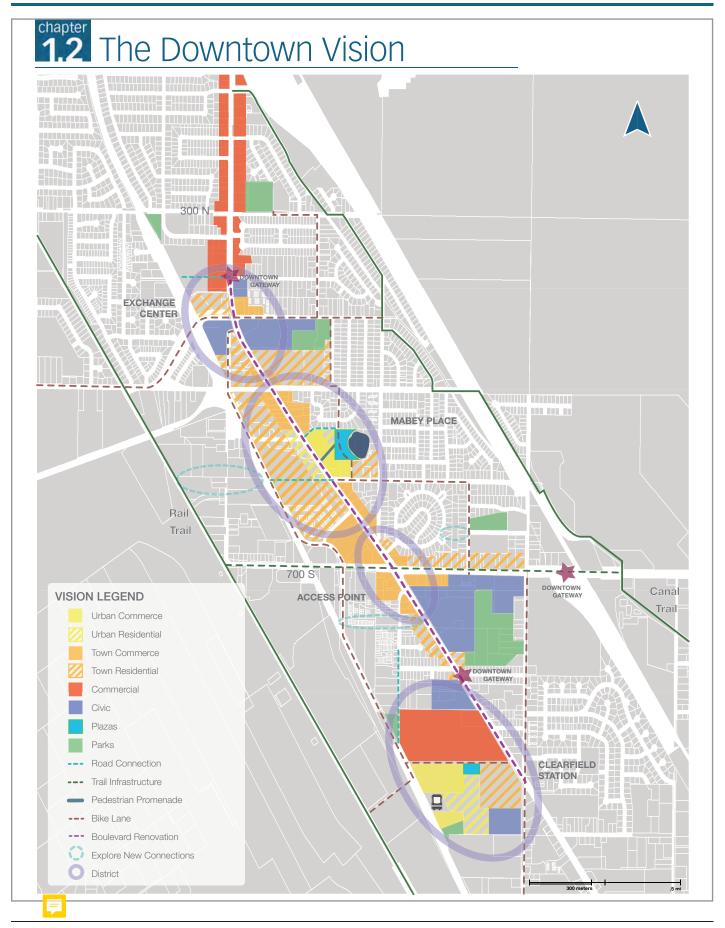
1. Intent

The purpose of the Downtown Clearfield Form-based Code is to allow for a variety of uses with a consistency of form to create a vibrant, mixed-use downtown that is oriented to people in the public realm. The Downtown will serve the community with a mix of shopping, dining, entertainment, office, civic, and residential opportunities set within a walkable setting. A variety of streets will be built or redesigned to safely accommodate multiple modes of transportation, including vehicular, bicycle, and pedestrian.

The planning document *Creating Downtown Clearfield* and the associated planning process developed the vision framework for the character of Downtown's future. It may be used as a guiding reference for the purpose and intent of this code document and its standards.

2. Context

The location of Downtown Clearfield offers proximity and easy access from surrounding residential neighborhoods and major transportation corridors, including Interstate 15 and the FrontRunner commuter rail station. Downtown is centered on a major arterial that is also a state highway (Hwy 126). This major arterial, State Street/Main Street, links a series of nodes that comprise Downtown. The regulations of the Downtown Clearfield Form-based Code serve as a means for connecting these nodes by establishing a consistent streetscape and urban form.



1.0 Introduction 2



Chapter 2.0 ZONING DISTRICTS

2.0 Zoning Districts

2.1 Purpose

1. Intent

The districts and corridors of Downtown Clearfield contain six zone designations that provide a mix of residential, commerce, and civic uses at a range of scales. This mix of uses is intended to offer opportunities for Downtown to include income producing properties integrated with rooftops to generate demand for commerce and services for residents.

2.2 Regulating Plan

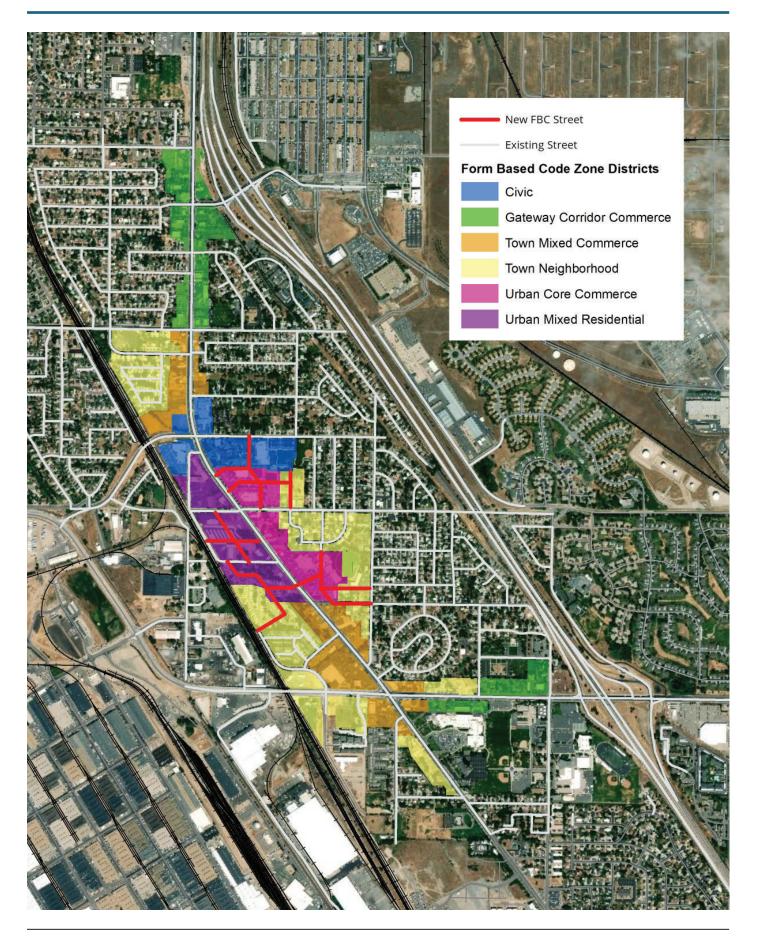
1. Mapped Districts.

The location and boundaries of the zoning districts in sections 2.3 are indicated on the Regulating Plan and included on the city's official Zoning Map.

2.3 Districts

The Downtown contains six distinct zoning districts that reflect a diversity of building types and scales.

- 1. Gateway Corridor Commerce (CC)
- 2. Town Mixed Commerce (TC)
- 3. Town Neighborhood Residential (TR)
- 4. Urban Mixed Residential (UR)
- 5. Urban Core Commerce (UC)
- 6. Civic (CV)

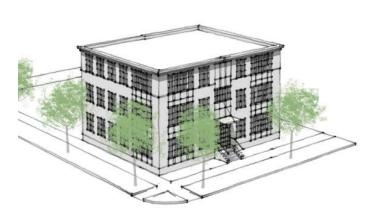


2.0 Zoning Districts

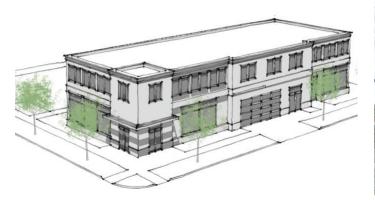
2.4 Gateway Corridor Commerce

1. Description & Intent

The Gateway Corridor Commerce is intended to provide a consistent streetscape signaling the arrival into Downtown Clearfield, while allowing building types and uses that are more oriented to automobile traffic from the Interstate and along the State Highways 126 and 193.







2. Building Types

- Civic
- Commercial
- Office

3. Scale

Buildings will generally be One to Three Stories.



Office Building Type



Civic Building Type



Commercial Building Type

2.5 Town Mixed Commerce

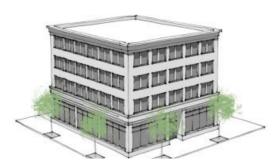
1. Description & Intent

The Town Mixed Commerce is intended to provide a transition in building types and scale on the edges of Downtown with a mix of uses, including retail and residential. Allowed Building Types will vary based on which type of street they face. Townhome Building Types will generally be allowed only when facing side streets.





Civic Building Type





Mixed-Use Building Type

2. Building Types

- Civic
- Mixed-Use
- Office



Townhouse

3. Scale

Buildings will generally be Two to Four Stories, however One Story Buildings are allowed for some types.





Office Building Type





Townhouse Building Type

2.0 Zoning Districts

2.6 Town Neighborhood Residential

1. Description & Intent

The Town Neighborhood is intended to be primarily a Residential area on the edges of Downtown Clearfield, providing a transition to surrounding residential neighborhoods. A mix of building types is allowed to provide opportunities for small-scale retail, office, or mixed-use to be integrated into the neighborhoods.

2. Building Types

- Garden Court/Courtyard Bungalows
- Mixed-Use
- Townhouse

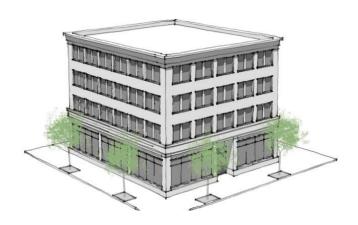
3. Scale

Buildings will generally be Two to Four Stories.





Garden Court Building Type





Mixed-Use Building Type





Townhouse Building Type

2.7 Urban Mixed Residential

1. Description & Intent

The Urban Mixed Residential is intended to activate the core of Downtown and provide a concentrated population base through primarily residential buildings, with a mix of uses and building types allowed.





Office Building Type





Mixed-Use Building Type

2. Building Types

- Civic
- Mixed-Use



- Multi-Family
- Office

3. Scale

Buildings will generally be Two to Six Stories.





Civic Building Type





Multi-Family Building Type

2.0 Zoning Districts

2.0 Zoning Districts

2.8 Urban Core Commerce

1. Description & Intent

The Urban Core Commerce is intended to be the heart of activity and intensity in Downtown Clearfield with a mix of building types. Allowed Building Types will vary based on which type of street they face. Multi-Family Residential Building Types will generally be allowed only when facing side streets or as part of a mixed-use project. Live-Work is considered residential, rather than mixed-use.

2. Building Types

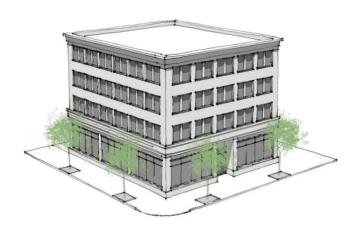
- Mixed-Use
- Multi-Family Residential



Office

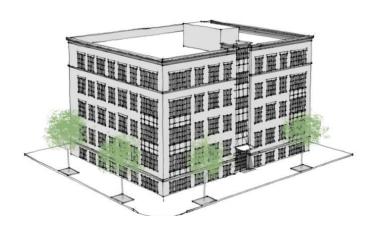
3. Scale

Buildings will generally be Two to Six Stories



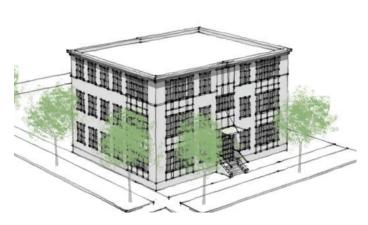


Mixed-Use Building Type





Multi-Family Building Type





Office Building Type

2.9 Civic

1. Description & Intent

The Civic district is intended to provide a civic and office campus in the core of Downtown Clearfield. This district will activate daytime use of the Urban Core areas in Downtown.

2. Building Types

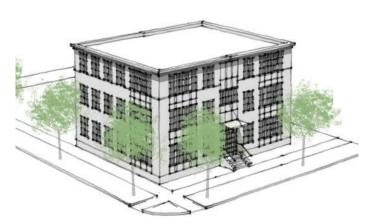
Civic



Office

3. Scale

Buildings will generally be Two to Four Stories.





Office Building Type





Civic Building Type



Chapter 3.0 USES

3.1. Purpose

1. Intent

Downtown Clearfield is intended to have a broad mix of uses intermingled in a consistent urban form. As such, the focus is on regulating building form (Chapter 6.0) while being flexible in the uses allowed to occur in the Downtown zones.

3.2 General Provisions

The following general provisions apply to the uses outlined in this section.

1. Permitted Uses

- (1) A lot/parcel may contain more than one use.
- (2) Each of the uses may function as either a principal use or accessory use on a lot, unless otherwise specified.
- (3) Permitted uses are defined both by zoning district AND building type. Allowed building types in each zoning district may be permitted only on some Street Types.
- (4) Uses are permitted by-right (Permitted Uses "P") upon compliance with the requirements set forth in this code; or permitted by-right with specific development or design standards (Conditional Development Uses "D") and upon obtaining a conditional development standards permit as set forth in Chapter 11.0 Administration.
- (5) Each use shall be located within a permitted Building Type (refer to Chapter 6.0 - Building Types) or an existing structure, unless otherwise specified. Some uses are permitted by-right only in the upper stories of some building types (Upper Story Uses – "U").
- (6) Each use may have both indoor and outdoor facilities, unless otherwise specified in this Chapter or in Chapter 6.0 Building Types.

2. Unspecified Uses/Uses Not Listed

Determination as to the classification of uses not specifically listed in this title shall be made by the planning and zoning administrator and shall be subject to appeal to the planning commission as set forth in section 11-1-12 of Clearfield City Code. These uses shall be determined as either an Unlisted Similar Use or an Unlisted Dissimilar Use and assessed as follows:

- (1) Unlisted Similar Use. If a use is not listed but is determined to be similar in nature and impact to a use permitted within a zoning district, the Zoning Administrator shall interpret the use as permitted.
 - (a) The unlisted use will be subject to any development standards applicable to the similar permitted use.
- (2) Unlisted Dissimilar Use. If a use is not listed and cannot be interpreted as similar in nature, then the use is not permitted and may only be approved through an amendment of this ordinance.

3. Use Categories

Use categories are established to streamline the permitted use evaluation component of the Downtown Form-based Code. Uses are grouped into the following ten categories:

- Residential & Lodging
- · Civic/Public Facilities
- Retail
- Service
- Office



- Manufacturing/Distribution/Warehouse
- Parking
- Utilities
- Agricultural
- Accessory

Additional subcategories and/or types of uses are listed in 3.3 Uses by Cateogry. Refer to Table 3.3 (1) to determine the permitted uses (P), conditional uses with development standards (D), and uses permitted as upper story uses only (U) by zone district. Refer to Table 3.3 (2) to determine the permitted uses (P), conditional uses with development standards (D), and uses permitted as upper story uses only (U) by building type.

3.3. Uses by Category

The uses listed for each category are permitted uses (P), conditional uses with development standards (D), and/or uses permitted as upper story uses only (U). Uses not listed are determined by the procedure outlined in section 3.2.2 - Unspecified Uses/Uses Not Listed. Definitions for uses are found in either Chapter 11 - Administration or in Clearfield City Code, Title 14.

1. Residential and Lodging Uses

A category of uses that includes several residence types and lodging for temporary or permanent residents.

Residential:

- Single-Family Dwellings
- Two-Family Dwellings
- Multiple-Family Dwellings

Lodging:

- · Hotels/Motels
- Inns
- Bed & Breakfast

Residential Care:

- · Assisted Living Facilities
- Convalescent Facilities [does not include Behavior, Drug, or Alcohol Treatment Facilities]
- · Group Homes for Persons with a Disability
- · Group Homes for the Elderly
- Nursing or Rest Homes

2. Civic Uses

A category of uses related to fulfilling the needs of day-to-day community life including assembly, public services, educational facilities, parks and open space, and offices.

- Auditoriums
- Churches
- Colleges and Universities
- Parks and Open Space
- Public Uses
- Schools

3. Retail Uses

A category of uses involving the sale of goods or merchandise to the general public for personal or household consumption. Retail uses may be further categorized by Neighborhood Retail or General Retail, as established by the size of space they occupy.

- Bakeries
- · Convenience Stores
- · Floral Shops
- Mobile Food Vendors
- Motor Vehicle Sales
- Pawn and Secondhand Businesses
- Produce Sales
- Retail Stores
- Retail Tobacco Specialty Businesses [Subject to City Code 11-13-30 & 11-18-22]
- Sexually Oriented Businesses [Subject to City Code 11-13-30 & 11-18-22]
- Temporary or Seasonal Merchants
- (1) Neighborhood Retail. A use in this category occupies a space of less than 12,000 square feet.
- (2) General Retail. A use in this category includes all Neighborhood Retail uses occupying a space of 12,000 square feet or greater.

3.0 Uses 16

4. Service

A category of uses that provide patrons services and limited retail products related to those services. Service uses may be further categorized by Neighborhood Service or General Service, as established by the size of space they occupy.

- · Amusement and Recreation Facilities
- Automobile Repair Shops
- Business Services
- Convalescent Facilities
- Daycare Facilities
- Daycares, Residential
- · Dry Cleaning Facility
- Fireworks Stands
- Non-depository Lending Establishments [Subject to City Code 11-13-29]
- Personal Services
- Pet Grooming Facilities
- Physical Therapy Facilities
- · Preschools, Commercial
- · Preschools, Residential
- Restaurants
- Specialized Schools
- · Tattoo or Body Piercing Establishments
- Taverns
- Taxidermists
- Theaters
- · Veterinary Services
- Vocational and Technical Training Facilities
- (1) Neighborhood Service. A use in this category occupies a space of less than 12,000 square feet.
- (2) General Service. A use in this category includes all Neighborhood Service uses occupying a space of 12,000 square feet or greater.

5. Office Uses

A category of uses for businesses that involve the transaction of affairs of a profession, service, industry, or government, including finance and research.

- Laboratories
- Hospitals
- Medical Clinics
- Offices

F

6. Manufacturing/Distribution/Warehouse

The category of uses for businesses that involve the production, distribution, or storage of products, including food and drink.

Craftsman Industries

7. Parking

A lot that does not contain a permitted building or Open Space Type and is solely used for the short or long-term storage of vehicles.

- · Parking Lot, Stand-alone
- Parking Structure, Stand-alone

8. Utility/Infrastructure

A lot that is primarily utilized for the City's infrastructure needs. Utility and infrastructure needs include such uses as electric or gas services, sewage treatment, water treatment and storage, and energy conversion systems.

Public Utility Facilities

9. Agricultural

A use of land or buildings for food or plant production purposes.

- Beekeeping/Apiaries
- Greenhouses
- · Community Gardens

10. Accessory Uses

A category of uses that are not permitted to serve as the principal use on a lot.

- Home Occupations
- · Outdoor Display of Goods

Table 3.3 (1) Permitted Uses by Zone						
	Zones					
Uses	ΣŊ	R	2	H.	\geq	\mathcal{O}
1. Residential & Lodging						
Residential	U	Р	D	Р		Р
Lodging	U	Р	Р	Р		Р
Residential Care	U	Р	Р	Р		Р
2. Civic						
Auditorium/Library/Museum/Post Office (no distribution)	Р	Р	Р	Р	Р	Р
Police & Fire	Р	Р	Р	Р	Р	Р
School	Р	Р	Р	Р	Р	Р
Open Space	Р	Р	Р	Р	Р	Р
3. Retail						
Neighborhood Retail	Р	Р	Р	Р	Р	Р
General Retail	Р	Р	Р	D	D	Р
Motor Vehicle Sales w/ Outdoor Sales Lot			D			D
4. Service						
Neighborhood Service	Р	Р	Р	Р	Р	Р
General Service	Р	Р	Р	D	D	Р
Vehicle Service/Automobile Repair			D			D
5. Office						
Hospital & Clinic	Р	Р	Р	Р	Р	Р
Office	Р	Р	Р	Р	Р	Р
6. Manufacturing/Distribution/Warehouse						
Craftsman Industries	D	D	D	D	D	D
7. Parking						
Parking Lot/Parking Structure	D	D	D	D	D	D
8. Utility/Infrastructure						
Public Utility Facility						Р
9. Agricultural						
Beekeeping/Greenhouses	Р	Р	Р	Р	Р	Р
Community Garden	D	D	Р	Р	Р	Р
10. Accessory Uses						
Home Occupation	Р	Р	Р	Р	Р	Р
Outdoor Display of Goods	D	D	D	D	D	D

USE KEY:

P = Permitted

U = Permitted in Upper Stories Only

D = Permitted with Development standards.

Blank = Not Permitted

DISTRICT KEY:

UC = Urban Core Commerce

UR = Urban Mixed Residential

TC = Town Mixed Commerce

TR = Town Neighborhood Residential

CV = Civic

CC = Gateway Corridor Commerce



3.0 Uses 18

Ness Septembrie Septembri	Table 3.3 (2) Permitted Uses by Building Type							
Nesidential & Lodging Residential U		Building Types						
Residential	Uses	M	MF	OF	Z	5	프	CC
Lodging	1. Residential & Lodging							
Residential Care	Residential	U	Р				Р	Р
Auditorium/Library/Museum/Post Office (no distribution)	Lodging	U	Р	D	Р		Р	Р
Auditorium/Library/Museum/Post Office (no distribution) P P P P P P P P P P	Residential Care	U	Р	D	Р		Р	Р
Police & Fire	2. Civic							
P	Auditorium/Library/Museum/Post Office (no distribution)	Р		Р	Р	Р		
Open Space P D	Police & Fire	Р		Р	Р	Р		
Neighborhood Retail	School	Р		Р	Р	Р		
Neighborhood Retail P D D D D D General Retail P D D D D D D D D D D D D D D D D D D	Open Space	Р		Р	Р	Р	Р	Р
General Retail P P P P P P P P P P P P P P P D	3. Retail							
Motor Vehicle Sales w/ Outdoor Sales Lot 4. Service Neighborhood Service	Neighborhood Retail	Р		D	Р	D	D	D
A. Service Neighborhood Service P P P P D D D General Service Vehicle Service/Automobile Repair 5. Office Hospital & Clinic P P P P P D D D C General Service/Automobile Repair 5. Office Hospital & Clinic P P P P D D D D D D D D D D D D D D D	General Retail	Р			Р			
Neighborhood Service P P P D D D D General Service P P P P D D D D Service/Automobile Repair P P P D D D D D D D D D D D D D D D D	Motor Vehicle Sales w/ Outdoor Sales Lot				Р			
General Service P D P	4. Service							
Vehicle Service/Automobile Repair 5. Office Hospital & Clinic PPPPDDDDD 6. Manufacturing/Distribution/Warehouse Craftsman Industries DDDDDD 7. Parking Parking Lot/Parking Structure Public Utility Facility 9. Agricultural Beekeeping/Greenhouses PPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPP	Neighborhood Service	Р		Р	Р	D	D	D
## P P P D D D D D D D D D D D D D D D D	General Service	Р			Р			
Hospital & Clinic Office PPPPDDDD 6. Manufacturing/Distribution/Warehouse Craftsman Industries DDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDD	Vehicle Service/Automobile Repair				Р			
Office P P P D D D 6. Manufacturing/Distribution/Warehouse Craftsman Industries D D D D D T P P P P P P P P P P P P P P	5. Office							
6. Manufacturing/Distribution/Warehouse Craftsman Industries D D D D T. Parking Parking Lot/Parking Structure B. Utility/Infrastructure Public Utility Facility 9. Agricultural Beekeeping/Greenhouses P P P P P P P P P P P P P P P P P P	Hospital & Clinic	Р		Р	Р	D		
Craftsman Industries D P	Office	Р		Р	Р	D	D	D
7. Parking Parking Lot/Parking Structure 8. Utility/Infrastructure Public Utility Facility 9. Agricultural Beekeeping/Greenhouses PPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPP	6. Manufacturing/Distribution/Warehouse							
Parking Lot/Parking Structure 8. Utility/Infrastructure Public Utility Facility 9. Agricultural Beekeeping/Greenhouses PPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPP	Craftsman Industries	D		D	D			
8. Utility/Infrastructure Public Utility Facility 9. Agricultural Beekeeping/Greenhouses PPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPP	7. Parking							
Public Utility Facility 9. Agricultural Beekeeping/Greenhouses PPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPP	Parking Lot/Parking Structure	D		D	D	D		
9. Agricultural Beekeeping/Greenhouses P P P P P P P Community Garden D D P P P P 10. Accessory Uses Home Occupation P P P P P	8. Utility/Infrastructure							
Beekeeping/Greenhouses PPPPP PCommunity Garden DDPPPP P P P P P P P P P P P P P P P	Public Utility Facility							
Community Garden D D P P P P 10. Accessory Uses Home Occupation P P P P P	9. Agricultural							
10. Accessory Uses Home Occupation PPPPP	Beekeeping/Greenhouses	Р	Р		Р	Р	Р	Р
Home Occupation P P P	Community Garden	D	D		Р	Р	Р	Р
Tionic occupation	10. Accessory Uses							
Outdoor Display of Goods DDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDD	Home Occupation	Р	Р				Р	Р
	Outdoor Display of Goods	D	D	D	D	D	D	D

USE KEY:

P = Permitted

U = Permitted in Upper Stories Only

D = Permitted with Development standards.

Blank = Not Permitted

BUILDING TYPE KEY:

MU = Mixed Use

MF = Multi-Family Residential

 $\mathsf{OF} = \mathsf{Office}$

 $\mathsf{CM} = \mathsf{Commercial}$

CV = Civic

TH = Townhouse

GC = Garden Court



Chapter 4.0 STREET & BLOCK NETWORK

4.0 Street & Block Network

4.1 Purpose

1. Intent

The street network, blocks, and lot configuration will establish the urban form framework for Downtown Clearfield. A cohesive, connected, and consistent urban form allows incremental developments of a range of sizes to collectively build a vibrant Downtown.

2. Applicability

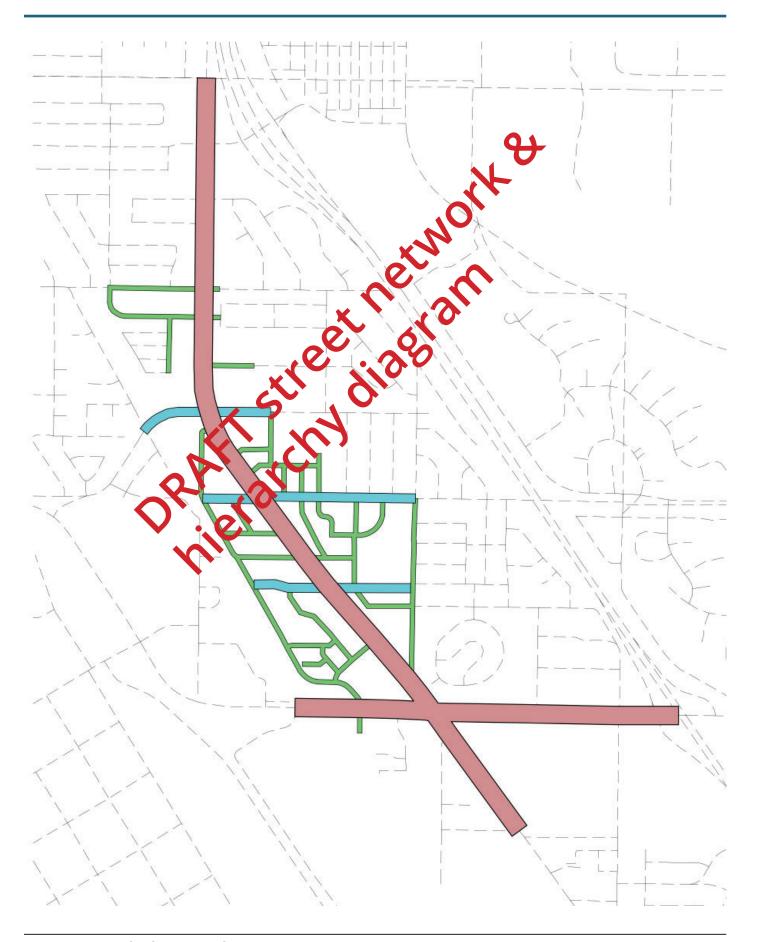
The following lot, block, and street network requirements are applicable to all zones and districts of Downtown Clearfield.

4.2 Street Types

The street network of Downtown Clearfield is comprised of a hierarchy of Street Types to support a diversity of building and frontage types, scales, and uses.

The following Street Types are part of the Downtown Clearfield Street Network. Standards for the configuration of each Street Type are found in Chapter 5.0 Street & Streetscape Standards.

- (1) Urban Core (Arterial)
- (2) Gateway Corridor (Arterial)
- (3) Commercial (Collector)
- (4) Neighborhood (Local)
- (5) Access Road (Private Local)
- (6) Shared Street
- (7) Alley
- (8) Pedestrian Walkway



4.0 Street & Block Network

4.3 Street Layout Requirements

1. Street Network

The following standards apply to new streets or newly platted vehicular Rights-of-Way.

- (1) Interconnected Network. The network of streets shall form an interconnected pattern with multiple intersections.
- (2) Existing Streets. The arrangement of streets shall provide for the continuation of existing streets from adjoining areas into new subdivisions and developments.
 - (a) Existing stub streets adjacent to a proposed subdivision and/or development shall be connected.
 - (b) Existing half streets adjacent to a proposed subdivision and/ or development shall be completed with the dedication of the remaining right-of-way and the complete construction of the street with the development of said proposed subdivision and property development.
- (3) Treatment of Natural Features. Streets shall be designed to respect natural features, such as waterways, trees, or slopes, by following rather than interrupting or dead ending at the feature.
- (4) Dead-end S s. Cul-de-sac and dead-end streets are not permitted.

2. Disconnected Streets

Disconnected streets may take the following form:

- (1) Stub Streets. Where adjoining areas are not subdivided, streets in new subdivisions and developments shall extend to the boundary line of the tract to make provision for the future connection of streets into adjacent areas.
 - (a) Stub streets shall be provided at intervals no greater than the maximum block length and width specified in Section 4.3 Block Requirements.
- (2) Half Streets. Half Streets are prohibited unless approved by the Clearfield City Engineer in unusual circumstances where they are deemed essential and where satisfactory assurances are provided for dedication of the remaining half of the street.
 - (a) Proposed half streets shall have no less than one-half of the right-of-way dedicated and constructed, including both vehicular and pedestrian realm elements specified for the Street Type (Chapter 5.0).
- (3) Cul-de-Sac Streets. Cul-de-sac streets are not permitted except where site impediments prohibit a connected street for accessing the location. Site impediments may include: canals, water bodies, steep slopes greater than 30%, and railroad lines. The following parameters shall be incorporated when the exception is allowed:
 - (a) The Cul-de-sac shall not be more than 300 feet in length as measured along the centerline from the closest intersection.
 - (b) The Cul-de-sac shall have a maximum outside turning radius of 50 feet.
 - (c) The vehicular and pedestrian realm of the cul-de-sac shall follow the cross-section standards for the Neighborhood Street type (see Chapter 5.0). The maining center of the cul-de-sac shall be landscaped and function as a curbed bio-swale.
 - (d) A pedestrian sidewalk connection shall be provided from the cul-de-sac to the next closest street or pedestrian right-of-way.

3. Pedestrian Crossings

- 1) Crosswalks shall meet the following requirements:
 - (a) Dimensions. Crosswalks shall be a minimum of 6 feet in width, measured from mid-stripe to mid-stripe, per the Manual on Uniform Traffic Control Devices (MUTCD).
 - (b) Markings. Crosswalks shall be appropriately indicated on the finished street surface with painted or thermoplastic markings and/or textured or colored pavement.
 - (c) Crossing Distances. To encourage pedestrian activity, crosswalks shall not extend a distance greater than 38 feet without a landscaped median, bulb-outs and/or other pedestrian refuge to increase pedestrian safety and comfort. Refer to Figure 4.3 (2).
 - (d) Accessible ramps and warning panels, per the American Disabilities Act or any more stringent state requirement, are required where all sidewalks or trails terminate at a crosswalk or curb.
 - (e) Ramp Orientation. Ramps shall be oriented perpendicular to traffic, requiring two ramps per corner at intersecting streets.

- (2) Bulb-outs. To shorten pedestrian crossing distances, bulb-outs should be utilized at all intersections, unless otherwise required by the Clearfield Public Works Department and UDOT. Refer to Figure 4.3 (3).
 - (a) The depth of the bulb-out shall match the utilized on-street parking, either the width of the parallel space or the depth of the diagonal space.
 - (b) The radius of the bulb-out shall match the requirements for the intersection.
- (3) Mid-block crossings. Mid-block crossing shall incorporate bulb outs and pedestrian crosswalks.
 - (a) Mid-block crossings are required on all non-UDOT streets when block lengths or sections between intersections are longer than 500 cm. The crossing should generally occur in the middle third of a block face. Typical pedestrian crosswalks standards apply.

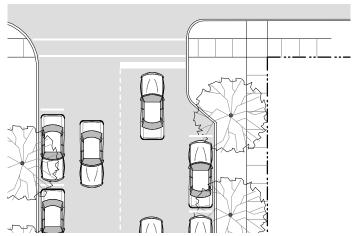
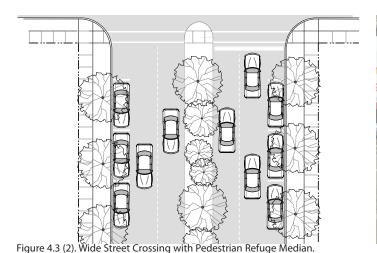


Figure 4.3 (3). Bulb Out.



RU

Figure 4.3 (4). Photo Example Mid Block Crossing.

4.4 Block Layout Requirements

1. Block Configuration

- (1) New blocks not specified on the Regulating Plan shall generally be rectangular but may vary due to natural features or other site constraints.
- (2) Newly formed blocks may include existing lots within a zoning district outside the Downtown Clearfield area.

2. Maximum Block Size

Block sizes for new development and redevelopment shall be formed by a maximum perimeter of 2400 linear feet.

- (1) Where natural constraints or adjacency to parcels outside the Downtown area impact the block configuration, an exception may be granted from the maximum block size.
- (2) Access Roads and/or Pedestrian-only Walkways may form up to two sides of the block perimeter if they meet the Street Type Standards in Chapter 5.

3. Block Access

Vehicular access to blocks along Urban Arterial streets shall be from secondary streets perpendicular to the Urban Arterial streets. If secondary streets do not exist and are not feasible for proposed new developments, alternative access shall be coordinated with the City Engineer and requires UDOT approval.

4. Block Access and Connectivity

To provide a minimum level of connectivity via vehicular rights-ofway between adjacent developments and to surrounding streets, a minimum of two access points is required for each development site unless the site meets the following parameters:

- For Single- and Two-Family Dwellings: Any subdivision and/or development of 30 or fewer dwellings;
- (2) For Multiple-Family Dwellings or Mixed-Use Projects: Any subdivision and/or development of 100 or fewer dwelling units;
- (3) A subdivision and/or development that is less than 6 acres.

5. Block Access Configuration

- (1) Access to blocks shall be aligned with the access for blocks across the street to create an intersection.
- (2) Mid-Block Pedestrian Ways. Mid-block Pedestrian Ways are required on blocks longer than 500 feet.
 - (a) Mid-block Pedestrian Ways shall generally be located in the middle third of a block face.
 - (b) Mid-block Pedestrian Ways shall align with Mid-block street crossings.

6. Block Layout

Blocks shall be fronted with lots on at least two faces. Lots shall generally be oriented along the longer street faces to the extent feasible.

- Blocks containing open space may vary from the lot configuration requirements.
- (2) Blocks may include an alley that separates the lots.

4.5 Lot Layout Requirements



- Typical Lot Dimensions. All lots of record shall be developed to meet the requirements outlined in 6.0 Building Type requirements.
- (2) Typical Lot Configuration. All lots shall have frontage along a public street unless otherwise specified in 6.0 Building Type requirements.
 - (a) Lot Shape. To create regular, rectangular lots, side property lines shall be perpendicular to the vehicular right-of-way to the extent practical.
 - (b) Through Lots. Through lots fronting on two parallel streets are not permitted except for a lot covering 50 percent or more of a block and the two longest parallel street faces are treated as front property lines per building type requirements (refer to 5.0 Building Types).
 - (c) Corner Lots. Corner lots have a front yard along one street and a corner yard along the other street. The front yard of a corner lot should be consistent with one adjacent Parcel.
 - (i) The rear yard of a corner lot is typically the yard against an alley or another lot's rear yard.
 - (ii) The side yard of a corner lot is adjacent to another lot.
 - (d) Flag Lots. Flag lots are prohibited.
- (3) Lot Orientation. For increased energy efficiency, the recommended lot orientation is typically along an east-west longitudinal axis. For single buildings, this lot orientation will usually encourage development of buildings with smaller east and west facades, allowing for energy efficiency.

Chapter 5.0 STREET & STREETSCAPE STANDARDS

5.1 Purpose

1. Intent

The standards outlined in this section are intended to:

- Create complete streets that address all modes of travel, including pedestrian traffic, bicycle traffic, transit, and vehicular traffic.
- (2) Address all features of the street right-of-way, including sidewalks, parkways, traffic lanes, bicycle lanes, and medians.
- (3) Create streets that are appropriate for their context in residential, commercial, or mixed-use districts and are designed to encourage travel at appropriate volumes and speeds.
- (5) Create streets and public rights-of-way that result in stormwater runoff quantity reduction and improve the quality of stormwater runoff.

2. Applicability

The standards in this section apply to all vehicular rights-of-way within all districts in the Clearfield Downtown Form-based Code area.

5.2 General Requirements

1. Dedicated Vehicular Rights-of-Way

All proposed streets, landscape or furnishings zones, and sidewalks shall be located in dedicated vehicular Rights-of-Way.

- (1) Street Types. All new vehicular rights-of-way shall match one of the street types in Section 5.5, whether publicly dedicated or privately held.
- (2) Public Use. All streets shall be available for public use at all times. Gated streets and streets posted as private are not permitted.

2. Street Construction Specifications

All construction in the right-of-way shall follow specifications defined by Clearfield Public Works or as stated by this Form-based

3. Stormwater Management

Stormwater management best practices shall be incorporated into the design of the right-of-way, using feastures such as curbed drainage swales, slotted curbs into landscaped areas, and through the use of permeable paving in the parking lane and low-traffic travel lanes.

4. Fire Access

Street configurations have been calculated to provide fire truck access. The total width of all travel lanes for vehicular street types shall be a minimum of 20 feet. The minimum width for Access Roads and Alleys shall be 26 feet.

5. Intersections

- (1) Curb Radii. The following curb radii shall be utilized unless otherwise authorized by the Clearfield City Engineer.
 - (a) Intersections should be designed for actual turning radius of the typical design vehicle as opposed to the maximum design vehicle. Small curb radii at intersections shorten pedestrian crossing distances and reduce vehicle turning speeds, thereby balancing the ease of travel of vehicles and pedestrians. Refer to Figure 5.2 (1).
 - (b) Neighborhood Streets. At the intersection of any street with a Neighborhood Street, the following curb radii shall be utilized.
 - With on-street parking on both intersecting streets, a 10-foot radius may be utilized.
 - (ii) Without on-street parking, a 15-foot radius is required.
 - (c) Commercial Streets. At the intersection of any street with a Commercial Street, the following curb radii shall be utilized.
 - (i) With on-street parking on both intersecting streets, a 15-foot radius is required.
 - (ii) Without on-street parking, a 25-foot radius is required.
 - (d) Arterial Streets. For arterials streets, the curb radii shall be designed according to Clearfield City and UDOT standards.
 - (e) Alley Intersections. At the intersection of any street with an Alley, the curb radii shall be no greater than 10 feet.

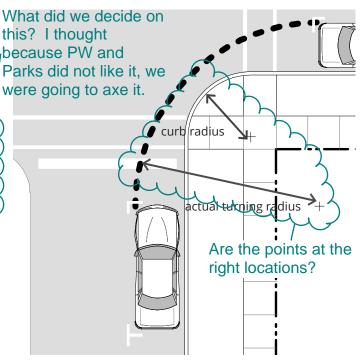


Figure 5.2 (1) Curb Raidus vs. Actual Turn Radius with On-Street Parking.

5.3 General Street Type Standards

1. Street Types

The Street Types defined in this section outline the standard street configurations for Downtown Clearfield. New streets shall be designed using the principles and characteristics defined by each street type. Clearfield City may require additional right-ofway, pavement width, or additional street elements depending on unique site characteristics.

2. Graphics

The graphics illustrating each street type reflect the standard configuration of that street type. Other configurations may be allowed if the standards are met and agreed upon with Clearfield City.

3. Typical Street Elements

Typical street elements are divided into the vehicular realm and pedestrian realm. Refer to Figure 5.3 (1): Typical Right-of-Way Elements. Each street type specified in this chapter outlines which elements are applicable. Refer to Section 5.5 of this Chapter.

- (1) Vehicular Realm. The vehicular realm is comprised of the travel lanes, on-street parking spaces, and bicycle travel facilities.
- (2) Pedestrian Realm. The pedestrian realm is comprised of pedestrian facilities and a street buffer area that is landscaped and/or furnished with street furniture.

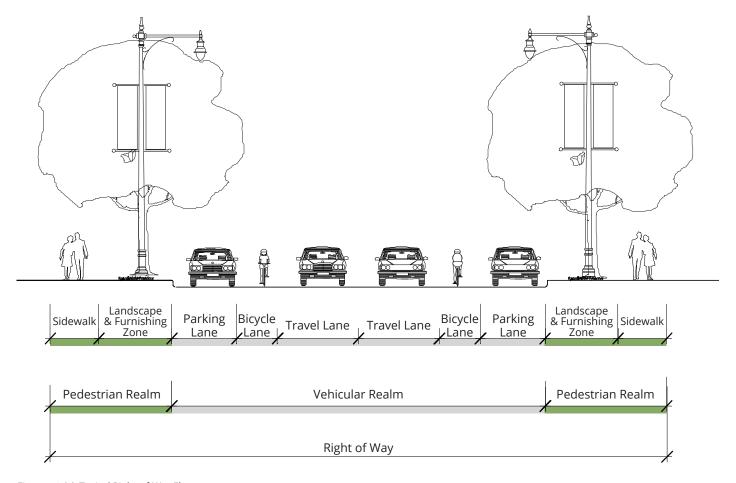


Figure 5.3 (1). Typical Right-of-Way Elements.

5.4 Vehicular Realm

1. Vehicular Travel Lanes

The number and width of vehicular travel lanes are determined by Street Type.

2. Vehicular On-Street Parking

If permitted, the type and configuration of on-street parking is determined by Street Type.

(1) Vehicular Parking Space Dimensions. The dimensions for on-street parking spaces are outlined in Table 5.4 (1).

3. Bicycle Travel Facilities

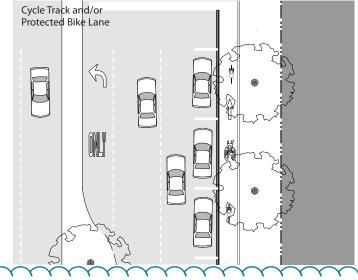
The following types of bicycle travel facilities are permitted in the vehicular realm per Street Type. Refer to Figure 5.4 (1).

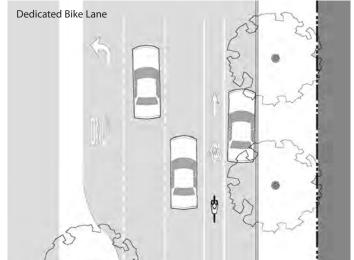
- Cycle Track/Protected Bike Lane. A cycle track is a separate on-road bicycle facility that is typically adjacent to, but physically separated from, vehicular traffic and parking by a barrier.
- (2) Dedicated Bicycle Lane. Dedicated bicycle lanes are striped lanes on the outside of the outermost travel lanes that are designated for bicycle use only.
- (3) Designated Shared Lane. A designated shared lane is a travel lane that is shared between vehicles and bicycles. This lane is typically wider than a standard vehicular lane in order to accommodate both types of users, and includes a painted bicycle marker combined with a double arrow (known as a "sharrow").
- (4) Shared Lane. A shared lane refers to a street where the speed and configuration of the street is such that bicycles can comfortably share lanes with traffic without a dedicated bicycle lane or designated shared lane.

Can these images match the quality of the upper image?

Curb Length (feet)	Stall Width (feet)	Stall Depth (feet)
		(
20	7	7
12	9	17
10	9	18
9	9	18
	20 12 10	(feet) (feet) 20 7 12 9 10 9







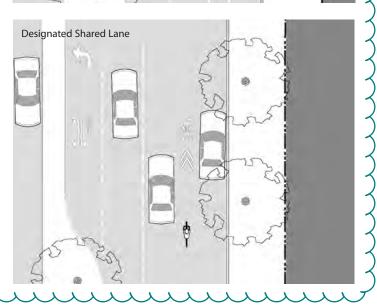


Figure 5.4 (1). On-Street Bicycle Facility Types.

5.5 Pedestrian Realm

1. Pedestrian Travel Facilities

The type and width of pedestrian travel facilities, such as sidewalks, paths/trails, or off-street bicycle paths, are determined by Street Type.

2. Street Buffer Areas

The street buffer area, consisting of a landscape zone and/or furnishings zone, serves to buffer pedestrians from the movements of higher speed vehicles in the vehicular realm. The type and width of the Street Buffer area is determined by Street Type.

- (a) Landscape Zone. A landscaped area between the back of curb to the sidewalk in which street trees, vegetation/plantings, bioswales, lighting, and signage may be located.
- (b) Furnishings Zone. A hardscaped area between the back of curb or edge of pavement to the sidewalk in which street trees, street furniture, lighting, and signage may be located.

Can we have more pictures here?





5.6 Streetscape Design

1. Intent

To line all streets with a consistent and appropriate planting of street trees to establish tree canopy for environmental benefit and a sense of identity for all streets in Downtown Clearfield.

2. Applicability

The requirements herein apply to all new development in the Downtown Clearfield districts.

3. Streetscape Design Submittal

A consistent streetscape design shall be submitted for approval of all new streets within the development. At a minimum, the submittal shall include the following: All Landscape Plans shall be stamped by a Licensed Landscape Architect.

- (1) Street Trees. Trees meeting the minimum requirements of 7.3.4, below, shall be included in the streetscape design, with details related to tree pits, tree planting to meet the requirements of 7.2.5 Tree Installations.
- Sidewalk Pavement Design. Sidewalk paving materials and pattern shall be set for each street type (refer to 5.7 to 5.12 Street Types).

 medium and small
- (2) Street Furnishings. Benches, seatwalls, planters, planter fences, trash receptacles, and bicycle racks shall be specified and quantities and locations listed for each street type (refer to Section 5.5 Street Types). Benches are required on street frontage every 100 feet for Mabey Place Street and 200 feet on all other street frontages.
- (3) Landscape Design. Ground plane vegetation shall be designated for any landscape bed areas, planter areas, and tree wells.
- (4) Lighting. Pedestrian and vehicular lighting shall be specified, and locations and quantities noted. Street lighting shall comply with Public Works Standards.
- (5) Identity Elements. Any other elements designed to establish the identity of each Street, such as banners, pavement markers, artwork, or signage, shall be included in the streetscape design submittal.

4. Street Tree Requirements

Street trees are required along all street frontages, except for the Alley.

- (1) Street trees shall be located either in a Landscape Zone within a planting bed or lawn, or in a Furnishings Zone in tree wells with a grate as required.
- (2) Tree grates are required for all trees located in tree wells in Pedestrian Realms less than ten feet in width.
- (3) Spacing for street trees and a streetscape plan for trees are specified in Section 5.4 and on each Street Type page in Section 5.5.

The following standards apply to the installation of street trees.

- Exception. Street Trees are not required on Alley Street Types (refer to 5.4 Street Types).
- (2) Clear Branch Height. Minimum clear branch height is 7 feet.
- (3) Street Tree Type. Medium and large shade trees are required to be installed as street trees see Table 7.3 (3)/(4).
- (4) Street Tree Spacing. Street trees shall be planted as follows.
 - (a) Large trees must be spaced a minimum of 40 and a maximum of 60 feet on center.
 - (b) Medium trees must be spaced a minimum of 20 and a maximum of 40 feet on center.
 - (c) Each Lot is required to have a minimum of one tree. Trees shall be located such that spacing requirements are met in regard to the trees planted on the adjacent lot(s).
 - (d) Limited Distance between Curb and Sidewalk. Where the distance from the back of the curb to the edge of the right-of-way or property line is less than nine feet with a sidewalk, Applicant shall work with the Clearfield Urban Forester/Arborist to determine the appropriate tree species.
- (5) Tree Wells. In commercial districts, where the sidewalk extends from the back of curb to the property line, tree wells shall be utilized.
 - (a) For tree wells adjacent to sidewalks five feet wide or less, open pit is not permitted.
 - (i) The opening must be covered with a tree grate or pervious pavement.
 - (ii) The opening in a tree grate for the trunk must be expandable.
- (6) Streets shall have the same tree species per block on both sides of the streets with changes at intersections.

Permitted Large Street	Trees
Sycamore Maple	Acer pseudoplatanus
Emerald Queen Maple	Acer platanoides 'Emerald Queen'
Catalpa	Catalpa speciosa
Hackberry	Celtis occidentalis
Riversii Beech	Fagus sylvatica 'Riversii'
Gingko	Gingko biloba 'Princeton Sentry'
Honeylocust	Gleditsia triacanthos
Kentucky Coffeetree	Gymnocladus dioicus
London Planetree	Platanus x acerifolia
Japanese Pagodatree	Sophora japonica
Sterling Silver Linden	Tilia tomentosa 'Sterling'
Accolade Elm	Ulmus carpinifolia 'Accolade'

Table 5.3 (1). List of Permitted Large Tree Species.

Permitted Medium Street Trees		
Fairview Maple	Acer platanoides 'Fairview'	
Briotii Horsechestnut	Aesculus x carnea 'Briotii'	
Chinese Fringetree	Chionanthus retusus	
Yellowwood	Cladrastis kentukea	
Goldenraintree	Koelreuteria paniculata	
Fruitless Mulberry	Morus alba 'Fruitless'	
Mayday Tree	Prunus padus	
Lacebark Elm	Ulmus parvifolia	
Frontier Elm	Ulmus parvifolia 'Frontier'	
Japanese Zelkova	Zelkova serrata	
Chanticleer Pear	Pyrus calleryana 'Chanticleer'	

Table 5.3 (2). List of Permitted Medium Tree Species.

Permitted Small Street Trees		
Japanese Tree Lilac	Syringa reticulata	
Flowering Crabapple	Malus spp. Various	
Eastern Redbud	Cercis canadensis	
American Smoke Tree	Cotinus obovatus	
Winter King Hawthorn	Crataegus viridis	
Tricolor Beech	Fagus sylvatica	
Flowering Plum, Krauter Vesuvius	Prunus cerasifera	
Summer Sprite Linden	Tilia cordata	
City Sprite Zelkova	Zelkova serrata	

Table 5.3 (3). List of Permitted Small Tree Species.

5. Street Lighting

- (1) Decorative street lighting is required on all streets within the Clearfield Downtown. All light posts shall have arms for flag banners. All lamps shall be LED.
- (2) The City standard is to be used on all streets within the City Downtown including but not limited to Mabey Place Street, commercial streets, neighborhood streets, etc. See City for standard.
- (3) All street light fixtures shall be Dark Sky compatible and have shields blocking up lighting.
- (4) Light fixture spacing for Mabey Place street shall be a maximum of 60 feet and a maximum distance of 90 feet on all other streets.

Where are we going to put the design standards for furniture etc., as an appendix?

5.7 Alley

1. Intent

The Alley is a very low capacity drive located at the rear of parcels. From the Alley, access to parking facilities, loading facilities, and service areas, such as refuse and utilities, is possible without a curb cut or driveway interrupting a street type. Refer to the typical plan and section in Figure 5.7 (1).

2. General Requirements

Alleys shall be developed using the standards in Table 5.7 (1).

Fire district has min of 26'. Do we just move forward with this as it is?

Alley Requirements	
Permitted Districts	All Districts
Permitted Adjacent Building Types	All Building Types
Typical Right-of-Way Width	20' (one-way or two way)
Vehicular Realm	
Travel Lanes	1 or 2
Lane Width	10' - 20' (20' one-way only)
Center Turn Lanes	None
Parking Lanes	None
Back of Curb to Back of Curb Width	Minimum 20' (one way traffic only if Fire Access is provided and/or buildings are fire sprinkled.)
	Maximum 24'
Median	None
Bicycle Facilities ¹	Shared
Pedestrian Realm	
Pedestrian Facilities	Travel lanes are shared among drivers, pedestrians, and bicyclists
Street Buffer	None required

¹ Reference 5.4.3 for bicycle facility types and requirements



5.8 Access Road (Private or Public)

1. Intent

The Access Road is a very low capacity drive for access to shopping centers or residential complexes. Refer to the typical plan and section in Figure 5.8 (1).

2. General Requirements

Alleys shall be developed using the standards in Table 5.8 (1).

Would this apply to rear loaded townhomes, or would the alley apply?

Is this like an access through a parking lot?

Can you provide some examples to help me understand it better?

Access Road Requirements				
Permitted Districts	All Districts			
Permitted Adjacent Building Types	All Building Types			
Typical Right-of-Way Width	39' - 41'			
Vehicular Realm				
Travel Lanes	2			
Lane Width	8' - 9'			
Center Turn Lanes	None			
Parking Lanes	None			
Back of Curb to Back of Curb Width	Minimum 21'; Maximum 24'			
Median	None			
Bicycle Facilities ¹	Shared			
Pedestrian Realm				
Pedestrian Facilities	Minimum 5' (not required if buildings on one side of road only)			
Street Buffer	Minimum 4'; 5' if Street Trees (not required if buildings on one side of road only)			

¹ Reference 5.4.3 for bicycle facility types and requirements



5.9 Neighborhood Street

1. Intent

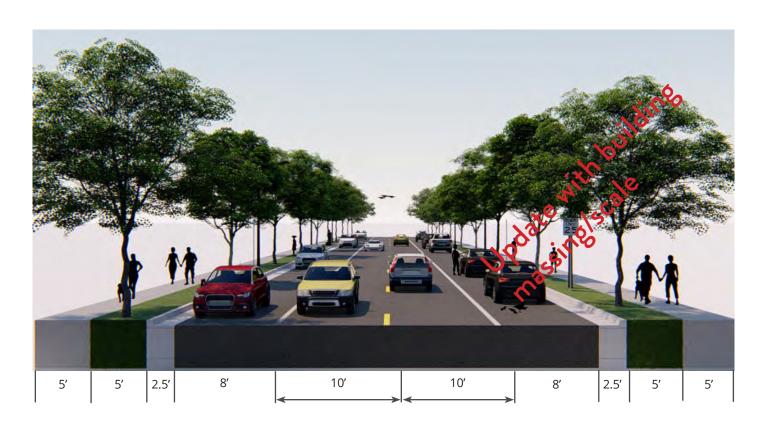
The Neighborhood Street is a low capacity street designed for slow speeds with a standard right-of-way. It primarily serves those residences or businesses directly adjacent to it. Refer to the typical plan and section, Figure 5.9 (1).

2. General Requirements

The Neighborhood Street shall be developed using the standards in Table 5.9 (1).

Need to add street lights and benches. Maybe the benches will be on the inside edge of the sidewalk.

Neighborhood Street Requirements		Should we add the bugalow court style as		
Permitted Districts	TR, TC, UR	well?		
Permitted Adjacent Building Types	Residential Mul	ti-Family, Townhouse		
Typical Right-of-Way Width	61′			
Vehicular Realm				
Travel Lanes	2 lanes			
Lane Width	10′			
Allowable Turn Lanes	Not applicable			
Parking Lanes ¹	Parallel on side	of street		
Pavement Width	41′			
Median	Permitted only	for turning		
Bicycle Facilities 2	Shared			
Pedestrian Realm				
Pedestrian Facilities	Minimum 5' wid sides	de clear sidewalk on both		
Street Buffer	Minimum 5' wid	dth		
¹ Reference 5.4.2 for on-street				
² Reference 5.4.3 for bicycle fa	acility types and r	requirements		



5.10 Commercial Street

1. Intent

The Commercial Street is designed first for pedestrians, buildings, street life and second for vehicular traffic, see Figure 5.10 (1). The street is intended for slow speeds and high pedestrian traffic. Sidewalks are wide and have the capacity for on street dining, shopping and street life.

2. General Requirements

The Lane shall be developed using the standards in Table 5.10 (1).

I think it would be good to show a visual example of diagonal parking as well. Especially if parallel is not allowed for most districts.

Lane Requirements			
Permitted Districts	UC, UR, TC, TR*, CV		
Permitted Adjacent Building Types	All		
Typical Right-of-Way Width	73-91′		
Vehicular Realm			
Travel Lanes	2		
Lane Width	10' Why only for TR?		
Allowable Turn Lanes	Turning Lane at Intersections		
Parking Lanes 1,*	Diagonal (18') or Parallel (8') Parallel only if street fronts TR		
Pavement Width	Minimum 51' Maximum 71' for 45° parking on both sides		
Median	Turning Lane at Intersections		
Bicycle Facilities ²	Dedicated Bike Lane - 5'		
Pedestrian Realm			
Pedestrian Facilities	Minimum 6'		
Street Buffer	Minimum 5'		
¹ Reference 5.4.2 for on-street p	parking requirements		
² Reference 5.4.3 for bicycle facility types and requirements			

² Reference 5.4.3 for bicycle facility types and requirements



5.11 State/Main Street Highway 126 - Urban Core Arterial

1. Intent

This Street Type is for State/Main, which is State Highway 126, in the Urban Core of Downtown Clearfield. This is a high capacity regional thoroughfare, that acknowledges the Downtown Clearfield context. Figure 5.11 (1).

2. General Requirements

State/Main Street - Urban Core shall be developed using the standards in Table 5.11 (1).

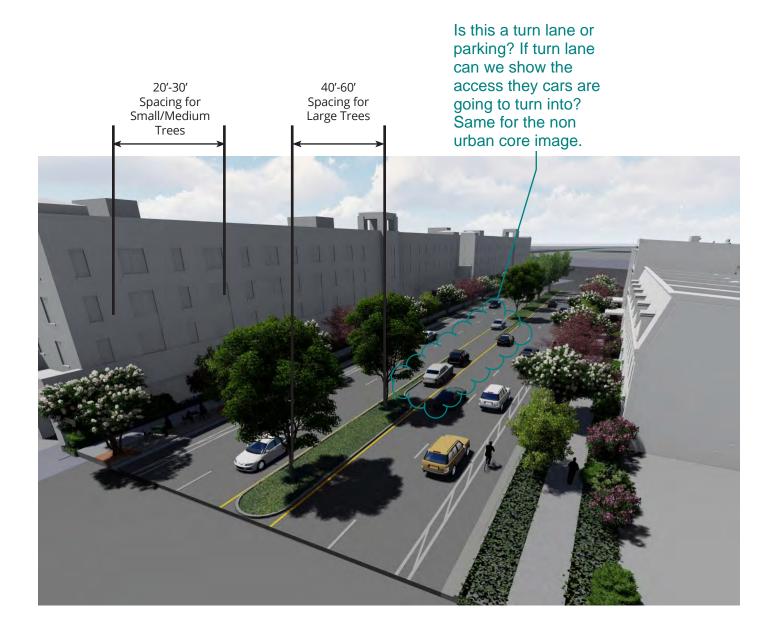
Can we change this to say 10' so there isn't confusion about shy distance?

Urban Core Arterial Requirements				
Permitted Adjacent Districts	UR, UC, CV			
Permitted Adjacent Building Types	Mixed-Use, Multi-Familiy, Office, Civic			
Typical Right-of-Way Width	100′			
Vehicular Realm				
Travel Lanes	2 lanes in each direction			
Lane Width	11'			
Turn Lanes	Per UDOT corridor agreement			
Parking Lanes ¹	Optional Parallel, as ROW allows			
Pavement Width	72'			
Median	(12'P)anted Median with turn lane pockets (includes 1'shy distance on each side of median)			
Bicycle Facilities ²	7.5' Protected Bike Lanes (2' buffer; 5.5' travel lane)			
Pedestrian Realm				
Pedestrian Facilities	Minimum 8' wide clear sidewalk			
Street Buffer	Minimum 6' hardscape 7'			

¹ Reference 5.4.2 for on-street parking requirements

² Reference 5.4.3 for bicycle facility types and requirements





5.12 700 South; State/Main - Gateway Corridor

1. Intent

This Street Type is for State/Main, which is State Highway 126, in the Gateway and Town Commerce areas of Downtown Clearfield, and for 700 South Street, which is State Highway 193. These roads are high capacity regional thoroughfares, see Figure 5.12 (1).

2. General Requirements

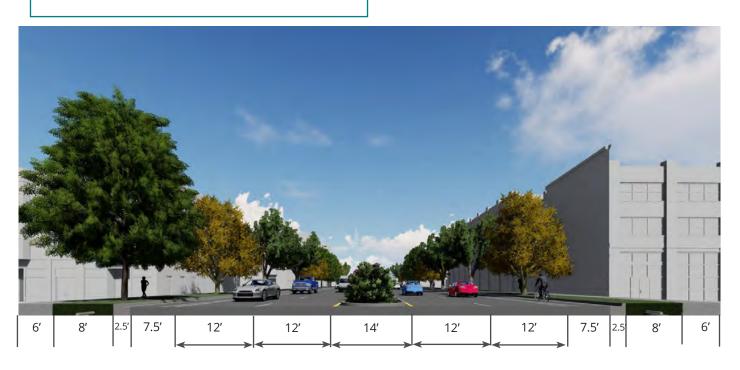
700 South shall be developed using the standards in Table 5.12 (1).

I think the widths need to be the same along State/Main from 300 North to 700 South. I also would like to see hardscape pedestrian realm in that area.

North of 300 and South of 700 I think this is okay as well as all along 700 south.

This would cover projects that are already under construction in these areas. Let me know if you have questions.

Gateway Corridor Arteria	al Requirements			
Permitted Adjacent Districts	See Zoning Map			
Permitted Adjacent Building Types	See Buildings - Section 5			
Typical Right-of-Way Width	108' - 110'			
Vehicular Realm				
Travel Lanes	2 lanes in each direction			
Lane Width	12' on 700 South (Hwy 193)			
	11' on State/Main (Hwy 126)			
Turn Lanes	Per UDOT corridor agreement			
Parking Lanes ¹	Optional Parallel, as ROW allows			
Pavement Width	78' - 82'			
Median	14' Planted Median with turn lane pockets (includes 1' shy distance on each side of median)			
Bicycle Facilities ²	7.5' Protected Bike Lanes (2' buffer; 5.5' travel lane)			
Pedestrian Realm				
Pedestrian Facilities	Minimum 6' wide clear sidewalk			
Street Buffer	Minimum 8' planted			
¹ Reference 5.4.2 for on-street parking requirements				
² Reference 5.4.3 for bicycle fa	acility types and requirements			







Chapter 6.0 BUILDING TYPES

6.0 Building Types

6.1. Purpose

1. Intent

The standards are intended to outline the required building types and standards for new construction within the Downtown Clearfield Districts defined in Chapter 2.0.

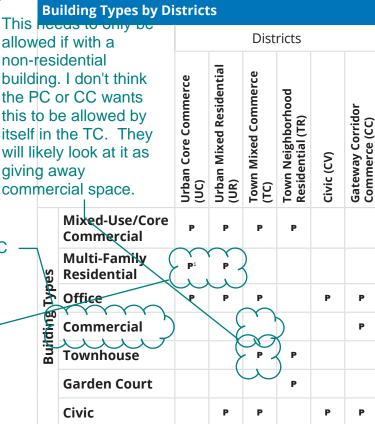
6.2. General Requirements

All Building Types must meet the following requirements.

- Zoning Districts. Each Zoning District shall only contain the Building Types permitted. Refer to Table 6.2 (1) Permitted Building Types by Districts.
- (2) Uses. Each Building Type can house a variety of uses depending on the district in which it is located. Refer to 3.0 Uses for uses permitted per district. Some Building Types have additional limitations on permitted uses.
- (3) No Other Building Types. All buildings constructed must meet the requirements of one of the Building Types permitted within the zoning district in which the lot is located.
- (4) Permanent Structures. All buildings constructed shall be of permanent construction without a chassis, hitch, or wheels, or other features that would make the structure mobile, unless otherwise noted.

(5) Accessory Structures

- (a) Attached accessory structures are considered part of the principal structure.
- (b) Detached accessory structures are permitted per each Building Type and shall comply with all setbacks except the following:
 - (i) Detached accessory structures are not permitted in the front yard and shall be located behind the principal structure in the rear yard or set behind the principal structure in the side yard.
 - (ii) Detached accessory structures shall not exceed the height of the principal structure.
- (6) Residential Amenities. All multi-family and mixed-use buildings containing residential units must provide a mix of amenities to ensure quality development and livability for tenants. Refer to Section 6.8.



Add to TC

Should we limit this on State Street as well so, both sides of State have a mixed-use building but then as you get off of State it can be purely residential?

Should make sure it is not allowed on State Street as well.

P = Permitted

Table 6.2 (1). Permitted Building Types by District

Only permitted as part of a master development and not allowed on Mabey Place Street.

6.3 Building & Site Standards

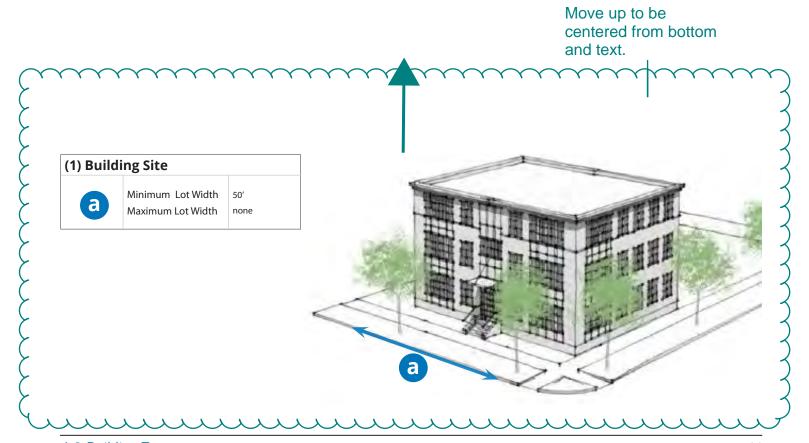
The following explains and further defines the standards for the Building Type. All standards may not apply to all Building Types.

1. Building Site

The following explains the line item requirements within the first section of each Building Type Table entitled "Building Siting".

- (1) Minimum & Maximum Lot or Building Width. Depending on the Building Type, either the minimum or maximum building or unit width will be noted or the minimum and maximum width of a lot, all measured at or parallel to the front property line. (1) Multiple Principal Structures. The allowance of more than one principal structure on a lot.
- (2) Front Property Line Coverage. Measuring Front Property Line Coverage. Measurement defining the minimum percentage of street wall or building facade required to be along the front property line. The width of the principal structure(s) (as measured within the front build-to zone) shall be divided by the maximum width of the front build-to zone (BTZ).
 - (a) Certain buildings have this number set to also allow the development of a courtyard along the front property line.

- (3) Occupation of Corner. Occupying the intersection of the front and corner build-to zones with a principal structure.
- (4) Maximum Impervious Coverage. The maximum percentage of a lot permitted to be covered by principal structures, accessory structures, pavement, and other impervious surfaces.
- (5) Additional Semi-Pervious Coverage. The additional percentage of a lot beyond the Maximum Impervious Coverage, which may be surfaced in a semi-pervious material, including a green roof or pavers.



6.0 Building Types 44

6.0 Building Types

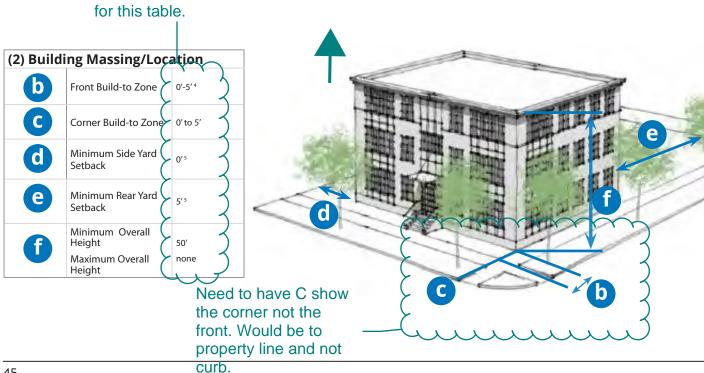
2. Building Massing/Location

The following explains the line item requirements for each Building

- (1) Front Build-to Zone. The build-to zone or setback parallel to the front property line. Building components, such as awnings or signage, are permitted to encroach into the build-to zone
 - (a) All build-to zone and setback areas not covered by building must contain either landscape, patio space, or sidewalk space.
- (2) Corner Build-to Zone. The build-to zone or setback parallel to the corner property line.
 - (a) All build-to zone and setback areas not covered by building must contain either landscape, patio space, or sidewalk space.
- (3) Minimum Side Yard Setback. The minimum required setback along a side property line.
- (4) Minimum Rear Yard Setback. The minimum required setback along a rear property line.
- (5) Minimum Overall Height. The minimum overall height for the building shall be located within the build-to zone; stories above the required minimum height may be stepped back from the facade.

Remove the footnotes

- (6) Maximum Overall Height. The sum of a building's total number of stories.
 - Half stories are located either completely within the roof structure with street-facing windows or in a visible basement exposed a maximum of one half-story above grade.
 - (b) A building incorporating both a half story within the roof and a visible basement shall count the height of the two half stories as one full story.
 - (c) Some Building Types require a building facade to step back as its height increases. If required, the upper stories of any building facade with street frontage shall be setback a designated amount beyond the building facade of the lower stories.



3. Street Frontage & Facades

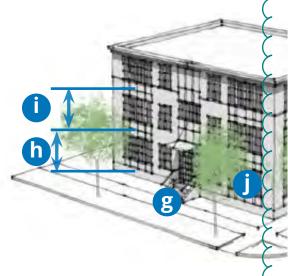
Street Facade Requirements apply only to facades facing a public or private right-of-way. The rear or interior side yard facades are not required to meet these standards unless otherwise stated.

- (1) Blank Wall Limitations. A restriction of the amount of windowless area permitted on a facade with street frontage. If required, the following shall both be met for each story:
 - (a) No rectangular area greater than 30% of a story's facade, as measured from floor to floor, may be windowless; and
 - (b) No horizontal segment of a story's facade greater than 15 feet in width may be windowless.
- (2) Entrance Type. The Entrance Type(s) permitted for the entrance(s) of a given Building Type.
- (3) Vertical Facade Divisions. The use of a vertically oriented expression line or form to divide the facade into increments no greater than the dimension shown, as measured along the base of the facade. Elements may include a column, pilaster, or other continuous vertical ornamentation a minimum of one and one-half inch depth.
- (4) Horizontal Facade Divisions. The use of a horizontally oriented expression line or form to divide portions of the facade into horizontal divisions. Elements may include a cornice, belt course, molding, string courses, or other continuous horizontal ornamentation a minimum of one and a half inch depth.

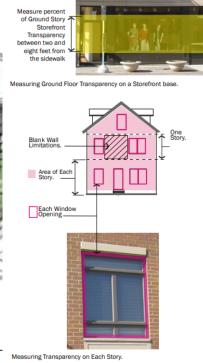
4. Building Fenestration

- (1) Ground Story and Upper Story, Minimum and Maximum Height (Measuring Height). Each frontage type includes a permitted range of height in feet for each story. Additional information is as follows:
 - (a) Floor height is measured in feet between the floor of a story to the floor of the story above it.
 - (b) Floor height requirements apply only to street facing facades.
 - (c) For single story buildings and the uppermost story of a multiple story building, floor to floor height shall be measured from the floor of the story to the tallest point of the ceiling.
- (2) Minimum Ground Story and Upper Floor Transparency, (Measuring Transparency per Facade). The minimum amount of transparency required on street facades with street frontage.
 - (a) Transparency is any glass in windows and/or doors, including any mullions, that is highly transparent with low reflectance.
 - (i) Ground Story Transparency, when defined separately from the overall minimum transparency, shall be measured between two feet and eight feet from the average grade at the base of the front facade.
 - (ii) A general Minimum Transparency requirement shall be measured from floor to floor of each story.
- (3) Principal Entrance Location. The facade on which the primary building entrance is to be located.
- (4) Required Number of Street Entrances. The minimum number of and maximum spacing between entrances on the ground floor building facade with street frontage

			examples in here
(3) Build	ing Fenestration)	
g	Principal Entrance Location	0'-5' 4	- 4
	Required Number of Street Entrances	0' to 5'	
	Ground Story: Minimum Height	50′	
W	Ground Story: Maximum Height	none	A A STATE OF THE S
1	Upper Story: Minimum Height	50′	h
	Upper Story: Maximum Height	none	
()	Minimum Ground Story Transparency Measured between 2' and 8' above grade street facing		



Can we have these



6.0 Building Types

5. Roof Type

The following explains the roof requirements for each Building.

- Permitted Roof Type. The roof type(s) permitted for a given Building Type. Refer to 6.12. Roof Types for more specific requirements.
- (2) Tower. A vertical building extension that may be permitted in conjunction with another roof type on certain Building Types. Refer to 6.12. Roof Types.

6. Uses

The following explains the line item requirements for each Building refer to Section 3.0 for Uses. The requirements in this section of the Building Type Tables may limit those uses within a specific Building Type.

- Ground and Upper Story. The uses or category of uses which may occupy the ground and/or upper story of a building.
- (2) Parking Within Building. The area(s) of a building in which parking is permitted within the structure.
- (3) Required Occupied Space. The area(s) of a building that shall be designed as occupied space, defined as interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.

7. Site Access & Parking

- (1) Parking, Loading Location and Parking Structure. The yard or structure in which a parking lot, detached garage, attached garage door access, loading and unloading, and associated drive is permitted.
- (2) Vehicular Access. The permitted means of vehicular ingress and egress to the lot.
 - (a) Alleys, when present, shall always be the primary means of vehicular access.
 - (b) When alleys are not present, a driveway may be permitted per Building Type and, if an alternative is available, shall not be located off a Primary Street.

8. Building Amenities for Residential Development

- (1) To ensure quality development and livability for tenants, each Multi-Family and Mixed-Use building (with residential) must provide a mix of building amenities from each category listed below. Site and Landscape amenity requirements are detailed in Chapter 7.
 - (a) Building Features
 - (b) Tenant Amenities
- (2) Building Features. Each Multi-Family or Mixed-Use Building in the Urban Core Commerce or Urban Mixed Residential must provide a minimum of four (4) amenities. Each Multi-Family or Mixed-Use Building in the Town Commerce or Town Neighborhood must provide a minimum of three (3) amenities.
 - (a) Installation of renewable energy source
 - (b) Rooftop/Stepback Terrace (located on street frontage, no higher than two floors in Town; three floors in Urban)
 - (c) Designed to allow solar access into adjacent open spaces or landscaping
 - (d) A minimum of 5% transparency increase over requirements for upper stories
 - (e) Landscape/Site Amenity above requirements (Chapter 7)
 - (f) Upgraded floor coverings
 - (g) Upgraded finishes in units
 - (h) Full-time on-site management
 - (i) Public art along a street-facing facade or in a lobby area

visible from the street

(j) Washer and Dryer in each unit

Electric Vehicle Charging Station

I think this should already be a reqmnt.

- (I) Green roof (may count toward site amenity and landscape requirements)
- (m) Use of daylighting for interior common spaces
- (n) Water efficient fixtures

Add energy star or LEED appliances.

- (3) Tenant Amenities. Each Multi-Family or Mixed-Use Building in the Urban Core Commerce or Urban Mixed Residential must provide a minimum of two (2) amenities. Each Multi-Family or Mixed-Use Building in the Town Commerce or Town Neighborhood must provide a minimum of four (4) amenities.
 - (a) Lobby of at least 500 square feet
 - (b) Interior social area, such as a common kitchen/dining area, media room, or event room
 - (c) Indoor Fitness room

(d) Outdoor Dining Patio (may count toward site amenity and landscape requirements)

Should we make s

Secure bike storage

Should we make sure there is enough for one

f) Sport Court (indoor or outdoor) per unit.

g) Enclosed storage units (indoor for Urban; indoor or outdoor for Town)

(h) Pool (indoor for Urban; indoor or outdoor for Town)

(i) Hot tub

j) Community Garden (may count toward site amenity and landscape requirements)

(k) First-floor cafe/eatery

I don't like this one.

These should be indoor only.

Do these not come together? Maybe not.

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6.0 Building Types

6.4 Mixed-Use/Core Commercial Building

1. Description & Intent

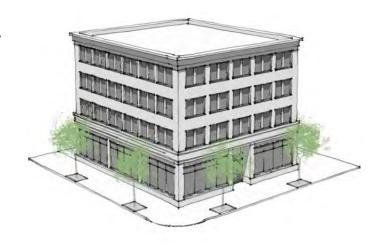
The Mixed-Use/Core Commercial Building is intended to be located close to the front property line with parking typically in the rear or side of the lot. Parking garages and underground parking are highly encouraged.

The key facade element is large amounts of glass and regularly spaced entrances on the main floor.

This building is available for different levels of urban intensities, depending on the district within which it is located. For example, minimum and maximum heights are highest in the U-C District and lowest in the T-R District.

2. Regulations

Regulations for the Mixed-Use Building Type are defined in the adjacent table.







Footnotes:

- ¹ Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.
- ² Buildings taller than three stories shall have a step back of a minimum 6 feet, which is located in between top of first story to the top of the third story. The step back is required on street frontage sides only.
- ³ If 18 feet or more in height, ground story shall count as two stories towards maximum building height.
- ⁴ In the case of plazas or porte cochere this may change up to a maximum of 25 feet as approved by Zoning Administrator.
- ⁵ New buildings with yards adjacent to existing single family or Townhouse residential that are not within the Clearfield Downtown FBC area, shall have a maximum height of 36' within 30 feet of the property line and a building setback of 20 feet..

We need to calibrate these footnotes. We need to better identify the stepback, because that has been an issue with the code. I am not sure what the 1st footnote means. We definitely need to calibrate the helight thing and provide a visual example of how that is measured and regulated, like seen in the other codes. Should go below table.

this is definitely an issue for -narrower properties. should we have it?

Building Type Mixed-Use UR TC TR				
(1) Building Siting Refer to Figure 5.3 (1) Multiple Principal Buildings root permitted permit				
Multiple Principal Buildings permitted required requ				
Multiple Principal Buildings permitted required requ				
Front Property Line Coverage Obsupation of Coverage Permitted Ports Ports Ports Parking & Loading Location Pear yard Permitted Permitted Permitted Ports Ports Ports Parking & Loading Location Permitted Permitted Permitted Ports Ports Ports Ports Permitted Permitted Permitted Ports Ports Ports Ports Ports Permitted Permitted Permitted Permitted Ports Ports Ports Ports Ports Ports Permitted Permitted Permitted Perquired Prequired Produired Ports Po				
required				
Front Build-to Zone 0'-5'-4 0'-10'-4 10'-30'-30'-4 10'-30'-4 10'-30'-4 10'-30'-4 10'-30'-4 10'-30'-4 10'-30'-30'-4 10'-30'-4 10'-30'-4 10'-30'-4 10'-30'-4 10'-30'-4 10'-30'-30'-4 10'-30'-4 10'-30'-4 10'-30'-4 10'-30'-4 10'-30'-4 10'-30'-30'-4 10'-30'-30'-4 10'-30'-30'-30'-4 10'-30'-30'-30'-4 10'-30'-30'-30'-30'-30'-30'-30'-30'-30'-3				
Corner Build-to Zone O'to 5' Minimum Side Yard Setback O'5 O'5 S'5 S'5 S'5 S'5 S'6 Minimum Rear Yard Setback Minimum Lot Width SO' none none none none none none none none Maximum Impervious Coverage Parking & Loading Location rear yard rear yard Vehicular Access Alley only; if no alley exists, 1 driveway is permitted per non-primary street Alley if no alley exists, 1 driveway is permitted per non-primary street (2) Height Refer to Figure 5.3 (2). Minimum Overall Height 2 story 3 stories 2 4				
Minimum Side Yard Setback Minimum Rear Yard Setback Minimum Lot Width So' 50' 50' 50' 50' 50' Maxipaup-tot-Width Naximum Impervious Coverage 90% 75% 70% 70% 70% 70% Parking & Loading Location rear yard rear yard rear yard rear & side yard' rear				
Minimum Rear Yard Setback Minimum Lot Width Maximum Lot Width Maximum Impervious Coverage 90% 90% 90% 75% 70% 70% 70% 70% 70% Parking & Loading Location rear yard Alley only; if no alley exists, 1 driveway is permitted per non-primary street Alley; if no alley exists, 1 driveway is permitted per non-primary street Alley; if no alley exists, 1 driveway is permitted per non-primary street (2) Height Refer to Figure 5.3 (2). Minimum Overall Height 2 story 3 2 story 2 story 2 story 3 2 story 4 stories 2 4 stories 3 5 stories 2 4 stories 3 6 stories 3 6 stories 3 7 stories 4 7 stories 4 7 stories 4 7 stories 5 7 stories 5 7 stories 5 7 stories 4 7 stories 5 7 stories 6 7 stories 6 7 stories 7 7 stories 6 7 stories 7 7 stories 6 7 stories 7 7 stories 7 7 stories 8 7 stories 6 7 stories 7 7 stories 8 7 stories 6 7 stories 7 7 stories 8				
Minimum Lot Width Maxipusup-Let Width none none none Naximum Impervious Coverage 90% 75% 70% 70% 70% 70% 70% 70% 70% 70% 70% 70				
Maximum Impervious Coverage 90% 75% 70% 70% 70% 70% 70% 70% 70% 70% 70% 70				
Maximum Impervious Coverage 90% 75% 70% 70% 70% 70% 70% 70% 7				
Parking & Loading Location rear yard rear yard rear yard rear & side yard¹ rear & side yard¹ rear & side yard¹ Alley only; if no alley exists, 1 driveway is permitted per non-primary street driveway is permitted per non-primary streets (2) Height Refer to Figure 5.3 (2). Minimum Overall Height 2 story 2 story 2 story 2 story 2 story 4 stories ² 6 stories ? 4 stories ² 1 story 4 stories ² 4 stories ² 4 stories ² 4 stories ² 1 story 4 stories ² 1 story 4 stories ² 4 stories ² 5 story 6 story				
Vehicular Access Alley only: if no alley exists, 1 driveway is permitted per non-primary street Alley; if no alley exists, 1 driveway is permitted per non-primary street Alley; if no alley exists, 1 driveway is permitted per non-primary streets Alley; if no alley exists, 1 driveway is permitted per non-primary streets Alley; if no alley exists, 1 driveway is permitted per non-primary streets Alley; if no alley exists, 2 driveways are permitted off non-primary streets Alley; if no alley exists, 1 driveway is permitted per non-primary streets Alley; if no alley exists, 1 driveway is permitted per non-primary streets Alley; if no alley exists, 1 driveway is permitted per non-primary streets Alley; if no alley exists, 1 driveway is permitted per non-primary streets Alley; if no alley exists, 1 driveway is permitted per non-primary streets Alley; if no alley exists, 1 driveway is permitted per non-primary streets Alley; if no alley exists, 1 driveway is permitted per non-primary streets Alley; if no alley exists, 1 driveway is permitted per non-primary streets Alley; if no alley exists, 1 driveway is permitted per non-primary streets Alley; if no alley exists, 1 driveway is permitted per non-primary streets Alley; if no alley exists, 1 driveway is permitted per non-primary streets Alley; if no alley exists, 2 driveway is permitted per non-primary streets Alley: if no alley exists, 2 driveway is permitted per non-primary streets Alley: if no alley exists, 1 driveway is permitted per non-primary streets Alley: if no alley exists, 1 driveway is permitted per non-primary streets Alley: if no alley exists, 1 driveway is permitted per non-primary streets Alley: if no alley exists, 1 driveway is permitted per non-primary streets Alley: if no alley exists, 1 driveway is permitted per non-primary streets Alley: if no alley exists, 1 driveway is permitted per non-primary streets Alley: if no alley exists, 1 driveway is permitted per non-primary streets Alley: if no alley exists, 1 driveway is permit				
Vehicular Access exists, 1 driveway is permitted per non-primary street driveway is permitted per non-primary street driveways are permitted off non-primary streets (2) Height Refer to Figure 5.3 (2). Minimum Overall Height 2 story 2 story 2 story 2 story 2 story 2 story 4 stories 2 4 storie				
Minimum Overall Height 2 story 2 story 2 story 2 story 2 story Maximum Overall Height No maximum 2 6 stories 2 4 stories 2 4 stories 2 4 stories 2 Ground Story: Minimum Height 14' 14' 14' 14' 18' Maximum Height 9' 9' 9' 9' 9' 9' 9' 9' 9' 14' Maximum Height 14' 14' 14' 14' 14' 14' (3) Uses. Refer to 3.0 Uses for permitted uses. Ground Story retail, service, office retail, service, o				
Maximum Overall Height Ground Story: Minimum Height Maximum				
Ground Story: Minimum Height Maximum Height Maximum Height Ground Story: Minimum Height Maximum Height Ground Story: Minimum Height Ground Story: Minimum Height Ground Story: Minimum Height Ground Story: Minimum Height Ground Story: Ground Ground Story: Ground Ground Story: Ground Ground Story: Ground Ground Story: Ground Ground Ground Story: Ground Groun				
Maximum Height 30" 24" 24" 24" 18" Upper Stories: Minimum Height 9' 9' 9' 9' 9' 9' Maximum Height 14' 14' 14' 14' 14' (3) Uses. Refer to 3.0 Uses for permitted uses. Ground Story retail, service, office retail, service				
Upper Stories: Minimum Height 9' 9' 9' 9' 9' 9' 9' 9' 9' 9' 14' 14' 14' 14' 14' 14' 14' 14' 14' 14				
Maximum Height 14' 14' 14' 14' 14' 14' (3) Uses. Refer to 3.0 Uses for permitted uses. Ground Story retail, service, office				
(3) Uses. Refer to 3.0 Uses for permitted uses. Ground Story retail, service, office retail, service,				
Ground Story retail, service, office retail, service,				
Upper Story retail, service, office, residential Parking within Building permitted fully in any basement and in rear of upper floors Required Occupied Space 40' deep on all full floors from the front facade (4) Street Facade Requirements Refer to Figure 5.3 (3). Minimum Ground Story Transparency Measured between 2' and 8' above grade street facing Minimum Transparency 25% 25% 25% 25% 25%				
Parking within Building permitted fully in any basement and in rear of upper floors Required Occupied Space 40' deep on all full floors from the front facade (4) Street Facade Requirements Refer to Figure 5.3 (3). Minimum Ground Story Transparency Measured between 2' and 8' above grade street facing Minimum Transparency 25% 25% 25% 25%	5			
Required Occupied Space 40' deep on all full floors from the front facade (4) Street Facade Requirements Refer to Figure 5.3 (3). Minimum Ground Story Transparency Measured between 2' and 8' above grade street facing Minimum Transparency 25% 25% 25% 25%				
(4) Street Facade Requirements Refer to Figure 5.3 (3). Minimum Ground Story Transparency Measured between 2' and 8' above grade street facing Minimum Transparency 25% 25% 25% 25% 25%				
Minimum Ground Story Transparency Measured between 2' and 8' above grade street facing Minimum Transparency 25% 25% 25%				
Measured between 2' and 8' above grade street facing Minimum Transparency 25% 25% 25% 25% 25%				
Blank Wall Limitations required per floor refer to 5.2.4 (2)	required per floor refer to 5.2.4 (2)			
Front Facade Entrance Type Mixed-Use, arcade Mixed-Use, arcade Mixed-Use, arcade Mixed-Use, arcade				
Principal Entrance Location front facade front facade front or corner facade front or corner facade				
Required Number of Street Entrances 1 per each or min 75' of front facade 1 per each or min 75' of front facade 1 per each or min 75' of front facade 1 per each or min 75' of front facade 1 per each or min 100' of front facade	'5' of front			
Vertical Facade Divisions every 30' of facade width every 25' of facade width every 50' of facade width every 25' of facade width	width			
Horizontal Facade Divisions required within 3' of the top of the ground story and at the top of the highest story				
(5) Roof Type Requirements Refer to Figure 5.12				
Permitted Roof Types parapet, flat parapet, flat parapet, flat parapet, flat				
Tower permitted permitted permitted permitted				

6.0 Building Types 50

6.0 Building Types

6.5 Multi-Family Residential Building

1. Description & Intent

The Multi-Family Residential Building Type is limited in terms of uses by the district within which it is located, generally housing and/or residential uses. The Multi-Family Residential building is intended to be built close to the front and corner property lines allowing easy access to passing pedestrians and transit riders. Parking may be provided in the rear of the lot, internally in the building, or, in some cases, one double loaded aisle of parking is permitted in the interior or the side yard at the front property line.

2. Regulations

Regulations for the Multi-Family Residential Type are defined in the adjacent table.







Footnotes

- ¹ A courtyard covering up to 35% of the front facade is permitted and may contribute to the Front Lot Line Coverage requirement.
- ² Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.
- ³ Buildings taller than three stories shall have a step back of a minimum 6 feet, which is located in between top of first story to the top of the third story. The step back is required on street frontage sides only.
- ⁴ In the case of plazas or porte cochere this may change up to a maximum of 25 feet as approved by Zoning Administrator.
- ⁵ Only permitted as part of a master development and not permitted to front Mabey Place Street. Only allowed in conjunction with a mixed use or commercial building, if located behind or attached to the mixed use or commercial building, as part of a master planned development.
- ⁶ New buildings with yards adjacent to existing single family or Townhouse residential that are not within the Clearfield Downtown FBC area, shall have a maximum height of 36' within 30 feet of the property line and a building setback of 20 feet.

Building Type	Permitted Districts				
Iulti-Family Residential	UC	UR	TR		
(1) Building Siting Refer to Figure 5.	4 (1).				
Permitted Building Type	yes ⁵	yes	yes		
Multiple Principal Buildings	yes ⁵	permitted	permitted		
Front Property Line Coverage	80% 1	80% 1	60% 1		
Occupation of Corner	required	required	required		
Front Build to Zone	0' to 10' ⁴	10' to 20' 4	10' to 20' 4		
Corner Build to Zone	10' to 20'	10' to 20'	10' to 20'		
Minimum Side Yard Setback	0'	0'	0'		
Minimum Rear Yard Setback	5′	5′	5′		
Minimum Lot Width	80'	80'	80'		
Maximum Lot Width	none ²	none ²	none ²		
Maximum Impervious Coverage	75%	75%	75%		
Parking & Loading Location	rear or side yard	rear or side yard	rear or side yard		
Vehicular Access	maximum 1 per 200 feet frontage or UDOT requirement	maximum 1 per 200 feet frontage or UDOT requirement	maximum 1 per 200 feet frontage o UDOT requirement		
(2) Height Refer to Figure 5.4 (2).					
Minimum Overall Height	2 story	2 story	2 story		
Maximum Overall Height	No Maximum ^{3 and 6}	6 stories ^{3 and 6}	4 stories 3 and 6		
All Stories: Minimum Height	9'	9'	9'		
Maximum Height	14'	14'	14'		
(3) Uses Refer to 3.0 Uses for permitted uses					
All Stories	residential				
Balcony	minimum 5' depth and 60 square feet				
Parking within Building	permitted fully in basement and in rear	of upper floors			
(4) Street Facade Requireme	ents Refer to Figure 5.4 (3).				
Minimum Transparency	25%	25%	25%		
Blank Wall Limitations		required per floor refer to 5.2.4 (2)			
Front Facade Entrance Type	stoop, porch, Mixed-Use	stoop, porch, Mixed-Use	stoop, porch, Mixed-Use		
Principal Entrance Location	front facade	front facade	front facade		
Required Number of Street Entrances	1 per each 100' of front facade	1 per each 100' of front facade	1 per each 100' of front facade		
Vertical Facade Divisions	every 25' of facade width	every 25' of facade width	every 25' of facade width		
Horizontal Facade Divisions	required within 3' of the top of any visib	le basement and of the ground story, and	at the beginning of the top floor		
Building Stepback	minimum horizontal distance 10 feet red	quired at top of 3rd story			
(5) Roof Type Requirements	Refer to Figure 5.12				
Permitted Roof Types	parapet, pitched, flat	parapet, pitched, flat	parapet, pitched, flat		
Tower	permitted	permitted			
IOMEI	permitted	permitted			

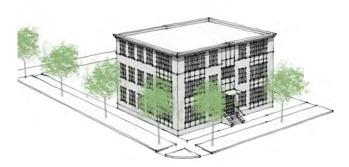
6.6 Office Building

1. Description & Intent

The Office Building Type is widely used in the Clearfield downtown districts. It is intended to be built close to the front and corner property lines allowing easy access to passing pedestrians and transit riders. Parking may be provided in the rear or side yard of the lot. The minimum and maximum heights of this Building Type depend on the district within which it is located: taller heights in the UC and UR, with lower heights in the other districts.

2. Regulations

Regulations for the Office Building Type are defined in the adjacent table.



Footnotes

¹ A courtyard covering up to 35% of the front facade is permitted and may contribute to the Front Lot Line Coverage requirement.

² Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

³ Buildings taller than three stories shall have a step back of a minimum 6 feet, which is located in between top of first story to the top of the third story. The step back is required on street frontage sides only.

⁴ New buildings with yards adjacent to existing single family or Townhouse residential that are not within the Clearfield Downtown FBC area, shall have a maximum height of 36' within 30 feet of the property line and a building setback of 20 feet.

⁵ In the case of plazas or porte cochere this may change up to a maximum of 25 feet as approved by Zoning Administrator.

Building Type	Permitted Districts						
Office	UC	UR	TC	TR	CV	СС	
(1) Building Siting Refer to Figure 5.	5 (1).	ı					
Multiple Principal Buildings	not permitted	permitted	permitted	permitted	permitted	permitted	
Front Property Line Coverage	80%	80% 1	70% 1	60% 1	60% 1	60% 1	
Occupation of Corner	required	required	required	required	required	required	
Front Build to Zone	0′-5′ 4	10' to 30'	0' to 30'	0' to 30'	10' to 30'	0' to 30'	
Corner Build to Zone	0' to 5'	10' to 20' ⁵	10' to 20' ⁵				
Minimum Side Yard Setback	0′ 5	0′4	0′4	0′ ⁴	0′4	0′4	
Minimum Rear Yard Setback	5′ 5	5′4	10′ 4	10′ 4	10′ 4	10′4	
Minimum Lot Width	50'	50′	50′	50'	50′	50′	
Maximum Lot Width	none	none	none	none	none	none	
Maximum Impervious Coverage	90%	75%	75%	75%	75%	75%	
Parking & Loading Location	rear yard	rear or side yard	rear or side yard	rear or side yard	rear or side yard	rear or side yard	
Vehicular Access	Alley only; if no alley exists, 1 driveway is permitted per non- primary street	maximum 1 per 200 feet frontage or UDOT requirement	max 1 per 200 feet frontage or UDOT req.				
(2) Height Refer to Figure 5.5 (2).		ı					
Minimum Overall Height	2 story	2 story	1 story	1 story	1 story	1 story	
Maximum Overall Height	No Maximum ^{3 and 6}	6 stories ³	4 stories ³	4 stories ³	4 stories ³	4 stories ³	
All Stories: Minimum Height	9′	9′	9′	9′	9′	9′	
Maximum Height	14'	14'	14'	14'	14'	14'	
(3) Uses Refer to 3.0 Uses for permitted uses	-						
All Stories			of	fice			
Parking within Building	permitted fully in ba	sement and in rear o	f upper floors				
Balcony	not required						
(4) Street Facade Requireme	ents Refer to Figure 5.5	5 (3).					
Minimum Transparency ground floor	50%	50%	50%	50%	50%	50%	
upper floors	25%	25%	25%	25%	25%	25%	
Blank Wall Limitations		required per floo	or refer to 5.2.4 (2)				
Front Facade Entrance Type	stoop, porch, Mixed-Use	stoop, porch, Mixed-Use	stoop, porch, Mixed-Use	stoop, porch, Mixed-Use	stoop, porch, Mixed-Use	stoop, porch, Mixed-Use	
Principal Entrance Location	front facade	front facade	front facade	front facade	front facade	front facade	
Required Number of Street Entrances	1 per each 100' of front facade	1 per each 100' of front facade	1 per each 100' of front facade	1 per each 100' of front facade	1 per each 100' of front facade	1 per each 100' of front facade	
Vertical Facade Divisions	every 25' of facade width	every 25' of facade width	every 25' of facade width	every 25' of facade width	every 25' of facade width	every 25' of facade width	
Horizontal Facade Divisions	required within 3' of	the top of any visible	e basement and of the	e ground story, and at	bottom part of the t	op story.	
Building Stepback			not re	equired			
(5) Roof Type Requirements	Refer to Figure 5.12						
Permitted Roof Types	parapet, flat	parapet, flat	parapet, flat	parapet, flat	parapet, flat	parapet, flat	
Tower	required on corners	required on corners	permitted	permitted	permitted	permitted	

6.7 Commercial Building

1. Description & Intent

The Commercial Building Type permits a lower level of ground floor Mixed-Use facade. A wider range of uses can also be accommodated within this Building Type, including craftsman industrial uses. This Building Type is still intended to be built close to the front and corner property lines allowing easy access to passing pedestrians and transit riders. Parking may be provided in the rear of the lot, internally in the building, or one double loaded aisle of parking is permitted in the interior or the side yard at the front property line. The minimum and maximum heights of this Building Type depend on the district within which it is located.

2. Regulations

Regulations for the Commercial Building Type are defined in the adjacent table.



Footnotes

¹ Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

² Buildings taller than three stories shall have a step back of a minimum 6 feet, which is located in between top of first story to the top of the third story. The step back is required on street frontage sides only.

³ If 18 feet or more in height, ground story shall count as two stories towards maximum building height.

⁴ New buildings with yards adjacent to existing single family or Townhouse residential that are not within the Clearfield Downtown FBC area, shall have a maximum height of 36' within 30 feet of the property line and a building setback of 20 feet.

⁵ In the case of plazas or porte cochere this may change up to a maximum of 25 feet as approved by Zoning Administrator.

Building Type	Permitted Districts						
Commercial	UC	UR	TC	TR	CV	CC	
(1) Building Siting Refer to Figure 5.6	5 (1).						
Permitted	no	no	yes	yes	no	yes	
Multiple Principal Buildings			not	not		not	
			permitted	permitted		permitted	
Front Property Line Coverage Occupation of Corner			65%	65%		65%	
Front Build to Zone			required 0' to 15' 5	required 0' to 15' 5		required 0' to 15' 5	
Corner Build to Zone			0' to 10'	0' to 10'		0' to 10'	
Minimum Side Yard Setback			5'	5'		5'	
Minimum Rear Yard Setback			5'	5'		5′	
Minimum Lot Width			50'	50'		50'	
Maximum Lot Width			none	none		none	
Maximum Lot Width			70%	70%		70%	
Maximum Impervious Coverage			20%	20%		20%	
Additional Semi-Pervious Coverage			20,0	2070		20,0	
Parking & Loading			rear & side yard	rear & side yard		rear & side yard	
Street Facade Service Bay Entrance		limi	ted to one per street f	acade, maximum wid	th 18'		
Vehicular Access			lley; if no alley exists,				
(2) Height Refer to Figure 5.6 (2).							
Minimum Overall Height			1 story	1 story		1 story	
Maximum Overall Height			4 stories ^{2/4}	4 stories ^{2/4}		4 stories ^{2/4}	
Ground Story: Minimum Height			14'	14'		14'	
Maximum Height			24′ ³	24′³		24′³	
Upper Stories: Minimum Height			9′	9'		9'	
Maximum Height			14'	14'		14'	
(3) Uses Refer to 3.0 Uses for permitted uses.							
Ground Story			retail, service, office	craftsman industrial			
Upper Story				, craftsman industrial			
Parking within Building	perm	itted fully in basemer	nt and in rear of upper		ce bay width at groun	d floor	
Required Occupied Space		-	0' deep on all full floo				
(4) Street Facade Requireme	nte se e e e						
(4) Street Facade Requireme	Refer to Figure 5.	6 (3).					
Minimum Ground Story Transparency Measured between 2' and 8' above grade			55%, Service Bay door shall be transparent	55%, Service Bay door shall be transparent		55%, Service Bay door shall be transparent	
Minimum Transparency per each Story			15%	15%		15%	
Blank Wall Limitations			required per floor	required per floor		required per floo	
Front Facade Entrance Type			Mixed-Use, stoop	Mixed-Use, stoop		Mixed-Use, stoop	
Principal Entrance Location			front or corner facade	front or corner facade		front or corner facade	
Required Number of Street Entrances		1 per 100' of	facade; service bay do	or not included; 1 per	150' of facade		
Vertical Facade Divisions			every 25' of facade width			every 25' of facad width	
Horizontal Facade Divisions		required within 3	of the top of the gro	und story for all build	ings over 2 stories		
(5) Roof Type Requirements	Refer to Figure 5.12						
Permitted Roof Types			parapet, pitched, flat			parapet, pitched, flat	
Tower			permitted			permitted	

6.8 Townhouse Building

1. Description & Intent

The Townhouse Building is a building typically comprised of multiple vertical units, each with its own entrance to the street. This Townhouse Type may be organized as townhouses or rowhouses, or it could also incorporate live/work units where uses are permitted.

Parking is required to be located in the rear yard and may be incorporated either into a detached garage or in an attached garaged accessed from the rear of the building. However, when the garage is located within the building, a minimum level of occupied space is required on the front facade to ensure that the street facade is active.

2. Regulations

Regulations for the Townhouse Building type are defined in the adjacent table.

Footnotes

- ¹ For the purposes of the Townhouse Building, a building consists of a series of units. When permitted, multiple buildings may be located on a lot with the minimum required space between them. However, each building shall meet all requirements of the Building Type unless otherwise noted.
- ² Each building shall meet the front property line coverage requirement, except one of every five units may front a courtyard with a minimum width of 30 feet. The courtyard shall be defined on three sides by units.
- ³ Rear yard setback on alleys is five feet.
- ⁴ When the Mixed-Use entrance type is utilized, the maximum ground story transparency for the unit is 55% as measured between two feet and eight feet above grade.
- ⁵ The Mixed-Use entrance type is permitted only on corners or buildings that are designated for live/work units.
- 6 In conjunction with a planned community, single story townhouses may be constructed for up to 25% of the community.
- ⁷ In the TC zone Townhouses shall be located behind commercial buildings and not occupy the commercial street frontage.

Building Type	Permitted Districts					
Townhouse	UC	UR	TC	TR	CV	СС
Permitted	no	no	yes ⁷	yes	no	no
(1) Building Siting Refer to Figure 5.7	(1).					
Multiple Principal Buildings			permitted ¹	permitted ¹		
Front Property Line Coverage			65%²	65%²		
Occupation of Corner			no	required		
Front Build to Zone			10' to 20'	10' to 20'		
Corner Build to Zone			5' to 15'	5' to 15'		
Minimum Side Yard Setback			0' per unit; 20' between buildings	0' per unit; 20' between buildings		
Minimum Rear Yard Setback			15′³	15′³		
Minimum Unit Width			20' per unit	20' per unit		
Maximum Building Width			maximum of 6 units per building	maximum of 6 units per building		
Maximum Impervious Coverage Additional Semi-Pervious Coverage			65% 20%	65% 20%		
Parking			rear yard/facade	rear yard/facade		
Vehicular Access		From alley; if r	no alley exists, 1 drive	way per building per	street frontage	
(2) Height Refer to Figure 5.7 (2).	J.					
Minimum Overall Height			2 story ⁶	2 story ⁶		
Maximum Overall Height			3 stories	3 stories		
All Stories: Minimum Height			9'	9'		
Maximum Height			14'	14'		
(3) Uses Refer to 3.0 Uses for permitted uses.						
Ground Story			residential only	residential only		
Upper Story						
Parking within Building		per	mitted fully in basem	ent and in rear of all fl	oors	
Required Occupied Space		3	0' deep on all full floo	rs from the front faca	de	
(4) Street Facade Requireme	nts Refer to Figure 5.	7 (3).				
Minimum Transparency per each Story			15%	15%		
Blank Wall Limitations			required per flo	oor (refer to 5.2.8		
Front Facade Permitted Entrance Type			stoop, porch	stoop, porch		
Principal Entrance Location per Unit				front		
Vertical Facade Divisions			each Townhouse unit shall have a vertical division with materials per unit	each Townhouse unit shall have a vertical division with materials per unit		
Horizontal Facade Divisions			or buildings over 3 stories, required within 3' of the top of any visible basement or ground story	for buildings over 3 stories, required within 3' of the top of any visible basement or ground story		
(5) Roof Type Requirements	Refer to 5.12		,			
Permitted Roof Types			parapet, pitched, flat	parapet, pitched, flat		
Tower			nat	permitted		

6.9 Garden Court Building

1. Description & Intent

The Garden Court Building is primarily a residential building, incorporating a common green or courtyard surrounding by multiple units. Parking and garages are limited to the rear only with preferred access from an alley. The Garden Court building typically includes 1 to 4 units per building.

The Garden Court Building can be utilized in newly developing locations to create traditional neighborhood development patterns at a slightly higher intensity, or as a buffer to existing neighborhoods.

2. Regulations.

Regulations for the Garden Court Building Type are defined in the adjacent table.



Footnotes

 $^{^{\, 1}}$ Each building shall meet all requirements of the Garden Court Building Type.

² When multiple buildings are located on a single lot, each building shall meet the front property line coverage requirement, except one of every three buildings may front a courtyard with a minimum width of 30 feet. The courtyard shall be defined on three sides by units.

³ Rear yard setback for detached garages on alleys is five feet.

⁴ End units may be 1 story.

Building Type	Permitted Districts						
Garden Court	UC	UR	TC	TR	CV	СС	
Permitted	no	no	no	yes	no	no	
(1) Building Siting Refer to Figure 5.8	3 (1).						
Multiple Principal Buildings				permitted ¹			
Front Property Line Coverage				65% ²			
Occupation of Corner				required			
Front Setback				15'			
Corner Setback				10'			
Minimum Side Yard Setback				7.5′			
Minimum Rear Yard Setback				25′³			
Minimum Lot Width				50′			
Maximum Lot Width				100′			
Maximum Impervious Coverage				60%			
Additional Semi-Pervious Coverage				20%			
Parking				rear yard/facade			
Vehicular Access	From alley; if no alle	y exists, 1 drivewa	y per street frontage				
(2) Height Refer to Figure 5.8 (2).							
Minimum Overall Height				2 story ⁴			
Maximum Overall Height				3 stories			
All Stories: Minimum Height				9'			
Maximum Height				14'			
(3) Uses Refer to 3.0 Uses for permitted uses.							
All Stories			resi	dential only		·	
Parking within Building	permitted fully in b	asement and in rea	ar of all floors				
Required Occupied Space	30' deep on all full f	loors from the fror	nt facade				
(4) Street Facade Requireme	nts Refer to Figure 5.	8 (3).					
Minimum Transparency per each Story				15%		·	
Blank Wall Limitations			1	required			
Front Facade Entrance Type			sto	oop, porch			
Principal Entrance Location per Unit			front, corner,	or corner side facade			
Required Number of Street Entrances			1 p	er building			
Vertical Facade Divisions			nc	t required			
Horizontal Facade Divisions			nc	t required			
(5) Roof Type Requirements	Refer to 5.12						
Permitted Roof Types			parape	et, pitched, flat			
Tower			р	ermitted			

6.10 Civic Building

1. Description & Intent

The Civic Building is the most flexible Building Type intended only for civic and institutional types of uses. These buildings are distinctive within the urban fabric created by the other Building Types and could be designed as iconic structures. In contrast to most of the other Building Types, a minimum setback line is required instead of a build to zone, though this setback is required to be landscaped. Parking is limited to the rear in most cases. The minimum and maximum heights of this Building Type depend on the district within which it is located.

2. Regulations

Regulations for the Civic Building type are defined in the adjacent table.



Footnotes

¹ Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

³ New buildings with yards adjacent to existing single family or Townhouse residential that are not within the Clearfield Downtown FBC area, shall have a maximum height of 36' within 30 feet of the property line and a building setback of 20 feet.

Building Type			Permitte	d Districts			
Civic	UC	UR	TC	TR	CV	СС	
Permitted	yes	yes	yes	yes	yes	yes	
(1) Building Siting Refer to Figure 5.9) (1).			'			
Multiple Principal Buildings	permitted	permitted	permitted	permitted	permitted	permitted	
Front Property Line Coverage			not re	equired			
Occupation of Corner		not required					
Front Setback	5'	10'	15'	15'	15'	15'	
Corner Setback	0′	5'	5′	5'	5'	5′	
Minimum Side Yard Setback	5′	5′	5′	5′	5′	5′	
Minimum Rear Yard Setback	5′	5′	5′	5′	5′	5′	
Minimum Lot Width	50′	50′	50′	50′	50′	50′	
Maximum Lot Width	none	none	none	none	none	none	
Maximum Impervious Coverage	75%	75%	75%	75%	75%	75%	
Additional Semi-Pervious Coverage	20%	15%	15%	15%	15%	15%	
Parking & Loading	rear	rear	rear & interior side yard ¹	rear & interior side yard ¹	rear & interior side yard ¹	rear & interior sid yard ¹	
Vehicular Access	From alley; if no all	ey exists, 1 driveway	per street frontage				
(2) Height Refer to Figure 5.9 (2).							
Minimum Overall Height	2 story	2 story	1 story	1 story	1 story	1 story	
Maximum Overall Height	6 stories ¹	No maximum	6 stories ²	4 stories ¹	4 stories ¹	4 stories ¹	
All Stories: Minimum Height	9′	9′	9′	9′	9'	9′	
Maximum Height	20′2	20′²	20′²	20′²	20′ ²	20′²	
(3) Uses Refer to 3.0 Uses for permitted uses							
All Stories			limited to civic & in	stitutional uses only			
Parking within Building		perr	mitted fully in basemer	nt and in rear of uppe	r floors		
Required Occupied Space			30' deep on all full floo	rs from the front faca	de		
(4) Street Facade Requireme	nts Refer to Figure 5.	9 (3).					
Minimum Transparency per each Story			2	0%			
Blank Wall Limitations			not re	equired			
Front Facade Permitted Entrance Type			arcade	e, stoop			
Principal Entrance Location	front or corner facade	front or corner facade	front or corner facade	front or corner facade	front or corner facade	front or corner facade	
Required Number of Primary Street Entrances	1 per 100' of facade	1 per 150' of facade	1 per 150' of facade	1 per 150' of facade			
Vertical Facade Divisions			not re	equired			
Horizontal Facade Divisions			not re	equired			
(5) Roof Type Requirements	Refer to 5.12						
Permitted Roof Types			parapet, p	itched, flat;			
Tower		permitted					

6.11 Street Frontage Types

- (1) Intent. To guide the design of the ground story of all buildings to relate appropriately to pedestrians on the street. Treatment of other portions of the building facades is detailed in each Building Type standard (refer to Building Types 6.4 through 6.10).
- (2) Applicability. The entire ground story street-facing facade(s) of all buildings shall meet the requirements of at least one of the permitted entrance types, unless otherwise stated.

1. General Requirements

Frontage type standards apply to the ground story and visible basement of front facades of all Building Types as defined in this Section. Refer to the Building Type Table Requirements, Sections 6.4 through 6.10.

The following provisions apply to all entrance types.

(3) Measuring Transparency. Refer to 6.2 Explanation of Building Type Table Standards, for information on measuring building transparency.

2. Mixed-Use Entrance Type

(Refer to Figure 6.11 (1)). The Mixed-Use entrance type is a highly transparent ground story treatment designed to serve primarily as the display area and primary entrance for retail or service uses.

- Transparency. Minimum transparency is required per Building Type.
- (2) Elevation. Mixed-Use elevation shall be between zero and one foot above sidewalk.
- (3) Visible Basement. A visible basement is not permitted.
- (4) Horizontal Facade Division. Horizontally define the ground story facade from the upper stories.
- (5) Entrance. All entries shall be recessed from the front facade closest to the street.
 - (a) Recess shall be a minimum of three feet and a maximum of eight feet deep, measured from the portion of the front facade closest to the street.
 - (b) When the recess falls behind the front build-to zone, the recess shall be no wider than eight feet.

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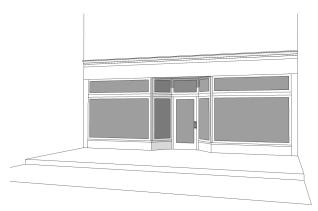


Figure 5.11 (1). Mixed-Use Entrance Type

3. Arcade Entrance Type

(Refer to Figure 6.11 (2)). An Arcade entrance type is a covered pedestrian walkway within the recess of a ground story.

- (1) Arcade. An open-air public walkway is required from the face of the building recessed into the building a minimum of 8' and a maximum of 15'.
- (2) Build-to Zone. When the Arcade is utilized, the outside face of the Arcade shall be considered the front facade, located within the required build-to zone.
- (3) Recessed or Interior Facade. Mixed-Use entrance type is required on the recessed ground story facade.
- (4) Column Spacing. Columns shall be spaced between ten feet and 12 feet on center.
- (5) Column Width. Columns shall be a minimum of 1'-8" and a maximum 2'-6" in width.
- (6) Arcade Opening. Opening shall not be flush with interior arcade ceiling and shall be arched.
- (7) Horizontal Facade Division. Horizontally define the ground story facade from the upper stories.
- (8) Visible Basement. A visible basement is not permitted.

4. Stoop Entrance Type

(Refer to Figure 6.11 (3)). A stoop is an unroofed, open platform.

- Transparency. Minimum transparency is required per Building Type.
- (2) Stoop Size. Stoops shall be a minimum of three feet deep and six feet wide.
- (3) Elevation. Stoop elevation shall be located a maximum of 2'-6" above the sidewalk without visible basement and a maximum of 4'-6" above the sidewalk with a visible basement.
- (4) Visible Basement. A visible basement is permitted and shall be separated from the ground story by an expression line.
- (5) Entrance. All entries shall be located off a stoop.



Figure 5.11 (2). Arcade Entrance Type

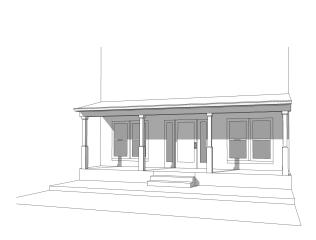


Figure 5.11 (3). Stoop Entrance Type

5. Porch Entrance Type

(Refer to Figure 6.11 (4)). A porch is a raised, roofed platform that may or may not be enclosed on all sides.

- (1) Transparency.
 - (a) Minimum transparency per Building Type is required.
 - (b) If enclosed, a minimum of 40% of the enclosed porch shall be comprised of highly transparent, low reflectance windows.
- (2) Porch Size. The porch shall be a minimum of five feet deep and eight feet wide.
- (3) Elevation. Porch elevation shall be located a maximum of 2'-6" above the sidewalk without a visible basement and a maximum of 4'-6" above the sidewalk with a visible basement.
- (4) Visible Basement. A visible basement is permitted.
- (5) Height. Porch may be two stories to provide a balcony on the second floor.
- (6) Entrance. All entries shall be located off a porch.



Add contemporary entrance type

Figure 5.11 (4). Porch Entrance Type

5.12 Roof Types

- (1) Intent. To guide the design of the cap of all buildings.
- (2) Applicability. All buildings shall meet the requirements of one of the roof types permitted for the Building Type. Roof type standards apply to the roof and cap of all Building Types as defined in this Section. Refer to the Building Type Table Requirements, Sections 6.4 through 6.10.

1. General Provisions

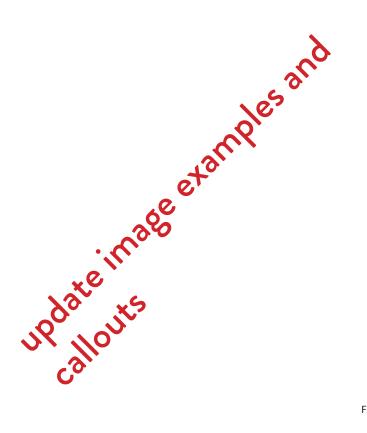
The following provisions apply to all roof types.

- (4) Other Roof Types. Other building caps not listed as a specific type may be made by a request to the Zoning Administrator with the following requirements:
 - (b) The shape of the Roof Type shall be significantly different from those defined in this section 6.12 Roof Types, i.e. a dome, spire, vault.
 - (c) The building shall warrant a separate status within the community from the fabric of surrounding buildings, with a correspondence between the form of the roof type and the meaning of the building use.

2. Parapet Roof Type

(Refer to Figure 6.12 (1), Parapet Roof Type). A parapet is a low wall projecting above a building's roof along the perimeter of the building. It can be utilized with a flat or low-pitched roof and serves to limit the view of roof-top mechanical systems from the street.

- (1) Parapet Height. Height is measured from the top of the upper story to the top of the parapet.
 - (a) Minimum height is two feet with a maximum height of six feet.
 - (b) The parapet shall be high enough to screen the roof and any roof appurtenances from view of the street(s).
- (2) Horizontal Expression Lines. An expression line shall define the parapet from the upper stories of the building and shall also define the top of the cap.
- (3) Occupied Space. Occupied space shall not be incorporated behind this roof type.



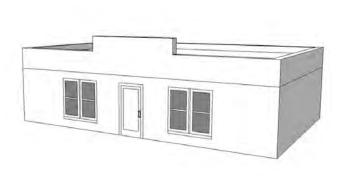
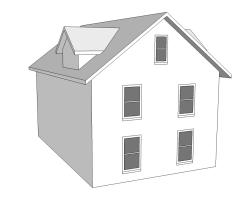


Figure 5.12 (1). Parapet Roof Type

3. Pitched Roof Type

(Refer to Figure 6.12 (2), Pitched Roof Type). This roof type has a sloped or pitched roof. Slope is measured with the vertical rise divided by the horizontal span or run.

- (1) Pitch Measure. The roof may not be sloped less than a 4:12 (Rise:Run) or more than 14:12.
 - (a) Slopes less than 4:12 are permitted to occur on second story or higher roofs. (Refer to Figure 6.12 (2) Low Pitched Roof).
- (2) Allowable Pitched Configurations.
 - (a) Hipped, gabled, and a combination of hips and gables with or without dormers are permitted.
 - (b) Gambrel, butterfly and mansard roofs are not permitted.
- (3) Parallel Ridge Line. When the ridge line runs parallel to the front lot line a gabled end or perpendicular ridge line shall occur at least every 100 feet of roof (Refer to Figure 6.12 (3). Parallel Ridge Line).
- (4) Roof Height. Roofs without occupied space and/or dormers shall have a maximum height on street-facing facades equal to the maximum floor height permitted for the Building Type.
- (5) Occupied Space. Occupied space may be incorporated behind this roof type.





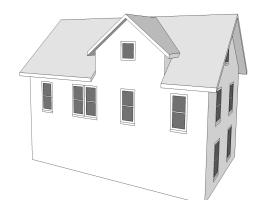


Figure 5.12 (2). Pitched Roof Type

4. Flat Roof Type

(Refer to Figure 6.12 (5). Flat Roof Type). This roof type has a flat roof with overhanging eaves.

- (1) Configuration. Roofs with no visible slope are acceptable. Eaves are required on all street facing facades.
- (2) Eave Depth. Eave depth is measured from the building facade to the outside edge of the eave. Eaves shall have a depth of at least 14 inches.
- (3) Eave Thickness. Eave thickness is measured at the outside edge of the eave, from the bottom of the eave to the top of the eave. Eaves shall be a minimum of 8 inches thick.
- (4) Interrupting Vertical Walls. Vertical walls may interrupt the eave and extend above the top of the eave with no discernible cap.
 - (a) No more than one-half of the front facade can consist of an interrupting vertical wall.
 - (b) Vertical walls shall extend no more than four feet above the top of the eave.
- (3) Occupied Space. Occupied space shall not be incorporated behind this roof type.

5. Towers

(Refer to Figure 6.12 (4). Tower). A tower is a rectilinear or cylindrical, vertical element, that must be used with other roof types.

- (1) Quantity. All Building Types, except for the Civic Building, are limited to one tower per building.
- (2) Tower Height. Maximum height, measured from the top of the parapet or eave to the top of the tower, is the equivalent of the height of one upper floor of the building to which the tower is applied.
- (3) Tower Width. Maximum width along all facades is one-third the width of the front facade or 30 feet, whichever is less.
- (4) Horizontal Expression Lines. An expression line shall define the tower from the upper stories, except on single family or attached house residential Building Types.
- (5) Occupied Space. Towers may be occupied by the same uses allowed in upper stories of the Building Type to which it is applied.
- (6) Application. May be combined with all other roof types.
- (7) Tower Cap. The tower may be capped by the parapet, pitched, low pitched, or flat roof types, or a spire may cap the tower.



Figure 5.12 (5). Flat Roof Type



Figure 5.12 (4). Tower

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.

1. Materials

- (1) Primary Facade Materials. Primary materials shall be used for a minimum of 75% of each facade. For facades over 500 square feet, more than one primary material may be used.
 - (a) Permitted Primary Materials. Primary building materials include high quality, durable, natural materials,.
 - (i) Stone
 - (ii) Brick
 - (iii) Wood Siding
 - (iv) Fiber Cement Board
 - (v) Glass
 - (vi) such as stone, brick; wood lap siding; fiber cement board lapped, shingled, or panel siding; glass. Other high-quality synthetic materials may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Vinyl and aluminum slats are not permitted. Refer to Figure 6.13 (1).
 - (b) Non-Permitted Primary Materials. Primary building materials may not include vinyl siding or aluminum slat siding.
- (2) Secondary Facade Materials. Secondary materials are limited to details and accents and include gypsum reinforced fiber concrete for trim and cornice elements; metal for beams, lintels, trim, and ornamentation, and exterior architectural metal panels and cladding.
 - (a) Exterior Insulation and Finishing Systems (EIFS) are permitted for trim only or on upper floor facades only.
- (3) Roof Materials. Acceptable roof materials include 300 pound or better, dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. "Engineered" wood or slate may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Refer to Figure 6.13 (2).



2. Color Palette

(1) Color. Main building colors shall utilize traditional palettes from any major paint manufacturer. Other colors may be utilized or details and accents, not to exceed a total area larger than 10% of the facade surface area. Colors not to be used include bright and neon colors.

3. Windows, Awnings, Shutters and Doors

- (1) Windows. All upper story windows on all residential, and mixed-use buildings shall be recessed, double hung. Percent of transparency is required per Building Type.
- (2) Awnings. All awnings shall be canvas or metal. Plastic and vinyl awnings are not permitted. Awning types and colors for each building face shall be coordinated. Refer to Figure 6.13 (4).
- (3) Shutters. If installed, shutters, whether functional or not, shall be sized for the windows. If closed, the shutters shall not be too small for complete coverage of the window. Shutters shall be wood. "Engineered" wood may be approved during the site plan process with an approved sample and examples of successful, high quality local installations.
- (4) Appropriate Grade of Materials. Commercial quality doors, windows, and hardware shall be used on all Building Types except for the Townhouse Building and the Mansion Building. Refer to Figure 6.13 (3).

3. Balconies

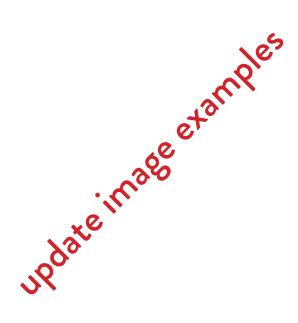
The following applies in all locations where balconies are incorporated into the facade design facing any street or parking lot. Refer to Figure 6.13 (5).

- (1) Size. Balconies shall have a minimum dimension of six feet deep and eight feet wide, with a total square footage of not less than 60 square feet. Balconies are required for a minimum of 40% of the units.
- (2) Connection to Building. Balconies that are not integral to the facade shall be independently secured and unconnected to other balconies.
- (3) Facade Coverage. A maximum of 40% of the front and corner side facades, as calculated separately, may be covered with balconies, including street-facing railing and balcony structure.

4. Treatments at Terminal Vistas

When a street terminates at a parcel, the parcel shall be occupied by one of the following:

- (1) If the parcel is open space, any Open Space Type except for the Pocket Park shall be utilized, and a vertical element shall terminate the view. Acceptable vertical elements include a stand or grid of trees, a sculpture, or a fountain.
- (2) If the parcel is not utilized as an Open Space Type, the front or corner side of a building, whether fronting a Primary Street or not, shall terminate the view. The building shall incorporate one of the following treatments to terminate the view: a tower, a bay, or a courtyard. Refer to Figure 6.13 (6) for one illustration of this requirement.



5. Building Variety

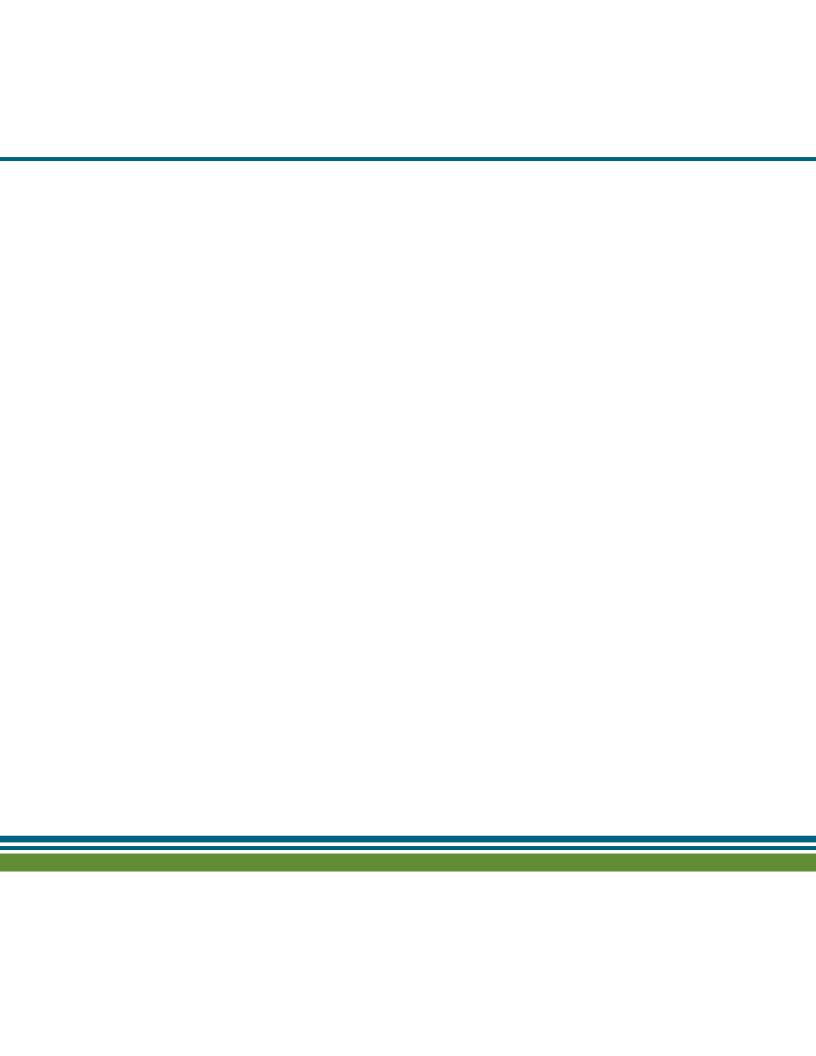
Building design shall vary between vertical facade divisions, where required per the Building Types, and from adjacent buildings by the type of dominant material or color, scale, or orientation of that material and at least two of the following. Refer to Figure 6.13 (6) for two illustration of this requirement.

- (1) The proportion of recesses and projections.
- The location of the entrance and window placement, unless Mixed-Uses are utilized.
- (3) Roof type, plane, or material, unless otherwise stated in the Building Type requirements.

6. Drive-through Structures

Refer to Figure 6.13 (8) for one illustration of the following requirements.

- (1) Structure/Canopy. Drive-through structures or canopies shall be located on the rear facade of the building or in the rear of the lot behind the building, where permitted by use. The structure shall not be visible from any Primary Street.
- (2) Stacking Lanes. Stacking lanes shall be located behind the building and accommodate at least two cars in a lane in addition to the car at the window.
- (3) The canopy and structure shall be constructed of the same materials utilized on the building.



Site Landscape & Amenity Standards

I think the site amenity standards should be in the building chapter along with the unit amenities.

7.0 Site Landscape & Amenities

7.1 Purpose

1. Intent

The site landscape and amenity standards outlined in this chapter are designed to:

- Provide landscaped areas and/or amenities in an urban neighborhood context that serve as visual and/or functional enhancements.
- (2) Enhance lots and street frontages with opportunities for enjoyment of the outdoors, buffer parking areas, and facilitate stormwater management.

The site amenity standards outlined in this chapter are designed to meet the following goals.

 Lot Enhancement. To provide for healthy, long-living trees to improve the appearance of development and to create a buffer between

To increase the compatibility of adjacent uses and minimize the adverse impacts created by adjoining or neighboring uses.

(2) LocalScapes/Waterwise Plantings and Design:

To premote the prudent use of water and energy resources by achieving and maintaining sustainable, functional landscapes. Water conservation and stewardship is very important to the City.

- (3) Parking & Site Access Related Buffers:
- (4) To promote the prudent use of water and energy resources by achieving and maintaining sustainable, functional landscapes.
- (5) To shade large expanses of pavement and reduce the urban heat island effect.

Numbering and formatting.

2. Applicability

1. General Compliance

- (1) General Compliance. Application of this section to existing uses shall occur with the following developments.
 - (a) Any development of new or significant improvements to existing parking lots, loading facilities, and driveways. Significant improvements include new driveways, new spaces, new medians, new loading facilities, or complete reorganization of the parking and aisles.
 - (b) Alteration to an existing principal or accessory structure that results in a change of 25% or more in the structure's gross floor area.
 - (c) When compliance is triggered for existing parking lots, landscape improvements shall take precedence over parking requirements.
- (2) Temporary Uses. These provisions do not apply to temporary uses, unless determined otherwise by the City.

3. General Landscape Requirements

1. Landscaped Areas

- (1) All areas of a development and/or lot that are not covered by building(s), pavement for parking and/or circulation, or streetscape enhancements shall be landscaped and meet the standards of this chapter.
- (2) In no case shall the total landscaping site enhancement and parking lot enhancement combined - be less than 10% of the gross land area. For lots with full coverage by impervious and semi-pervious elements, landscaping requirements may be met by enhancing the active streetscape with additional improvements to the street buffer zone and/or creation and/or enhancement of landscaped/green roofs.
- (3) An active streetscape that meets the requirements of section 7.XX may be counted as part of the required landscape in applicable building types and zone districts. Active streetscapes require additional improvement to the street buffer zone. Active streetscape square footage above the minimum required setback area may be counted toward landscape requirements.
- (4) Landscaped roof gardens count towards required landscape areas and plant requirements.

2. Required Amounts of Landscaping

- (1) Plant Amount Requirements.
 - (a) Tree Requirements. 20 trees are required per 1 acre of project. Street trees do not count toward this requirement. [Current city standard: 1 tree per 500 square feet of landscaped area (approx. 1.1% of an acre.]
 - (b) Shrub Requirements. 50 shrubs are required per 1 acre of project. Two (2) ornamental grasses or perennials count as one (1) shrub up to 60% of required shrubs. [Current city standard: 1 shrub per 300 square feet of landscaped area. (approx. .70% of an acre]
 - (c) Plant material shall be placed around the perimeter of the building footprint in a four (4) foot minimum planting strip except for entrances, utilities and where setbacks are less than four feet.
 - (d) The maximum percentage of landscape area that may be turf grass is sixty percent (60%) and the remaining landscape area should be planter bed areas or xeric/ water wise plantings. Parks and sports fields do not have a limited turf grass requirement.
- (2) Types of Plants/Plant Selection

A minimum of 60% of the planting selections must be water wise. Plants may be selected from the State of Utah waterwise plant list https://waterwiseplants.utah.gov or

(3) Size of Plants

Plant material shall be sized according to Table 7.2 (1) at the time of installation, unless otherwise noted in this section.

7.0 Site Landscape & Amenities

7.2 Installation of Landscape

1. Intent

The following provisions aid in ensuring that all required landscaping is installed and maintained properly.

2. Applicability

These provisions apply to landscape installation as required by this section.

3. General Requirements

The installation of landscaping shall adhere to the following standards.

(1) National Standards. All landscaping and trees shall be installed and maintained in conformance with the best management practices and procedures established by the most recent edition of the American Standard for Nursery Stock (ANSI Z60.1) as published by American Horticulture Industry Association d/b/a AmericanHort (www.americanhort.org). This includes provisions on pruning, fertilizing, support systems, lighting protection, and safety.

4. Installation Timing Requirements

- (1) Installation Timing. Landscaping and Site Amenities shall be fully installed prior to the issuance of a certificate of occupancy, or in cases of inclement weather, within the following time periods.
 - (a) For projects of all building types except Townhouse or Garden Court, all landscaping and site amenities shall be installed within six (6) months of the data of initial occupancy. The date of initial occupancy shall be the date that a certificate of occupancy is issued for the first building or facility of an individual phase or plat of the development.
 - (b) The front and side yards of all Townhouse or Garden Court building types in all zones shall be landscaped within twelve (12) months of the date of initial occupancy for the building or structure with which they are associated. The rear yard shall be landscaped within eighteen (18) months of the date of initial occupancy. Date of initial occupancy will be the date that a certificate of occupancy is issued for the dwelling unit.
 - Complete installation is required within nine months of the issuance of the temporary certificate of completeness or occupancy permit or the cash escrow or letter of credit may be forfeited.
 - If seasonal conditions preclude the complete installation, a cash escrow or irrevocable letter of credit, equal to 1.5

times the installation costs as estimated by a qualified professional shall be completed and posted with the City.

- (2) Bond Required. In order to ensure that all required landscaping is installed in an acceptable manner, the developer shall post a separate cash bond with the city recorder or establish an escrow account with an appropriate financial institution. The cash bond or escrow account shall be subject to approval by the city engineer, and shall be in an amount equal to one hundred twenty five percent (125%) of the estimated costs of construction and installation of all required landscaping, parks, playgrounds, recreation facilities, fences, walls, and other amenities shown on the final landscape plan or site plan, as applicable.
 - (a) The bond or escrow account shall be posted or established in accordance with all other city regulations.
 - (b) The bond or escrow account shall be posted or established prior to the issuance of a certificate of occupancy for the site.
 - (c) The bond shall be accompanied by a schedule of anticipated completion dates for such improvements. In no case shall the time period for completion exceed the time periods set forth in subsection B of this section.
 - (d) In the event that the improvements are not completed in reasonable conformance with said schedule, the city may undertake to complete the improvements and pay for such improvements from the bond or escrow account.
 - (e) This section shall not pertain to the completion or installation of private landscaping on individual building lots for single-family dwellings. (Ord. 2015-19, 12-8-2015)
- (4) Guarantee: Twenty five percent (25%) of the amount of the bond required in subsection C of this section shall be retained by the city for one year after the landscaping is installed to

Table 7.2 (1) - Plant Material Size at Installation					
Plant Material Type	Minimum Size				
Deciduous Shade/Overstory Tree					
Single Trunk	2" caliper				
Multi Trunk	10' in height				
Evergreen Tree	8' in height				
Ornamental Tree	2" caliper				
Shrubbery - Deciduous	5 gallon				
Shrubbery - Evergreen	5 gallon				
Groundcover	3" in height				
Ornamental Grass	1 gallon				
Perennial	1 gallon				

guarantee the survival of all landscaping improvements. (Ord. 2009-40, 11-24-2009)

4. Condition of Landscape Materials

- Condition of Landscape Materials. The landscaping materials used shall be:
 - (a) Healthy and hardy with a good root system.
 - (b) Chosen for its form, texture, color, fruit, pattern of growth, and suitability to local conditions.
 - (c) Tolerant of the natural and man-made environment, including tolerant of drought, wind, salt, and pollution.
 - (d) Appropriate for the conditions of the site, including slope, water table, and soil type.
 - (e) Protected from damage by grates, pavers, or other measures.
 - (f) Plants that will not cause a nuisance or have negative impacts on an adjacent property.
 - (g) Species native or naturalized to the Wasatch Front, whenever possible.
- (2) Compost, Mulch, and Organic Matter. Compost, mulch, and organic matter may be utilized within the soil mix to reduce the need for fertilizers and increase water retention.
- (3) Establishment. All installed plant material shall be fully maintained until established, including watering, fertilization, and replacement as necessary.

4. Ground Plane Vegetation Installation

All unpaved areas shall be covered by one of the following.

- (1) Planting Beds.
 - (a) Planting beds may include shrubs, ornamental grasses, ground cover, vines, annuals, or perennials.
 - (b) Nonliving materials, such as colored gravel, or mulch, are permitted for up to 50% of a bed area.
 - (c) Annual beds must be maintained seasonally, replanting as necessary.
- Grass. Seeded, plugged, or sodded grass may be planted throughout landscaped areas.

(a) Grass shall be established within 90 days of planting or the area must be re-seeded, re-plugged, or re-sodded.

5. Tree Installation

This section applies to all trees, including street trees (refer to Chapter 5.0 Street & Streetscape Standards).

- (1) Tree Measurement. New trees shall be measured at six inches above the mean grade of the tree's trunk when fourinch caliper or less and twelve inches for tree trunks above four inches, and as noted as caliper inches throughout this ordinance.
- (2) Tree Size. All trees to be installed to meet the requirements of this section shall have a minimum two-inch caliper at the time of installation.
- (3) Tree Maintenance. Tree trimming, fertilization, and other similar work shall be performed by or under the management of an ISA certified arborist.
- (4) Permeable Surface. For each tree preserved or planted, a minimum amount of permeable surface area is recommended, unless otherwise stated in this ordinance.
 - (a) At least 50% of the future mature canopy limits of preserved trees should have a permeable surface.
 - (b) Planted trees have a suggested minimum permeable area and soil volume based upon tree size; refer to Table 7.2 (2) for details.
 - (c) Permeable area for one tree cannot count toward that of another tree.
- (5) Structural Soil. When the Soil Surface Area (per Table 7.2 (2)) of a tree will extend below any pavement, structural soil is required underneath that pavement. Structural soil is a medium that can be compacted to pavement design and installation requirements while still permitting root growth. It is a mixture of gap-graded gravels (made of crushed stone), clay loam, and a hydrogel stabilizing agent to keep the mixture from separating. It provides an integrated, root penetrable, high strength pavement system that shifts design away from individual tree pits

Table 7.2 (2) - Minimum Recommended Soil Volumes and Permeable Area per Planted Tree					
Tree Size	Soil Volume (cubic ft)	Soil Surface Area (sq ft) with 2.5' Soil Depth	Permeable Surface Area Requirement (sq ft)		
Very Small	181	72 (approx. 8.5' x 8.5')	25 (5' x 5')		
Small	736	294 (approx. 17' x 17')	100 (10' x 10')		
Medium	2852	1141 (approx. 34' x 34')	225 (15' x 15')		
Large	6532	2681 (approx. 50' x 50')	400 (20' x 20')		

7.0 Site Landscape & Amenities

6. Irrigation Systems

Permanent irrigation, beyond establishment, is required and shall adhere to the following standards.

- All irrigation systems shall be designed to minimize the use of water.
- (2) All irrigation systems shall be installed with an EPA Waterwise controller or approved equal and must be used according to directions to save water.
- (3) The irrigation system shall provide sufficient coverage to all landscape areas.
- (4) The irrigation system shall not spray or irrigate impervious surfaces, including sidewalks, driveways, streets, and parking and loading areas.
- (5) All systems shall be equipped with a back-flow prevention device
- (6) All mechanical systems including controllers and back-flow prevention devices shall be properly screened from public view.
- (7) All irrigation plans shall be stamped by Professional Landscape Architect or Certified Irrigation Designer (IA) and submitted to Clearfield City for review.

7. Maintenance of Landscape

All landscaping shall always be maintained in good condition to ensure a healthy and orderly appearance.

- All required landscape shall be maintained to adhere to all requirements of this ordinance.
- (2) Replacing Unhealthy Landscaping. Unhealthy landscaping shall be replaced with healthy, live plants by the end of the next applicable growing season. This includes all plant material that shows dead branches over a minimum of 25% of the normal branching pattern.
- (3) Maintenance Responsibility. The owner is responsible for the maintenance, repair, and replacement of all landscaping, screening, and curbing required herein.
- (4) Maintain Quality and Quantity. Maintenance shall preserve at least the same quantity, quality, and screening effectiveness as initially installed.
- (5) Fences and Other Barriers. Fences, walls, and other barriers shall be maintained in good repair and free of rust, flaking paint, graffiti, and broken or damaged parts.
- (6) Tree Topping. Tree topping is not permitted. When necessary, crown reduction thinning or pruning is permitted. Refer to 7.3.4(2) for clear branch height of street trees.
- (7) City Inspection. All landscaped areas regulated by this ordinance may be inspected by the City.
- G. Preservation, Maintenance, And Ownership:
- 1. The planning commission and city council shall require the preservation, maintenance and ownership of all required open space through one or a combination of the following:
- a. Dedication of the land as a public park or parkway system;
- b. Dedication of the land as permanent open space on the recorded plat;
- c. Granting the city a permanent open space easement on the private open spaces to guarantee that the open space remain perpetually in recreation use, with ownership and maintenance being the responsibility of a homeowners' association; or
- d. Through compliance with the provisions of the condominium ownership act as outlined in title 57 of the Utah code, which provides for the payment of common expenses for the upkeep of common areas and facilities.
- 2. In the event that open space or other required landscaping improvements or facilities are not landscaped or maintained in a manner consistent with the approved site plan or landscaping plan, the city may at its option cause such landscaping or maintenance to be performed and assess the costs to the affected property owner(s) or other responsible association or entity. (Ord. 2009-40, 11-24-2009)
- H. Exempt: Except as otherwise specified, the provisions of this section shall not pertain to the completion or installation of private landscaping on individual building lots for single-family dwellings.

7.3 Individual Outdoor Space

1. Intent

To provide small, individual outdoor living space to tenants of a development. Individual open spaces include balconies, porches, stoops, front and back yards. Unfenced areas within setback spaces are not considered individual open spaces. These spaces have a minimum size requirement to encourage seating, eating and outdoor living.

2. Applicability

Individual open space requirements apply to all residential buildings or the residential portion of a mixed-use building.

3. Outdoor Space Area Requirements.

Each residential unit must be provided with a minimum of 50 square feet of outdoor space. Outdoor space may be provided as private balconies or combined into a larger outdoor common space. Larger outdoor common spaces must meet the requirements of the Open Space Types in Chapter 8.

4. Balcony Requirements

The following applies in all locations where private balconies are incorporated into the facade design facing any street or parking lot, and where private porches or private patios are incorporated at the main floor level.

- (1) Connection to Building. Balconies that are not integral to the facade shall be independently secured and unconnected to other balconies.
- (2) Railings. May vary and may promote privacy within the balcony; railings do not have to be open.
- (3) Projection of Balconies. Balconies may be cantilevered for up to 2 feet; projection of up to 6 feet into the build-to-zone or setback is permitted.
- (4) Privacy. Railings, walls and landscape may extend up to 4' above sidewalk elevation to permit privacy of residential units at street level.
- (5) Screening. Balconies that face onto primary street frontages in the Urban Core must be screened to 75% opacity at a minimum height of 36 inches.
- (6) Storage. Balconies cannot be used for storage.

5. Balcony Standards

(1) Dimensions

Minimum Size 50 square feet (5 X10)

Maximum Size 75 square feet per bedroom of unit

Minimum Dimension (feet) 5' in each direction

Minimum Access/Exposure None, orientation toward open space is encouraged

(2) Clear Zones

6' minimum pedestrian clear zone maintained around outdoor furnishings and merchandising

7.0 Site Landscape & Amenities

7.5 Lot Buffer

1. Intent & Applicability

- Intent. To minimize the impact that one zoning district may have on a neighboring district and to provide a transition between districts.
- (2) General Applicability. Applies to all directly adjoining properties;
- (3) The frontage buffer may be used for storm water drainage with a maximum depth of one foot and no more than a 2 to 1 slope on the edges. Such areas shall be creatively landscaped with a combination of trees, shrubs, inert mulches, boulders, etc.

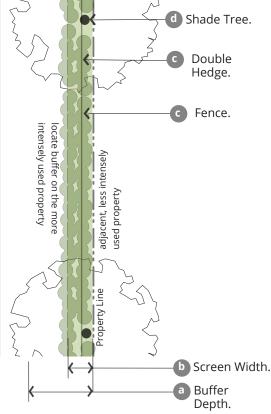


Figure 7.5 (1). Landscape Screen Plan View.

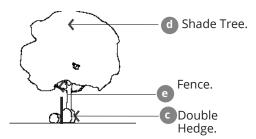


Figure 7.5 (2). Landscape Screen Section.

7.5 Lot Buffer	Requirements
1. Buffer Dept	h & Location
Depth	Varies based on the zoning district of the lot and the adjacent lot; see Table 7.5 (2).
Location on the Site	Locate buffers on more intensively zoned lot; Buffer is measured from side and rear property lines.
2. Required La	ndscape Screen
Width	5' landscape screen in addition to any other buffer landscaping
Location	Directly adjacent to the rear or side property line
Hedge	Continuous double row of shrubs required between shade trees
Hedge Composition	Double row of individual shrubs with a minimum width of 24", spaced no more than 36" on center; Mature height in one year of 24"
Hedge Frequency	Minimum of 15 shrubs per 100' of property line is required
Shade Trees	At least 1 medium or large shade tree per every 40' within the buffer
3. Buffer Land	scape Requirements
Uses and Materials	Uses and materials other than those indicated are prohibited within the buffer
Tree Canopy Coverage	1 medium or large shade tree required per 2,000 square feet of buffer, excluding the area within the required landscape screen
Existing	May be credited toward buffer area

4. Buffer Fence Requirements

	A six foot fence is required by where buffer
Uses and	requirement is applicable. The fence shall be
	light proof and be constructed of materials tha
Materials	compliment the adjacent building. White vinyl
	and chain link with slats are not allowed

May be credited toward buffer area

Notes

Vegetation

¹ Clearfield City may reduce width of buffer, width of landscape screen, or location of landscape screen based on existing landscaping and topography.

iable 7.5 (1). Side & Kear Buπer Kequirements.

Buffer Require	Buffer Requirements between Districts						
	Buffer Required by these Districts						
	UC/UR/CV TC/CC TR						
UC/UR/CV	not required	not required	not required				
TC/CC	not required	not required	not required				
TR	5'	5'	not required				
existing single family adjacent to downtown	10'	10'	not required				

Table 7.5 (2). Buffer Requirements between District.

7.4 Parking Lot Buffer

1. Intent & Applicability

- (1) Intent. To lessen the visual impact of vehicular parking areas on streets and adjacent properties.
- (2) General Applicability. Applies to properties in all districts where a vehicular parking area is located along a front, rear, or side property line or adjacent to a right-of-way.
 - (a) Exceptions. Parking lots may and should directly adjoin and landscape buffers are not required between lots provided interior lot landscaping requirements are met. Vehicular areas along alleys, except when a residential district is located across the alley; Single- and two-family residences.

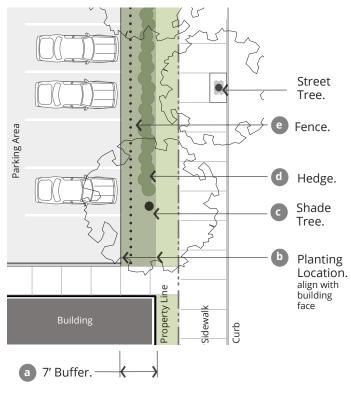


Figure 7.4 (1). Frontage Buffer Plan View

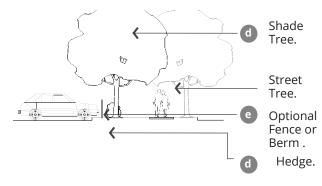


Figure 7.4 (2). Frontage Buffer Section.

7.4 Parking Lot	: Buffer Requirements	
1. Buffer Depth	n & Location ¹	
Depth	7'	
Location on the Site	Between street facing property line and parking area ²	
2. Buffer Lands	scape Requirements	
Uses & Materials	Uses and materials other than those indicated are prohibited in the buffer	a b
Shade Trees	Medium or large shade tree required at least every 40'; Locate on the street side of the fence; Spacing should alternate with street trees	
Hedge	Required continuous hedge on street side of fence, between shade trees & in front of vehicular areas	-C
Hedge Composition	Individual shrubs with a minimum width of 24", spaced no more than 36" on center, height maintained no more than 48".	
Existing Vegetation	May be credited toward buffer area	d
3. Fence (optio	nal)	
Location	2' from back of curb of vehicular area	
Materials	Steel or colored PVC; Masonry columns (maximum width 2'6") and base (maximum 18" height) permitted	_ e
Minimum Height	30"	
Maximum Height	36"	
Colors	Black, gray, or dark green	
Opacity	Minimum 30%; Maximum 60%	
Gate/ Opening	One gate permitted per street frontage; Opening width maximum 6'	

Notes:

- ¹ This screening requirement does not prohibit the installation of or provision for openings necessary for allowable access drives and walkways connecting to the public sidewalk.
- ² In front, corner, and rear yards (on a through lot), when the parking area is located adjacent to any building on the lot, the buffer must be located so that it aligns with or is behind the face of the adjacent building back to the vehicular area. The area between the buffer and the property line must be landscaped.

7.0 Site Landscape & Amenities

7.6 Interior Parking Lot Landscape

1. Intent & Applicability

- (1) Intent. To provide shade, minimize paving & associated stormwater runoff, & improve the aesthetic look of parking lots.
- (2) General Applicability. All Districts.
- (3) Other Internal Parking Lot Areas. Internal areas not dedicated to parking or drives shall be landscaped with a minimum of one medium or large shade tree for the first 150 square feet and one medium or large shade tree for every 650' thereafter.
- (4) Existing Vegetation. Existing vegetation may be credited toward these requirements.

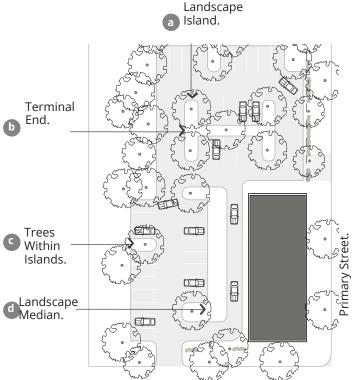


Figure 7.6 (1). Interior Parking Lot Landscaping.

7.6 Interior Parking Lot Landscape Requirements

1. Landscape Island Requirements

Required Island Locations	Terminal ends ² of free standing rows or bays of parking; After every ninth parking space for rows of parking greater than 12 spaces in length ³ Landscape islands are not required specifically for stalls with covered parking, this only applies to covered parking areas.
Minimum Width	5'; Islands less than 15' must utilize structural soil under any paved surface within a tree's critical root zone; Islands under 9' must install an aeration system and utilize permeable pavement for the curb and gutter.
Required Trees and Storm Water	Minimum of 1 medium or large shade tree per island. Islands shall be designed to accommodate storm (as bio-swales) water run off where the drainage plan can be reasonably designed to accomplish that objective.

2. Landscape Median Requirements

2. Landscape Median Requirements		
Required Median Location	Required in each free-standing bay of parking along the length of the bay	
Minimum Width	5'; Medians less than 15' must utilize structural soil under any paved surface within a tree's critical root zone; Islands under 9' must install an aeration system and utilize permeable pavement	

3. Tree Requirements

Requirements per Parking Space ⁴	Each parking space must be located within 50' of a tree planted within parking lot interior
	Minimum of 1 shade tree must be planted within parking lot interior or within 7' of parking lot's edge for every 5 parking spaces
Tree Shade Goal	Within 20 years of tree installation, 25% of the interior of the parking lot should be shaded by tree canopy. Refer to Table 7.6 (1) for calculation.

- ¹ Parking lot interior is defined as the area dedicated to parking on a given parcel as measured from edge of pavement to edge of pavement.
- ² Freestanding rows or bays of parking are those not abutting the parking lot perimeter or building face, and may have a single or double row of parking.
- ³ There shall be no more than 12 continuous parking spaces in a row without a landscape island.
- ⁴ Trees within a designated buffer area may not be utilized to meet these requirements

7.7 Landscape Screening

1. Intent & Applicability

- (1) Intent. To reduce the visibility of open storage, refuse areas, and utility appurtenances from public areas and adjacent properties.
- (2) General Applicability. All dumpsters, open storage, refuse areas, and utility appurtenances in all Districts.

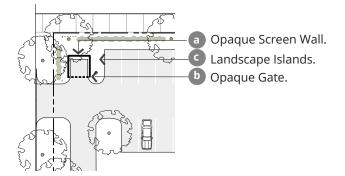


Figure 7.7 (1). Screening of Open Storage & Refuse Areas.

7.7 Screening of Open Storage, Refuse, and Utility Areas				
1. Open Storage & Requirements	& Refuse Area Screening			
Location on the Site	Not permitted in front or corner side yards, within 10 feet of property line and between building and street			
Opaque Screen Wall ¹	Required around 3 sides of the dumpster and trash bin area			
Screen Wall Height	Height shall be the higher of the following: 1. 6'			
	2. Height of use to be screened			
	Height as determined by City to accomplish objective of the screen			
Visible Openings	Openings visible from the public way or adjacent properties must be furnished with opaque gates			
Landscape Requirement	If refuse area is located within larger paved area, such as a parking lot, landscape island must be located on 3 sides of the area, with at least 1 medium or large shade tree in at least 1 of the landscape areas ²			
2. Utility Appurtenance Screening Requirements				
Large Private				

2. Utility Appurtenance Screening Requirements		
Large Private Mechanical Equipment ³	Shall be fenced with opaque wood or brick- faced masonry on all sides facing right-of-way	
Small Private Mechanical Equipment ⁴	Shall have landscape screening and a shrub bed containing shrubs spaced no more than 36" on center	

Notes:

- ¹ Vertical structured barrier to visibility at all times such as a fence or wall
- $^{\rm 2}$ This tree, if located within 50' of a parking space, may be utilized to meet the minimum shade requirements
- ³ Large private mechanical equipment is equal to or greater than 4' in height
- ⁴ Small private mechanical equipment is smaller than 4' in height

Tree Size	Estimated Canopy at Maturity (sq ft)	Estimated Height at Maturity (ft)
Very Small	150	under 15'
Small	400	15'-25'
Medium	900	25'-40'
Large	1600	40'+

Table 7.6 (2). Estimated Canopy and Height at Maturity.



Civic Open Space Standards

8.0 Civic Open Space

8.1 Purpose

1. Intent

The Civic Open Space requirements are intended to ensure Downtown Clearfield contains amenities that promote physical and environmental health and provide opportunities for existing and future residents to access a variety of active and passive open spaces.

8.2 General Requirements

1. Required Amount of Open Space

Each development is required to contribute to the creation and enhancement of Civic Open Space in Downtown Clearfield.

- (1) The required amount of Open Space may be provided through creation of an Open Space Type as part of the development and/or through a fee-in-lieu process, based on total size of the development.
 - (a) For developments totalling less than 5 acres,
 - a fee-in-lieu will be implemented for the creation or enhancement of Civic Open Space off-site to meet the Open Space amount requirement.
 - (b) For developments totalling 5 acres and larger,
 - a. Civic Open Spaces may be created on site and dedicated as Civic Open Space; or
 - A fee-in-lieu will be implemented for creation of Civic Open Space off site to meet the Open Space requirement; or
 - c. A combination of on-site Civic Open Space creation and fee-in-lieu shall be used to meet the Open Space amount requirement .
- (2) For residential developments, or the residential portion of a mixed-use development, a per unit requirement of 500 square feet of open space is assessed.
- (3) For commercial developments, or the commercial portion of a mixed-use development, open space is required that meets or exceeds 10% of the total development floor area is required.
- (4) On-site Civic Open Spaces may be combined with required site landscaping areas to create a larger open pace, provided it remains open to the public.
- (5) Landscaped roofs (like roof garden or green roof) may count towards fifty 50% of the open space requirement, upon approval by the City.
- (6) Fee-in-lieu will be assessed in accordance with Clearfield City's impact fee schedule.

2. Ownership and Platting of Open Space

- (1) Ownership. Civic Open Space shall be publicly owned.
- (2) Open Space Types shall be platted as a lot.

8.3 General Open Space Standards

All Open Space shall meet the following requirements.

1. Open Space Types

All new Civic Open Spaces in Downtown Clearfiled shall meet the standards of an Open Space Type, as outlined in Section 8.x through 8.y.

- (1) Commons
- (2) Plaza
- (3) Square
- (4) Green
- (5) Park
- (6) Greenway

2. Access and Parking

- (3) Access. All Civic Open Space shall provide public access from a vehicular right-of-way.
- (4) Parking Requirements.
 - (a) For Civic Open Space 1 acre or smaller Off-street Parking shall not be required for any Civic Open Space Type.
 - (b) For Civic Open Space larger than 1 acre:

Off-street parking shall be provided. Parking may include on-street parking., unless a use other than Open Space is determined by the City. [Review – if publicly owned then parking should be provided?]

3. Connections to Trails and Open Space

Connections to existing or planned trails or Open Space types shall be made when the Open Space abuts an existing or planned trail right-of-way or other civic Open Space type. Refer to corresponding City trails master plan.

4. Fencing

Open Space Types may incorporate fencing provided that the following requirements are met.

- (1) Height. Fencing shall be a maximum height of 60 inches, unless approved or directed by the City, for such circumstances as proximity to railroad right-of-way and use around swimming (6 feet) pools, ball fields, and ball courts.
- (2) Level of Opacity. Fence opacity shall be no greater than 60%.
- (3) Type. Chain-link fencing is not permitted along any street frontage, except for dedicated sports field or court fencing approved by the City.
- (4) Spacing of Openings. Openings or gates shall be provided on every street face at a minimum of every 200 feet.

4. Open Water

Open Water Body. All open water bodies, such as lakes, ponds, pools, creeks, and streams, within an Open Space type shall be located at least 20 feet from a property line to allow for pedestrian and bicycle access as well as a landscape area surrounding the

water body. [REVIEW; CONSIDER REVISION]

4. Definitions and Requirements

[Add intro diagrams similar to building types?]

- (1) Size. (See Figure 8.1 (1) below)
- (a) Minimum and Maximum Size. The minimum and maximum size of the Open Space Type is measured within the parcel lines of the property.
- (c) Minimum Dimension. The minimum length or width of the Open Space Type, as measured along the longest two straight lines intersecting at a right angle defining the maximum length and width of the lot.
- (2) Minimum Percentage of Vehicular Right-of-Way Frontage Required. The minimum percentage of the civic Open Space perimeter, as measured along the outer parcel line, that shall be located directly adjacent to a vehicular right-of-way, excluding alley frontage. This requirement provides access and visibility to the Open Space.
- (3) Adjacent Parcels. Parcels directly adjacent to, as well as across a street from an Open Space Type
- (a) Districts Permitted on Adjacent Parcels. The zoning districts permitted directly adjacent to, as well as directly across the street from the Open Space Type. Refer to 2.0 for information on Districts.
- (b) Frontage Orientation of Adjacent Parcels. The preferred orientation of the adjacent parcels' frontages to the civic Open Space. Front, corner side, side, and rear refer to the property line either adjacent to the Open Space or facing the Open Space across the street.
- (4) Permitted Improvements. The following types of development and improvements are permitted on an Open Space Type.
 - (a) Designated Sports Fields. Sport fields, ball courts, or structures designated for one or more specific sports including, but not limited to, baseball fields, softball fields, soccer fields, basketball courts, football fields, tennis courts, pickleball courts, climbing walls, and skate parks are permitted.
 - (b) Playgrounds. Playgrounds with a designated area for play structures and equipment generally targeted for childern 12 and under including, but not limited to, slides, swings, and climbing structures are permitted. All playground and equipment must meet safety and surfacing standards.
 - (c) Fully Enclosed Structures. Fully enclosed structures may include such uses as park offices, maintenance sheds, community centers, and restrooms.
 - (i) Maximum Area. For some civic Open Space types, fully enclosed structures are permitted, but limited to a maximum building coverage as a percentage of the Open Space area.
 - (ii) Semi-Enclosed Structures. Open-air structures, such as gazebos, are permitted in all Open Space types.

8.0 Civic Open Space

- (d) Site Amenities. Site amenities and furniture including, but not limited to, lighting, seating, and bicycle parking are permitted.
- (d). Maximum Impervious and Semi-Pervious Surface Permitted. The amounts of impervious and semi-pervious coverage are provided separately to allow an additional amount of semi-pervious surface, such as permeable paving, above the Impervious surfaces permitted, including, but not limited to, parking facilities, driveways, sidewalks, paths, and structures as permitted.
- (e) Maximum Percentage of Open Water Body. The maximum amount of area within an Open Space Type that may be covered by an open water body, including, but not limited to, ponds, lakes, and pools.

5. Stormwater in Open Space Types

Stormwater management following green infrastructure best practices may be integrated into Open Space Types and utilized to meet stormwater requirements for surrounding parcels, with the following standards:

- (1) Stormwater Features. Stormwater features may be designed as formal or natural amenities with additional uses other than stormwater management, such as an amphitheater, sports field, or a pond or pool as part of the landscape design. Stormwater features shall not be fenced and shall not impede public use of the land they occupy.
- (2) Qualified Professional. A qualified landscape design professional, such as a landscape architect or landscape designer, shall be utilized to incorporate stormwater features into the design of the Civic Open Spaces to maximize the benefit to both public use and natural systems.
- (3) Size of Stormwater feature: A maximum of ten (10%) of the Open Space required area may be used for Stormwater detention/retention. [A higher percentage if designed as a functional/aesthetic approach? What about sunken sports fields?]
- [Landscape elements used in Open Space types must meet the installation and other general requirements of the Landscape Chapter 7.0]

8. In Lieu Substitutions for Open Space Requirements

1. Intent

In certain circumstances, "In lieu substitution" or "in lieu of open space substitutions" are encouraged for the benefit of the creating important and critical Open Space areas in Downtown Clearfield.

2. Types of In Lieu Substitutions Available

The following options are available to developers to propose to the City for in lieu substitutions for Open Space requirements:

- (1) Cash in lieu: The City may, at its sole discretion, accept cash in lieu of Open Space requirements where such funds can be more effectively used to acquire land at a more appropriate or significant location consistent with the Creating Downtown Clearfield Plan, as described in this ordinance. Cash in lieu payments shall not be accepted until a qualified appraisal, authorized by the City and at the cost of the applicant, identifies the value of the original land for which the in lieu substitution is proposed, based on the use that will be permitted if the Open Space requirement is removed, and for which cash in lieu shall be offered. The City shall be obligated to use in lieu funds within the Downtown Clearfield area for creating or enhancing civic Open Spaces and shall diligently pursue purchase of the land for this purpose to prevent erosion of purchasing power. If the developer wishes to provide features within an open space, the same appraisal method shall be used.
- (2) Land in lieu: The City may, at its sole discretion, accept land in lieu of Open Space requirements under one of the following conditions:
 - (a) The proposed land to be substituted is consistent with the Creating Downtown Clearfield plan identifying sites for Civic Open Space;
 - (b) The proposed land to be substituted is in a location within a one-quarter mile buffer of Downtown Clearfield that is acceptable to and approved by the City as a substitute site for Civic Open Space.
- (1) In lieu substitutions of land intended to fulfill the requirements for Open Space may be allowed when it is factually established, by a qualified land appraiser, that the substituted land is at least equal to or greater than the value of land compared with the development property as if developed fully as proposed. The City may determine to approve the land area to be appraised both from the original site and the proposed substituted site prior to the appraisal. The appraiser will be selected by and contract with the City. Appraisal fees will be reimbursed to the City at cost by the developer. New appraisals may not be required if recent information or appraisals are readily available.
- (2) Any land which has been dedicated, set-aside, platted, or otherwise approved as Civic Open Space may not be substituted or used for any purpose other than those allowed in this Chapter.
- 4. Review and Approval. In lieu substitution applications shall first be reviewed by the Zoning Administrator as a part of the initial application. Approval of the in-lieu substitution shall be obtained from the City Council as part a development agreement before the Final Site Plan or issuance of a building permit, whichever occurs first.

8.6 Pocket Park

1. Intent

To provide small scale, primarily landscaped active or passive recreation and gathering space for neighborhood residents within walking distance.

(1) Dimensions Minimum Size (acres) Maximum Size (acres) Minimum Dimension (feet) Minimum Dimension (feet) Minimum % of Vehicular ROW Frontage Required (2) Adjacent Parcels Permitted Districts UR, TR Frontage Orientation of Adjacent Parcels (3) Improvements Designated Sports Fields Permitted Playgrounds Permitted Playgrounds Permitted Fully Enclosed Structures Permitted Maximum Impervious + Semi-Pervious Surface Maximum Inpervious + Semi-Pervious Surface	2. Pocket Park Requirements	
Maximum Size (acres) 1 Minimum Dimension (feet) None Minimum % of Vehicular ROW Frontage Required 30% (2) Adjacent Parcels Permitted Districts UR, TR Frontage Orientation of Adjacent Parcels (3) Improvements Designated Sports Fields Permitted Not permitted Playgrounds Permitted Permitted Fully Enclosed Structures Permitted Maximum Impervious + Semi-Pervious Surface 30% + 10%	(1) Dimensions	
Minimum Dimension (feet) Minimum % of Vehicular ROW Frontage Required (2) Adjacent Parcels Permitted Districts UR, TR Frontage Orientation of Adjacent Parcels (3) Improvements Designated Sports Fields Permitted Playgrounds Permitted Playgrounds Permitted Fully Enclosed Structures Permitted Maximum Impervious + Semi-Pervious Surface None None None None None Now Permitted Any Not permitted Not permitted Not permitted Maximum Impervious + Semi-Pervious Surface	Minimum Size (acres)	0.10
Minimum % of Vehicular ROW Frontage Required (2) Adjacent Parcels Permitted Districts UR, TR Frontage Orientation of Adjacent Parcels (3) Improvements Designated Sports Fields Permitted Playgrounds Permitted Fully Enclosed Structures Permitted Maximum Impervious + Semi-Pervious Surface 30% + 10%	Maximum Size (acres)	1
Frontage Required (2) Adjacent Parcels Permitted Districts UR, TR Frontage Orientation of Adjacent Parcels (3) Improvements Designated Sports Fields Permitted Playgrounds Permitted Pully Enclosed Structures Permitted Maximum Impervious + Semi-Pervious Surface 30%	Minimum Dimension (feet)	None
Permitted Districts UR, TR Frontage Orientation of Adjacent Parcels (3) Improvements Designated Sports Fields Permitted Playgrounds Permitted Permitted Fully Enclosed Structures Permitted Maximum Impervious + Semi-Pervious Surface UR, TR Any Any 304 Any 305 Any 406 Any 307 Any 407 Any 407 408 409 409 409 409 409 409 409		30%
Frontage Orientation of Adjacent Parcels (3) Improvements Designated Sports Fields Permitted Playgrounds Permitted Permitted Fully Enclosed Structures Permitted Maximum Impervious + Semi-Pervious Surface Any Any Any Any 304 + 104	(2) Adjacent Parcels	
Parcels (3) Improvements Designated Sports Fields Permitted Playgrounds Permitted Playgrounds Permitted Fully Enclosed Structures Permitted Maximum Impervious + Semi-Pervious Surface Any Not permitted Not permitted 30% + 10%	Permitted Districts	UR, TR
Designated Sports Fields Permitted Playgrounds Permitted Permitted Fully Enclosed Structures Permitted Maximum Impervious + Semi-Pervious Surface Not permitted Not permitted 30% + 10%		Any
Playgrounds Permitted Permitted Fully Enclosed Structures Permitted Not permitted Maximum Impervious + Semi-Pervious Surface 30% + 10%	(3) Improvements	
Fully Enclosed Structures Permitted Not permitted Maximum Impervious + Semi-Pervious Surface 30% + 10%	Designated Sports Fields Permitted	Not permitted
Maximum Impervious + Semi-Pervious Surface 30% + 10%	Playgrounds Permitted	Permitted
Surface 30% + 10%	Fully Enclosed Structures Permitted	Not permitted
Marriago 0/ of Ones Water 200/		30% + 10%
iviaximum % or Open vvater 30%	Maximum % of Open Water	30%





8.0 Civic Open Space

8.0 Civic Open Space

8.5 Commons

1. Intent

To provide an informal, small to medium scale space for active or passive recreation for a limited neighborhood area. Commons are typically internal to a block and tend to serve adjacent residents.

2. Commons Requirements	
(1) Dimensions	
Minimum Size (acres)	0.25
Maximum Size (acres)	1.5
Minimum Dimension (feet)	45'
Minimum % of Vehicular ROW Frontage Required	10%; 2 access points required, minimum width each of 20'
(2) Adjacent Parcels	
Permitted Districts	TR, CC
Frontage Orientation of Adjacent Parcels	Side or Rear
(3) Improvements	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Not permitted
Maximum Impervious + Semi-Pervious Surface	30% + 10%
Maximum % of Open Water	30%
(4) Additional Design Requirements	

(a) Access Points. Commons shall have a minimum of two access points from a vehicular right-of-way. Each access point shall have a minimum width of 20 feet.





8.2 Plaza

1. Intent

To provide a formal Open Space of medium scale to serve as a gathering place for civic, social, and commercial purposes. The Plaza may contain a greater amount of impervious coverage than any other Open Space Type. Special features, such as fountains and public art installations, are encouraged.

2. Plaza Requirements	
(1) Dimensions	
Minimum Size (acres)	0.25
Maximum Size (acres)	2
Minimum Dimension (feet)	80'
Minimum % of Vehicular ROW Frontage Required	25%
(2) Adjacent Parcels	
Permitted Districts	ALL
Frontage Orientation of Adjacent Parcels	Front or Corner Side
(3) Improvements	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Not permitted
Fully Enclosed Structures Permitted	Permitted; maximum 10% of area
Maximum Impervious + Semi-Pervious	minimum: 40%
Surface	maximum: 80% + 10%
Maximum % of Open Water	50%
(4) Additional Design Requirements	

- (a) Minimum Building Frontage. At least 50% of the plaza's perimeter that does not front on vehicular right-of-way shall be lined by building frontages.
 (b) Fully Enclosed Structures Permitted. Fully enclosed structures are permitted, and are allowed to cover a maximum of 10% of the total area of the plaza.





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8.0 Civic Open Space

8.3 Square

1. Intent

To provide a formal Open Space of medium scale to serve as a gathering place for civic, social, and commercial purposes. Squares are rectilinear in shape and are bordered on all sides by a vehicular right-of-way, which together with building facades creates its definition

2. Square Requirements	
(1) Dimensions	
Minimum Size (acres)	0.25
Maximum Size (acres)	3
Minimum Dimension (feet)	80'
Minimum % of Vehicular ROW Frontage Required	25%
(2) Adjacent Parcels	
Permitted Districts	UC, UR, TC, TR, CV, CC
Frontage Orientation of Adjacent Parcels	Front or Corner Side
(3) Improvements	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Not permitted
Fully Enclosed Structures Permitted	Permitted; maximum 5% of area
Maximum Impervious + Semi-Pervious Surface	40% + 20%
Maximum % of Open Water	30%
(4) Additional Design Requirements	

(a) Fully Enclosed Structures Permitted. Fully enclosed structures are permitted, and are allowed to cover a maximum of 10% of the total area of the Square.





8.4 Green

1. Intent

To provide informal, medium scale active or passive recreation for neighborhood residents within walking distance, mainly fronted by streets.

2. Green Requirements	
(1) Dimensions	
Minimum Size (acres)	0.50
Maximum Size (acres)	3
Minimum Dimension (feet)	45'
Minimum % of Vehicular ROW Frontage Required	25%
(2) Adjacent Parcels	
Permitted Districts	UC, UR, TC, TR, CV, CC
Frontage Orientation of Adjacent Parcels	Front or Corner Side
(3) Improvements	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Not permitted
Maximum Impervious + Semi-Pervious Surface	20% + 15%
Maximum % of Open Water	30%





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8.0 Civic Open Space

8.7 Park

1. Intent

To provide informal active and passive large-scale recreational amenities to local residents and the greater region. Parks have primarily natural plantings and are frequently created around an existing natural feature such as a water body or stands of trees. Park may include water feature such as Mabey Pond.

2. Park Requirements	
(1) Dimensions	
Minimum Size (acres)	2
Maximum Size (acres)	None
Minimum Dimension (feet)	100'
Minimum % of Vehicular ROW Frontage Required	30%; up to 5 acres; 20% over 5 acres
(2) Adjacent Parcels	
Permitted Districts	UR, TC, TR, CC, CV
Frontage Orientation of Adjacent Parcels	Any
(3) Improvements	
Designated Sports Fields Permitted	Permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Permitted, minimum 5 acre Park required
Maximum Impervious + Semi-Pervious Surface	20% + 10%
Maximum % of Open Water	30%
(4) Additional Design Requirements	
(1) Vehicular Right-of-Way Frontage of Parks Less Tha	n 5 Acres At least 30% of

- (1) Vehicular Right-of-Way Frontage of Parks Less Than 5 Acres. At least 30% of
- the park shall continuously front on a vehicular right-of-way.

 (2) Vehicular Right-of-Way Frontage of Parks Larger Than 5 Acres. At least 20% of the park shall continuously front on a vehicular right-of-way.





8.8 Greenway

1. Intent

To provide informal, primarily natural linear open spaces that serve to enhance connectivity between open space types and other uses. Greenways are linear open spaces that often follow a natural feature, such as a river, stream, ravine, or man-made feature, such as a vehicular right-of-way. A greenway may border other open space types.

(1) Dimensions Minimum Size (acres)	
Minimum Size (acres)	
	1
Maximum Size (acres)	None
Minimum Dimension (feet)	30'; recommended minimum average width 50'
Minimum % of Vehicular ROW Frontage Required	0%; 1 access point required per quarter mile of length, minimum 20' width
(2) Adjacent Parcels	
Permitted Districts	All
Frontage Orientation of Adjacent Parcels	Any
(3) Improvements	
Designated Sports Fields Permitted	Permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Not permitted
Maximum Impervious + Semi-Pervious Surface	20% + 10%
Maximum % of Open Water	30%





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Chapter 9.0 PARKING STANDARDS

9.1 Purpose

1. Intent

The established provisions are intended to accomplish the following:

- (1) Ensure an appropriate level of vehicle parking, loading, and storage to support a variety of land uses.
- (2) Provide site design standards to mitigate the impacts of parking lots on adjacent land uses and zoning districts.
- (3) Provide specifications for vehicular site access.
- (4) To allow shared public on-street parking and in parking lots to serve the needs of visitors and patrons.
- (5) To allow projects to match parking to tenant needs.
- (6) To support a more walkable, transit-oriented development pattern.
- (7) To support and improve walkability, bikeability, and nonvehicular transportation.
- (8) To mitigate the impacts of vehicular parking lots on the urban neighborhood context and streetscapes of Downtown Clearfield.

2. Applicability

This section shall apply to all new development and changes in use or intensity of use for existing development, in all Downtown Clearfield districts.

- (1) Compliance. Compliance with the standards outlined shall be attained in the following circumstances:
 - (a) Development of all new parking facilities, loading facilities, and driveways.
 - (b) Improvements to existing parking facilities, loading facilities, and driveways, including re-configuration, enlargement, or the addition of curbs, walkways, fencing, or landscape installation.
 - (c) Change in use requiring a change in the amount of parking.
- (2) Damage or Destruction. When a use that has been damaged or destroyed by fire, collapse, explosion, or other cause is reestablished, any associated off-street parking spaces or loading facilities must be reestablished based on the requirements of this section.
- (3) Site Plan Approval Required. Parking quantities, design, and layout shall be approved through the Site Plan Approval process. Refer to Chapter 11 Site Plan Approval for details.

9.2 General Requirements

1. Off-street Parking

Off-street parking spaces shall be provided in conformance with Tables 9.2 (2) Required Vehicular Parking and 9.2 (3) Bicycle Parking.

- (1) Required Accessible Parking. Parking facilities accessible for persons with disabilities shall comply with or exceed the standards detailed in the ADA Standards for Accessible Design including quantity, features, and location. (www.ada.gov)
- (2) Requirements for Unlisted Uses. Upon receiving a site plan, occupancy certificate, or other permit application for a proposed use not specifically addressed, the Zoning Administrator is authorized to apply off-street parking standards for the use deemed most similar to the proposed use. In instances where an equivalent similar use may not be clearly determined or the standard is in question, the Zoning Administrator may require the applicant to submit a parking study that will help determine the appropriate requirements.
- (3) Private Off-Premises Parking. Where private off-site parking facilities are approved, such facilities shall be in the same possession as the property occupied by the building or use to which the parking facilities are accessory.
 - (a) Such possession may be either by deed or lease, guaranteeing availability of the parking commensurate with the use served by the parking.
 - (b) The agreement providing for the use of off-site parking, executed by the parties involved, shall be in a form approved by the City Attorney and filed with the Zoning Administrator.
 - (c) The deed or lease shall require the owner to maintain the required number of parking facilities for the duration of the use served or of the deed or lease, whichever shall terminate sooner.
 - (d) Location of Parking. Any off-premise parking must be within 660 feet (1/8 mile) from the entrance of the use to the closest parking space measured along a dedicated public or private pedestrian path.
- (4) Tandem Parking. Tandem parking is permitted with approval of the Zoning Administrator through the site plan review process and only permitted for:
 - (a) Garden Court Building Types
 - (b) Townhouse Building Types
 - (c) Multi-Family Building Types where both spaces are under the same lease agreement.

2. Required Vehicular Parking

Tables 9.2 (2) and 9.2 (3) outline the required vehicular and bicycle parking requirements.

- Organized by Use. The parking requirements are organized by use.
 - (a) Parking rates are provided for general use categories; these numbers are applicable for all the uses within these categories.
 - (b) If a specific use requires a different parking rate than its use category, it is also listed in Tables 9.2 (2) and 9.2 (3) Required Vehicular and Bicycle Parking.
- (2) Vehicular Spaces Required. The vehicular spaces required column indicates the required off-street parking ratio, which may be subject to credits and other reductions and a maximum number, as are detailed in this section.
- (3) Maximum Allowable Vehicular Spaces. When a use requires more than 20 spaces, it is not permitted to provide greater than 10% over the minimum parking requirement.
 - (a) For those uses with no requirements, the maximum number of spaces required should be no more than the next level up of that use. For example, for Neighborhood Retail, the number of spaces should be no more than the requirements for General Retail.

- (4) Computation. Off-street parking spaces shall be calculated using the following information.
 - (a) Area Measurements. The following units of measurements shall be utilized to calculate parking requirements, see table 9.2 (2).
 - (i) Dwelling Unit. Parking standards for residential buildings shall be computed using dwelling unit as the unit of measure, unless otherwise stated.
 - (ii) Net/Occupiable Square Footage. Unless otherwise expressly stated, parking standards for nonresidential Uses shall be computed on the basis of net, occupiable floor area in square feet.
 - (iii) Occupancy- or Capacity-Based Measurements. Parking spaces required per available seat or per employee, student, or occupant shall be based on the greatest number of persons on the largest shift, the maximum number of students enrolled, or the maximum fire-rated capacity, whichever measurement is applicable.
 - (iv) Bench Seating. For uses in which users occupy benches, pews, or other similar seating facilities, each 24 inches of such seating shall be counted as one seat.
 - (b) Fractions. When computation of the number of required off-street parking spaces results in a fractional number, any result of 0.5 or more shall be rounded up to the next consecutive whole number. Any fractional result of less than 0.5 may be rounded down to the previous consecutive whole number.
 - (c) Multiple Uses on a Lot. When there are multiple uses on a lot, required spaces shall be calculated as an amount equal to the total requirements for all uses on the lot, unless the uses qualify for shared, cooperative, or other credits to reduce parking (Refer to 9.2 (1)).

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9.0 Parking

3. Multiple Use Reductions

The following reductions may be taken:

- Shared Vehicular Parking. An arrangement in which two or more uses with different peak parking demands use the same off-street parking spaces to meet their off-street parking requirements.
 - (a) General Provisions. Through review of the site plan the Zoning Administrator may permit up to 100% of the parking required for a daytime use to be supplied by the off-street parking spaces provided for a nighttime or Sunday use and vice versa.
 - (b) Approval. In order to approve a shared parking arrangement, the Zoning Administrator must find, based on competent evidence provided by the applicant, that there is no substantial conflict in the principal operating hours of the uses for which the sharing of parking is proposed.
 - (c) Description of Uses with Weekday, Nighttime, and Sunday Peak Parking.
 - (i) The following uses are considered predominantly weekday uses: office and industrial uses and other similar uses as authorized by the Zoning Administrator.
 - (ii) The following uses are typically considered predominantly nighttime or Sunday uses: eating and drinking establishments, assembly uses, and other similar uses with peak activity at night or on Sundays, as authorized by the Zoning Administrator.
- (2) Cooperative Vehicular Parking. When two or more categories of non-single-family residential uses share a parking lot and are located on the same lot or adjacent lots, the following applies:
 - (a) General Provisions. Shared parking will be approved in accordance with the following. Refer to Table 9.2 (1).

- (i) For each applicable land use category, calculate the number of spaces required as if it were the only use. Refer to Table 9.2 (2).
- (ii) Use the figures for each individual land use to calculate the number of spaces required for that use for each time period specified in Table 9.2 (2). This table establishes six time periods per use.
- (iii) For each time period, add the number of spaces required for all applicable land uses to obtain a grand total for each of the six time periods.
- (iv) Select the time period with the highest total parking requirement and use that as the total number of parking spaces required.
- (b) Uses in Different Buildings. Through review of the site plan the Zoning Administrator may approve the cooperative agreement if any of the uses are not located in the same structure or building.
- (c) Location of Cooperative Parking. Any cooperative parking must be within 660 feet from the entrance of the use to the closest parking space within the cooperative parking lot, measured along a dedicated pedestrian path.
- (d) Off-Site Cooperative Parking Agreement. An agreement approved by the City Attorney providing for cooperative use of off-site parking spaces, executed by the parties involved, shall be reviewed by the Zoning Administrator during review of the site plan.
 - Off-site cooperative parking arrangements shall continue in effect only as long as the agreement remains in force. Minimum acceptable time period for such contracts is five years.
 - (ii) If the agreement is no longer in force, then parking must be provided as otherwise required in this section.

Use		Weekdays			Weekends	
	Midnight- 7:00 am	7:00 am- 6:00 pm	6:00 pm- Midnight	Midnight- 7:00 am	7:00 am- 6:00 pm	6:00 pm- Midnight
Residential (Non-Lodging)	100%	50%	80%	100%	80%	80%
Lodging	100%	65%	100%	100%	65%	100%
Retail & Service (General)	5%	100%	80%	5%	100%	60%
Restaurants, Taverns	50%	70%	100%	70%	60%	100%
Theaters & Entertainment	5%	30%	100%	5%	60%	100%
Civic, Office	5%	100%	5%	5%	5%	5%
Churches & Place of Worship	0%	30%	50%	0%	100%	75%
Craftsman Industries	5%	100%	10%	5%	50%	10%

Table 9.2 (1). Shared Parking Percentages

4. Parking Credits

Vehicular parking standards in Table 9.2 (2) may be reduced by achieving one or all of the following credits.

- (1) On-street parking directly in front of the building in which the use is located may be used to fulfill the parking requirement at a ratio of 1:1. On-street credit for residential uses shall only be applied to the guest parking requirements for building types other than Townhouse and Garden Court.
 - (a) Spaces shall be designated as on-street parking that is available 24 hours and 7 days/week, but are subject to other applicable Clearfield City ordinances concerning snowplow accessibility.
- (2) Transit Credit. Vehicular parking requirements may be reduced with proximity to any rail station or transit line with up to 15-minute headways. Proximity is measured using network distance along dedicated public pedestrian pathways from any point along the property line to the platform or transit stop.
 - (a) Within 660 feet. A reduction of 10% of the required offstreet parking.
 - (b) Within 1320 feet. A reduction of 5% of the required offstreet parking.
- (3) Structured Parking Credit. Vehicular parking requirements may be reduced with the provision of structured parking.
 - (a) If more than 75% of parking is located within the building envelope or in a parking structure with two (2) or more floors, a reduction of up to 25% is allowed.
 - (b) Parking structures must be located within 660 feet of the building.
- (4) Other Parking Reductions. Additional reductions (e.g. Car-Share parking credits) may be approved by the Zoning Administrator with the submittal of a parking study illustrating the reduction, including the shared parking standards provided in 9.2. (1)

Table 9.2 (2) Required Parking By Use			
Applicable Zones	_		
Applicable Zolles	ALL CLEARFIELD DOWNTOWN ZONES		
Residential 1, 2			
Multifamily, Studio/ 1 Bedrooms	1.15 / Dwelling Unit ¹		
Multifamily, 2 Bedrooms	1.725 / Dwelling Unit ¹		
Multifamily, 3+ Bedrooms	2.3 / Dwelling Unit ¹		
Lodging	1 / Room & 1 / 200 sq. ft. Office and Dining Room		
Residential Care	.33 / Unit & .66 / Employee		
Civic/Institutional			
Assembly (Auditoriums; Churches/Places of Worship)	1 / 5 Seats		
Transit Station	Per Zoning Administrator		
Library / Museum / Post Office (no distribution)	1 / 600 sq. ft.		
Police & Fire	Por Zoning Administrator		
	Per Zoning Administrator		
Post Office (distribution)	1 / 400 sq. ft. 1 / Classroom & 1 / 200 sq. ft		
School: Pre K to Jr. High	Office		
School: High School, Higher Education, Specialized & Vocational/Tech Schools 1 / Classroom, 1 / 200 sq. f Office, & .17 / Student			
Retail			
Neighborhood Retail (< 12,00 sq. ft.)	1 / 500 sq. ft.		
General Retail (>= 12,00 sq. ft.)	1 / 350 sq. ft.		
Service			
Neighborhood Service (< 12,00 sq. ft.)	1/ 500 sq. ft.		
General Service (>= 12,00 sq. ft.)	1/ 350 sq. ft.		
Neighborhood Eating & Drinking Establishments (< 12,00 sq. ft.)	7 spaces for each 1,000 square feet of sales and enclosed eating space or fraction thereof		
General Eating & Drinking Establishments (>= 12,00 sq. ft.)	15 spaces for each 1,000 square feet of sales and enclosed eating space or fraction thereof		
Vehicle Services	1 / Service Bay & 1 / 350 sq.ft. of retail		
Office & Industrial			
General Office	1 / 350 sq. ft.		
Hospital	.20 / Bed & .66 / Employee		
Craftsman Industrial	1 / 1,000 sq. ft. of Production Space & 1 / 500 sq. ft. of Retail Space		
Open Space & Recreation			
Open Space & Recreation	Per Zoning Administrator		
	I.		

Footnotes

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¹ Visitor parking is included at the level of 15%. On street parking directly in front of buildings may count towards required visitor parking.

² The Residential Multi-family standards apply to all visitor Residential Building Types.

9.3 Parking Design Standards

1. Vehicular Off-Street Parking Lots

The design or redesign of all off-street parking facilities shall be subject to the site plan approval process.

- (1) The design of all off-street parking lots and spaces shall follow the standards outlined in Clearfield City Code, Title 11, Chapter 14 (11-14-5E).
- Location of Parking. Refer to Chapter 6.0 Building Type Standards for information on the location of parking facilities.
- (3) Landscape Screening. All parking areas shall meet the requirements of Chapter 7.0 Site Landscape & Amenity Standards.
- (4) Landscape Areas and Landscape Islands. Areas not used specifically for sidewalks, parking spaces, driving aisles, loading, or refuse shall not be paved. Areas striped with diagonal striped islands are not permitted. A landscape island is required for every 12 stalls and where feasible to be used for stormwater.
- (5) Illumination. All off-street parking lots or parking structures shall provide a level of illumination at any point in the parking lot or structure not less than one foot-candle measured at the pavement. All lighting shall be shielded or otherwise optically controlled to provide glare-less illumination and limit trespass on adjacent properties.

2. Pedestrian Access

All parking lots with 3 or more double-loaded aisles shall provide internal pedestrian pathway(s) within the parking area and outside of the parking drive aisle.

- (1) Dimension. The pathway shall be a minimum of five feet in width.
- (2) Quantity. One pathway is required for every three double loaded aisles.
- (3) Location. The pathway shall be centrally located within the parking area to serve a maximum number of parking stalls.
 - (a) Pathways shall provide direct connections to the principal structure(s) entrances from the spaces furthest from the entrance.
 - (b) At least one pathway shall provide a direct connection between adjacent vehicular rights-of-way and/or trails and the principal structure's entrance.
- (4) Pathway Delineation. Pedestrian pathways should be clearly marked either with striping or by using alternative materials, such as pavers with landscape islands on each side. Refer to Figure 9.3 (2).

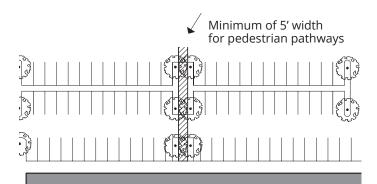


Figure 9.3 (2). Parking Lot Pedestrian Walkway.

3. Required Bicycle Parking & Design

The Required Bicycle Parking Table 9.2 (3) indicates the minimum bicycle parking ratio for a given use. Required Bicycle Parking for quantity required) shall be designed and located as follows.

- (1) Dimensions.
 - (a) Required bicycle parking spaces shall have minimum dimensions of two by six feet (2'x6') in length.
 - (b) An aisle a minimum of five feet wide shall be provided behind bicycle parking facilities to allow for maneuvering.
 - (c) A minimum of two feet shall be provided beside each parked bicycle to allows access. This access may be shared by adjacent bicycles.
 - (d) Racks shall be installed a minimum of two feet from any wall or other obstruction.
- Location. Bicycle parking should be located within 50 feet of the entrance of the use.
 - (a) Indoor or outdoor spaces are permitted, provided they are located on the lot with which they are associated.
 - (b) Spaces located within individual dwelling units may not be counted toward bicycle parking requirements.
 - (c) Bicycle parking facilities shall be separated from vehicular parking areas to protect parked bicycles from damage. The separation may be accomplished through grade separation, distance or physical barrier, such as curbs, wheel stops, poles or other similar features.

- (3) Racks and Structures. Racks and structures shall be provided for each unprotected parking space and shall be designed to accommodate both chain and U-shaped locking devices supporting the bicycle frame at two points.
- (4) Bicycle Storage. In multifamily or office uses bicycle storage shall be lockable and enclosed. This may include bicycle lockers/units that are located outdoors.
- (5) Surface. The parking surface shall be designed and maintained to be mud and dust free. The use of rock or gravel areas for bicycle parking is permitted provided that edging materials are used that clearly demarcate the bicycle parking area and contain the rock material.
- (6) Signage. If required bicycle parking for public use is not visible from the street, signs must be posted indicating their location.
- (7) Maintenance and Lighting. Areas used for required bicycle parking must be well-lit with acceptable drainage to be reasonably free of mud and standing water. Accessory offstreet parking for bicycles shall include provision for secure storage of bicycles. Such facilities shall provide lockable enclosed lockers or racks or equivalent structures in or upon which a bicycle may be locked by the user.
- (8) Shower Facilities. Office and manufacturing uses with more than 50 employees shall provide shower and changing room facilities.
- (9) Long Term Parking. For multifamily residential uses, half of the bicycle parking spaces should be provided as long-term parking, safe and secure from vandalism and theft, and protected from the elements.

Bicycle Parking by Use	Bicycle Spaces
Multifamily, Studio/ 1 Bedrooms	Minimum 1 bike rack/Dwelling Unit
Multifamily, 2 Bedrooms	Minimum 2 bike racks/Dwelling Unit
Civic/Institutional	Minimum 2 bike racks/10,000 sf
Retail/Services/Office	Minimum 1 bike racks/3,000 sf
Open Space	Minimum 10 bike racks/1 Acres, or Per Zoning Administrator



Figure 9.3 (2). Parking Lot Pedestrian Walkway.

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9.4 Loading Requirements

1. General Requirements

All loading facilities shall adhere to the following requirements, unless otherwise approved during Site Plan Approval (refer to Section 10.1.6).

- (1) Use of Off-Street Loading Areas. Space allocated to any off-street loading use shall not be used to satisfy the space requirements for any off-street parking facilities or portions thereof.
- (2) Location. Unless otherwise specified, all required loading facilities shall be located on the same lot as the use to be served. No loading space shall block or project into a street, alley, access drive, or parking area.
- (3) Building Frontage. Loading facilities shall be located per 5.0 Building Type requirements.
- (4) Access. Loading facilities shall have clear access onto an alley or street via a driveway.
 - (a) Direct access to a public way, other than an alley, is prohibited.
 - (b) Each required off-street loading space shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement.

2. Loading Requirements

All uses except in the residential (non-lodging, non-residential care), open space, and civic & institutional categories shall provide off-street loading spaces in compliance with Table 9.4 (1) Required Loading Facilities.

3. Computation

Loading facilities shall be calculated using the following information.

- Gross Square Footage. Unless otherwise expressly stated, loading standards for non-residential buildings shall be computed on the basis of gross floor area in square feet.
- (2) Fractions. When computation of the number of required offstreet loading spaces results in a fractional number, any result of 0.5 or more shall be rounded up to the next consecutive whole number. Any fractional result of less than 0.5 may be rounded down to the previous consecutive whole number.
- (3) Shared or Central Loading Facilities. Shared or central loading facilities are permitted if the following conditions are met.
 - (a) Each property served shall have direct access to the central loading area without crossing streets or alleys.
 - (b) Total off-street loading spaces provided shall meet the minimum requirements herein specified, based on the sum of the several types of uses served unless reviewed and approved by the Zoning Administrator through site plan review.
 - (c) No property served shall be more than 500 feet from the central loading area.

4. Dimensions

A standard off-street loading space shall be a minimum of 10 feet in width by 26 feet in length and an oversized loading space shall be a minimum of 12 feet width and 40 feet in length, exclusive of aisle and maneuvering space and shall have a minimum vertical clearance of 15 feet.

5. Location of Loading

Required loading spaces may occupy any side or rear yard except if located closer than fifty feet (50') to any residential zone, loading spaces shall be enclosed by a brick or stone wall, or landscaping not less than six feet (6') in height.

Gross Floor Area (sq. ft.)	Loading Spaces Required
Under 10,000	0
10,000 to 20,000	1
20,001 to 40,000	2
40,001 to 70,000	3
70,001 to 100,000	4
100,001+	4 + 1 for each 100,000 over 100,001

Table 9.4 (1). Required Loading Facilities.

9.5 Site Access Management

1. General Requirements

These standards shall supplement the provisions for access provided in 5.0 Building Type Standards. Each driveway providing site access from a street, alley, or other vehicular right-of-way shall be designed, constructed, and permanently maintained as follows.

2. Quantity of Driveways

The number of driveways permitted for each Building Type is located in 5.0 Building Type Standards.

3. Dimensions and Design

- (1) Driveway Width at Property Line. All driveways shall have a maximum width of 24 feet for residential and 34 feet for nonresidential as measured at the property line (Figure 9.5 (1) Driveway Width) except as stated below.
 - (a) Residential Building Types. Driveways constructed in residential districts shall have a minimum width of 12 feet when crossing the front or corner property line.
 - (b) Maximum width for one-way driveways is 16 feet at the property line.
 - (c) City engineer may direct driveway to be wider.
 - (d) Distance between corner and driveway (Figure 9.5 (1) per city engineering standards.
- (2) Maximum Width. When a garage door is located on the front facade of the structure, the driveway shall be no more than two feet wider than the garage door on each side (four feet total).

- (3) Shared Access. When possible, adjacent developments should share points of access to minimize impervious surface.
 - (a) Shared Driveway Width. When access is shared between two or more non-residential users, a dedicated turn lane may be constructed, allowing an increase in the maximum driveway width from 24 feet to 34 feet provided that:
 - (i) A traffic impact study states its necessity.
 - ii) Access must be to a street larger than alley.
- (4) Sidewalk Pavement. Sidewalk pavement elevation, width, design, scoring, material, and design shall extend continuously over the driveway pavement with the intent of prioritizing the sidewalk path over the driveway. If the driveway and sidewalk are of the same material, the sidewalk path shall be scored or designated linearly over the driveway.
- (5) Driveways shall maintain a clear view area defined by a triangle conforming to current AASHTO standards.

4. Location

Specific location information can be found in 5.0 Building Type Standards. Refer to Figure 9.5 (1)

- (1) Driveways accessing rear yard garages are permitted within the side or rear yard setback, no closer than two feet from a side or rear property line, unless the driveway is shared.
- (2) Driveways shall not be closer than 25 feet from the intersection of two streets (corner), unless otherwise stated in 5.0 Building Type Standards.

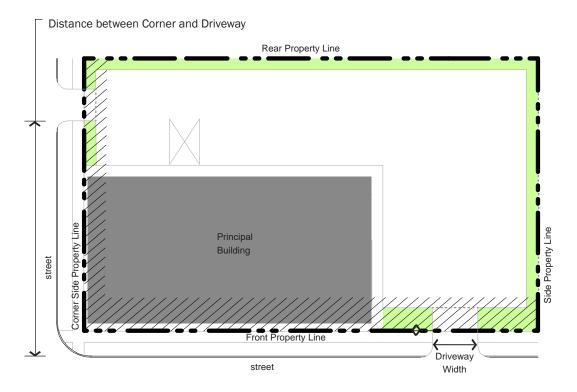


Figure 9.5 (1). Driveway Width and Location.

9.0 Parking 108



Chapter 10.0 SIGN TYPES

10.1 Purpose

1. Intent

The intent of the sign regulations is to enhance the economy and aesthetic appeal of Downtown Clearfield through the reasonable, orderly, safe, and effective display of signage. Signage should help contribute to the identity and brand of Downtown Clearfield.

2. Applicability

These standards shall apply to signage for all buildings and uses in Downtown Clearfield.

Refer to the Clearfield City Community Development Department for information on the Sign Permitting Process.

10.2 General Requirements

1. Compliance

Compliance with the regulations outlined must be attained for the following situations.

- (1) Newly Constructed or Reconstructed Signage. All new signs and structural improvements to existing signs.
- (2) Change in Use for Single Business Signage. For signage serving one business, whenever the existing use is changed to a new use resulting in a change in signage, including rewording.
- (3) Multiple-Business Signage. For signage serving multiple businesses, whenever 50% or more of the existing uses are changed to new uses resulting in a change in signage, including rewording.
- (4) Damage or Destruction. When a sign has been damaged or destroyed by fire, collapse, explosion or other cause and the cost of restoration is greater than 50% of the replacement value at the time of the destruction or damage, the replacement sign shall comply with the standards in this chapter.

2. Prohibited, Temporary, Exempt Signage

Refer to Clearfield City Code Title 11-15 (Sign Regulations) for information on prohibited signs, temporary signs, off-premise signs, and exemptions for sign requirements.

3. Maximum Sign Area

- (1) Maximum Quantity of Signage. Total signage for a lot is established based on the district in which the lot is located. Refer to Table 10.2 (1).
 - (a) Window Signs. Window Signs shall not count towards a lot's maximum permitted amount of signage. Refer to 10.8 Window Signs.
 - (b) Directional Signs Located in Parking Lots. One sign is permitted in addition to the maximum Signage quantities.
 - (i) Maximum sign area is 30 square feet.
 - (ii) Signs must be located on either the side or rear facade along a parking lot.
 - (c) Exempt and temporary signs are not included in the maximum signage area calculations, unless otherwise specified in Title 11-15 (Sign Regulations) of the Clearfield City code.

(2) Computation

- (a) Height for freestanding signs is measured from the average grade at the front property line to the top of the sign, sign cabinet, or cap, whichever is highest.
- (b) For the purposes of determining sign area, lot width or frontage is measured along the front property line.
 - (i) If the lot is a corner lot, the width shall be measured along the primary street frontage.

4. Sign Location

Unless otherwise specified, signs shall only be located within the boundaries of the lot and not in the right-of-way or on public property.

- (1) Certain Sign types may extend beyond a property line into the right-of-way or public property with permission from the City and in accordance with the regulations outlined in this section.
- (2) No sign shall be attached to a utility pole, light pole, tree, standpipe, gutter, or drain.
- (3) Signs shall be erected to permit free ingress to or egress from any door, window, the roof, or any other exit-way required by the building code or by fire department regulations.
- (4) No Sign shall be erected or maintained in such a manner as to obstruct free and clear vision of, interfere with, or be confused with any authorized traffic sign, signal, or device.

5. Illumination

All signs shall be illuminated according to the following provisions unless otherwise stated.

- (1) Signs shall be internally lit to emphasize the lettering or flooded via down lighting to prevent dark sky illumination.
- (2) Individual letters or logos may be internally illuminated as permitted per each sign type; no other portion of the sign shall be internally illuminated, except as permitted for Electronic Message Boards or unless otherwise stated.
- (3) When an external artificial light source is used to illuminate a Sign, the lamp (or bulb) shall be located, shielded, and directed so as to not be visible from any public street or private residence.
 - (a) No receptacle or device housing a permitted light source which is attached to the sign itself shall extend more than 18 inches from the face of the Sign.
- (4) The illumination of any sign, resulting from any internal or external artificial light source, shall not exceed 250 nits at the Sign face during the day and 125 nits at the Sign face after sunset, with no light trespass onto adjacent property.
- If externally lit, all sign illumination shall be directed downward.

6. Construction and Maintenance Standards

All signs shall meet the construction and maintenance requirements of the Clearfield City Code.

District	Maximum Permitted Quantity of Signage Per Lot
UC, UR, CV	3 square feet per 1 linear foot of lot width with a maximum of 150 square feet
TC, TR, CC	2 square feet per 1 linear foot of lot width with a maximum of 100 square feet

Table 10.2 (1). Permitted Quantity of Signage by District.

7. Iconic Signs

- (1) Iconic Sign Elements. Iconic Sign Elements of three-dimensional symbols or logos are permitted under the following conditions.
 - (a) Symbol or Logo Size. The symbol may not be larger than five feet in any direction, which shall be included in the overall sign area and the surface area counts towards the Maximum Permitted Quantity of Signage per Lot.
 - (b) No moving parts or external illumination of the symbol may be provided.
 - (c) Text. The text letter size may not be more than 30% of the overall area of the sign.

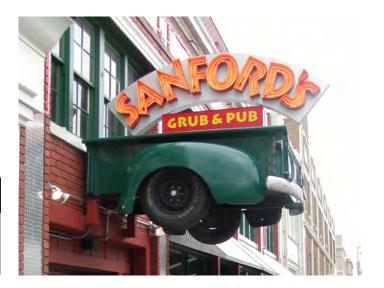


Figure 10.2 (1). Photo Example of an Iconic Sign.

10.0 Sign Types 112

10.3 Wall Sign

1. Description

Wall Signs, also known as flat or band signs, are mounted directly to the building face to which the sign is parallel. Refer to Figures 10.3 (1), 10.3 (2), and 10.3 (3).

2. General Requirements

Wall Signs shall be developed according to the standards in Table 10.3 (1).

- (1) Building Openings. Wall Signs shall not cover windows or other building openings.
- (2) Architectural Features. Wall Signs shall not cover architectural building features.
- (3) Murals. Murals are permitted with an additional review process as specified in Clearfield City Code Title 15 (Original Art Murals).

3. Sign Size Computation

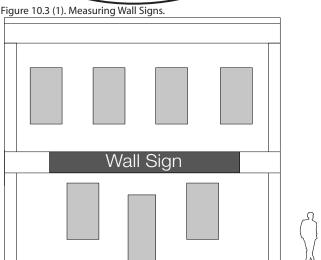
The area of a Wall Sign is calculated using the following information.

(1) Wall Signs. Area is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements, as is illustrated in Figure 9.3 (2).

Wall Sign Requirements	
Permitted Districts	All districts
Sign Area	Maximum sign area is 15% of the facade (murals are excepted from this maximum)
	Refer to Table 10.2 (1) for maximum per lot
Height	2' maximum letter or element height
Location on the Building or Site	Permitted on all facades
Placement on the Building or Site	18" maximum projection from building face
Quantity	1 per tenant per public ROW frontage; 1 per tenant per side or rear facade on a parking lot
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, masonry & neon glass; Plastic & synthetics permitted only as separate alphanumeric characters or logos

Table 10.3 (1). Wall Sign Requirements.





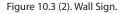




Figure 10.3 (3). Photo Example.

10.4 Projecting or Blade Sign

1. Description

A Projecting or Blade Sign is attached to and projects from a building face or hangs from a support structure attached to the building face. Sign faces are typically perpendicular to the building face but may be at an angle greater than 45 degrees from the facade. The sign may be vertically or horizontally oriented. Refer to Figure 10.4 (1).

2. General Requirements

Projecting Signs shall be developed according to the standards in Table 10.4 (1).

3. Sign Size Computation

The area of a Projecting Sign is equal to the area of one of the sign's faces.

Projecting Sign Requirements	
Permitted Districts	All Districts
Sign Area	Maximum area for sign type is 36"x 48" (12 sq. feet).
	Refer to Table 10.2 (1) for maximum per lot
Height	8' minimum clearance to walk required
Location on the Building or Site	Permitted on front or corner side facades only; Sign and structural supports shall not extend above the eave or parapet
Placement on the Building or Site	Shall not project closer than 5' from back of curb
Quantity	1 per tenant per public ROW frontage
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, masonry & neon glass; Plastic & synthetics permitted only as separate alphanumeric characters or logos

Table 10.4 (1). Projecting or Blade Sign Requirements.

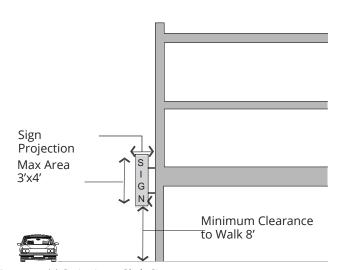


Figure 10.4 (1). Projecting or Blade Sign.



Figure 10.4 (2). Projecting or Blade Sign Picture Examples.

10.0 Sign Types 114

10.5 Projecting Marquee Sign

1. Description

A Projecting Marquee Sign is a projecting sign designed to have manually changeable copy and two to three sign faces. Refer to Figure 10.5 (1).

2. General Requirements

Projecting Marquee Signs shall be developed according to the standards in this section and Table 10.5 (1).

- (1) Manually Changeable Copy Boards. Manually Changeable Copy Boards are permitted on Projecting Marquee Signs in the Core Districts by right, provided the following conditions are met:
 - (a) The area of the boards shall not be more than 30% of the area of the sign face on which it is located or 32 square feet, whichever is less.
 - (b) One sign of any type containing a Manually Changeable Copy Board is permitted per lot.
 - (c) Electronic Marquee signs are permitted.

3. Sign Size Computation

The sign area is calculated by combining the area of all exposed sign faces and the cabinet or structure surrounding them.

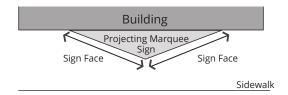






Figure 10.5 (1). Projecting Marquee Sign Plan.

Projecting Marquee Sign Requirements	
Permitted Districts	UC and TC.
Sign Area	Maximum of 50 square feet.
	Refer to Table 10.2 (1) for maximum per lot
Height	8' minimum clearance to walk required
Location on the Building or Site	Front & corner side facades only
Placement on the Building or Site	Maximum projection is 5' from building
Quantity	1 per lot
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, masonry & neon glass; Plastic & synthetics permitted only on Sign face; Electronic Message and Manually Changeable Copy Boards permitted with conditions

Table 10.5 (1). Projecting Marquee Sign Requirements.

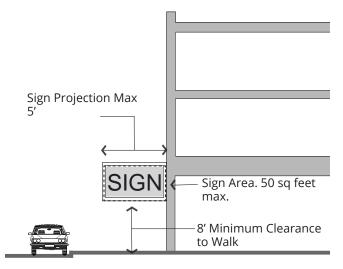


Figure 10.5 (2). Projecting Marquee Sign.



Figure 10.5 (3). Projecting Marquee Sign Plan Picture Example.

10.6 Awning Sign

1. Description

A sign that is mounted or otherwise applied on or attached to an awning or canopy. Refer to Figures 10.6 (1), 10.6 (2), and 10.6 (3).

2. General Requirements

Awning Signs shall be developed according to the standards in Table 10.6 (1).

3. Sign Size Computation

The area of an Awning Sign is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements of the sign portion of the awning, as is illustrated in Figure 10.6 (2).

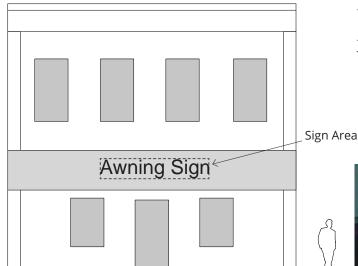


Figure 10.6 (1). Measuring Awning Signs.

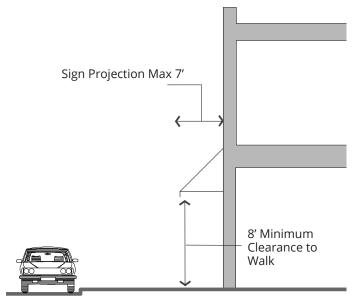


Figure 10.6 (2). Awning Sign.



Table 10.6 (1). Awning Sign Requirements.



Figure 10.6 (3). Awning Sign Picture Examples.

10.0 Sign Types 116

10.7 Canopy-Mounted Sign

1. Description

A sign with individual alphanumeric characters and/or logos that are mounted on top of a permanent canopy. Refer to Figures 10.7 (1), 10.7 (2), and 10.7 (3).

2. General Requirements

Canopy-Mounted Signs shall be developed according to the standards in Table 10.7 (1).

3. Sign Size Computation

The area of a Canopy-Mounted Sign is calculated by drawing the smallest possible square or rectangle around the largest letters and/ or elements of the sign portion of the Canopy-Mounted Roof Sign, as is illustrated in Figure 10.7 (2).

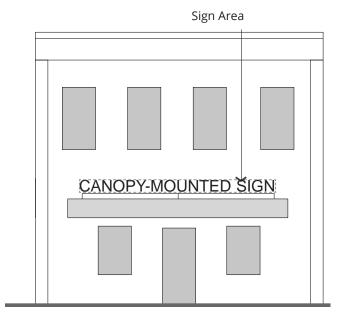


Figure 10.7 (1). Measuring Canopy-Mounted Signs.

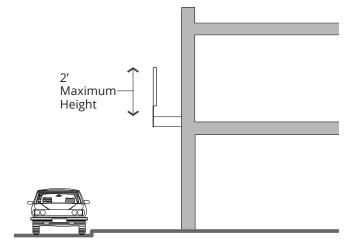


Figure 10.7 (2). Canopy-Mounted Sign.

Canopy-Mounted Sign Requirements	
Permitted Districts	All districts
Sign Area	Maximum 50 square feet.
	Refer to Table 10.2 (1) for maximum per lot
Height	2' maximum letter or element height above roof line of the canopy
Location on the Building or Site	Permitted on all facades; not intended for the roof of the building
Placement on the Building or Site	Shall not project beyond the front edge of the canopy;
Quantity	1 per tenant per public ROW frontage; 1 per tenant per side or rear facade on a parking lot
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, & neon glass; Plastic & synthetics permitted only as separate alphanumeric characters or logos

Table 10.7 (1). Canopy-Mounted Sign Requirements.



Figure 10.7 (3). Canopy-Mounted Sign Picture Example.

10.8 Window Sign

1. Description

A Window Sign is posted, painted, placed, or affixed in or on a window exposed for public view or is a sign hung inside the building facing the window for public view. Window sign sizes are a percentage of window. Refer to Figure 10.8 (1).

2. General Requirements

Window Signs shall be developed according to the standards in Table 10.8 (1).

3. Sign Size Computation

A series of windows that are separated by frames or supporting material of less than six inches in width shall be considered a single window for the purposes of computation.

- (1) Measurement. To measure sign area percentage, divide the total sign area by the total window area, as illustrated in Figure 10.8 (1).
- (2) Maximum Allowance. Window Signs are not counted toward a site's maximum signage allowance.
- (3) Exempt Signs. Address and hours of operation are considered exempt Signs and are not counted in the Window Sign area calculation. Refer to Clearfield City Code Title 11-15 (Sign Regulations)
- (4) Temporary Window Signs. Temporary Window Signs must be included in the total percentage of signage per window calculation. Refer to Clearfield City Code Title 11-15 (Sign Regulations)

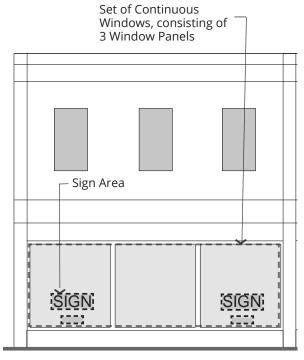


Figure 10.8 (1). Measuring Window Signs.

Window Sign Requirements		
Permitted Districts	All Districts	
Sign Area	Up to 30% of a set of continuous windows may be covered with signage; No more than 50% of any one window panel may be covered with signage	
Height	No maximum	
Location on the Building or Site	Permitted on all facades	
Placement on the Building or Site	Ground or upper story windows; May be affixed to window or hung/mounted behind glass	
Quantity	No maximum quantity, based on window Sign area for ground story; 1 per tenant per floor for upper stories	
Internal Illumination	LED or similarly illuminated window signs. No flashing or moving illuminated signs.	
Materials	Drawn, painted, or affixed on the glass; Wood, metal, neon glass, plastic, or other similar materials also permitted	
Temporary Signs	Temporary banner or painted signs are permitted for up to 60 days. Temporary signs may add an additional 20%.	

Table 10.8 (1). Window Sign Requirements.



Table 10.8 (2). Window Sign Picture Example.

10.0 Sign Types 118

10.9 Monument Sign

1. Description

A Monument Sign is freestanding; it is located in a front or side yard of a lot. Refer to Figures 10.9 (1), 10.9 (2), and 10.9 (3).

2. General Requirements

Monument Signs shall be developed according to the standards in Table 10.9 (1).

- (1) Multiple Tenants. Multiple tenant buildings on a lot with a width of greater than 300 feet, measured across the front property line, may have signage with the following parameters:
 - (a) Up to two Monument Signs on one frontage.
 - (b) Signs shall be at least 150 feet apart.
- Pole-Mounted Signs. Monument Signs may not be pole mounted.
- (3) Manually Changeable Copy. The area of any Manually Changeable Copy cannot equal greater than 50% of the area of the sign face on which it is located or 20 square feet, whichever is less.
- (4) A base equal to no less than 20% of sign is required. The base shall relate to the adjacent building in terms of materials
- (5). Electronic monument signs are permitted.

3. Sign Size Computation

The area of a two-sided Monument Sign is equal to the area of one Sign face. The area of a three- or four-sided Monument Sign is equal to the total area of each sign face. This measurement includes the sign, any cabinet in which it is enclosed and the electronic message center but excludes the base of the sign.

(1) Measuring Height. Height shall include the sign face, base, cabinet, and ornamental cap.

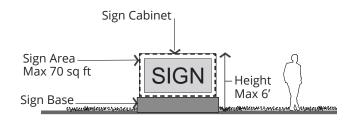


Figure 10.9 (1). Monument Sign

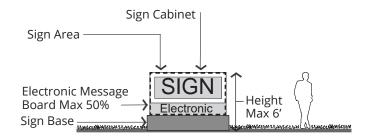


Figure 10.9 (2). Monument Sign with EMB (Max EMB is 50% of sign area)

Monument Sign Requirements		
Permitted Districts	All Districts	
Sign Area	Maximum 70 sq ft per Sign face, corner lots may double size upon approval by Zoning Administrator	
Height	Maximum height 6'	
Location on the Building or Site	Front or Corner Yards	
Placement on the Building or Site	10' Setback from driveways & side property line; 3' Setback1 from front & corner property lines	
Quantity	1 per public ROW frontage. Must provide for a clear view near any intersection of a driveway and a street.	
Internal Illumination	Permitted for individual letters and logos	
Materials	Solid wood, metal & masonry; Plastic & synthetics permitted on Sign face; Electronic Message Board permitted in All Districts.	

¹If placed closer than five feet from the front and corner side property lines, sign must not be located in a sight triangle extending 10 feet from either side of an intersection of a driveway and a vehicular right-of-way or two vehicular rights-of-way.

Table 10.9 (1). Monument Sign Requirements.



Figure 10.9 (3). Monument Sign Picture Examples

10.10 Center Identification Sign

1. Description

A Center Identification Sign is freestanding and may be mounted on one or two poles. Three configurations are permitted. Refer to Figures 10.10 (1) and 10.10 (2).

- (1) A sign mounted on a single pole.
- (2) A sign hanging from a single pole.
- (3) A sign mounted onto a double set of poles.

2. General Requirements

Center Identification Signs shall be developed according to the standards in Table 10.10 (1).

(1) Signs may be electronic.

3. Sign Size Computation

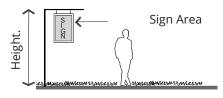
The area of a Center Identification Sign is equal to the area of one sign face.

Center Identification Sign Requirements		
Permitted Districts	All Districts	
Sign Area	100 sq ft maximum area per sign face	
Height	10' maximum height for sign mounted or hanging on a single covered pole;	
Location on the Building or Site	Front or Corner Yards	
Placement on the Building or Site	5' setback from front & corner property lines; Cannot overhang property lines	
Quantity	1 per lot frontage	
Internal Illumination	Permitted, lettering should be illuminated	
Materials	Solid wood, metal & masonry; Plastic & synthetics permitted on Sign face	

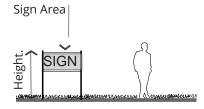
Table 10.10 (1). Center Identification Sign Requirements.



1. Sign mounted on a single pole.



2. Sign hanging from a single pole.



3. Sign mounted onto a double set of poles.

Figure 10.10 (1). Three Types of Center Identification Signs.







Figure 10.10 (2). Three Types of Center Identification Signs Picture Examples.

10.0 Sign Types 120



Chapter 11.0 ADMINISTRATION

11.1 Purpose

1. Intent

11.2 General Provisions and Review Process

1. Scope of Regulations

- (1) New Development. All new development, construction, and establishment of uses within the districts of the Downtown Form-based Code shall be subject to all applicable regulations of this code.
- (2) Renovated Structures. All building renovations affecting greater than 25% gross square footage of a structure within the districts of the Downtown Form-based Code shall be subject to all applicable regulations of this code.
- (3) In-Process Development. Where a building permit for a development has been applied for in accordance with the prior law in advance of this code's effective date, said development may comply with the standards under which the permit was approved and, upon completion, receive a certificate of occupancy (provided all conditions are met) provided the following:
 - (a) Work or construction is begun within one year of the effective date of this code.
 - (b) Work or construction continues diligently toward completion.
- (4) Nonconformities. After the effective date of this code, existing buildings and uses that do not comply with the regulations of this code shall be considered nonconforming and are subject to the standards of 11.3 Nonconformities.

2. Administration & Enforcement

The provisions of this code shall be administered and enforced by the Zoning Administrator unless otherwise specifically stated. For the purposes of this code, the term Zoning Administrator shall be inclusive of his or her designees.

Where provisions of this code differ from other provisions of City Code, the requirements of this code shall apply.

3. Development Application

Applications (form, fees, and plan sets) shall be filed with the Zoning Administrator.

- (1) Application Form. Application forms are available from the City.
- (2) Fees. Fee amounts are available from the City and are due at the time of application; the application will be considered incomplete if fees are not paid and City standards are not met.
- (3) Plan Set Requirements. Number of copies and minimum scale of drawings shall be noted on the application form. All plans shall be submitted in both a paper and an approved digital format using NAD1983 state plane coordinates.
- (4) Filing Deadline. Filing deadlines are established by the City and available at City Hall.

- (5) Withdrawal of Application. Applicant may withdraw application whole or in part at any point in the process prior to being acted or ruled upon; new application form, fees, and plan sets are required for reapplication, if the new application is not received within three months.
- (6) Records on File. Applications and the resulting recommendations and rulings shall be kept on file by the Zoning Administrator and shall be considered public record.
- (7) Notice requirements for each process are detailed in City code.

4. Zoning Map

The areas and boundaries of the Downtown Clearfield Form Based Code listed in Chapter 2 - Zoning Districts are hereby established to scale as shown on the map entitled Zoning Map of the Clearfield City and referred to herein as "Zoning Map".

5. Process

- (1) Any development within the Downtown Clearfield shall be considered an administrative application and processed as a permitted use unless such development contains a use classified as a Conditional Development Use, wherein the application shall be subject to review by the Planning Commission. Refer to 11.1.6.
- (2) The application shall generally follow the procedures in Title 11 - Chapters 4 & 5 of the Clearfield City Code and include the following processes:
 - (a) Pre-Application Meeting. Refer to 11.1.7.
 - (b) Site Plan Approval, including building, site, landscaping, open space, signs, and streetscape. Refer to 11.1.8.
 - (c) Subdivision approval, if required.
- (3) Exempt Activities. The following activities are exempt from the requirements of 11.0 Administration.
 - (a) Ordinary repairs for the purpose of regular building, signage, lighting or site maintenance.
 - (b) Construction within the interior of the structure that is not visible from the exterior of the building for the existing use.
 - Emergency repairs ordered by any code enforcement official in order to protect health and safety.

6. Planning Commission and Staff Review

Using the Site Plan Review process, the Planning Commission shall approve, deny the application if City Standards are not met, or approve with conditions all submittals for approval within Downtown Clearfield upon review by applicable City staff and local/district agencies.

- (1) The Staff Review shall include members of each regulatory agency, and a representative of each affected City Department
- (2) The Staff and local/district agencies shall review applications and forward them to the Planning Commission within 60 days.

- (3) The decision regarding approval, denial of the application if City Standards are not met, or approval with conditions of a Site Plan shall be stated in writing the reasons for the action.
- (4) If a dispute arises, the applicant may appeal the Planning Commission's decision to the Appeal Authority.
- (5) The Planning Commission shall act on the application with 120 days from the day of the first noticed meeting. Construction shall begin within 12 months of the final land use approval.
 - (a) Applicant can request an extension if done so in writing to the Zoning Administrator at least 30 days prior to the end of the 12-month period, for an extension up to an additional 12 months.
 - (b) Failure to begin construction within the 12-month period without an extension shall require a new application, including all forms, fees, and plan sets.
- (6) Review Criteria. All applications shall be reviewed using the following criteria.
 - (a) Plan's design is consistent with the intent, character, and planning criteria of this Code.
 - (b) Plan's design meets all the requirements of this code.
 - (c) Proposed development is sufficiently served by or provides essential public facilities, such as access and open space, and services, such as utilities and emergency services.
 - (d) Plan is designed with regard to preserving natural features and topography.

7. Pre-Application Meeting

- (1) Intent. To afford the applicant an opportunity to receive the advice and assistance of the professional staff before preparing formal plans and making an official application.
- (2) Eligible Applicant. Applicant must schedule a pre-Application meeting prior to submitting an application for approval.
- (3) Application. Applicant shall submit the following.
 - (a) Application, Form, and Applicable Fees.
 - (b) Sketch Plan. A sketch plan or plans shall detail the proposal, including the following.
 - (i) General rough layout of block, and lots, with types of streets and Open Space Type noted.
 - (ii) Existing conditions such as topography, water bodies, aerial photograph, and flood plain.
 - (iii) Approximate distribution of hard surface, landscaping, building types, and uses.
 - (iv) Anticipated method of achieving parking requirements.
 - (iv) Site survey if available.

- (c) Exceptions. A description of any desired Exception.
- (4) Pre-Application Meeting. Staff shall meet with the Applicant to discuss the proposed plan within 30 days of receipt of the complete application.

8. Site Plan Approval

- (1) Intent. To establish a process that allows the City staff and Planning Commission to administratively review development and redevelopment of sites and Building Types, uses, and other site requirements within the Downtown Clearfield to ensure that the full standards and intent of this code are met.
- (2) Eligible Applicant. Applicant shall apply for Site Plan Approval for all projects within the Downtown Clearfield.
- (3) Application. The following information shall constitute a complete application. Application shall be submitted digitally and in paper format as required by the City.
 - (a) Complete Application, Form, and Applicable Fees.
 - (b) Applicant shall submit the following in compliance with the requirements of Chapters 2.0 Zoning Districts, 3.0 Uses, 4.0 Street & Blcok Network, 5.0 Street & Streetscape Standards, 6.0 Building Types, 7.0 Landscape & Site Amenity Standards, 8.0 Civic Open Space Types (if applicable), 9.0 Parking, and 10.0 Sign Types. All maps and plans shall include date of preparation, north arrow, and scale.
 - (i) Site Location Map, Legal Description/Limits of Plan.
 - (ii) Survey Plat. Dimensions of property lines, easements, rights-of-way.
 - (iii) Development Boundaries and Proposed Phasing, if applicable.
 - (iv) Existing Conditions Plan. Existing on-site and adjacent off-site structures, streets, utilities, easements, pavement noted either on an aerial photograph or site survey.
 - (v) Existing Natural Conditions Survey. Existing topography, vegetation, drainageways, floodplain/ way, or other unique features either on an aerial photograph or site survey.
 - (vi) Site Plan. A Site Plan delineating all proposed structures and surfaces, including parking, pavement, decks, patios, landscape, and retaining walls.
 - (vii) Building Plan(s). Floor plans for all buildings illustrating compliance with the requirements of 6.0 Building Types.
 - (viii) Table of Uses. A table of uses is required on the Building Plan delineating locations and square footages of categories of uses and illustrating compliance with 3.0 Uses.

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- (ix) Building Elevations. Building elevations of all facades, rendered to illustrate compliance with the requirements of 6.0 Building Types.
- (x) Landscape & Site Amenity Plan. Landscape & Site Amenity Plan illustrating compliance with the requirements of 7.0 Landscape & Site Amenity Standards. All ground plane vegetation shall be illustrated. All site amenity areas shall be defined with paving, structures, and site furnishing as applicable. For sites with less than ten percent landscape area, the Landscape & Site Amenity Plan may be combined with the Site Plan.
- (xi) Open Space Plan, if Civic Open Space is included. Open Space Plan shall define all paving, structures, site furnishings, and landscape areas that meet the requirements of 8.0 Civic Open Spaces.
- (xii) Parking Plan. Parking layout plan with table of spaces keyed to plan, illustrating compliance with 9.0 Parking. Driveways, shared parking arrangements, cooperative parking, and any other parking reductions shall be included and noted for compliance with 9.0 Parking.
- (xiii) Signage Plan, if Signage is included. Signage Plan illustrating compliance with the requirements of 10.0 Sign Types.
- (4) Application Process Timeline. Upon submittal of a complete application, the application will be reviewed using the following process and timeline.
 - (a) Staff Review. Staff shall review and make recommendations on the application within 60 days of the submission of the complete application.
 - (b) The Planning Commission shall render a decision within 120 days of the first public meeting.
 - (i) The 120 days may be extended with the applicant's written consent.
 - (ii) The Planning Commission may approve, approve with conditions, or terminate the application until it can meet City Standards, providing the reasons for such action and any conditions for approval in writing.
- (5) Procedure for Site Plan Adjustments. The Zoning Administrator may permit Minor Adjustments to an approved site plan, if the revisions are within the scope and intent of the original approval.
 - (a) Process. The process to review plan adjustments is as follows.

- Applicant shall submit a revised plan and letter of explanation detailing the change to the Zoning Administrator.
- (ii) The Zoning Administrator shall review the request and notify the applicant of the decision.
- (iii) If the Zoning Administrator deems the change to be a Major Adjustment to the plan, applicant must resubmit for Site Plan Review for approval of the new plan, including a new application (forms, fees, and plan sets) for review by the Planning Commission.
- (iv) If the Zoning Administrator deems the changes to be Minor Adjustments and approves them as within the scope and intent of the original approval, the Applicant shall revise the plan providing copies to the Zoning Administrator for filing prior to applying for building or construction permits.
- (b) Minor Adjustments are limited to the following, while still meeting the requirements of this code. All other adjustments are considered Major.
 - Changes in dimensions or quantities less than ten percent of previous amounts.
 - (ii) Landscape Requirements within one foot of required dimensions. (refer to 7.0)
 - (iii) Parking and Loading Facilities within one foot of required dimensions. (refer to 8.0)
 - (iv) Sign Type Requirements within one foot of required dimensions. (refer to 9.0)
 - (v) Building Type Requirements within one foot of required dimensions. (refer to 5.0)

9. Development Agreement

A development agreement may only be used to further establish conditions of approval or to amend/modify provisions of this Downtown Clearfield Form Based Code if, after following the Pre-Application and Site Plan Approval processes, the development has been determined to meet the objectives of the Form-based Code but adjustments outside the scope of the code are deemed necessary. Using a template provided by the City, staff shall review, then the Planning Commission shall make a recommendation to the City Council, and then the City Council shall make a final decision about whether to enter into the agreement as presented or as modified by the process or to deny the application for a development agreement. Development agreements are a legislative action.

10. Subdivision Plat Approval

Refer to Title 12 of the City Code for information on the subdivision plat approvals processes.

11.3 Nonconformities

1. General Requirements

Refer to Title 11 - Chapter 17: Nonconformities of City Code.

2. Nonconforming Structures

Refer to Title 11 of City Code for information on nonconforming structures.

3. Nonconforming Uses

Refer to Title 11 of City Code for information on nonconforming uses.

4. Other Nonconformities

- (1) Intent. To establish regulations for the continuation of site characteristics, such as impervious site coverage, curb cut quantity, signage, parking, landscaping, or other non-structural, physical characteristics of a site, that were legally constructed or installed prior to the approval or amendment of this code, but that cannot be created under the provisions of this code.
- Restrictions to Continuation. A nonconforming site characteristic may continue based upon the following conditions.
 - (a) 10% Percent Exception. A site characteristic is not considered nonconforming if the size of the nonconformance is 10% or less of this code's requirement.
 - (b) Change in Associated Use. The right to continue shall be terminated if the associated use changes or changes in intensity through such additions as an increase in the dwelling units, gross floor area, or capacity by 25% or more.
 - (c) Single or individual business signs within a multiple business center are exempt from this standard. A new tenant is permitted to install an individual business sign even if the signage on the lot as a whole is nonconforming, provided that the new sign does not increase the lot's nonconformance.
 - (d) Change in Associated Structure. The right to continue shall be terminated if the associated structure is altered to increase its gross floor area by 25% or more.
 - (e) Abandonment. The right to continue shall be terminated if the associated Use or structure, conforming or not, is abandoned for a period of 12 consecutive months.

11.4 Definitions

1. Graphics

The graphics, tables, and text utilized throughout this code are regulatory. In case of a conflict, text shall control over tables and tables shall control over graphics.

2. Defined Terms

For the purposes of this code, the following terms shall have the following meanings.

- (1) Animal. All non-human members of the animal kingdom, including domestic and livestock species.
- (2) Animal Boarding. The commercial keeping of animals overnight: including kenneling and boarding.

- (3) Applicant. The owner of a subject property or the authorized representative of the owner on which a land development application is being made.
- (4) Block. The aggregate of lots, passages, lanes, and alleys bounded on all sides by streets.
- (5) Block Depth. A block measurement that is the horizontal distance between the front property line on a block face and the front property line of the parallel or approximately parallel block face.
- (6) Block Ends. The lots located on the end of a block; these lots are often larger than the lots in the interior of the block or those at the opposite end of the block and can be located on a more intense street type. They are typically more suitable for more intensive development, such as multiple family or mixed-use development.
- (7) Block Face. The aggregate of all the building facades on one side of a block.
- (8) Block Length. A block measurement that is the horizontal distance along the front property lines of the lots comprising the block.
- (9) Build-to-Zone. An area in which the front or corner side facade of a building shall be placed; it may or may not be located directly adjacent to a property line. The zone dictates the minimum and maximum distance a structure may be placed from a property line.
- **(10) Building Type**. A structure defined by the combination of configuration, form, and function.
- **(11) Courtyard**. An outdoor area enclosed by a building on at least two sides and is open to the sky.
- **(12) Coverage, Building.** The percentage of a lot developed with a principal or accessory structure.
- (13) Coverage, Impervious Site. The percentage of a lot developed with principal or accessory structures and impervious surfaces, such as driveways, sidewalks, and patios.
- (14) Critical Root Zone. Also referred to as drip line. The area of soil and roots within the radius beneath the tree's canopy, within the dripline, or within a circular area of soil and roots with a radius out from the trunk a distance of 1.5 feet for every inch of the tree's width (measured at 4.5 feet above the mean grade of the tree's trunk, noted as diameter breast height or DBH throughout this code).
- (15) Dedication. The intentional appropriation of land by the owner to the City for public use and/or ownership.
- (16) **Density.** The number of dwelling units located in an area of land, usually denoted as units per acre.
- (17) Dwelling Unit. A room or group of connected rooms that include facilities for living, sleeping, cooking, and eating that are arranged, designed, or intended to be used as living quarters for one family, whether owner occupied, rented, or leased.
- (18) Easement. A legal interest in land, granted by the owner to another person or entity, which allows for the use of all or a portion of the owner's land for such purposes as access or

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- placement of utilities.
- **(19) Eave.** The edge of a pitched roof; it typically overhangs beyond the side of a building.
- (20) Entrance Type. The permitted treatment types of the ground floor Facade of a Building Type. Refer to 6.0 Building Types for more information and a list of permitted Entrance Types.
- (21) Expression Line. An architectural feature. A decorative, three-dimensional, linear element, horizontal or vertical, protruding or indented at least two inches from the exterior facade or a building typically utilized to delineate floors or stories of a building.
- (22) Facade. The exterior face of a building, including but not limited to the wall, windows, windowsills, doorways, and design elements such as expression lines. The front facade is any building face adjacent to the front property line.
- (23) Family. Family as defined by "Federal Law".
- **(24) Grade.** The average level of the finished surface of the ground story adjacent to the exterior walls of a building.
- (25) Gross Floor Area. The sum of all areas of a building, including accessory storage areas or closets within sales spaces, working spaces, or living spaces and any basement floor area used for retailing activities, the production or processing or goods, or business offices. It shall not include attic space having headroom of seven feet or less and areas devoted primarily to storage, balconies, off-street parking and loading areas, enclosed porches, roof decks, roof gardens, or basement floor area other than specified above.
- (26) Impervious Surface. Also referred to as impervious material. Any hard surface, man-made area that does not absorb water, including building roofs, sidewalks, parking, driveways, and other paved surfaces.
- (27) Landscape Area. Area on a lot not dedicated to a structure, parking or loading facility, frontage buffer, side and rear buffer, or interior parking lot landscaping.
- (28) Lot. Also referred to as parcel. A plot of land intended to be separately owned, developed, or otherwise used as a unit.
- (29) Lot, Corner. A parcel of land abutting at least two vehicular rights-of-way, excluding an alley, at their intersection.
- (30) Lot, Flag. A parcel of land having its only access to the adjacent vehicular right-of-way, excluding an alley, through a narrow strip of land.
- **(31) Lot, Interior.** A parcel of land abutting a vehicular Right-of-Way, excluding an Alley, along one (1) Property Line; surrounded by Lots along the remaining Property Lines.
- (32) Lot, Through. Also referred to as a double frontage lot. An interior lot having frontage on two approximately parallel vehicular rights-of-way, excluding an alley.
- **(33)** Lot Area. The computed area contained within the property lines; it is typically denoted in square feet or acres.
- **(34) Lot Depth.** The smallest horizontal distance between the Front and Rear Property Lines measured approximately parallel to the Corner and/or Side Property Line.

- **(35)** Lot Frontage. The horizontal distance between the Side Property Lines, measured at the Front Property Lines.
- (36) Mullion. A vertical bar between the panes of glass in a window.
- (37) Nit. A unit of visible-light intensity, commonly used to specify the brightness of a cathode ray tube or liquid crystal display computer display. Measured by a luminance spectrometer.
- (38) Nonconformance. A structure, use, lot, or site characteristic that was legally constructed or operated prior to the effective date of or Amendment to this code, but that cannot be constructed, platted, or operated after the effective date of or Amendment to this code.
- (39) Occupied Space. Interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.
- **(40) Open Space Type.** The permitted and regulated types of civic open spaces in this code. Refer to 8.0 Civic Open Space Types for more information and a list of the permitted types.
- **(41) Open Water.** A pond, lake, reservoir, or other water feature with the water surface fully exposed.
- **(42) Owner.** The legal or beneficial titleholder of land or holder of a written option or contract to purchase the land.
- (43) Pedestrian way. A pathway designed for use by pedestrians; it can be located mid-block allowing pedestrian movement from one street to another without traveling along the block's perimeter.
- (44) Pervious Surface. Also referred to as pervious material. A material or surface that allows for the absorption of water into the ground or plant material, such as permeable pavers or a vegetated roof.
- (45) Plat. A map or chart of a division and/or combination of lots.
- **(46) Primary Street.** A street designated on the Zoning Map that receives priority over other streets in terms of setting front property lines and locating building entrances.
- (47) Property Line. Also referred to as lot line. A boundary line of a parcel of land or lot.
- (48) Property Line, Corner. A boundary of a lot that is approximately perpendicular to the front property line and is directly adjacent to a public Right-of-Way, other than an alley or railroad.
- (49) Property Line, Front. The boundary abutting a right-of-way, other than an Alley, from which the required setback or build-to zone is measured, with the following exceptions. (a) Corner and Through Lots that abut a Primary Street shall have the front property line on that Primary Street. (b) Corner and Through Lots that abut two Primary Streets or do not abut a Primary Street shall utilize the orientation of the two directly adjacent lots or shall have the front property line determined by the Zoning Administrator.
- (50) Property Line, Rear. The boundary of a lot that is approximately parallel to the front property line; this line separates lots from one another or separates a lot from an alley.

- (51) Property Line, Side. The boundary of a lot that is approximately perpendicular to the front and rear property lines; it is not adjacent to the public right-of-way.
- (52) Right-of-Way. Land dedicated or utilized for a Street Type, trail, pedestrian way, utility, railroad, or other similar purpose.
- (53) Roof Type. The detail at the top of a building that finishes a Facade,
- **(54) Scale.** The relative size of a building, street, sign, or other element of the built environment.
- (55) Semi-Pervious Surface. Also referred to as semi-pervious material. A material that allows for at least 40% absorption of water into the ground or plant material, such as pervious pavers, permeable asphalt and concrete, or gravel.
- (56) Setback. The horizontal distance from a property line inward, beyond which a structure may be placed. Structures or other impervious surfaces are not permitted within a setback, unless specifically permitted in this code.
- (57) Sign. An object, device, or structure used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by such means as words, letters, figures, images, designs, symbols, or colors. Flags or emblems of any nation, state, city, or organization; works of art which in no way identify a product; and athletic field score boards are not considered signs.
- (58) Solar Reflectance Index (SRI). A measure of a constructed surface's ability to reflect solar heat, as shown by a small temperature rise. The measure utilizes a scale from 0 to 100 and is defined so that a standard black surface is 0 and a standard white surface is 100. To calculate for a given material, obtain the reflectance value and emittance value for the material; calculate the SRI according to ASTM E 1980-01 or the latest version.
- **(59) Story.** A habitable level within a building measured from finished floor to finished floor.
- (60) Story, Ground. Also referred to as ground floor. The first floor of a building that is level to or elevated above the finished grade on the front and corner facades, excluding basements or cellars.
- **(61) Story, Half.** A story either in the base of the building, partially below grade and partially above grade, or a story fully within the roof structure with transparency facing the street.
- **(62) Story, Upper.** Also referred to as upper floor. The floors located above the ground story of a building.
- (63) Street Face. The facade of a building that faces a public rightof-way.
- (64) Street Frontage. Also refer to lot frontage. The portion of a building or lot directly adjacent to a vehicular right-of-way.
- (65) Street Type. The permitted and regulated types of streets in this code. Refer to 5.0 Street & Streetscape Standards for more information and a list of the permitted Street Types.
- **(66) Streetwall.** The vertical plane created by building facades

- along a street. A continuous streetwall occurs when buildings are located in a row next to the sidewalk without vacant lots or significant setbacks.
- (67) Structure, Accessory. The general term for a subordinate structure detached from but located on the same Lot as the Principal Structure; it may or may not be inhabitable.
- (68) Structure, Principal. Also referred to as the principal building. A building that contains the dominant Use of the Lot. It is typically located toward the front of the lot in the front Build-to Zone or behind the Front Yard Setback.
- (69) Swale. A low lying, naturally planted area with gradual slopes that facilitate the transport, absorption, and/or filtration of stormwater.
- (70) Tree Canopy. The uppermost area of spreading branches and leaves of a tree.
- (71) Tree Canopy Coverage. The area of ground covered or shaded by a tree's canopy, measured in square feet.
- (72) Use. Also referred to as land use. A purpose or activity that may occur within a building or a lot.
- (73) Use, Accessory. A use customarily, incidental, and subordinate to the principal use or structure and located on the same lot with such principal use or structure.
- (74) Use, Principal. The specific, primary purpose for which a lot or building is utilized.
- (75) Visible Basement. A half story partially below grade and partially exposed above with required transparency on the street facade.
- **(76) Water Body.** A body of water, such as a river, pond, or lake that may be man-made or naturally occurring.
- (77) Yard. The space on a lot that is unoccupied and unobstructed from the ground to the sky by the principal structure. Lots without a structure do not have yard designations.
- (78) Yard, Corner Side. A yard extending from the corner side building facade along a corner side property line between the front yard and rear property line.
- (79) Yard, Front. A yard extending from the front facade of the principal structure along the full length of the front property line, between the side property lines or side and corner side property lines.
- **(80) Yard, Rear.** A yard extending from the rear building facade along the rear property line between the side yards or, on a corner lot, the corner side and side yards.
- (81) Yard, Side. A yard extending from the side building facade along a side property line between the front yard and rear property line.
- **(82) Zoning District.** A designation given to each lot within the city that dictates the standards for development on that Lot. Refer to 2.0 Zoning Districts for more information and a list of permitted Zoning Districts in Downtown Clearfield.

11.0 Administration 128



Clearfield City Downtown Form Based Code





Adopted January XX, 2020

FINAL REVIEW DRAFT: 12.02.2019



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Chapter 1.0 INTRODUCTION

1.0 Introduction

1.1 Purpose

1. Intent

The purpose of the Downtown Clearfield Form-based Code is to allow for a variety of uses with a consistency of form to create a vibrant, mixed-use downtown that is oriented to people in the public realm. The Downtown will serve the community with a mix of shopping, dining, entertainment, office, civic, and residential opportunities set within a walkable setting. A variety of streets will be built or redesigned to safely accommodate multiple modes of transportation, including vehicular, bicycle, and pedestrian.

The planning document *Creating Downtown Clearfield* and the associated planning process developed the vision framework for the character of Downtown's future. It may be used as a guiding reference for the purpose and intent of this code document and its standards.

2. Context

The location of Downtown Clearfield offers proximity and easy access from surrounding residential neighborhoods and major transportation corridors, including Interstate 15 and the FrontRunner commuter rail station. Downtown is centered on a major arterial that is also a state highway (Hwy 126). This major arterial, State Street/Main Street, links a series of nodes that comprise Downtown. The regulations of the Downtown Clearfield Form-based Code serve as a means for connecting these nodes by establishing a consistent streetscape and urban form.

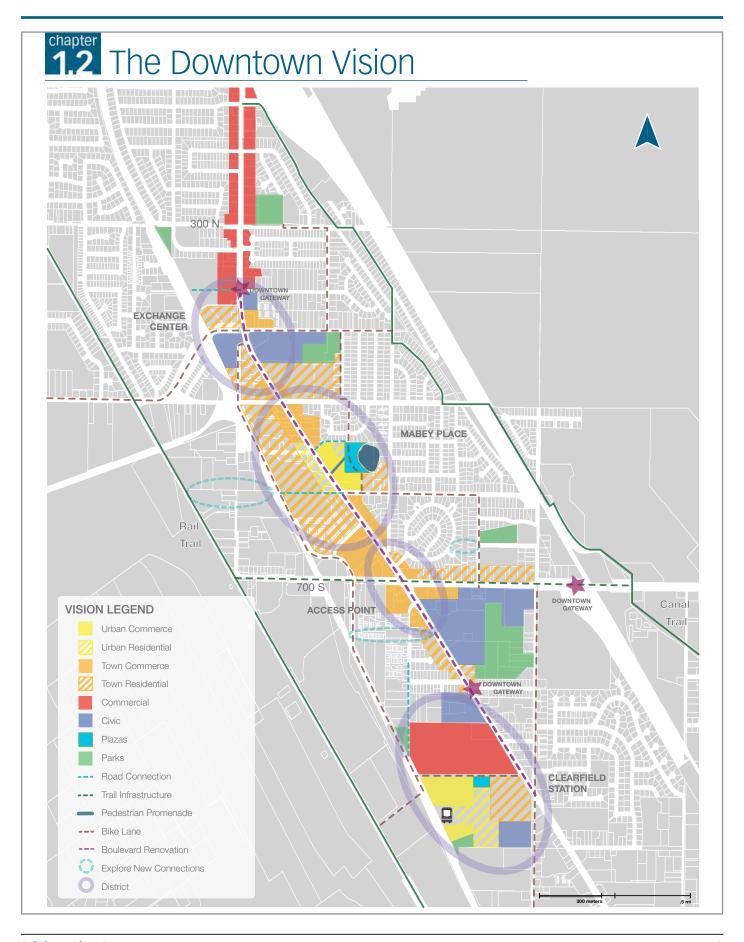
1.2 General Requirements

1. Applicability

The standards in this Form-Based Code apply to all lots, parcels, and vehicular rights-of-way within all districts in the Clearfield Downtown area unless otherwise specified in the chapters of this code.

2. Definitions

Any terms not defined in this code (Chapter 11 - Administration) or Clearfield City Code Title 11, Chapter 3 shall be clarified with the Zoning Administrator during the plan reivew process.



1.0 Introduction



Chapter 2.0 ZONING DISTRICTS

2.1 Purpose

1. Intent

The Downtown Clearfield area contains six zoning districts that provide a mix of building types and uses at a range of scales. This mix of residential, commercial, and civic uses is intended to offer opportunities for Downtown to include income-producing properties integrated with rooftops to generate demand for commerce and services for residents.

2.2 General Requirements

1. Regulating Plan Mapped Districts

The location and boundaries of the zoning districts in sections 2.3 are indicated on the Regulating Plan and included on the city's official Zoning Map.

2.3 Zoning District Standards

The Downtown contains six distinct zoning districts that reflect a diversity of building types and scales.

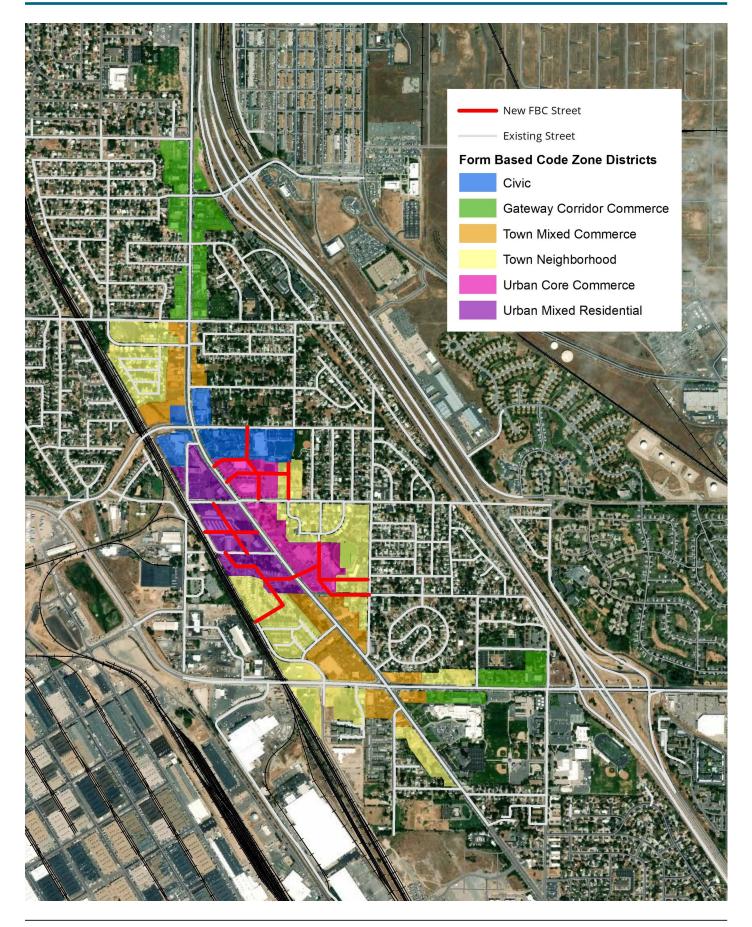
- Civic (CV)
- Gateway Corridor Commerce (CC)
- Town Mixed Commerce (TC)
- Town Neighborhood Residential (TR)
- Urban Core Commerce (UC)
- Urban Mixed Residential (UR)

1. Primary Street

Each District has one or more Street Types that function as the primary street for development. Primary street designation may regulate building types, uses, and/or building type standards.

2. Secondary Street

Each District may have one or more Street Types that function as secondary streets for development. Secondary street designation may regulate building types, uses, and/or building type standards.



2.4 Gateway Corridor Commerce

1. Description & Intent

The Gateway Corridor Commerce is intended to provide a consistent streetscape signaling the arrival into Downtown Clearfield, while allowing building types and uses that are more oriented to automobile traffic from the Interstate and along the State Highways 126 and 193.

Table 2.4 (1) Gateway Corridor Requirements								
Primary Street(s) Gateway Corridor Arterial								
Secondary Streets	Commercial; Neighborhood							
Typical Scale	One to Three Stories							
Primary Street - Pe	Primary Street - Permitted Building Types							
Civic								
Commercial	Commercial							
Office								
Secondary Street - Permitted Building Types								
Civic								
Commercial								
Office								













cial Building Type Office Building Type

2.5 Town Mixed Commerce

1. Description & Intent

The Town Mixed Commerce is intended to provide a transition in building types and scale on the edges of Downtown with a mix of uses, including retail and residential. Allowed Building Types will vary based on which type of street they face. Townhouse Building Types will generally be allowed only when facing side streets.

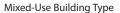




Civic Building Type











Office Building Type



Primary Street(s)

Gateway Corridor Arterial; Commercial

Secondary Streets

Neighborhood

Typical Scale Two to Four Stories

Primary Street - Permitted Building Types

Civic

Commercial

Mixed-Use/Core Commercial

Office

Secondary Street - Permitted Building Types

Civic

Commercial

Mixed-Use/Core Commercial

Office

Townhouse





Townhouse Building Type





Commercial Building Type

2.0 Zoning Districts

2.6 Town Neighborhood Residential

1. Description & Intent

The Town Neighborhood is intended to primarily be a Residential area on the edges of Downtown Clearfield, providing a transition to surrounding residential neighborhoods. A mix of building types will provide opportunities for small-scale retail, office, or mixed-use to be integrated into the neighborhoods.

Table 2.6 (1) Town Neighborhood Residential Requirements

Primary Street(s)	Neighborhood
Secondary Streets	Commercial
Typical Scale	Two to Four Stories

Primary Street - Permitted Building Types

Garden Court

MMixed-Use/Core Commercial

Townhouse

Secondary Street - Permitted Building Types

Mixed-Use/Core Commercial

Townhouse









Garden Court Building Type







Mixed-Use Building Type

Townhouse Building Type

9

2.7 Urban Mixed Residential

1. Description & Intent

The Urban Mixed Residential is intended to activate the core of Downtown and provide a concentrated population base through primarily residential buildings, with a mix of uses and building types allowed.





Civic Building Type

Table 2.5 (1) Urban Mixed Residential Requirements

Primary Street(s) Urban Core Arterial; Neighborhood

Secondary Streets Commercial

Typical Scale Two to Six Stories

Primary Street - Permitted Building Types

Civic

Mixed-Use/Core Commercial

Multi-Family Residential

Office

Secondary Street - Permitted Building Types

Civic

Mixed-Use/Core Commercial

Multi-Family Residential

Office





Mixed-Use Building Type





Multi-Family Building Type





Office Building Type

2.0 Zoning Districts

2.8 Urban Core Commerce

1. Description & Intent

The Urban Core Commerce is intended to be the heart of activity and intensity in Downtown Clearfield with a mix of building types. Allowed Building Types will vary based on which type of street they face. Multi-Family Residential Building Types will generally be allowed only when facing side streets or as part of a mixed-use project. Live-Work is considered residential, rather than mixed-use.

Table 2.6 (1) Urban Core Commerce Requirements

Primary Street(s)	Urban Core Arterial; Commercial
Secondary Streets	Neighborhood
Typical Scale	Two to Six Stories

Primary Street - Permitted Building Types

Mixed Use

Office

Office

Secondary Street - Permitted Building Types Mixed Use Multi-Family Residential





Mixed-Use Building Type





Multi-Family Building Type





Office Building Type

2.9 Civic

1. Description & Intent

The Civic district is intended to provide a civic and office campus in the core of Downtown Clearfield. This district will activate daytime use of the Urban Core areas in Downtown.

Table 2.5 (1) Civic Requirements									
Primary Street(s) Urban Core Arterial; Commercial									
Secondary Streets	Neighborhood								
Typical Scale	Two to Six Stories								
Primary Street - Pe	Primary Street - Permitted Building Types								
Civic									
Office									
Опісе									
555	Permitted Building Types								
555	Permitted Building Types								









Civic Building Type Office Building Type

2.0 Zoning Districts



Chapter 3.0 USES

3.1. Purpose

1. Intent

Downtown Clearfield is intended to have a broad mix of uses intermingled in a consistent urban form. As such, the focus is on regulating building form (Chapter 6.0) while being flexible in the uses allowed to occur in the Downtown zones.

3.2 General Requirements

The following general requirements apply to the uses outlined in this section.

1. Permitted Uses

- (1) A lot/parcel may contain more than one use.
- (2) Each of the uses may function as either a principal use or accessory use on a lot, unless otherwise specified.
- (3) Permitted uses are defined both by zoning district AND building type. Allowed building types in each zoning district may be permitted only on some Street Types.
- (4) Uses are permitted by-right (Permitted Uses "P") upon compliance with the requirements set forth in this code; or permitted by-right with specific development or design standards (Uses with Development Standards – "D") and upon obtaining a development standards permit as set forth in Chapter 11.0 - Administration.
- (5) Each use shall be located within a permitted Building Type (refer to Chapter 6.0 - Building Types) or an existing structure, unless otherwise specified. Some uses are permitted by-right only in the upper stories of some building types (Upper Story Uses – "U").
- (6) Each use may have both indoor and outdoor facilities, unless otherwise specified in this Chapter or in Chapter 6.0 - Building Types.

2. Unspecified Uses/Uses Not Listed

Determination as to the classification of uses not specifically listed in this title shall be made by the planning and zoning administrator and shall be subject to appeal to the planning commission as set forth in section 11-1-12 of Clearfield City Code. These uses shall be determined as either an Unlisted Similar Use or an Unlisted Dissimilar Use and assessed as follows:

- (1) Unlisted Similar Use. If a use is not listed but is determined to be similar in nature and impact to a use permitted within a zoning district, the Zoning Administrator shall interpret the use as permitted.
 - (a) The unlisted use will be subject to any development standards applicable to the similar permitted use.
- (2) Unlisted Dissimilar Use. If a use is not listed and cannot be interpreted as similar in nature, then the use is not permitted and may only be approved through an amendment of this ordinance.

3. Use Categories

Use categories are established to streamline the permitted use evaluation component of the Downtown Form-based Code. Uses are grouped into the following ten categories:

- · Residential & Lodging
- Civic
- Retail
- Service
- Office
- Craft Industry
- Parking
- Utility/Infrastructure
- Agricultural
- Accessory

Additional subcategories and/or types of uses are listed in 3.3 Uses by Cateogry. Refer to Table 3.3 (1) to determine the permitted uses (P), uses permitted with development standards (D), and uses permitted as upper story uses only (U) by zone district. Refer to Table 3.3 (2) to determine the permitted uses (P), uses permitted with development standards (D), and uses permitted as upper story uses only (U) by building type. See section 3.4 for standards for uses permitted with development standards (D).

3.3. Use Type Standards

The uses listed for each category are permitted uses (P), uses with development standards (D), and/or uses permitted as upper story uses only (U). See section 3.4 for standards for uses permitted with development standards (D).

Definitions for uses are found in either Chapter 11 - Administration of this Form-Based Code or in Clearfield City Code, Title 11, Chapter 3. Uses not listed or defined are determined by the procedure outlined in section 3.2.2 - Unspecified Uses/Uses Not Listed.

1. Residential and Lodging Uses

A category of uses that includes several residence types and lodging for temporary or permanent residents.

Residential:

- Single-Family Dwellings
- Two-Family Dwellings
- Multiple-Family Dwellings

Lodging:

- Hotels/Motels
- Inns
- Bed & Breakfast

Residential Care:

- Assisted Living Facilities
- Convalescent Facilities [does not include Behavior, Drug, or Alcohol Treatment Facilities]
- · Group Homes for Persons with a Disability
- Group Homes for the Elderly
- · Nursing or Rest Homes

2. Civic Uses

A category of uses related to fulfilling the needs of day-to-day community life including assembly, public services, educational facilities, parks and open space, and offices.

- Auditoriums
- Churches
- · Colleges and Universities
- Parks and Open Space
- Public Uses
- Schools

3. Retail Uses

A category of uses involving the sale of goods or merchandise to the general public for personal or household consumption. Retail uses may be further categorized by Neighborhood Retail or General Retail, as established by the size of space they occupy.

- Bakeries
- Convenience Stores
- Floral Shops
- Mobile Food Vendors
- Motor Vehicle Sales
- Pawn and Secondhand Businesses [Subject to City Code 11-13-35]
- Produce Sales
- Retail Stores
- Retail Tobacco Specialty Businesses [Subject to City Code 11-13-30]
- Sexually Oriented Businesses [Subject to City Code 11-18-22]
- Temporary or Seasonal Merchants
- Neighborhood Retail. A use in this category occupies a space of less than 12,000 square feet.
- (2) General Retail. A use in this category includes all Neighborhood Retail uses occupying a space of 12,000 square feet or greater.

3.0 Uses 16

4. Service

A category of uses that provide patrons services and limited retail products related to those services. Service uses may be further categorized by Neighborhood Service or General Service, as established by the size of space they occupy.

- · Amusement and Recreation Facilities
- Automobile Repair Shops
- Business Services
- Convalescent Facilities
- Daycare Facilities
- Daycares, Residential
- Dry Cleaning Facility
- Fireworks Stands [Subject to City Code 11-13-26]
- Non-depository Lending Establishments [Subject to City Code 11-13-29]
- Personal Services
- Pet Grooming Facilities
- Physical Therapy Facilities
- · Preschools, Commercial
- Preschools, Residential
- Restaurants
- · Specialized Schools
- · Tattoo or Body Piercing Establishments
- Taverns
- Taxidermists
- Theaters
- · Veterinary Services
- Vocational and Technical Training Facilities
- (1) Neighborhood Service. A use in this category occupies a space of less than 12,000 square feet.
- (2) General Service. A use in this category includes all Neighborhood Service uses occupying a space of 12,000 square feet or greater.

5. Office Uses

A category of uses for businesses that involve the transaction of affairs of a profession, service, industry, or government, including finance and research.

- Laboratories
- Hospitals
- Medical Clinics
- Offices

6. Craft Industry

The category of uses for businesses that involve the production, distribution, or storage of products, including food and drink.

- Art/Film/Music Studios
- Food & Beverage
- Furniture/Textiles/Woodworking
- Jewelry/Watches/Clocks
- Printing & Publishing
- Printmaking/Sculpting/Welding Studios

7. Parking

A lot that does not contain a permitted building or Open Space Type and is solely used for the short or long-term storage of vehicles.

- Parking Lot, Stand-alone
- · Parking Structure, Stand-alone

8. Utility/Infrastructure

A lot that is primarily utilized for the City's infrastructure needs. Utility and infrastructure needs include such uses as electric or gas services, sewage treatment, water treatment and storage, and energy conversion systems.

Public Utility Facilities

9. Agricultural

A use of land or buildings for food or plant production purposes.

- Beekeeping/Apiaries
- Greenhouses
- Community Gardens

10. Accessory Uses

A category of uses that are not permitted to serve as the principal use on a lot.

- Home Occupations
- · Outdoor Display of Goods

Table 3.3 (1) Permitted Uses by Zone										
		Zones								
Uses	υ	UR	C	TR	\geq	\mathcal{O}				
1. Residential & Lodging										
Residential	U	Р	D	Р		Р				
Lodging	U	Р	Р	Р		Р				
Residential Care	U	Р	Р	Р		Р				
2. Civic										
Auditorium/Library/Museum/Post Office (no distribution)	Р	Р	Р	Р	Р	Р				
Police & Fire	Р	Р	Р	Р	Р	Р				
School	Р	Р	Р	Р	Р	Р				
Open Space	Р	Р	Р	Р	Р	Р				
3. Retail										
Neighborhood Retail	Р	Р	Р	Р	Р	Р				
General Retail	Р	Р	Р	D	D	Р				
Motor Vehicle Sales w/ Outdoor Sales Lot			D			D				
4. Service										
Neighborhood Service	Р	Р	Р	Р	Р	Р				
General Service	Р	Р	Р	D	D	Р				
Vehicle Service/Automobile Repair			D			D				
5. Office		1								
Hospital & Clinic	Р	Р	Р	Р	Р	Р				
Office	Р	Р	Р	Р	Р	Р				
6. Craft Industry		1								
Craft Industries	D	D	D	D	D	D				
7. Parking										
Parking Lot/Parking Structure	D	D	D	D	D	D				
8. Utility/Infrastructure										
Public Utility Facility						Р				
9. Agricultural		1								
Beekeeping/Greenhouses	Р	Р	Р	Р	Р	Р				
Community Garden	D	D	Р	Р	Р	Р				
10. Accessory Uses										
Home Occupation	Р	Р	Р	Р	Р	Р				
Outdoor Display of Goods	D	D	D	D	D	D				

USE KEY:

P = Permitted

U = Permitted in Upper Stories Only

D = Permitted with Development standards.

Blank = Not Permitted

DISTRICT KEY:

UC = Urban Core Commerce

UR = Urban Mixed Residential

TC = Town Mixed Commerce

TR = Town Neighborhood Residential

CV = Civic

CC = Gateway Corridor Commerce

3.0 Uses 18

Table 3.3 (2) Permitted Uses by Building Type								
		В	uild	ing	Туре	es		
Uses	ΩM	MF	OF	M	5	王	QC	USE KEY:
1. Residential & Lodging								P = Permitted
Residential	U	Р				Р	Р	U = Permitted in Upper Stories
Lodging	U	P	P	Р		P	P	D = Permitted with Developm standards.
Residential Care	U	P	Р	P		P	P	Blank = Not Permitted
2. Civic	-	'	<u>'</u>	'		'	<u>'</u>	BUILDING TYPE KEY:
	P		Р	Р	Р			MU = Mixed Use/Core Comme
Auditorium/Library/Museum/Post Office (no distribution) Police & Fire	Р		Р	Р	P			MF = Multi-Family Residential
	P		Р		Р			OF = Office
School			ļ ·	Р				CM = Commercial CV = Civic
Open Space	Р		Р	Р	Р	Р	Р	TH = Townhouse
3. Retail	_		_	_			_	GC = Garden Court
Neighborhood Retail	Р		D	Р	D	D	D	
General Retail	Р			Р				
Motor Vehicle Sales w/ Outdoor Sales Lot				D				
4. Service								
Neighborhood Service	Р		Р	Р	D	D	D	
General Service	Р			Р				
Vehicle Service/Automobile Repair				D				
5. Office								
Hospital & Clinic	Р		Р	Р	D			
Office	Р		Р	Р	D	D	D	
6. Craft Industries								
Craft Industries	D		D	D				
7. Parking								
Parking Lot/Parking Structure	D		D	D	D			
8. Utility/Infrastructure								
Public Utility Facility								
9. Agricultural								
Beekeeping/Greenhouses	Р	Р		Р	Р	Р	Р	
Community Garden	D	D		Р	Р	Р	Р	
10. Accessory Uses								
Home Occupation	Р	Р				Р	Р	
Outdoor Display of Goods	D	D	D	D	D	D	D	

3.4 Development Standards

The uses as permitted with development standards (D), shall meet the following requirements

1. Development Standards by Use Category

- (1) Residential and Lodging Uses
 - (a) Residential Uses and Building Types, including Townhouses and Multi-Family, shall only be allowed on secondary or side streets in the TC and UC districts.

(2) Retail Uses

- (a) Pawn and secondhand businesses are limited to a maximum of 5,000 square feet of retail space in the TR and CV zones.
- (b) Motor vehicle sales shall have a 1 acre minimum lot size; an on-site office is required. No cars may be displayed outside within 10 feet of the primary street right of way.

(3) Service Uses

- (a) Vehicle Services.
 - Vehicle repair only allowed as a secondary use to vehicle sales.
 - (ii) Use Limitation. Repair and wash facilities for semitrucks, recreational vehicles, boats, and other oversized vehicles are not permitted.
 - (iii) Service Bays and Fuels Sales. Vehicular service bays, including garages and car wash bays, shall not be located on the front facade, unless otherwise permitted by the Building Type.
 - (iv) Outdoor Storage. Disabled or inoperable vehicles and those awaiting pick-up may be stored outdoors if:
 - The vehicles are not stored for more than two days.
 - The storage area is located in the rear yard screened from view of the front lot line and/or corner lot line.
 - ii. The storage area is screened using the Side & Rear yard buffer outlined in 7.0 Landscape, regardless of the adjacent land uses.

(v) Outdoor Activities.

- i. All repairs or washing activities must occur inside a structure.
- Vacuuming activities may occur in open air, but must be located in the side or rear yards, screened from the front lot line.
- iii. Temporary outdoor display of seasonal items, such as windshield wiper fluid or salt, is permitted during business hours under the canopy and adjacent to the principal structure.
- (vi) Fuel pumps must be in rear or side of building

(4) Craft Industry Uses

- (a) All work shall be performed within an enclosed building.
- (b) All outside storage shall be screened from view from public streets and adjacent properties.

(5) Parking Uses

- (a) Corner Lots. A corner lot shall not be used for a parking lot or structure unless the structure meets the standards of one of the allowed Building Types (refer to Chapter 6.0).
- (b) Adjacent Parking Lots. Two parking facilities (lots or structures) cannot be located directly adjacent to one another.
- (c) Distance. The parking lot or structure must be within 1,300 feet of the principal entrance to the associated use unless:
 - (i) At least 75% of the spaces are dedicated for public
 - (ii) An approved parking agreement is in place (refer to Chapter 9.0 Parking).
- (d) Pedestrian Access. Must be connected to the associated use by a dedicated, public pedestrian pathway.
- (e) Commercial Vehicles. Parking structures for commercial vehicles are not permitted.

(6) Accessory Uses

- (a) Outdoor Display of Goods. Outdoor storage areas shall be located in the rear or side yard of the lot.
 - (i) Loose materials shall not be stacked higher than six feet.
 - (ii) Loose materials shall at a minimum be stored in a three-sided shelter and shall be covered.
 - (iii) Materials shall be set back a minimum of five feet from any lot line.
 - (iv) All outdoor storage areas shall be screened from view of adjacent parcels and vehicular rights-of-way using the landscape buffer, refer to 7.0 Landscape Requirements for Side and Rear Buffer.
 - Accessory storage that is not considered "display" includes storage containers. Such storage requires a minimum 6' visual barrier.

3.0 Uses 20

Chapter 4.0 STREET & BLOCK NETWORK

4.0 Street & Block Network

4.1 Purpose

1. Intent

The intent of the provisions of this chapter are to create livable, connected neighborhoods in Downtown Clearfield. The street network, blocks, and lot configuration will establish the urban form framework for Downtown Clearfield. A cohesive, connected, and consistent urban form allows incremental developments of a range of sizes to collectively build a vibrant Downtown.

2. Applicability

The following lot, block, and street network requirements are applicable to all public and private rights-of-way in all zones and districts of Downtown Clearfield.

4.2 Street Types

The street network of Downtown Clearfield is comprised of a hierarchy of Street Types to support a diversity of building and frontage types, scales, and uses.

The following Street Types are part of the Downtown Clearfield Street Network. Standards for the configuration of each Street Type are found in Chapter 5.0 Street & Streetscape Standards.

- (1) Urban Core (Arterial)
- (2) Gateway Corridor (Arterial)
- (3) Commercial (Collector)
- (4) Neighborhood (Local)
- (5) Access Road (Private Local)
- (6) Alley (Public or Private)

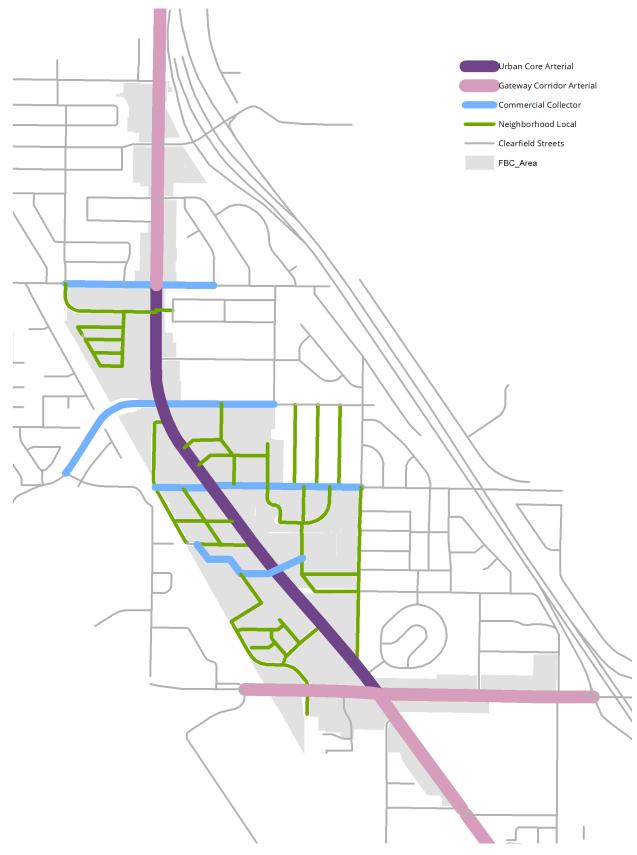


Figure 4.2 (1). Street Hierarchy Diagram.

4.3 Street Layout Requirements

1. Street Network

The following standards apply to all new streets or newly platted vehicular Rights-of-Way whether public or privately held.

- Interconnected Network. The network of streets shall form an interconnected pattern with multiple intersections.
- (2) Existing Streets. The arrangement of streets shall provide for the continuation of existing streets from adjoining areas into new subdivisions and developments.
 - (a) Existing stub streets adjacent to a proposed subdivision and/or development shall be connected.
 - (b) Existing half streets adjacent to a proposed subdivision and/ or development shall be completed with the dedication of the remaining right-of-way and the complete construction of the street with the development of said proposed subdivision and property development.
- (3) Treatment of Natural Features. Streets shall be designed to respect natural features, such as waterways, trees, or slopes, by following rather than interrupting or dead ending at the feature
- (4) Dead-end Streets. Cul-de-sac and dead-end streets are not permitted.

Figure 4.2 (1). Bio-retention cul-de-sac

2. Disconnected Streets

Disconnected streets may take the following form:

- (1) Stub Streets. Where adjoining areas are not subdivided, streets in new subdivisions and developments shall extend to the boundary line of the tract to make provision for the future connection of streets into adjacent areas.
 - (a) Stub streets shall be provided at intervals no greater than the maximum block length and width specified in Section 4.3 Block Requirements.
- (2) Half Streets. Half Streets are prohibited unless approved by the Clearfield City Engineer in unusual circumstances where they are deemed essential and where satisfactory assurances are provided for dedication of the remaining half of the street.
 - (a) Proposed half streets shall have no less than one-half of the right-of-way dedicated and constructed, including both vehicular and pedestrian realm elements specified for the Street Type (Chapter 5.0).
- (3) Cul-de-Sac Streets. Cul-de-sac streets are not permitted except where site impediments prohibit a connected street for accessing the location. Site impediments may include: canals, water bodies, steep slopes greater than 30%, and railroad lines. The following parameters shall be incorporated when the exception is allowed:
 - (a) The Cul-de-sac shall not be more than 300 feet in length as measured along the centerline from the closest intersection.
 - (b) The Cul-de-sac shall have a maximum outside turning radius of 50 feet.
 - (c) The vehicular and pedestrian realm of the cul-de-sac shall follow the cross-section standards for the Neighborhood Street type (see Chapter 5.0). The remaining center of the cul-de-sac shall be landscaped and function as a curbed bioswale. Refer to Figure 4.2 (1).
 - (d) A pedestrian sidewalk connection shall be provided from the cul-de-sac to the next closest street or pedestrian right-of-way. Refer to Figure 4.2 (2).

Figure 4.2 (2). Pedestrian sidewalk connection from cul-de-sac

3. Pedestrian Crossings

- 1) Crosswalks shall meet the following requirements:
 - (a) Dimensions. Crosswalks shall be a minimum of 6 feet in width, measured from mid-stripe to mid-stripe, per the Manual on Uniform Traffic Control Devices (MUTCD).
 - (b) Markings. Crosswalks shall be appropriately indicated on the finished street surface with painted or thermoplastic markings and/or textured or colored pavement.
 - (c) Crossing Distances. To encourage pedestrian activity, crosswalks shall not extend a distance greater than 38 feet without a landscaped median, bulb-outs and/or other pedestrian refuge to increase pedestrian safety and comfort. Refer to Figure 4.3 (1).
 - (d) Accessible ramps and warning panels, per the American Disabilities Act or any more stringent state requirement, are required where all sidewalks or trails terminate at a crosswalk or curb.
 - (e) Ramp Orientation. Ramps shall be oriented perpendicular to traffic, requiring two ramps per corner at intersecting streets.
- (2) Bulb-outs. To shorten pedestrian crossing distances, bulb-outs shall be utilized at all intersections, unless otherwise required by the Clearfield Public Works Department and UDOT. Refer to Figure 4.3 (2).
 - (a) The depth of the bulb-out shall match the utilized on-street parking, either the width of the parallel space or the depth of the diagonal space.
 - (b) The radius of the bulb-out shall match the requirements for the intersection.
- (3) Mid-block crossings. Mid-block crossing shall incorporate bulb outs and pedestrian crosswalks.
 - (a) Mid-block crossings are required on all non-UDOT streets when block lengths or sections between intersections are longer than 600 feet. The crossing should generally occur in the middle third of a block face. Typical pedestrian crosswalks standards apply. Refer to Figure 4.3 (3).

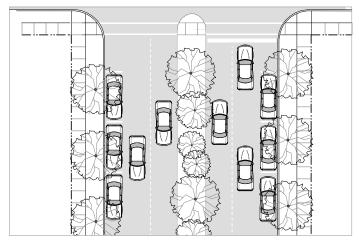


Figure 4.3 (1). Wide Street Crossing with Pedestrian Refuge Median

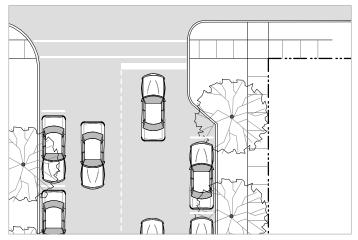


Figure 4.3 (2). Bulb Out



Figure 4.3 (3). Photo Example Mid Block Crossing

4.4 Block Layout Requirements

1. Block Configuration

- (1) New blocks not specified on the Regulating Plan shall generally be rectangular but may vary due to natural features or other site constraints.
- (2) Newly formed blocks may include existing lots within a zoning district outside the Downtown Clearfield area.

2. Maximum Block Size

Block sizes for new development and redevelopment shall be formed by a maximum perimeter of 2400 linear feet.

- (1) Where natural constraints or adjacency to parcels outside the Downtown area impact the block configuration, an exception may be granted from the maximum block size.
- (2) Access Roads and/or Pedestrian-only Walkways may form up to two sides of the block perimeter if they meet the Street Type Standards in Chapter 5.

3. Block Access

Vehicular access to blocks along Urban Arterial streets shall be from secondary streets perpendicular to the Urban Arterial streets. If secondary streets do not exist and are not feasible for proposed new developments, alternative access shall be coordinated with the City Engineer and requires UDOT approval.

4. Block Development Connectivity

To provide a minimum level of connectivity via vehicular rights-ofway between adjacent developments and to surrounding streets, a minimum of two access points is required for each development site unless the site meets the following parameters:

- For Single- and Two-Family Dwellings: Any subdivision and/or development of 20 or fewer dwellings;
- (2) For Multiple-Family Dwellings or Mixed-Use Projects: Any subdivision and/or development of 75 or fewer dwelling units;
- (3) A subdivision and/or development that is less than 4 acres.

5. Block Access Configuration

- (1) Access to blocks shall be aligned with the access for blocks across the street to create an intersection.
- (2) Mid-Block Pedestrian Ways. Mid-block Pedestrian Ways are required on blocks longer than 600 feet.
 - (a) Mid-block Pedestrian Ways shall generally be located in the middle third of a block face.
 - (b) Mid-block Pedestrian Ways shall align with Mid-block street crossings. Refer to section 4.3.3.

6. Block Layout

Blocks shall be fronted with lots on at least two faces. Lots shall be oriented along the longer street faces to the extent feasible.

- (1) Blocks containing open space may vary from the lot configuration requirements.
- (2) Blocks may include an alley that separates the lots.

4.5 Lot Layout Requirements

1. Typical Lot Configuration

All lots shall have frontage along a public street unless otherwise specified in 6.0 Building Type requirements.

- (1) Lot Shape. To create regular, rectangular lots, side property lines shall be perpendicular to the vehicular right-of-way to the extent practical.
- (2) Through Lots. Through lots fronting on two parallel streets are not permitted except for a lot covering 50 percent or more of a block and the two longest parallel street faces are treated as front property lines per building type requirements (refer to 6.0 Building Types).
- (3) Corner Lots. Corner lots have a front yard along one street and a corner yard along a second street. The front yard of a corner lot should be consistent with one adjacent Parcel.
 - (a) The rear yard of a corner lot is typically the yard against an alley or another lot's rear yard.
 - (b) The side yard of a corner lot is adjacent to another lot.
 - (c) Flag Lots. Flag lots are prohibited.

2. Lot Orientation

For increased energy efficiency, the recommended lot orientation is typically along an east-west longitudinal axis. For single buildings, this lot orientation will usually encourage development of buildings with smaller east and west facades, allowing for energy efficiency.

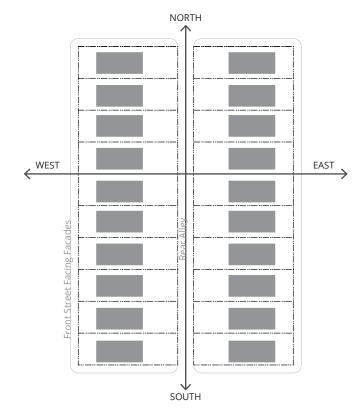


Figure 4.5 (1). Lot orientation along east-west axis

Chapter 5.0 STREET & STREETSCAPE STANDARDS

5.1 Purpose

1. Intent

The standards outlined in this section are intended to:

- Create complete streets that address all modes of travel, including pedestrian, bicycle, transit, and vehicular traffic.
- (2) Address all features of the street right-of-way, including sidewalks, parkways, traffic lanes, bicycle lanes, and medians.
- (3) Create streets appropriate for their context in residential, commercial, or mixed-use districts and that are designed to encourage travel at appropriate volumes and speeds.
- (5) Create streets and public rights-of-way that result in stormwater runoff quantity reduction and improve the quality of stormwater runoff.

2. Applicability

The standards in this section apply to all vehicular rights-of-way within the Clearfield Downtown Form-based Code area.

Figure 5.4 (1). Curbed drainage swales

5.2 General Requirements

1. Dedicated Vehicular Rights-of-Way

All proposed streets, landscape or furnishings zones, and sidewalks shall be located in dedicated vehicular Rights-of-Way.

- (1) Street Types. All new vehicular rights-of-way shall match one of the street types in Section 5.5, whether publicly dedicated or privately held. The Street Types defined in this section outline the standard street configurations for Downtown Clearfield. New streets shall be designed using the principles and characteristics defined by each street type.
 - (a) Graphics. The graphics illustrating each street type reflect the standard configuration of that street type. Other configurations may be allowed if the standards are met and agreed upon with Clearfield City.
- (2) Public Use. All streets shall be available for public use at all times. Gated streets and streets posted as private are not permitted.
- (3) Public Right of Way Dedication. Clearfield City may require additional right-of-way, pavement width, or additional street elements depending on unique site characteristics.
 - Wherever an existing public right of way fronting a lot, parcel, or development is less than the specified width for a Street Type, the additional width shall be dedicated in order to achieve a continuous streetscape.

2. Street Construction Specifications

All construction in the right-of-way shall follow specifications defined by Clearfield Public Works or as stated by this Form-based Code.

3. Stormwater Management

Stormwater management best practices shall be incorporated into the design of the right-of-way, using features such as curbed drainage swales, slotted curbs into landscaped areas, and through the use of permeable paving in the parking lane and low-traffic travel lanes. Refer to Figure 5.2 (1)

4. Fire Access

Street configurations have been calculated to provide fire truck access. The minimum total width of all travel lanes for vehicular street types shall be 20 feet of drivable surface. If adjacent buildings are taller than 30 feet the minimum total width is 26 feet. If a fire hydrant is present the minimum width is 26 feet, or can be 20 feet with an approved widening to 26 feet for the 20 feet piror and 20 feet after the fire hydrant. Refer to International Fire Code (IFC).

5. Intersections

- (1) Turning Radii. The following turning radii and curb radii shall be utilized unless otherwise authorized by the Clearfield City Engineer. Minimum actual turning radii shall be determined by the fire code official.
 - (a) Intersections should be designed for actual turning radius of the typical design vehicle as opposed to the maximum design vehicle. Small curb radii at intersections shorten pedestrian crossing distances and reduce vehicle turning speeds, thereby balancing the ease of travel of vehicles and pedestrians. Refer to Figure 5.2 (2).
 - (b) Neighborhood Streets. At the intersection of any street with a Neighborhood Street, the following curb radii shall be utilized.
 - With on-street parking on both intersecting streets, a 10-foot radius may be utilized.
 - (ii) Without on-street parking, a 15-foot radius is required.
 - (c) Commercial Streets. At the intersection of any street with a Commercial Street, the following curb radii shall be utilized.
 - (i) With on-street parking on both intersecting streets, a 15-foot radius is required.
 - (ii) Without on-street parking, a 25-foot radius is required.
 - (d) Arterial Streets. For arterials streets, the curb radii shall be designed according to Clearfield City and UDOT standards.
 - (e) Alley Intersections. At the intersection of any street with an Alley, the curb radii shall be no greater than 10 feet.

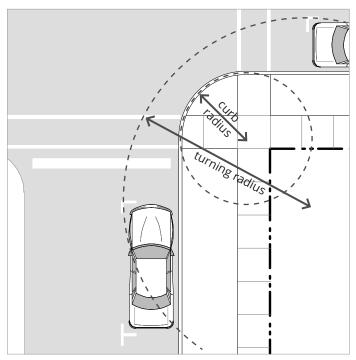


Figure 5.2 (2) Curb Radius vs. Actual Turn Radius with On-Street Parking.

5.3 Street Type Standards

1. Permitted Districts

- (1) Adjacent Building Types
- (2) Typical Right of Way

2. Typical Street Elements

Typical street elements are divided into the vehicular realm and pedestrian realm. Refer to Figure 5.3 (1): Typical Right-of-Way Elements. Each street type specified in this chapter outlines which elements are applicable. Refer to Section 5.5 of this Chapter.

- (1) Vehicular Realm. The vehicular realm is comprised of the travel lanes, on-street parking spaces, and bicycle travel facilities.
- (2) Pedestrian Realm. The pedestrian realm is comprised of pedestrian facilities and a street buffer area that is landscaped and/or furnished with street furniture.

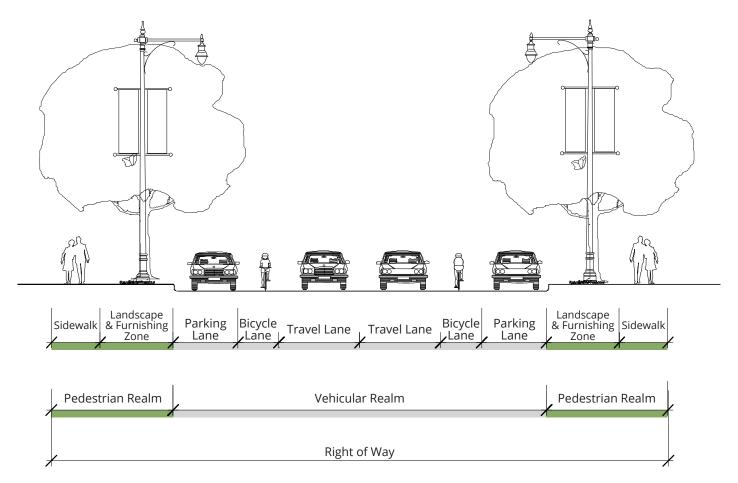


Figure 5.3 (1). Typical Right-of-Way Elements.

5.4 Vehicular Realm

1. Vehicular Travel Lanes

The number and width of vehicular travel lanes are determined by Street Type.

2. Vehicular On-Street Parking

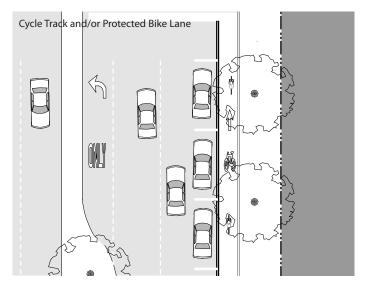
If permitted, the type and configuration of on-street parking is determined by Street Type.

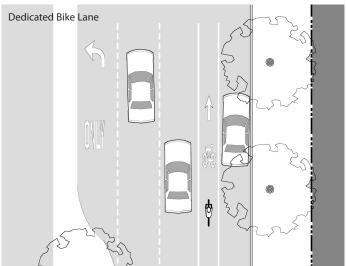
(1) Vehicular Parking Space Dimensions. The dimensions for on-street parking spaces are outlined in Table 5.4 (1).

3. Bicycle Travel Facilities

The following types of bicycle travel facilities are permitted in the vehicular realm per Street Type. Refer to Figure 5.4 (1).

- Cycle Track/Protected Bike Lane. A cycle track is a separate on-road bicycle facility that is typically adjacent to, but physically separated from, vehicular traffic and parking by a barrier.
- (2) Dedicated Bicycle Lane. Dedicated bicycle lanes are striped lanes on the outside of the outermost travel lanes that are designated for bicycle use only.
- (3) Designated Shared Lane. A designated shared lane is a travel lane that is shared between vehicles and bicycles. This lane is typically wider than a standard vehicular lane in order to accommodate both types of users, and includes a painted bicycle marker combined with a double arrow (known as a "sharrow").
- (4) Shared Lane. A shared lane refers to a street where the speed and configuration of the street is such that bicycles can comfortably share lanes with traffic without a dedicated bicycle lane or designated shared lane.





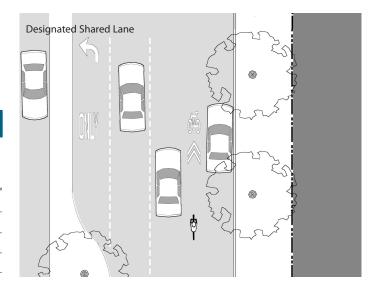


Figure 5.4 (1). On-Street Bicycle Facility Types.

Table 5.4 (1) On-Street Parking Space Dimenstions

Angle (degrees)	Curb Length (feet)	Stall Width (feet)	Stall Depth (feet)
00	20	7	7
45°	12	9	17
60°	10	9	18
90°	9	9	18

Cycle Track and/or Protected Bike Lane



Dedicated Bike Lane



Designated Shared Lane



Figure 5.4 (2). On-Street Bicycle Facility Types.

5.5 Pedestrian Realm

1. Pedestrian Travel Facilities

The type and width of pedestrian travel facilities, such as sidewalks, paths/trails, or off-street bicycle paths, are determined by Street Type.

2. Street Buffer Areas

The street buffer area, consisting of a landscape zone and/or furnishings zone, serves to buffer pedestrians from the movements of higher speed vehicles in the vehicular realm. The type and width of the Street Buffer area is determined by Street Type. Refer to Figure 5.5 (1).

- (a) Landscape Zone. A landscaped area between the back of curb to the sidewalk in which street trees, vegetation/plantings, bioswales, lighting, and signage may be located.
- (b) Furnishings Zone. A hardscaped area between the back of curb or edge of pavement to the sidewalk in which street trees, street furniture, lighting, and signage may be located.







Figure 5.5 (1). Street Buffer Examples.

5.7 Alley

1. Intent

The Alley is a very low capacity drive located at the rear of lots or development parcels. From the Alley, access to parking facilities, loading facilities, and service areas, such as refuse and utilities, is possible without a curb cut or driveway interrupting a street type. Refer to the typical plan and section in Figure 5.7 (1).

2. General Requirements

Alleys shall be developed using the standards in Table 5.7 (1). A rolled curb shall be used to provided the necessary travel surface width for fire access.



Table 5.7 (1) Alley	Requirements
Permitted Districts	All Districts
Permitted Adjacent Building Types	All Building Types
Typical Right-of-Way Width	20' to 26' (one-way or two way)
Vehicular Realm	
Travel Lanes	1 or 2
Lane Width	Varies (see Travel Surface Width) 8' lanes if two-way; 16' lane if one-way
Center Turn Lanes	None
Parking Lanes	None
Travel Surface Width	Minimum 20' (one way traffic only if Fire Access is provided and/or buildings are fire sprinkled.)
	Minimum 26' if buildings are higher than 30 feet or a fire hydrant is present
Median	None
Bicycle Facilities	Shared
Pedestrian Realm	
Pedestrian Facilities	Travel lanes are shared among drivers, pedestrians, and bicyclists
Street Buffer	None required



5.8 Access Road (Private or Public)

1. Intent

The Access Road is a very low capacity drive for access to shopping centers or residential complexes. Refer to the typical plan and section in Figure 5.8 (1).

2. General Requirements

Alleys shall be developed using the standards in Table 5.8 (1).



Table 5.8 (1) Access	s Road Requirements
Permitted Districts	All Districts
Permitted Adjacent Building Types	All Building Types
Typical Right-of-Way Width	40' to 47'
Vehicular Realm	
Travel Lanes	2
Lane Width	9.5' to 11'
Center Turn Lanes	None
Parking Lanes	None; Parallel optional on one side
Back of Curb to Back of Curb Width	Minimum 24'; Maximum 27'
Median	None
Bicycle Facilities	Shared
Pedestrian Realm	
Pedestrian Facilities	Minimum 5' (not required on both sides if buildings are on one side of road only)
Street Buffer	Minimum 4'; Minimum of 5' if Street Trees are planted (not required on both sides if buildings are on one side of road only)



5.9 Neighborhood Street

1. Intent

The Neighborhood Street is a low capacity street designed for slow speeds with a standard right-of-way. It primarily serves those residences or businesses directly adjacent to it. Refer to the typical plan and section, Figure 5.9 (1).

2. General Requirements

The Neighborhood Street shall be developed using the standards in Table 5.9 (1).



Table 5.9 (1) Neighborhood Street Requirements Permitted Districts TR, TC, UC, UR, CV Permitted Adjacent Multi-Family Residential, Townhouse **Building Types** Typical Right-of-Way 57' to 61' Width Vehicular Realm Travel Lanes 2 lanes 8' for TR district on one or both sides Lane Width up to 10' for TC, UC, UR, or CV Allowable Turn Lanes Not applicable Parallel; 10' striped and shared with Parking Lanes 1 bicycles **Pavement Width** 37' to 41' Median none required **Bicycle Facilities** Shared with Parking Lane **Pedestrian Realm** Minimum 5' wide clear sidewalk on both Pedestrian Facilities Minimum 5' width - street trees require Street Buffer urban root treatment or 7' width ¹ Reference 5.4.2 for on-street parking requirements



5.10 Commercial Street

1. Intent

The Commercial Street is designed first for pedestrians, buildings, street life and second for vehicular traffic, see Figure 5.10 (1). The street is intended for slow speeds and high pedestrian traffic. Sidewalks are wide and have the capacity for on street dining, shopping and street life.

2. General Requirements

The Commercial Street shall be developed using the standards in Table 5.10 (1).



Table 5.10 (1) Commerc	cial Street Requirements
Permitted Districts	UC, UR, TC, TR, CV
Permitted Adjacent Building Types	All
Typical Right-of-Way Width	71-99′
Vehicular Realm	
Travel Lanes	2
Lane Width	10'
Allowable Turn Lanes	Turning Lane at Intersections
B. I.: 1	Diagonal (17') or Parallel (7') allowed on both sides; gutter extends parking area
Parking Lanes ¹	Center diagonal (18') allowed
	*TR District allowed Parallel only
Pavement Width	Minimum 49'
	Maximum 69' if 45° parking both sides
Median	Turning Lane at Intersections
Bicycle Facilities	Dedicated Bike Lane - 5'
Pedestrian Realm	
Pedestrian Facilities	Minimum 6'
Street Buffer	Minimum 5' width - street trees require urban root treatment or 7' width

¹ Reference 5.4.2 for on-street parking requirements



5.11 State/Main Street Highway 126 - Urban Core Arterial

1. Intent

This Street Type is for State/Main, which is State Highway 126, in the Urban Core of Downtown Clearfield. This is a high capacity regional thoroughfare, that acknowledges the Downtown Clearfield context. Figure 5.11 (1).

2. General Requirements

State/Main Street - Urban Core shall be developed using the standards in Table 5.11 (1).



Table 5.11 (1) Urban Core Arterial Requirements Permitted Adjacent Districts UR, UC, CV Permitted Adjacent Building Civic, Mixed-Use, Multi-Family, Office Types Typical Right-of-Way Width 100′ Vehicular Realm Travel Lanes 2 lanes in each direction Lane Width 11' Turn Lanes Per UDOT corridor agreement Parking Lanes 1 Optional Parallel, as ROW allows **Pavement Width** 12' Planted Median with turn lane Median pockets (includes 1'shy distance on each side of median) 7.5' Protected Bike Lanes (2' Bicycle Facilities² buffer; 5.5' travel lane) **Pedestrian Realm** Pedestrian Facilities Minimum 8' wide clear sidewalk Street Buffer Minimum 6' hardscape

² Reference 5.4.3 for bicycle facility types and requirements



¹ Reference 5.4.2 for on-street parking requirements



5.12 700 South; State/Main - Gateway Corridor

1. Intent

This Street Type is for State/Main, which is State Highway 126, in the Gateway and Town Commerce areas of Downtown Clearfield, and for 700 South Street, which is State Highway 193. These roads are high capacity regional thoroughfares, see Figure 5.12 (1).

2. General Requirements

700 South shall be developed using the standards in Table 5.12 (1).



Table 5.12 (1) Gateway Corrid	or Arterial Requirements
Permitted Adjacent Districts	TC, TR, CC
Permitted Adjacent Building Types	Civic, Commercial, Mixed-Use, Office
Typical Right-of-Way Width	108' - 110'

Vehicular Realm	
Travel Lanes	2 lanes in each direction
Lane Width	12' on 700 South (Hwy 193)
Larie Width	11' - 12' on State/Main (Hwy 126)
Turn Lanes	Per UDOT corridor agreement
Parking Lanes ¹	Optional Parallel, as ROW allows
Pavement Width	78' - 82'
Median	14' Planted Median with turn lane pockets (includes 1' shy distance on each side)
Bicycle Facilities ²	7.5' Protected Bike Lanes (2' buffer; 5.5' travel lane)
Pedestrian Realm	
Pedestrian Facilities	Minimum 6' wide clear sidewalk
Street Buffer	Minimum 8' planted
1	

¹ Reference 5.4.2 for on-street parking requirements

² Reference 5.4.3 for bicycle facility types and requirements





5.6 Streetscape Design

1. Intent

The streetscape design standards are intended to create a sense of identity for all streets in Downtown Clearfield using a consistent and appropriate planting of street trees based on context and other streetsacpe elements.

2. Applicability

The requirements herein apply to all new development in the Downtown Clearfield districts.

3. Streetscape Design Submittal

A consistent streetscape design shall be submitted for approval of all new streets within the development. All Streetscape Design Plans shall be stamped by a Licensed Landscape Architect. At a minimum, the submittal shall include the following:

- (1) Street Lighting. Pedestrian and vehicular lighting shall be specified, and locations and quantities noted. Street lighting shall comply with Public Works Standards.
- (2) Street Trees. Trees meeting the minimum requirements of 7.3.4 shall be included in the streetscape design, with details related to tree planting to meet the requirements of 7.2.5 Tree Installations.
- (3) Sidewalk Pavement Design. Sidewalk paving materials shall be set for each street type.
- (4) Street Furnishings. Benches, seatwalls, planters, planter fences, trash receptacles, and bicycle racks shall be specified and quantities and locations listed for each street type. Benches are required every 200 feet on all street frontages.
- (5) Landscape . Ground plane vegetation shall be designated for any landscape bed areas, planter areas, and tree wells as applicable.
- (6) Identity Elements. Any other elements designed to establish the identity of each Street, such as banners, pavement markers, artwork, or signage, shall be included in the streetscape design submittal.

4. Street Lighting

- Decorative street lighting is required on all streets within the Clearfield Downtown. All light posts shall have arms for flag banners.
- (2) The City standard is to be used on all streets within the Downtown.
- (3) All street light fixtures shall be Dark Sky compatible and have shields blocking up lighting. Shields may be on the exterior or interior of the light fixture. All lamps shall be LED.
- (4) Spacing. Light fixture spacing shall be a minimum of 20 feet and a maximum distance of 80 feet on all streets.



Figure 5.6 (1) Clearfield City Decorative Light Standard.

5. Street Tree Requirements

Street trees are required along all street frontages, except for the Alley. The following standards apply to the installation of street trees.

- (1) Street trees shall be located either in a Landscape Zone within a planting bed or lawn, or in a Furnishings Zone in tree wells with a grate as required.
- (2) Street Tree Types. Street trees shall be selected based on width of park strip and/or specific streetscape design. Refer to tables 5.6 (1), 5.6 (2), and 5.6 (3) for an approved list of permitted large, medium, and small street trees.
- (3) Street Tree Spacing. Street trees shall be planted as follows.
 - (a) Large trees must be spaced a minimum of 40 and a maximum of 60 feet on center.
 - (b) Medium and small trees must be spaced a minimum of 20 and a maximum of 40 feet on center.
 - (c) Each Lot is required to have a minimum of one street tree. Trees shall be located such that spacing requirements are met in regard to the trees planted on the adjacent lot(s).
- (4) Clear Branch Height. Minimum clear branch height is 7 feet.
- (5) Limited Distance between Curb and Sidewalk. Where the distance from the back of the curb to the edge of the rightof-way or property line is less than nine feet with a sidewalk, Applicant shall work with the Clearfield City Urban Forester/ Arborist to determine the appropriate tree species.
- (6) Tree Wells. In commercial districts, where the sidewalk extends from the back of curb to the property line, tree wells with tree grates shall be utilized.
 - (a) The opening in a tree grate for the trunk must be expandable.
- (7) Tree Species and Diversity. Streets shall have the same combination of tree species per block on both sides of the streets with changes at intersections. However, tree diversity is important to reduce the risk of catastrophic tree loss due to pests. To promote tree diversity overall in Downtown Clearfield, street tree installations shall work to achieve a diversity as specified in Table 5.6 (4).

Table 5.6 (1) Permitted La	rge Street Trees
Sycamore Maple	Acer pseudoplatanus
Emerald Queen Maple	Acer platanoides 'Emerald Queen'
Catalpa	Catalpa speciosa
Hackberry	Celtis occidentalis
Riversii Beech	Fagus sylvatica 'Riversii'
Gingko	Gingko biloba 'Princeton Sentry'
Honeylocust	Gleditsia triacanthos
Kentucky Coffeetree	Gymnocladus dioicus
London Planetree	Platanus x acerifolia
Japanese Pagodatree	Sophora japonica
Sterling Silver Linden	Tilia tomentosa 'Sterling'
Accolade Elm	Ulmus carpinifolia 'Accolade'

Table 5.6. (2) Permitt	ted Medium Street Trees
Fairview Maple	Acer platanoides 'Fairview'
Briotii Horsechestnut	Aesculus x carnea 'Briotii'
Chinese Fringetree	Chionanthus retusus
Yellowwood	Cladrastis kentukea
Goldenraintree	Koelreuteria paniculata
Fruitless Mulberry	Morus alba 'Fruitless'
Mayday Tree	Prunus padus
Lacebark Elm	Ulmus parvifolia
Frontier Elm	Ulmus parvifolia 'Frontier'
Japanese Zelkova	Zelkova serrata
Chanticleer Pear	Pyrus calleryana 'Chanticleer'

nall Street Trees
Syringa reticulata
Malus spp. Various
Cercis canadensis
Cotinus obovatus
Crataegus viridis
Fagus sylvatica
Prunus cerasifera
Tilia cordata
Zelkova serrata

Table 5.6 (4) Street	Tree Diversity in Downtown
Species	No more than 10% of any one species
Genus	No more than 20% of any one genus
Family	No more than 30% of any one family



Chapter 6.0 BUILDING TYPES

6.1. Purpose

1. Intent

The standards are intended to outline the required building types and standards for new construction within the Downtown Clearfield Districts defined in Chapter 2.0.

6.2. General Requirements

All Building Types must meet the following requirements.

- (1) Zoning Districts. Each Zoning District shall only contain the Building Types permitted. Refer to Table 6.2 (1) Permitted Building Types by Districts.
- (2) Uses. Each Building Type can house a variety of uses depending on the district in which it is located. Refer to 3.0 Uses for uses permitted per district. Some Building Types have additional limitations on permitted uses.
- (3) No Other Building Types. All buildings constructed must meet the requirements of one of the Building Types permitted within the zoning district in which the lot is located.
- (4) Permanent Structures. All buildings constructed shall be of permanent construction without a chassis, hitch, or wheels, or other features that would make the structure mobile, unless otherwise noted.
- (5) Accessory Structures
 - (a) Attached accessory structures are considered part of the principal structure.
 - (b) Detached accessory structures are permitted per each Building Type and shall comply with all setbacks except the following:
 - (i) Detached accessory structures are not permitted in the front yard and shall be located behind the principal structure in the rear yard or set behind the principal structure in the side yard.
 - (ii) Detached accessory structures shall not exceed the height of the principal structure.
- (6) Residential Amenities. All multi-family and mixed-use buildings containing residential units must provide a mix of amenities to ensure quality development and livability for tenants. Refer to Section 6.8.

Table 6.2 (1) Permitted Building Types by Districts

				Dist	ricts		
		UC	UR	TC	TR	CV	СС
		Urban Core Commerce	Urban Mixed Residential	Town Mixed Commerce	Town Neighborhood Residential	Civic	Gateway Corridor Commerce
	Mixed-Use/Core Commercial	P	P	P	P		
es	Multi-Family Residential	\mathbf{P}^1	P				
Typ	Office	P	P	P		P	P
Building Types	Civic	P	P	P		P	P
Buil	Commercial			P			P
	Townhouse			P	P		
	Garden Court				Р		

 \mathbf{P} = Permitted

Footnotes:

 $^{\rm 1}$ Only permitted as part of a master development and/or permitted on secondary streets in the Urban Core (UC) District.

6.3 Building Type Standards

The following explains and further defines the standards for Building Types. All standards may not apply to all Building Types.

1. Building Site

- (1) Minimum Lot or Unit Width. The minimum width of a lot, measured at or parallel to the front property line. Or, the minimum width of a unit.
- (2) Maximum Lot or Unit Width. The maximum width of a lot, measured at or parallel to the front property line. Or, the maximum width of a unit.
- (3) Maximum Impervious Coverage. The maximum percentage of a lot permitted to be covered by impervious surfaces, including principal structures, accessory structures, pavement, and other impervious surfaces.
- (4) Additional Semi-Pervious Coverage. The additional percentage of a lot beyond the Maximum Impervious Coverage, which may be surfaced in a semi-pervious material, including permeable pavers or semi-pervious landscaped roofs.



Figure 6.3 (1). Maximum Impervious & Additional Semi-Pervious Coverage



2. Site Access & Parking

- (1) Parking and Loading Location. The yard or structure in which a parking lot, detached garage, attached garage, loading/unloading, and associated driveways is permitted.
 - (a) Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage. See Figure 6.3 (3).
- Vehicular Access. The permitted means of vehicular ingress and egress to the lot.
 - (a) Alleys, when present, shall always be the primary means of vehicular access.
 - (b) When alleys are not present, a driveway may be permitted per Building Type and, if an alternative street is available, shall not be located off a Primary Street.
 - (c) When a driveway access is located off a Primary Street the driveway is not counted toward Front Property Line coverage percentage. Refer to 6.3.3.
 - (d) Driveways shall meet the dimension requirements of Clearfield City Public Works standards.

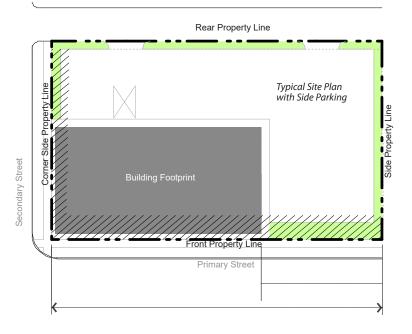


Figure 6.3 (3). One aisle of side parking is allowed when lots are wider than 140 feet.



Figure 6.3 (4). Vehicular Access from Rear Alley

3. Building Location

- Multiple Principal Structures. The allowance of more than one principal structure on a lot.
- (2) Front Build-to Zone. The build-to zone defines the minimum and maximum building setback parallel to the front property line. Building components, such as awnings or signage, are permitted to encroach out of the build-to zone, including over the public right of way.
 - (a) All build-to zone and setback areas not covered by building must contain either landscape, patio space, or sidewalk space.
- (3) Corner Build-to Zone. The build-to zone or setback parallel to the corner property line.
 - (a) All build-to zone and setback areas not covered by building must contain either landscape, patio space, or sidewalk space.
- (4) Occupation of Corner. A principal structure shall occupy the intersection of the front and corner build-to zones.
- (5) Front Property Line Coverage. This Measurement defines the minimum percentage of building facade required to be along the front property line. The measurement is calculated by

- dividing the width of the principal structure(s) (as measured within the front build-to zone) by the width of the front build-to zone (BTZ).
- (a) Certain buildings have this number set to also allow the development of a courtyard along the front property line.
- (b) When a driveway is permitted from the street, the driveway does not count toward front property line coverage.
- (6) Minimum Side Yard Setback. The minimum required setback along a side property line.
- (7) Minimum Rear Yard Setback. The minimum required setback along a rear property line.

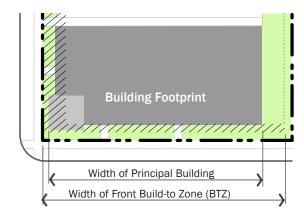
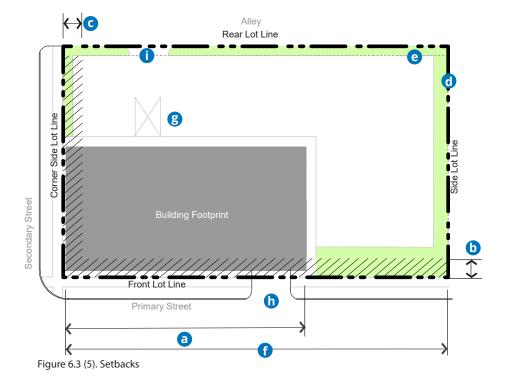


Figure 6.3 (4). Measuring Front Property Line Coverage



4. Building Massing

The following explains the line item requirements for each Building Type.

- (1) Minimum Building Width. The minimum building or unit width measured at or parallel to the front property line.
- (2) Maximum Building Width. The maximum building or unit width measured at or parallel to the front property line.
- (3) Minimum Number of Stories. The minimum stories required for the building, located within the build-to zone; stories above the required minimum height may be stepped back from the facade.
- (4) Maximum Number of Stories. The maximum stories allowed for the building.
 - (a) Half stories. Partial stories located either completely within the roof structure with street-facing windows or in a visible basement exposed a maximum of one half-story above grade.
 - (b) A building incorporating both a half story within the roof and a visible basement shall count the height of the two half stories as one full story.

- (5) Some Building Types require a building facade to step back as its height increases. If required, the upper stories of any building facade with street frontage shall be setback a designated amount beyond the building facade of the lower stories.
- (6) Ground Story Minimum and Maximum Height (Measuring Height). The permitted range of height in feet for each story. Additional information is as follows:
 - (a) Floor height is measured in feet between the floor of a story to the floor of the story above it.
 - (b) For single story buildings and the uppermost story of a multiple story building, floor to floor height shall be measured from the floor of the story to the tallest point of the ceiling.
- (7) Upper Story, Minimum and Maximum Height (Measuring Height). The permitted range of height in feet for each story. Additional information is as follows:
 - (a) Floor height is measured in feet between the floor of a story to the floor of the story above it.
 - (b) For single story buildings and the uppermost story of a multiple story building, floor to floor height shall be measured from the floor of the story to the tallest point of the ceiling.
- (8) Roof Types
 - (a) Permitted Roof Type. The roof type(s) permitted for a given Building Type. Refer to 6.12. Roof Types for more specific requirements.
 - (b) Tower. A vertical building extension that may be permitted in conjunction with another roof type on certain Building Types. Refer to 6.12. Roof Types.

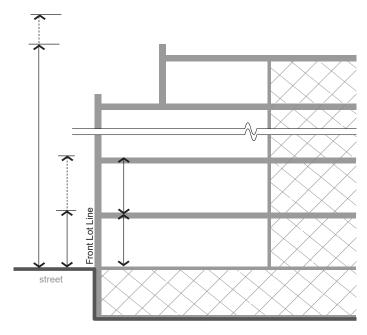


Figure 6.3 (7). Building Massing Requirements

5. Street Facade Articulation & Details

Street Facade Requirements apply only to facades facing a public or private right-of-way. The rear or interior side yard facades are not required to meet these standards unless otherwise stated.

- (1) Blank Wall Limitations. The amount of windowless area permitted on a facade with street frontage. If required, the following shall both be met for each story:
 - (a) No rectangular area greater than 30% of a story's facade, as measured from floor to floor, may be windowless; and
 - (b) No horizontal segment of a story's facade greater than 15 feet in width may be windowless.
- (2) Vertical Facade Divisions. The use of a vertically oriented expression line or form to divide the facade into increments no greater than the dimension shown, as measured along the base of the facade. Elements may include a column, pilaster, or other continuous vertical ornamentation a minimum of one and one-half inch depth.
- (3) Horizontal Facade Divisions. The use of a horizontally oriented expression line or form to divide portions of the facade into horizontal divisions. Elements may include a cornice, belt course, molding, string courses, or other continuous horizontal ornamentation a minimum of one and a half inch depth.
- (4) Entrance Type. The Entrance Type(s) permitted for the entrance(s) of a given Building Type. Refer to 6.XX for more specific requirements.

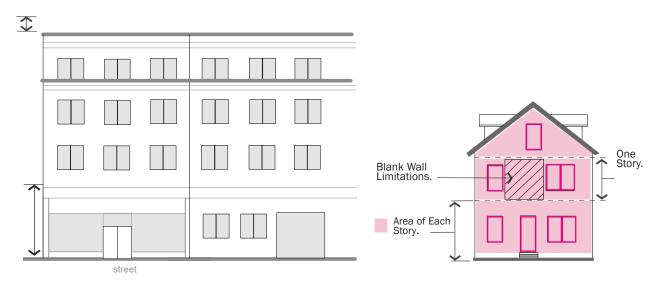
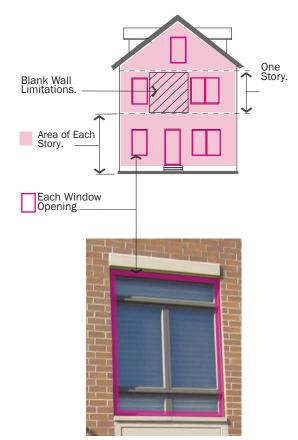


Figure 6.3 (8). Street Facade Requirements.

6. Building Fenestration

- (1) Minimum Ground Story Transparency. The minimum amount of transparency required on the ground story of facades with street frontage. Transparency is any glass in windows and/or doors, including any mullions, that is highly transparent with low reflectance.
 - (i) Ground Story Transparency shall be measured between two feet and eight feet from the average grade at the base of the front facade.
 - (ii) A general Minimum Transparency requirement shall be measured from floor to floor of each story.
- (2) Minimum Upper Story Transparency. The minimum amount of transparency required on the upper stories of facades with street frontage. Transparency is any glass in windows and/or doors, including any mullions, that is highly transparent with low reflectance.
 - (i) Upper Story Transparency shall be measured between floor to floor of each story.
- (3) Required Number of Street Entrances. The minimum number of and maximum spacing between entrances on the ground story of facades with street frontage.
- (4) Principal Entrance Location. The facade on which the primary building entrance is to be located.



Measuring Transparency on Each Story.



Measuring Ground Floor Transparency on a Storefront base.

Figure 6.3 (9). Building Fenestration Requirements.

7. Uses

The use and fucntion requirements within the building type.

- (1) Ground Story Uses. The general category of uses which may occupy the ground story of a building.
- (2) Upper Story Uses. The general category of uses which may occupy the upper story of a building.
- (3) Parking Within Building. The area(s) of a building in which parking is permitted within the structure.
- (4) Required Occupied Space. The area(s) of a building that shall be designed as occupied space. Occupied space is defined as interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.

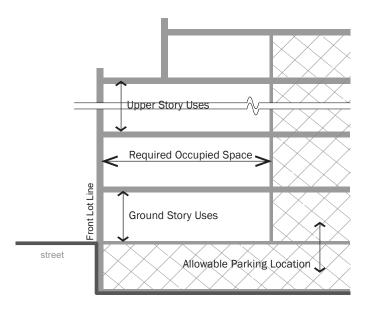


Figure 6.3 (9). Building Use Requirements.

6.4 Mixed-Use/Core Commercial Building

1. Description & Intent

The Mixed-Use/Core Commercial Building is intended to be located close to the front property line with parking typically in the rear or side of the lot. Parking garages and underground parking are highly encouraged.

The key facade element is large amounts of glass and regularly spaced entrances on the main floor.

This building is available for different levels of urban intensities, depending on the district within which it is located. For example, minimum and maximum heights are highest in the UC District and lowest in the TR District.

2. Regulations

Regulations for the Mixed-Use Building Type are defined in the adjacent table.







ble 6.5 (1) Mixed Use Buildi	ng Type					
	Zone Districts					
	UC	UR	TC	TR		
Building Site Refer to						
Minimum Lot Width	none	none	none	none		
Maximum Lot Width	none	none	none	none		
Maximum Impervious Coverage	80%	70%	70%	70%		
Additional Semi-Pervious Coverage	10%	15%	10%	10%		
Site Access & Parking Refer to						
Parking & Loading Location	rear yard	rear yard	rear & side yard	rear & side yard		
/ehicular Access	Alley only	; if no alley exists, 1 drivewa	y is permitted per non-prin	nary street		
Building Location Refer to						
Multiple Principal Buildings	not permitted	not permitted	permitted	not permitted		
Front Build-to Zone	0′-5′	0′-10′	10'-30'	10'-30'		
with Plaza or Porte Cochere	up to 25'	up to 25'	up to 25'	up to 25'		
Corner Build-to Zone	0' to 5'	0' to 5'	0' to 10'	0' to 5'		
Occupation of Corner	required	required	required	required		
Front Property Line Coverage	80%	80%	70%	70%		
Minimum Side Yard Setback	0′	0′	5′	5′		
Minimum Rear Yard Setback	5′	5′	5′	5′		
	5	5	5	5		
Building Massing Refer to		_	_			
Minimum Overall Height	2 story	2 story	2 story	2 story		
Maximum Overall Height	No maximum	6 stories	4 stories	4 stories		
uilding Stepback		mum horizontal distance 10				
round Story: Minimum Height	14′	14′	14′	14′		
Maximum Height	30′	24′	24′	18′		
pper Stories: Minimum Height	9′	9′	9′	9′		
Maximum Height	14'	14′	14′	14′		
ermitted Roof Types	parapet, flat	parapet, flat	parapet, flat	parapet, flat		
ower	permitted	permitted	permitted	permitted		
Street Facade Articulation/D	etails Refer to					
Blank Wall Limitations		required per flo	or refer to 6.3.4			
/ertical Facade Divisions	every 25' of facade width	every 30' of facade width	every 50' of facade width	every 30' of facade width		
Horizontal Facade Divisions	required withi	n 3' of the top of the groun	d story and at the top of the	highest story		
ront Facade Entrance Type	Mixed-Use, Arcade	Mixed-Use, arcade	Mixed-Use, arcade	Mixed-Use, arcade		
Building Fenestration Refer to						
Ainimum Ground Story Transparency	65%	65%	50%	50%		
Minimum Upper Story Transparency	25%	25%	25%	25%		
Principal Entrance Location	front facade	front facade	front or corner facade	front facade		
Required Number of Street Entrances	1 per each 75'	1 per each 75'	1 per each 100'	1 per each 75'		
Building Uses. Refer to Table 3.3 (2) for	permiteed uses in each General C		vice, office			
Ground Story						
Jpper Story	retail, service, office, residential					
Parking within Building	permitted fully in basement and in rear of upper floors					
Required Occupied Space	40' deep on all full floors					

6.5 Multi-Family Residential Building

1. Description & Intent

The Multi-Family Residential Building Type is limited in terms of uses by the district within which it is located, generally housing and/or residential uses. The Multi-Family Residential building is intended to be built close to the front and corner property lines allowing easy access to passing pedestrians and transit riders. Parking may be provided in the rear of the lot, internally in the building, or, in some cases, one double loaded aisle of parking is permitted in the interior or the side yard at the front property line.

2. Regulations

Regulations for the Multi-Family Residential Type are defined in the adjacent table.







	dential Building Type	D				
	2	Zone Districts				
	UC	UR	TC	TR	CV	(
Building Site Refer to						
Minimum Lot Width	80′	80′				
Maximum Lot Width	none	none				
Maximum Impervious Coverage	65%	60%				
Additional Semi-Pervious Coverage	10%	15%				
Site Access & Parking Refer to						
Parking & Loading Location	rear or side yard	rear or side yard				
Vehicular Access	Alley; if no alley a maximum 1 per 200 feet frontage or UDOT requirement	Alley; if no alley a maximum 1 per 200 feet frontage or UDOT requirement				
Building Location Refer to						
Multiple Principal Buildings	permitted	permitted				
Front Build-to Zone	0'-10'	10'-20'				
with Plaza or Porte Cochere	up to 25'	up to 25'				
Corner Build-to Zone	10'-20'	10'-20'				
Occupation of Corner	required	required				
Front Property Line Coverage	80%	80%				
Minimum Side Yard Setback	0'	0'				
Minimum Rear Yard Setback	5′	5′				
Building Massing Refer to						
Minimum Overall Height	2 story	2 story				
Maximum Overall Height	No maximum	6 stories				
Building Stepback		um horizontal distance 10 feet required at top of 3rd story				
Ground Story: Minimum Height	12'					
Maximum Height	18'	12' 18'				
Upper Stories: Minimum Height	9′	9′				
Maximum Height	14'	14'				
Permitted Roof Types	parapet, pitched, flat					
Tower	permitted	permitted				
Street Facade Articulation/De	·	P				
Blank Wall Limitations		oor refer to 6.3.4				
Vertical Facade Divisions	every 25' of facade width every 30' of facade width					
Horizontal Facade Divisions	required within 3' of the top of any visible top					
Front Facade Entrance Type	Stoop, Porch, Mixed-Use					
Building Fenestration Refer to		Stoop, Porch, Mixed-Use				
Minimum Ground Story Transparency	45%	45%				
Minimum Upper Story Transparency	25%	25%				
Principal Entrance Location	front facade	front facade				
Required Number of Street Entrances	1 per each 100' of front facade	1 per each 100' of front facade				
Building Uses. Refer to Table 3.3 (2) for p	ermiteed uses in each General Category					
Ground Story	residential alone; residential with retail, service, or office					
Upper Story	residential					
Parking within Building	permitted fully in basement and in rear of upper floors					
Required Occupied Space	40' deep on all full floors					

6.6 Office Building

1. Description & Intent

The Office Building Type is widely used in the Clearfield downtown districts. It is intended to be built close to the front and corner property lines allowing easy access to passing pedestrians and transit riders. Parking may be provided in the rear or side yard of the lot. The minimum and maximum heights of this Building Type depend on the district within which it is located: taller heights in the UC and UR, with lower heights in the other districts.

2. Regulations

Regulations for the Office Building Type are defined in the adjacent table.







Building Location Refer to Multiple Principal Buildings Front Build-to Zone with Plaza or Porte Cochere Corner Build-to Zone Occupation of Corner Front Property Line Coverage Minimum Side Yard Setback Minimum Rear Yard Setback Building Massing Refer to Minimum Overall Height	JC 50' none 80% 10% rear yard Illey only; if no alle not permitted 0'-10' up to 25' 10'-20' required 80% 0' 5'	Zone D UR 50' none 70% 15% rear or side yard y exists, 1 driveway is primary street permitted 10'-20' up to 25' 10'-20' required 80%	TC 50' none 70% 10% rear or side yard	TR	cv 50' none 70% 15% rear or side yard Alley only; if no alle is permitted per n permitted 0'-20' up to 25'	CC 50' none 70% 15% rear or side yard y exists, 1 drivewa on-primary street permitted 10'-30'	
Minimum Lot Width Maximum Lot Width Maximum Impervious Coverage Additional Semi-Pervious Coverage Site Access & Parking Refer to Parking & Loading Location Vehicular Access Building Location Refer to Multiple Principal Buildings Front Build-to Zone with Plaza or Porte Cochere Corner Build-to Zone Occupation of Corner Front Property Line Coverage Minimum Side Yard Setback Minimum Rear Yard Setback Building Massing Refer to Minimum Overall Height	50' none 80% 10% rear yard Alley only; if no alle not permitted 0'-10' up to 25' 10'-20' required 80% 0'	50' none 70% 15% rear or side yard y exists, 1 driveway is primary street permitted 10'-20' up to 25' 10'-20' required	50' none 70% 10% rear or side yard permitted per non- permitted 10'-30' up to 35'	IK	50' none 70% 15% rear or side yard Alley only; if no alle is permitted per n	50' none 70% 15% rear or side yard y exists, 1 drivewa on-primary street	
Minimum Lot Width Maximum Lot Width Maximum Impervious Coverage Additional Semi-Pervious Coverage Site Access & Parking Refer to Parking & Loading Location Vehicular Access Building Location Refer to Multiple Principal Buildings Front Build-to Zone with Plaza or Porte Cochere Corner Build-to Zone Occupation of Corner Front Property Line Coverage Minimum Side Yard Setback Minimum Rear Yard Setback Building Massing Refer to Minimum Overall Height	none 80% 10% rear yard Alley only; if no alle not permitted 0'-10' up to 25' 10'-20' required 80% 0'	none 70% 15% rear or side yard y exists, 1 driveway is primary street permitted 10'-20' up to 25' 10'-20' required	none 70% 10% rear or side yard permitted per non- permitted 10′-30′ up to 35′		none 70% 15% rear or side yard Alley only; if no alle is permitted per n permitted 0'-20'	none 70% 15% rear or side yard y exists, 1 drivewa on-primary street permitted	
Maximum Lot Width Maximum Impervious Coverage Additional Semi-Pervious Coverage Site Access & Parking Refer to Parking & Loading Location Vehicular Access Building Location Refer to Multiple Principal Buildings Front Build-to Zone with Plaza or Porte Cochere Corner Build-to Zone Occupation of Corner Front Property Line Coverage Minimum Side Yard Setback Minimum Rear Yard Setback Building Massing Refer to Minimum Overall Height	none 80% 10% rear yard Alley only; if no alle not permitted 0'-10' up to 25' 10'-20' required 80% 0'	none 70% 15% rear or side yard y exists, 1 driveway is primary street permitted 10'-20' up to 25' 10'-20' required	none 70% 10% rear or side yard permitted per non- permitted 10′-30′ up to 35′		none 70% 15% rear or side yard Alley only; if no alle is permitted per n permitted 0'-20'	none 70% 15% rear or side yard y exists, 1 drivewa on-primary street permitted	
Maximum Impervious Coverage Additional Semi-Pervious Coverage Site Access & Parking Refer to Parking & Loading Location Vehicular Access Building Location Refer to Multiple Principal Buildings Front Build-to Zone with Plaza or Porte Cochere Corner Build-to Zone Occupation of Corner Front Property Line Coverage Minimum Side Yard Setback Minimum Rear Yard Setback Building Massing Refer to Minimum Overall Height	80% 10% rear yard Alley only; if no alle not permitted 0'-10' up to 25' 10'-20' required 80% 0'	70% 15% rear or side yard y exists, 1 driveway is primary street permitted 10'-20' up to 25' 10'-20' required	70% 10% rear or side yard permitted per non- permitted 10'-30' up to 35'		70% 15% rear or side yard Alley only; if no alle is permitted per n permitted 0'-20'	70% 15% rear or side yard y exists, 1 drivewa on-primary street permitted	
Additional Semi-Pervious Coverage Site Access & Parking Refer to Parking & Loading Location Vehicular Access Building Location Refer to Multiple Principal Buildings Front Build-to Zone with Plaza or Porte Cochere Corner Build-to Zone Occupation of Corner Front Property Line Coverage Minimum Side Yard Setback Minimum Rear Yard Setback Building Massing Refer to Minimum Overall Height	rear yard Illey only; if no alles not permitted 0'-10' up to 25' 10'-20' required 80% 0'	rear or side yard y exists, 1 driveway is primary street permitted 10'-20' up to 25' 10'-20' required	rear or side yard permitted per non- permitted 10'-30' up to 35'		rear or side yard Alley only; if no alle is permitted per n permitted 0'-20'	rear or side yard y exists, 1 drivewa on-primary street permitted	
Site Access & Parking Refer to Parking & Loading Location Vehicular Access Building Location Refer to Multiple Principal Buildings Front Build-to Zone with Plaza or Porte Cochere Corner Build-to Zone Occupation of Corner Front Property Line Coverage Minimum Side Yard Setback Minimum Rear Yard Setback Building Massing Refer to Minimum Overall Height	rear yard Illey only; if no alle not permitted 0'-10' up to 25' 10'-20' required 80% 0'	rear or side yard y exists, 1 driveway is primary street permitted 10'-20' up to 25' 10'-20' required	rear or side yard permitted per non- permitted 10'-30' up to 35'		rear or side yard Alley only; if no alle is permitted per n permitted 0'-20'	rear or side yard y exists, 1 drivew on-primary street permitted	
Parking & Loading Location Vehicular Access Building Location Refer to Multiple Principal Buildings Front Build-to Zone with Plaza or Porte Cochere Corner Build-to Zone Occupation of Corner Front Property Line Coverage Minimum Side Yard Setback Minimum Rear Yard Setback Building Massing Refer to Minimum Overall Height	not permitted 0'-10' up to 25' 10'-20' required 80% 0'	y exists, 1 driveway is primary street permitted 10'-20' up to 25' 10'-20' required	permitted per non- permitted 10'-30' up to 35'		Alley only; if no alle is permitted per n	y exists, 1 drivewa on-primary street permitted	
Vehicular Access Building Location Refer to Multiple Principal Buildings Front Build-to Zone with Plaza or Porte Cochere Corner Build-to Zone Occupation of Corner Front Property Line Coverage Minimum Side Yard Setback Minimum Rear Yard Setback Building Massing Refer to Minimum Overall Height	not permitted 0'-10' up to 25' 10'-20' required 80% 0'	y exists, 1 driveway is primary street permitted 10'-20' up to 25' 10'-20' required	permitted per non- permitted 10'-30' up to 35'		Alley only; if no alle is permitted per n	y exists, 1 drivewa on-primary street permitted	
Building Location Refer to Multiple Principal Buildings Front Build-to Zone with Plaza or Porte Cochere Corner Build-to Zone Occupation of Corner Front Property Line Coverage Minimum Side Yard Setback Minimum Rear Yard Setback Building Massing Refer to Minimum Overall Height	not permitted 0'-10' up to 25' 10'-20' required 80% 0'	permitted 10'-20' up to 25' 10'-20' required	permitted 10'-30' up to 35'		permitted per n	on-primary street	
Multiple Principal Buildings Front Build-to Zone with Plaza or Porte Cochere Corner Build-to Zone Occupation of Corner Front Property Line Coverage Minimum Side Yard Setback Minimum Rear Yard Setback Building Massing Refer to Minimum Overall Height	0'-10' up to 25' 10'-20' required 80% 0'	10'-20' up to 25' 10'-20' required	10'-30' up to 35'		0'-20'		
Front Build-to Zone with Plaza or Porte Cochere Corner Build-to Zone Occupation of Corner Front Property Line Coverage Minimum Side Yard Setback Minimum Rear Yard Setback Building Massing Refer to Minimum Overall Height	0'-10' up to 25' 10'-20' required 80% 0'	10'-20' up to 25' 10'-20' required	10'-30' up to 35'		0'-20'		
with Plaza or Porte Cochere Corner Build-to Zone Occupation of Corner Front Property Line Coverage Minimum Side Yard Setback Minimum Rear Yard Setback Building Massing Refer to Minimum Overall Height	up to 25' 10'-20' required 80% 0'	up to 25' 10'-20' required	up to 35'			10′-30′	
Corner Build-to Zone Occupation of Corner Front Property Line Coverage Minimum Side Yard Setback Minimum Rear Yard Setback Building Massing Refer to Minimum Overall Height	10'-20' required 80% 0'	10'-20' required	· ·		up to 25'		
Occupation of Corner Front Property Line Coverage Minimum Side Yard Setback Minimum Rear Yard Setback Building Massing Refer to Minimum Overall Height	required 80% 0'	required	10′-20′		-	up to 35'	
Front Property Line Coverage Minimum Side Yard Setback Minimum Rear Yard Setback Building Massing Refer to Minimum Overall Height	80%				10′-20′	10′-20′	
Minimum Side Yard Setback Minimum Rear Yard Setback Building Massing Refer to Minimum Overall Height	0′	80%	required		required	required	
Minimum Rear Yard Setback Building Massing Refer to Minimum Overall Height			70% 1		60% 1	60% 1	
Building Massing Refer to Minimum Overall Height	5'	0′	0′		0′	0′	
Minimum Overall Height	J	5′	10′		10′	10′	
Maximum Overall Height	2 story	2 story	1 story		1 story	1 story	
	No maximum	6 stories	4 stories		4 stories	4 stories	
Building Stepback		not required			not required		
Ground Story: Minimum Height Maximum Height	12' 18'	12′ 18′	12' 18'		12' 18'	12' 18'	
Upper Stories: Minimum Height Maximum Height	9' 14'	9′ 14′	9′ 14′		9' 14'	9′ 14′	
Permitted Roof Types	parapet, flat	parapet, flat	parapet, flat		parapet, flat	parapet, flat	
Tower	required on corners	required on corners	permitted		permitted	permitted	
Street Facade Articulation/Detai							
Blank Wall Limitations	requ	ired per floor refer to	6.3.4		required per flo	or refer to 6.3.4	
Vertical Facade Divisions	very 25' of facade width	every 25' of facade width	every 30' of facade width		every 30' of facade width	every 30' of faca	
Horizontal Facade Divisions		of the top of the grou op of the highest stor			required within 3' of the top of the ground story and at the top of the highest story		
Front Facade Entrance Type	Stoop, Porch, Mixed-Use	Stoop, Porch, Mixed-Use	Stoop, Porch, Mixed-Use		Stoop, Porch, Mixed-Use	Stoop, Porch, Mixed-Use	
Building Fenestration Refer to			,				
Minimum Ground Story Transparency	60%	60%	50%		50%	50%	
Minimum Upper Story Transparency	50%	50%	40%		40%	40%	
Principal Entrance Location	front facade	front facade	front facade		front facade	front facade	
Required Number of Street Entrances	per each 100' of front facade	1 per each 100' of front facade	1 per each 100' of front facade		1 per each 100' of front facade	1 per each 100' front facade	
Building Uses. Refer to Table 3.3 (2) for permit							
Ground Story			office alone; office v	with retail or service			
Upper Story	office						
Parking within Building							
Required Occupied Space	permitted fully in basement and in rear of upper floors 40' deep on all full floors						

6.7 Civic Building

1. Description & Intent

The Civic Building is the most flexible Building Type intended only for civic and institutional types of uses. These buildings are distinctive within the urban fabric created by the other Building Types and could be designed as iconic structures. In contrast to most of the other Building Types, a minimum setback line is required instead of a build to zone, though this setback is required to be landscaped. Parking is limited to the rear in most cases. The minimum and maximum heights of this Building Type depend on the district within which it is located.

2. Regulations

Regulations for the Civic Building type are defined in the adjacent table.







ble 6.5 (1) Civic Building Typ	e						
		Zone D	istricts				
	UC	UR	TC	TR	CV	CC	
Building Site Refer to							
Minimum Lot Width	50′	50′	50′	50′	50′	50′	
Maximum Lot Width	none	none	none	none	none	none	
Maximum Impervious Coverage	70%	60%	60%	60%	60%	60%	
Additional Semi-Pervious Coverage	10%	15%	10%	10%	15%	15%	
Site Access & Parking Refer to			·				
Parking & Loading Location	rear yard	rear yard	rear & interior side yard	rear & interior side yard	rear & interior side yard	rear & interior yard	
Vehicular Access		Alley only; if no	alley exists, 1 drivewa	ay is permitted per no	n-primary street		
Building Location Refer to							
Multiple Principal Buildings	permitted	permitted	permitted	permitted	permitted	permitted	
Front Build-to Zone	5′-20′	10′-30′	15′-30′	15′-30′	15′-30′	15′-30′	
with Plaza or Porte Cochere	up to 50'	up to 50'	up to 50'	up to 50'	up to 50'	up to 50'	
Corner Build-to Zone	0′-20′	5′-20′	5′-20′	5′-20′	5′-20′	5′-20′	
Occupation of Corner	not required						
Front Property Line Coverage	not required						
Minimum Side Yard Setback	5′	5′	5′	5′	5′	5′	
Minimum Rear Yard Setback	5′	5′	5′	5′	5′	5′	
Building Massing Refer to			'	'			
Minimum Overall Height	2 story	2 story	1 story	1 story	1 story	1 story	
Maximum Overall Height	No maximum	6 stories	6 stories	4 stories	6 stories	4 stories	
Building Stepback			not re	quired		1	
Ground Story: Minimum Height	12'	12'	12'	12'	12'	12′	
Maximum Height	24′	24′	24′	24′	24′	24′	
Upper Stories: Minimum Height	10′	10'	10'	10′	10′	10'	
Maximum Height	20′	20′	20′	20′	20′	20′	
Permitted Roof Types	parapet, pitched, flat	parapet, pitched, flat	parapet, pitched, flat	parapet, pitched, flat	parapet, pitched, flat	parapet, pitch flat	
Tower	permitted	permitted	permitted	permitted	permitted	permitted	
Street Facade Articulation/De	etails Refer to						
Blank Wall Limitations	not required						
Vertical Facade Divisions	not required						
Horizontal Facade Divisions	not required						
Front Facade Entrance Type	Arcade, Stoop	Arcade, Stoop	Arcade, Stoop	Arcade, Stoop	Arcade, Stoop	Arcade, Stoo	
Building Fenestration Refer to					·		
Minimum Ground Story Transparency	60%	60%	50%	50%	50%	50%	
Minimum Upper Story Transparency	20%	20%	20%	20%	20%	20%	
Principal Entrance Location	front or corner facade	front or corner facade	front or corner facade	front or corner facade	front or corner facade	front or corn facade	
Required Number of Street Entrances	1 per each 100' of front facade	1 per each 150' of front facade	1 per each 150' of front facade	1 per each 150' of front facade	1 per each 150' of front facade	1 per each 150 front facad	
Building Uses. Refer to Table 3.3 (2) for p	ermiteed uses in each Ge	neral Category					
Ground Story	civic alone; civic with office, retail, or service						
Upper Story	civic alone; civic with office						
Parking within Building	permitted fully in basement and in rear of upper floors						
Required Occupied Space	30' deep on all full floors						

6.8 Commercial Building

1. Description & Intent

The Commercial Building Type permits a lower level of ground floor Mixed-Use facade. A wider range of uses can also be accommodated within this Building Type, including craftsman industrial uses. This Building Type is still intended to be built close to the front and corner property lines allowing easy access to passing pedestrians and transit riders. Parking may be provided in the rear of the lot, internally in the building, or one double loaded aisle of parking is permitted in the interior or the side yard at the front property line. The minimum and maximum heights of this Building Type depend on the district within which it is located.

2. Regulations

Regulations for the Commercial Building Type are defined in the adjacent table.







ble 6.5 (1) Commercial Build	ing I	ype				
Zone Districts						
	UC	UR	TC	TR	CV	CC
Building Site Refer to						
Minimum Lot Width			10'			20'
Maximum Lot Width			none			none
Maximum Impervious Coverage			70%			70%
Additional Semi-Pervious Coverage			20%			20%
Site Access & Parking Refer to						
Parking & Loading Location			rear & interior side yard			rear & interior side yard
Vehicular Access			Alley only; if no alley exists, 1 driveway is permitted per non-primary street			Alley only; if no alley exists, 1 drivewa
Building Location Refer to			F			,
Multiple Principal Buildings			not permitted			not permitted
Front Build-to Zone			0′-15′			0′-15′
with Plaza or Porte Cochere			up to 25'			up to 25'
Corner Build-to Zone			0′-10′			0′-10′
Occupation of Corner			required			required
Front Property Line Coverage			65%			65%
Minimum Side Yard Setback			5′			5′
Minimum Rear Yard Setback			5′			5′
Building Massing Refer to						-
Minimum Overall Height			1 story			1 story
Maximum Overall Height			4 stories			4 stories
Building Stepback			not required			not required
Ground Story: Minimum Height			14'			14'
Maximum Height			24'			24'
Upper Stories: Minimum Height			9'			9′
Maximum Height			14'			14'
Permitted Roof Types			parapet, pitched, flat			parapet, pitched, flat
Tower			permitted			permitted
Street Facade Articulation/De	tails	Refer to				F
Blank Wall Limitations			required per floor refer to 6.3.4			required per floor refer to 6.3.4
Vertical Facade Divisions			every 25' of facade width			every 25' of facade width
Horizontal Facade Divisions			required within 3' of the top of the ground story for all buildings over 2 stories			required within 3' of the top of the gro story for all buildings over 2 storie
Front Facade Entrance Type			Mixed-Use, Stoop			Mixed-Use, Stoop
Building Fenestration Refer to						
Minimum Ground Story Transparency			55%			55%
Minimum Upper Story Transparency			20%			20%
Principal Entrance Location			front or corner facade			front or corner facade
Required Number of Street Entrances			1 per each 150' of front facade			1 per each 150' of front facade
·			·			i per each 150 of none lacade
Building Uses. Refer to Table 3.3 (2) for pe	rmiteed u	ses in ea				rotail corpice office craft is directing
Ground Story			retail, service, office, craft industry			retail, service, office, craft industry
Upper Story Parking within Building			retail, service, office, craft industry permitted fully in basement and in rear of upper floors, plus one service bay width at			retail, service, office, craft industry permitted fully in basement and in re- upper floors, plus one service bay wid
			ground floor			ground floor

6.9 Townhouse Building

1. Description & Intent

The Townhouse Building is a building typically comprised of multiple vertical units, each with its own entrance to the street. The Townhouse Type may be organized as townhouses or rowhouses, or it could also incorporate live/work units where uses are permitted.

Parking is required to be located in the rear yard and may be incorporated either into a detached garage or in an attached garaged accessed from the rear of the building. However, when the garage is located within the building, a minimum level of occupied space is required on the front facade to ensure that the street facade is active.

2. Regulations

Regulations for the Townhouse Building type are defined in the adjacent table.

Townhouses must face onto a primary or secondary street as allowed by district. Townhouses may only front onto a non-automobile passageway or courtyard when part of a complex with an additional set of Townhouses or other building type fronting the other side. Alleys or access roads may not serve as the primary street for the front facade unless no garage is present.







ble 6.5 (1) Townhouse Buildii		7000	istricts				
Zone Districts							
	UC	UR	TC	TR	CV	CC	
Building Site Refer to							
Minimum Unit Width		20′	20′	20′			
Maximum Unit Width		120' (6 units)	120' (6 units)	120′ (6 units)			
Maximum Impervious Coverage		70%	60%	60%			
Additional Semi-Pervious Coverage		20%	20%	20%			
Site Access & Parking Refer to							
Parking & Loading Location		rear yard/facade	rear yard/facade	rear yard/facade			
Vehicular Access		From alley; if no a	illey exists, 1 driveway street frontage	per building per			
Building Location Refer to							
Multiple Principal Buildings		permitted	permitted	permitted			
Front Build-to Zone		0' to 10'	10' to 20'	10' to 20'			
Corner Build-to Zone		0' to 10'	5′-15′	5′-15′			
Occupation of Corner		not required	3 13	3 13			
Front Property Line Coverage		80%	65%	65%			
Minimum Side Yard Setback			5′	5′			
Minimum Rear Yard Setback			5′	5′			
Building Massing Refer to			-	_			
Minimum Overall Height		2 stories	2 stories	2 stories			
Maximum Overall Height		3 stories	3 stories	3 stories			
Building Stepback		not required	o stories	5 Stories			
Ground Story: Minimum Height		12'	9′	9'			
Maximum Height		18′	14'	14'			
Upper Stories: Minimum Height		9′	9′	9'			
Maximum Height		14′	14'	14'			
Permitted Roof Types		parapet, pitched, flat	parapet, pitched, flat	parapet, pitched, flat			
Tower		not permitted	Hat	IIat			
Street Facade Articulation/Det	ails Refer to	not permitted					
Blank Wall Limitations	Note: to	requ	ired per floor refer to	6.3.4			
Vertical Facade Divisions		requ	lica per noor refer to	0.5.1			
Horizontal Facade Divisions		Stoon Devel	Stoon Dough	Stoon Donel			
Front Facade Entrance Type Building Fenestration Refer to		Stoop, Porch	Stoop, Porch	Stoop, Porch			
Minimum Ground Story Transparency		40%	20%	20%			
Minimum Upper Story Transparency		20%	20%	20%			
		front or corner	front or corner	front or corner			
Principal Entrance Location		facade	facade	facade			
Required Number of Street Entrances		1 per unit	1 per unit	1 per unit			
Building Uses. Refer to Table 3.3 (2) for per	miteed uses in each Ger						
Ground Story		residential, retail, office, service	residential	residential			
Upper Story		residential	residential	residential			
Parking within Building		permitted fully in	n basement and in rea	ar of ground floor			
Required Occupied Space		30' deep on all full floors					

6.10 Garden Court Building

1. Description & Intent

The Garden Court Building is primarily a residential building, incorporating a common green or courtyard surrounding by multiple units. Parking and garages are limited to the rear only with preferred access from an alley. The Garden Court building typically includes 1 to 4 units per building.

The Garden Court Building can be utilized in newly developing locations to create traditional neighborhood development patterns at a slightly higher intensity, or as a buffer to existing neighborhoods.

2. Regulations.

Regulations for the Garden Court Building Type are defined in the adjacent table.







			Zone I	District	S		
	UC	UR		TC	TR	CV	C
Building Site Refer to							
Minimum Lot Width					50'		
Maximum Lot Width					150′		
Maximum Impervious Coverage					60%		
Additional Semi-Pervious Coverage					20%		
Site Access & Parking Refer to							
Parking & Loading Location					rear yard/facade		
Vehicular Access					From alley; if no alley exists, 1 driveway per street frontage		
Building Location Refer to					per street frontage		
Multiple Principal Buildings					permitted		
Front Build-to Zone					10' to 20'		
Corner Build-to Zone Occupation of Corner					5′-15′		
Front Property Line Coverage					not required 65%		
Minimum Side Yard Setback					5'		
Minimum Rear Yard Setback					5′		
Building Massing Refer to							
Minimum Overall Height					1 stories		
Maximum Overall Height					3 stories		
Building Stepback					not required		
Ground Story: Minimum Height					9'		
Maximum Height					14′		
Upper Stories: Minimum Height					9′		
Maximum Height					14′		
Permitted Roof Types					parapet, pitched, flat		
Tower							
Street Facade Articulation/Det	AIIS Refer to						
Blank Wall Limitations					required per floor refer to 6.3.4		
Vertical Facade Divisions					not required		
Horizontal Facade Divisions					not required		
Front Facade Entrance Type					Stoop, Porch		
Building Fenestration Refer to							
Minimum Ground Story Transparency					20%		
Minimum Upper Story Transparency					15%		
Principal Entrance Location					front, corner, or corner side facade		
Required Number of Street Entrances					1 per building		
Building Uses. Refer to Table 3.3 (2) for perr	miteed uses in each Gene	eral Category					
Ground Story					residential		
Upper Story					residential		
Parking within Building					not permitted		
Required Occupied Space					100% occupied except basement		

6.11 Street Frontage Types

1. Intent

To guide the design of the ground story of all buildings to relate appropriately to pedestrians on the street. Treatment of other portions of the building facades is detailed in each Building Type standard (refer to Building Types 6.4 through 6.10).

2. Applicability

The entire ground story street-facing facade(s) of all buildings shall meet the requirements of at least one of the permitted entrance types, unless otherwise stated.

3. General Requirements

Frontage type standards apply to the ground story and visible basement of front facades of all Building Types as defined in this Section. Refer to the Building Type Table Requirements, Sections 6.4 through 6.10.

The following provisions apply to all entrance types.

(3) Measuring Transparency. Refer to 6.3.4 Building Type Standards - Fenestration, for information on measuring building transparency.

Table 6.11 (1) Permitted Frontage Types by Building								
		Frontage Types						
		Mixed Use/Recessed	Arcade	Contemporary	Stoop	Porch		
	Mixed-Use/Core Commercial	P	P	P				
es	Multi-Family Residential	P		P	P	P		
Тур	Office	P		P	P			
Building Types	Civic		Р		P			
Buil	Commercial	P		P	P			
	Townhouse				P	P		
	Garden Court				P	P		

 $\mathbf{P} = \mathsf{Permitted}$

4. Mixed-Use Frontage Type

The Mixed-Use frontage type is a highly transparent ground story treatment designed to serve primarily as the display area and primary entrance for retail or service uses. Refer to Figure 6.11 (1).

Mixed-Use Frontage Requirements	
(1) Dimensions	
Maximum Width	8 feet if entrance is behind front build to zone
Minimum Recessed Depth	3 feet
Maximum Recessed Depth	8 feet
(2) Transparency	
Unenclosed	by building type
Enclosed	Minimum 40% transparency
(3) Elevation	
Without visible basement	0'-0" to 1'-0" above adjacent sidewalk
With visible basement	not permitted
Horizontal Facade Division	Required above ground story
Entrance	Recessed
(4) Permitted Building Types	
Mixed-use; Multi-Family; Office; Commercial	



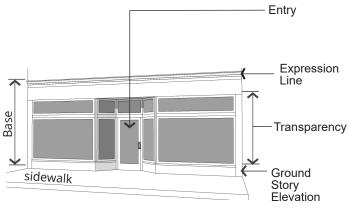
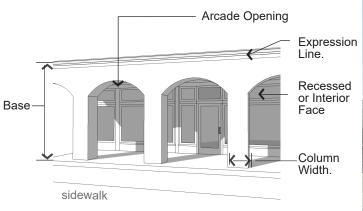


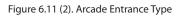
Figure 6.11 (1). Mixed-Use Entrance Type

5. Arcade Frontage Type

An Arcade frontage type is a covered open air pedestrian walkway recessed into the ground story of a building. When the Arcade is utilized, the outside face of the Arcade shall be considered the front facade, located within the required build-to zone. Refer to Figure 6.11 (2).

Arcade Frontage Requirements					
(1) Dimensions					
Maximum Width	8 feet if entrance is behind front build to zone				
Minimum Arcade Depth	8 feet				
Maximum Arcade Depth	15 feet (up to 30 feet for Civic building types)				
(2) Transparecy					
Column Spacing	10 to 12 feet on center				
O de mars NAC dela	Minimum 1'-8"				
Column Width	Maximum 2'-6"				
Arcade Openings	Minimum of 1'-0" below interior ceiling of arcade				
(3) Elevation					
Without visible basement	0'-0" to 1'-0" above adjacent sidewalk				
With visible basement	not permitted				
Horizontal Facade Division	Required				
Entrance	Recessed				
(4) Permitted Building Types					
Mixed-use; Civic					







6. Contemporary Frontage Type

The Contemporary frontage type is a highly transparent ground story treatment that is usually flush with the facade of the building. It can serve as a multi-functional entrance type for office, residential, entertainment, or as the display area and primary entrance for retail or service uses. Refer to Figure 6.11 (3).

Contemporary Frontage Requirements					
(1) Dimensions					
Maximum Width	none				
Minimum Recessed Depth	0 feet				
Maximum Recessed Depth	5 feet				
(2) Transparecy					
Unenclosed	by building type				
Enclosed	Minimun 40% transparency				
(3) Elevation					
Without visible basement	0'-0" to 1'-0" above adjacent sidewalk				
With visible basement	not permitted				
Horizontal Facade Division	Required above ground story				
Entrance	Flush with frontage or Recessed				
(4) Permitted Building Types					

Mixed-use; Multi-Family; Office; Commercial



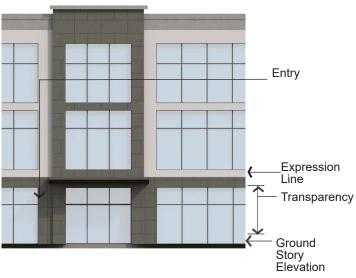


Figure 6.11 (3). Contemporary Entrance Type

6. Stoop Frontage Type

A stoop is an unroofed, open platform, which may be covered by an awning or canopy. Refer to Figure 6.11 (4).

Stoop Frontage Requirements	
(1) Dimensions	
Minimum Width	6 feet
Minimum Depth	3 feet
Maximum Height	2 stories - upper story may be used as balcony
(2) Transparecy	
Unenclosed	by building type
Enclosed	not applicable
(3) Elevation	
Without visible basement	2'-6" above adjacent sidewalk
With visible basement	4'-6" above adjacent sidewalk
Horizontal Facade Division	between basedment and ground story
(4) Permitted Building Types	

Multi-Family; Office; Civic; Commercial; Townhouse; Garden Court



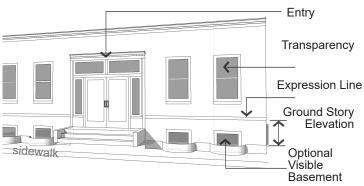


Figure 6.11 (4). Stoop Entrance Type

7. Porch Frontage Type

A porch is a raised, roofed platform that may or may not be enclosed on all sides. Refer to Figure 6.11 (5).

Porch Frontage Requirements	
(1) Dimensions	
Minimum Width	8 feet
Minimum Depth	5 feet
Maximum Height	2 stories - upper story may be used as balcony
(2) Transparecy	
Unenclosed	by building type
Enclosed	Minimun 40% transparency
(3) Elevation	
Without visible basement	2'-6" above adjacent sidewalk
With visible basement	4'-6" above adjacent sidewalk
Fully Enclosed Structures Permitted	Not permitted
(4) Permitted Building Types	
Multi-Family; Townhouse; Garden Court	



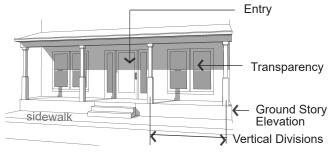


Figure 6.11 (5). Porch Entrance Type

6.12 Roof Types

1. Intent

To guide the design of the cap of all buildings.

2. Applicability

All buildings shall meet the requirements of one of the roof types permitted for the Building Type. Roof type standards apply to the roof and cap of all Building Types as defined in this Section. Refer to the Building Type Table Requirements, Sections 6.4 through 6.10.

3. General Provisions

The following provisions apply to all roof types.

- (4) Other Roof Types. Other building caps not listed as a specific type may be made by a request to the Zoning Administrator with the following requirements:
 - (b) The shape of the Roof Type shall be significantly different from those defined in this section 6.12 Roof Types, i.e. a dome, spire, vault.
 - (c) The building shall warrant a separate status within the community from the fabric of surrounding buildings, with a correspondence between the form of the roof type and the meaning of the building use.

5. Pitched Roof Type

(Refer to Figure 6.12 (2), Pitched Roof Type). This roof type has a sloped or pitched roof. Slope is measured with the vertical rise divided by the horizontal span or run.

- (1) Pitch Measure. The roof may not be sloped less than a 4:12 (Rise:Run) or more than 14:12.
 - (a) Slopes less than 4:12 are permitted to occur on second story or higher roofs. (Refer to Figure 6.12 (2) Low Pitched Roof).
- (2) Allowable Pitched Configurations.
 - (a) Hipped, gabled, and a combination of hips and gables with or without dormers are permitted.
 - (b) Gambrel, butterfly and mansard roofs are not permitted.
- (3) Parallel Ridge Line. When the ridge line runs parallel to the front lot line a gabled end or perpendicular ridge line shall occur at least every 100 feet of roof.
- (4) Roof Height. Roofs without occupied space and/or dormers shall have a maximum height on street-facing facades equal to the maximum floor height permitted for the Building Type.
- (5) Occupied Space. Occupied space may be incorporated behind this roof type.

Та	Table 6.12 (1) Permitted Roof Types by Building						
			Roof	Types	;		
		Parapet	Pitched	Flat	Tower		
	Mixed-Use/Core Commercial	P		P	P		
es	Multi-Family Residential	P	P	P	P		
Typ	Office	P		P	P		
Building Types	Civic	P	P	P	P		
Buil	Commercial	Р	P	P	P		
	Townhouse	Р	P	P			
	Garden Court	P	P	P			

P = Permitted



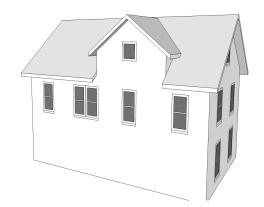


Figure 6.12 (1). Pitched Roof Type

4. Parapet Roof Type

(Refer to Figure 6.12 (1), Parapet Roof Type). A parapet is a low wall projecting above a building's roof along the perimeter of the building. It can be utilized with a flat or low-pitched roof and serves to limit the view of roof-top mechanical systems from the street.

- Parapet Height. Height is measured from the top of the upper story to the top of the parapet.
 - (a) Minimum height is two feet with a maximum height of six feet
 - (b) The parapet shall be high enough to screen the roof and any roof appurtenances from view of the street(s).
- (2) Horizontal Expression Lines. An expression line shall define the parapet from the upper stories of the building and shall also define the top of the cap.
- (3) Occupied Space. Occupied space shall not be incorporated behind this roof type.

6. Flat Roof Type

(Refer to Figure 6.12 (5). Flat Roof Type). This roof type has a flat roof with overhanging eaves.

- (1) Configuration. Roofs with no visible slope are acceptable. Eaves are required on all street facing facades.
- (2) Eave Depth. Eave depth is measured from the building facade to the outside edge of the eave. Eaves shall have a depth of at least 14 inches.

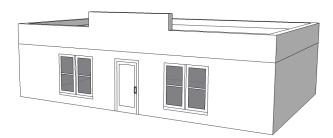


Figure 6.12 (2). Parapet Roof Type



Figure 6.12 (3). Flat Roof Type

- (3) Eave Thickness. Eave thickness is measured at the outside edge of the eave, from the bottom of the eave to the top of the eave. Eaves shall be a minimum of 8 inches thick.
- (4) Interrupting Vertical Walls. Vertical walls may interrupt the eave and extend above the top of the eave with no discernible cap.
 - (a) No more than one-half of the front facade can consist of an interrupting vertical wall.
 - (b) Vertical walls shall extend no more than four feet above the top of the eave.
- (3) Occupied Space. Occupied space shall not be incorporated behind this roof type.

7. Towers

(Refer to Figure 6.12 (4). Tower). A tower is a rectilinear or cylindrical, vertical element, that must be used with other roof types.

- (1) Quantity. All Building Types, except for the Civic Building, are limited to one tower per building.
- (2) Tower Height. Maximum height, measured from the top of the parapet or eave to the top of the tower, is the equivalent of the height of one upper floor of the building to which the tower is applied.
- (3) Tower Width. Maximum width along all facades is one-third the width of the front facade or 30 feet, whichever is less.
- (4) Horizontal Expression Lines. An expression line shall define the tower from the upper stories, except on single family or attached house residential Building Types.
- (5) Occupied Space. Towers may be occupied by the same uses allowed in upper stories of the Building Type to which it is applied.
- (6) Application. May be combined with all other roof types.
- (7) Tower Cap. The tower may be capped by the parapet, pitched, low pitched, or flat roof types, or a spire may cap the tower.



Figure 6.12 (4). Tower

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 high quality, durable, natural materials.
 - (i) Stone
 - (ii) Brick
 - (iii) Wood Siding
 - (iv) Fiber Cement Board (lapped, shingled, panels)
 - (v) Glass
 - (b) Non-Permitted Primary Materials. Primary building materials may not include vinyl siding or aluminum slat siding.

- (2) Secondary Facade Materials. Secondary materials are used to hightlight details and/or provide accents and architectural vaariety. Secondary materials 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 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.
 - 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) Metal (beams; cast; sheet; extruded) for beams, lintels, trim, and ornamentation, and exterior architectural metal panels and cladding.
 - (iv) Exterior Insulation and Finishing Systems (EIFS).
 - (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.
 - (v) Pre-cast Concrete and Cast Stone

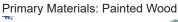




Figure 6.13 (1). Primary Materials.

Primary Materials: Brick



Primary Materials: Stone



(3) Roof Materials. Acceptable roof materials include 300 pound or better, dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. "Engineered" wood or slate may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Refer to Figure 6.13 (2).

3. Color Palette

(1) Color. Main building colors shall utilize traditional palettes from any major paint manufacturer. Other colors may be utilized or details and accents, not to exceed a total area larger than 10% of the facade surface area. Colors not to be used include bright and neon colors.

4. Balconies

The following applies in all locations where balconies are incorporated into the facade design facing any street or parking lot. Refer to Figure 6.13 (3).

(1) Size. Balconies shall have a minimum dimension of six feet deep and eight feet wide, with a total square footage of not less than 60 square feet. Balconies are required for a minimum of 40% of the units. Maximum Size 75 square feet per bedroom of unit. Minimum Dimension (feet) 5' in each direction

- (2) Connection to Building. Balconies that are not integral to the facade shall be independently secured and unconnected to other balconies.
- (3) Facade Coverage. A maximum of 40% of the front and corner side facades, as calculated separately, may be covered with balconies, including street-facing railing and balcony structure.
- (4) Screening. Balconies that face onto primary street frontages in the Urban Core and Urban Mixed Residential districts must be screened to 75% opacity at a minimum height of 36 inches.
- (5) Privacy. Railings, walls and landscape may extend up to 4' above sidewalk elevation to permit privacy of residential units at street level. Railings may vary and may promote privacy within the balcony; railings do not have to be open but must meet the screening requirements in this section.
- (6) Projection of Balconies. Balconies may be cantilevered for up to 2 feet; projection of up to 6 feet into the build-to-zone or setback is permitted.
- (7) Use. Balconies are to provide individual outdoor space and cannot be used for storage.

Roof Materials: Asphalt Composite Shingles



Roof Materials: Ceramic Tile



Figure 6.13 (2). Roof Materials.





Figure 6.13 (3). Balconies Integral to Facade.

5. Windows, Awnings, Shutters and Doors

- (1) Windows. Percent of transparency is required per Building Type. All upper story windows shall incorporate at least one of the following accent details.
 - Mullions and/or Transoms
 - Trim or moulding at least four inches in width
 - Shutters or canopies proportional to window size
 - Recessed inset of at least two inches from the facade.
- (2) Awnings. All awnings shall be canvas or metal. Plastic and vinyl awnings are not permitted. Awning types and colors for each building face shall be coordinated. Refer to Fig 6.13 (4).
- (3) Shutters. If installed, shutters, whether functional or not, shall be sized for the windows. If closed, the shutters shall not be too small for complete coverage of the window. Shutters shall be wood. "Engineered" wood may be approved during the site plan process with an approved sample and examples of successful, high quality local installations.
- (4) Appropriate Grade of Materials. Commercial quality doors, windows, and hardware shall be used on all Building Types except for the Townhouse Building and the Garden Court Building.

6. Building Variety

Building design shall vary between vertical facade divisions, where required per the Building Types, and from adjacent buildings by the type of dominant material or color, scale, or orientation of that material and at least two of the following. Refer to Figure 6.13 (5) for an illustration of this requirement.

- (1) The proportion of recesses and projections.
- The location of the entrance and window placement, unless Mixed-Uses are utilized.
- Roof type, plane, or material, unless otherwise stated in the Building Type requirements.



Figure 6.13 (5). Building Variety.



Permitted Awnings: Metal



Permitted Awnings: Canvas

Figure 6.13 (4). Awnings.

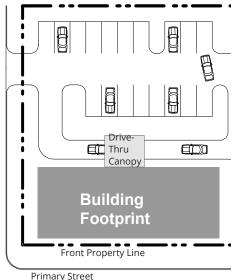


Figure 6.13 (6). Recommended Drive-Through Facility Layout.

7. Drive-through Structures

Refer to Figure 6.13 (6).

- (1) Structure/Canopy. Drive-through structures or canopies shall be located on the rear facade of the building or in the rear of the lot behind the building, where permitted by use. The structure shall not be visible from any Primary Street.
- (2) Stacking Lanes. Stacking lanes shall be located behind the building and accommodate at least two cars in a lane in addition to the car at the window.
- (3) The canopy and structure shall be constructed of the same materials utilized on the building.

Table 6.13 (1) Residential Building Features and Amenities

Building Features

Installation of renewable energy source

Rooftop/Stepback Terrace (located on street frontage, no higher than two floors in Town; three floors in Urban)

Building designed to allow solar access into adjacent open spaces or landscaped areas

Landscape/Site Amenity above requirements (Chapter 7)

A minimum of 5% increase of primary building materials over requirements

Upgraded floor coverings

Upgraded finishes in units

Full-time on-site management

Public art along a street-facing facade or in a lobby area visible from the street

Electric Vehicle Charging Station

Green/Landscaped semi-pervious roof (may count toward site amenity and landscape requirements)

Use of daylighting for interior common spaces

Water efficient fixtures

Tenant Amenities

Lobby of at least 500 square feet

Interior social area, such as a common kitchen/dining area, media room, or event room

Indoor Fitness room

Outdoor Dining Patio (may count toward site amenity and landscape requirements)

Secure bike storage

Sport Court (indoor or outdoor)

Enclosed storage units (indoor for Urban; indoor or outdoor for Town)

Pool (indoor for Urban; indoor or outdoor for Town)

Hot tub (indoor or rooftop for Urban; indoor or outdoor for Town)

Community Garden (may count toward site amenity and landscape requirements)

First-floor cafe/eatery

8. Building Amenities for Residential Development

- (1) To ensure quality development and livability for tenants, each Multi-Family and Mixed-Use building (with residential) must provide a mix of building amenities from each category listed below. Site and Landscape amenity requirements are detailed in Chapter 7. Building Amenities include:
 - (a) Building Features
 - (b) Tenant Amenities
 - (c) Individual Outdoor Space
- (2) Building Features. Each Multi-Family or Mixed-Use Building in the Urban Core Commerce or Urban Mixed Residential must provide a minimum of four (4) amenities. Each Multi-Family or Mixed-Use Building in the Town Commerce or Town Neighborhood must provide a minimum of three (3) amenities. Refer to Table 6.13 (1) for amenity options.
- (3) Tenant Amenities. Each Multi-Family or Mixed-Use Building in the Urban Core Commerce or Urban Mixed Residential must provide a minimum of two (2) amenities. Each Multi-Family or Mixed-Use Building in the Town Commerce or Town Neighborhood must provide a minimum of four (4) amenities. Refer to Table 6.13 (1) for amenity options.

9. Individual Outdoor Space for Residential Development

1. Intent

To provide small, individual outdoor living space to residential tenants of a development. Individual open spaces include balconies, porches, stoops, front and back yards. Unfenced areas within setback spaces are not considered individual open spaces. These spaces have a minimum size requirement to encourage seating, eating and outdoor living. Outdoor space may be provided as private balconies (Refer to 6.13.5) or combined into a larger outdoor common space. Larger outdoor common spaces must meet the requirements of the Open Space Types in Chapter 8.

2. Applicability

Individual open space requirements apply to all residential buildings or the residential portion of a mixed-use building.

3. Outdoor Space Area Requirements.

Each residential unit must be provided with a minimum of 60 square feet of outdoor space.



Chapter 7.0 SITE & LANDSCAPE STANDARDS

7.0 Site & Landscape Standards

7.1 Purpose

1. Intent

The site landscape and amenity standards outlined in this chapter are designed to:

- (1) Provide landscaped areas and amenities in an urban neighborhood context that serve as visual and/or functional site enhancements.
- (2) Enhance lots and street frontages with opportunities for enjoyment of the outdoors, buffer parking areas, and facilitate stormwater management.
- (3) Promote the prudent use of water and energy resources by achieving and maintaining sustainable, functional landscapes.
- (4) Increase the compatibility of adjacent uses and minimize the adverse impacts created by adjoining or neighboring uses.
- (5) Shade large expanses of pavement and reduce the urban heat island effect.

2. Applicability

- (1) General Compliance. Requirements and standards apply to all development.
 - (a) Exisiting Uses and Buildings. Application to existing uses and buildings shall occur with the following developments.
 - (i) Alteration to an existing principal or accessory structure that results in a change of 25% or more in the structure's gross floor area.
 - (ii) Any development of new or significant improvements to existing parking lots, loading facilities, and driveways. Significant improvements include new driveways, new spaces, new medians, new loading facilities, or complete reorganization of the parking and aisles.
 - (iii) When compliance is triggered for existing parking lots, landscape improvements shall take precedence over parking requirements.
- (2) Temporary Uses. These provisions do not apply to temporary uses, unless determined otherwise by the City.

7.2 General Landscape Requirements

1. Landscaped Areas

- (1) All areas of a development and/or lot that are not covered by building(s), pavement for parking and/or circulation, or streetscape enhancements shall be landscaped and meet the standards of this chapter.
- (2) In no case shall the total landscaping site enhancement and parking lot enhancement combined - be less than 10% of the gross land area. For lots with full coverage by impervious and semi-pervious elements, landscaping requirements may be met by enhancing the active streetscape with additional improvements to the street buffer zone and/or creation or enhancement of landscaped/green roofs.
- (3) An active streetscape may be counted as part of the required landscape with applicable building types and zoning districts. Active streetscapes require additional improvement to the street buffer zone. Active streetscape square footage above the minimum required setback area may be counted toward landscape requirements.
- (4) Landscaped roof gardens count towards required landscape areas and plant requirements.

2. Required Amounts of Landscaping

- (1) Plant Requirements
 - (a) Tree Requirements. 20 trees are required per 1 acre of project. Street trees do not count toward this requirement.
 - (b) Shrub Requirements. 50 shrubs are required per 1 acre of project. Two (2) ornamental grasses or perennials count as one (1) shrub up to 60% of required shrubs.
 - (c) The maximum percentage of landscape area that may be turf grass is sixty percent (60%) and the remaining landscape area should be planter bed areas or xeric/water wise plantings. Parks and sports fields do not have a limited turf grass requirement.

3. Plant Placement

- (1) Plant material shall be placed around the perimeter of the building footprint in a five (5) foot minimum planting strip except for entrances, utilities and where setbacks are less than five feet. For setbacks less than five feet plant materials shall be placed around the perimeter of the building footprint in a planting strip the dimension of the setback, unless no setback exists.
- (2) Types of Plants/Plant Selection. A minimum of 60% of the planting selections must be water wise. Plants may be selected from the State of Utah waterwise plant list https://waterwiseplants.utah.gov or
- (3) Size of Plants. Plant material shall be sized according to Table 7.2 (1) at the time of installation, unless otherwise noted in this section.

Table 7.2 (1) - Plant Material Size at Installation				
lant Material Type	Minimum Size			
eciduous Shade/Overstory Tree	•			
Single Trunk	2" caliper			
Multi Trunk	10' in height			
vergreen Tree	8' in height			
rnamental Tree	2" caliper			
hrubbery - Deciduous	5 gallon			
hrubbery - Evergreen	5 gallon			
roundcover	3" in height			
rnamental Grass	1 gallon			
erennial	1 gallon			

Table 7.2 (2). Estimated Tree Canopy & Height at Maturity						
Tree Size	Estimated Canopy at Maturity (sq ft)	Estimated Height at Maturity (ft)				
Very Small	150	under 15'				
Small	400	15'-25'				
Medium	900	25'-40'				
Large	1600	40'+				

Table 7.2 (3) - Minimum Recommended Soil Volumes and Permeable Area per Planted Tree			
Tree Size	Soil Volume (cubic ft)	Soil Surface Area (sq ft) with 2.5' Soil Depth	Permeable Surface Area Requirement (sq ft)
Very Small	181	72 (approx. 8.5' x 8.5')	25 (5' x 5')
Small	736	294 (approx. 17' x 17')	100 (10' x 10')
Medium	2852	1141 (approx. 34' x 34')	225 (15' x 15')
Large	6532	2681 (approx. 50' x 50')	400 (20' x 20')

7.0 Site & Landscape Standards

7.3 Lot Landscape Areas

1. Intent

(1) Intent. To provide buffering and lot enhancement in an urban landscape.

2. Applicability

- (2) General Applicability. Applies to all properties in all districts.
- (3) The buffer may be used for storm water drainage with a maximum depth of one foot and no more than a 2 to 1 slope on the edges. Such areas shall be landscaped with a combination of trees, shrubs, inert mulches, and boulders.

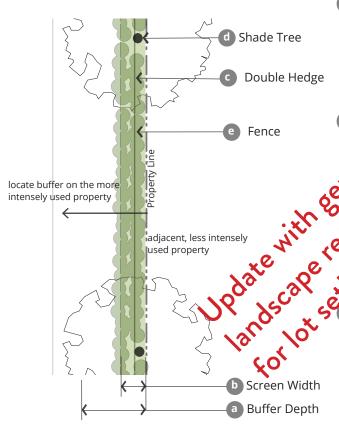


Figure 7.5 (1). Landscape Screen Plan View.

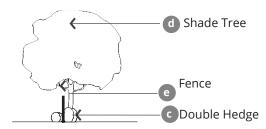


Figure 7.5 (2). Landscape Screen Section.

Table 7.3 Lot Landscape Requirements

1. Buffer Depth & Location

	Location	Locate buffers on more intensively zoned lot; Buffer is measured from side and rear property lines.	
	Depth	10' Buffer between existing residential and all FBC districts	
a	Donth	Districts	

2. Required Landscape Screen

b	Width	5' landscape screen in addition to any other buffer landscaping
	Location	Directly adjacent to the rear or side property line

C	Hedge	Continuous double row of shrubs required between shade trees
	Hedge Composition	Double row of individual shrubs with a minimum width of 24", spaced no more than 36" on center; Mature height in one year of 24"
	Hedge	Minimum of 15 shrubs per 100' of property line is

d	Shade Trees	At least 1 medium or large shade tree per every 40' within the buffer

3 Suffer Landscape Requirements

required

Frequency

) ses and Materials	Uses and materials other than those indicated are
Materials	prohibited within the buffer

1 medium or large shade tree required per 200 square feet of buffer, excluding the area within the required landscape screen

May be credited toward buffer area

. Buffer Fence Requirements

Location and Height	A six foot fence is required in the buffer area, located at the midpoint of the landscape screen width.
Materials	The fence shall be opaque and constructed of materials that complement the adjacent building on which the buffer is located.
	White vinyl and chain link with slats are not allowed.

Notes:

¹ Clearfield City may reduce width of buffer, width of landscape screen, or location of landscape screen based on existing landscaping and topography.







7.0 Site & Landscape Standards

7.4 District Transition Buffer

1. Intent

(1) Intent. To minimize the impact that one zoning district may have on a neighboring district and to provide a transition between districts.

2. Applicability

- General Applicability. Applies to all properties in districts that abut the TR district or existing residential adjacent to the Downtown.
- (3) The buffer may be used for storm water drainage with a maximum depth of one foot and no more than a 2 to 1 slope on the edges. Such areas shall be landscaped with a combination of trees, shrubs, inert mulches, and boulders.

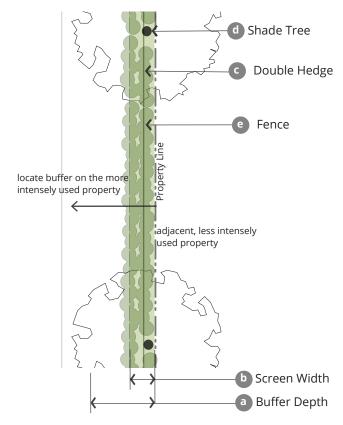


Figure 7.5 (1). Landscape Screen Plan View.

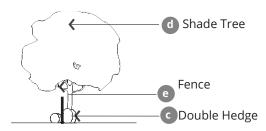


Figure 7.5 (2). Landscape Screen Section.

Table 7.4 District Transition Lot Buffer Requirements

5' Buffer between TR District and other FBC Districts (width of required Landscape Scree

1. Total Buffer Depth & Location

Districts (width of required Landscape Screen - see below)

10' Buffer between existing residential and all FBC districts

Locate buffers on more intensively zoned lot;

Locate buffers on more intensively zoned lot;
Location
Buffer is measured from side and rear property lines.

	2. Required Landscape Screen	
b	Width	5' landscape screen as part of total buffer depth
	Location	Directly adjacent to the rear or side property line
C	Hedge	Continuous double row of shrubs required between shade trees
	Hedge Composition	Double row of individual shrubs with a minimum width of 24", spaced no more than 36" on center; Mature height in one year of 24"
	Hedge Frequency	Minimum of 15 shrubs per 100' of property line is required

40' within the buffer

3. Buffer Landscape Requirements	
Uses and Materials	Uses and materials other than those indicated are prohibited within the buffer
Tree Canopy Coverage	1 medium or large shade tree required per 200 square feet of buffer, excluding the area within the required landscape screen
Existing Vegetation	May be credited toward buffer area

At least 1 medium or large shade tree per every

4. Buffer Fence Requirements

е	Location and Height	A six foot fence is required in the buffer area, located at the midpoint of the landscape screen width.
	Materials	The fence shall be opaque and constructed of materials that complement the adjacent building on which the buffer is located.
		White vinyl and chain link with slats are not allowed.

Notes:

Shade Trees

¹ Clearfield City may reduce width of buffer, width of landscape screen, or location of landscape screen based on existing landscaping and topography.

7.5 Parking Lot Buffer

1. Intent & Applicability

- (1) Intent. To lessen the visual impact of vehicular parking areas on streets and adjacent properties.
- (2) General Applicability. Applies to properties in all districts where a vehicular parking area is located along a front, rear, or side property line or adjacent to a right-of-way.
 - (a) Exceptions. Parking lots may and should directly adjoin and landscape buffers are not required between lots provided interior lot landscaping requirements are met. Vehicular areas along alleys, except when a residential district is located across the alley; Single- and two-family residences.

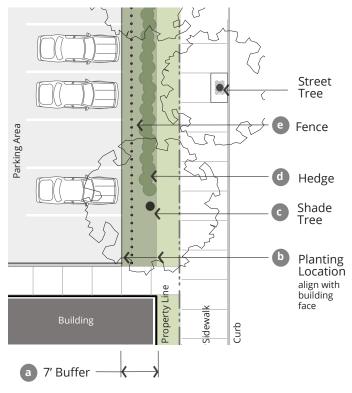


Figure 7.4 (1). Frontage Buffer Plan View

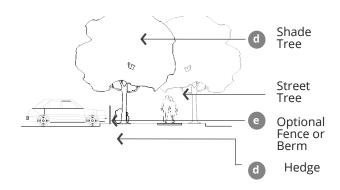


Table 7.5 Parking Lot Buffer Requirements

1. Buffer Depth	1 & Location ¹	
Depth	7' (a reduction to 5' is allowed if structural soil or urban root system is used on rear/side buffers)	a
Location on	Between street facing property line and parking area ²	b
the Site	Between parking area and side and rear property lines.	
2. Buffer Lands	cape Requirements	
Uses & Materials	Uses and materials other than those indicated are prohibited in the buffer	
Shade Trees	Medium or large shade tree required at least every 40'; Locate on the street side of the fence; Spacing should alternate with street trees	C
Hedge	Required continuous hedge on street side of fence, between shade trees & in front of vehicular areas	d
Hedge Composition	Individual shrubs with a minimum width of 24", spaced no more than 36" on center, height maintained no more than 48".	
Existing Vegetation	May be credited toward buffer area	
3. Fence (option	nal)	
Location	2' from back of curb of vehicular area	е
Materials	Steel or colored PVC; Masonry columns (maximum width 2'6") and base (maximum 18" height) permitted	
Minimum Height	30"	
Maximum Height	36"	
Colors	Black, gray, or dark green	
Opacity	Minimum 30%; Maximum 60%	
Gate/Opening	One gate permitted per street frontage; Opening width maximum 6'	

Notes:

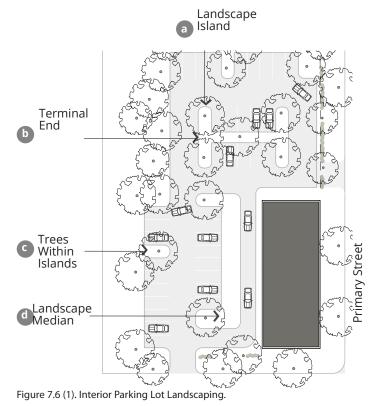
- ¹ This screening requirement does not prohibit the installation of or provision for openings necessary for allowable access drives and walkways connecting to the public sidewalk.
- ² In front, corner, and rear yards (on a through lot), when the parking area is located adjacent to any building on the lot, the buffer must be located so that it aligns with or is behind the face of the adjacent building back to the vehicular area. The area between the buffer and the property line must be landscaped.

7.0 Site & Landscape Standards

7.5 Interior Parking Lot Landscape

1. Intent & Applicability

- (1) Intent. To provide shade, minimize paving & associated stormwater runoff, & improve the aesthetic look of parking lots.
- General Applicability. All Districts. (2)
- (3) Other Internal Parking Lot Areas. Internal areas not dedicated to parking or drives shall be landscaped with a minimum of one medium or large shade tree for the first 150 square feet and one medium or large shade tree for every 650' thereafter.
- (4) Existing Vegetation. Existing vegetation may be credited toward these requirements.



7.6 Interior Parking Lot Landscape Requirements

1. Landscape Island Requirements

Required Island Locations	Terminal ends ² of free standing rows or bays of parking; After every ninth parking space for rows of parking greater than 12 spaces in length ³ Landscape islands are not required specifically for stalls with covered parking, this only applies to covered parking areas.
Minimum Width	5'; Islands less than 15' must utilize structural soil under any paved surface within a tree's critical root zone; Islands under 9' must install an aeration system and utilize permeable pavement for the curb and gutter.
Required Trees and Storm	Minimum of 1 medium or large shade tree per island. Islands shall be designed to accommodate storm (as bio-swales) water run off where the drainage plan can be reasonably

2. Landscape Median Requirements

Water

•	<u> </u>
Required Median Location	Required in each free-standing bay of parking along the length of the bay
Minimum Width	5'; Medians less than 15' must utilize structural soil under any paved surface within a tree's critical root zone; Islands under 9' must install an aeration system and utilize permeable pavement

designed to accomplish that objective.

3. Tree Requirements							
Requirements	Each parking space must be located within 50' of a tree planted within parking lot interior						
per Parking Space ⁴	Minimum of 1 shade tree must be planted within parking lot interior or within 7' of parking lot's edge for every 5 parking spaces						
Tree Shade Goal	Within 20 years of tree installation, 25% of the interior of the parking lot should be shaded by tree canopy. Refer to Table 7.6 (1) for calculation.						

- ¹ Parking lot interior is defined as the area dedicated to parking on a given parcel as measured from edge of pavement to edge of pavement.
- ² Freestanding rows or bays of parking are those not abutting the parking lot perimeter or building face, and may have a single or double row of
- ³ There shall be no more than 12 continuous parking spaces in a row without a landscape island.
- ⁴ Trees within a designated buffer area may not be utilized to meet these requirements

7.6 Landscape Screening of Storage. Refuse, and Utility Areas

1. Intent & Applicability

- (1) Intent. To reduce the visibility of open storage, refuse areas, and utility appurtenances from public areas and adjacent properties.
- (2) General Applicability. All dumpsters, open storage, refuse areas, and utility appurtenances in all Districts.

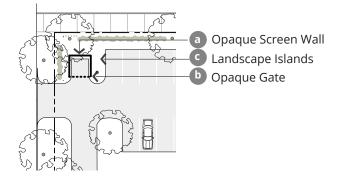


Figure 7.7 (1). Screening of Open Storage & Refuse Areas.

7.7 Screening of Open Storage, Refuse, and Utility Areas						
1. Open Storage & Requirements	k Refuse Area Screening					
Location on the Site	Not permitted in front or corner side yards, within 10 feet of property line and between building and street					
Opaque Screen Wall ¹	Required around 3 sides of the dumpster and trash bin area					
	Height shall be the higher of the following:					
Screen Wall	1. 6'					
Height	2. Height of use to be screened					
- 0 -	Height as determined by City to accomplish objective of the screen					
Visible Openings	Openings visible from the public way or adjacent properties must be furnished with opaque gates					
Landscape Requirement	If refuse area is located within larger paved area, such as a parking lot, landscape islands must be located on 3 sides of the area, with at least 1 medium or large shade tree in at least 1 of the landscape areas ²					
2. Utility Appurten	ance Screening Requirements					
Large Private Mechanical Equipment ³	Shall be fenced with opaque wood or brick- faced masonry on all sides facing right-of-way					
Small Private Mechanical Equipment ⁴	Shall have landscape screening and a shrub bed containing shrubs spaced no more than 36" on center					
Notes						

Notes:

- ¹ Vertical structured barrier to visibility at all times such as a fence or wall
- $^{\rm 2}$ This tree, if located within 50' of a parking space, may be utilized to meet the minimum shade requirements
- ³ Large private mechanical equipment is equal to or greater than 4' in height
- ⁴ Small private mechanical equipment is smaller than 4' in height

7.0 Site & Landscape Standards

7.7 Installation of Landscape

1. Intent

The following provisions aid in ensuring that all required landscaping is installed and maintained properly.

2. Applicability

These provisions apply to landscape installation as required by this section.

3. General Requirements

The installation of landscaping shall adhere to the following standards.

(1) National Standards. All landscaping and trees shall be installed and maintained in conformance with the best management practices and procedures established by the most recent edition of the American Standard for Nursery Stock (ANSI Z60.1) as published by American Horticulture Industry Association d/b/a AmericanHort (www.americanhort.org). This includes provisions on pruning, fertilizing, support systems, lighting protection, and safety.

4. Installation Timing Requirements

- (1) Installation Timing. Landscaping and Site Amenities shall be fully installed prior to the issuance of a certificate of occupancy, or in cases of inclement weather, within the following time periods.
 - (a) For projects of all building types except Townhouse or Garden Court, all landscaping and site amenities shall be installed within six (6) months of the date of initial occupancy. The date of initial occupancy shall be the date that a certificate of occupancy is issued for the first building or facility of an individual phase or plat of the development.
 - (b) The front and side yards of all Townhouse or Garden Court building types in all zones shall be landscaped within six (6) months of the date of initial occupancy for the building or structure with which they are associated. The rear yard shall be landscaped within twelve (12) months of the date of initial occupancy. Date of initial occupancy will be the date that a certificate of occupancy is issued for the dwelling unit.
 - Complete installation is required within nine months of the issuance of the temporary certificate of completeness or occupancy permit or the cash escrow or letter of credit may be forfeited.
 - If seasonal conditions preclude the complete installation, a cash escrow or irrevocable letter of credit, equal to 1.5 times the installation costs as estimated by a qualified professional shall be completed and posted with the City.

- (2) Bond Required. In order to ensure that all required landscaping is installed in an acceptable manner, the developer shall post a separate cash bond with the city recorder or establish an escrow account with an appropriate financial institution. The cash bond or escrow account shall be subject to approval by the city engineer, and shall be in an amount equal to one hundred twenty five percent (125%) of the estimated costs of construction and installation of all required landscaping, parks, playgrounds, recreation facilities, fences, walls, and other amenities shown on the final landscape plan or site plan, as applicable.
 - (a) The bond or escrow account shall be posted or established in accordance with all other city regulations.
 - (b) The bond or escrow account shall be posted or established prior to the issuance of a certificate of occupancy for the site.
 - (c) The bond shall be accompanied by a schedule of anticipated completion dates for such improvements. In no case shall the time period for completion exceed the time periods set forth in this section.
 - (d) In the event that the improvements are not completed in reasonable conformance with said schedule, the city may undertake to complete the improvements and pay for such improvements from the bond or escrow account.

4. Condition of Landscape Materials

- (1) Condition of Landscape Materials. The landscaping materials used shall be:
 - (a) Healthy and hardy with a good root system.
 - (b) Chosen for its form, texture, color, fruit, pattern of growth, and suitability to local conditions.

- (c) Tolerant of the natural and man-made environment, including tolerant of drought, wind, salt, and pollution.
- (d) Appropriate for the conditions of the site, including slope, water table, and soil type.
- (e) Protected from damage by grates, pavers, or other measures.
- (f) Plants that will not cause a nuisance or have negative impacts on an adjacent property.
- (g) Species native or naturalized to the Wasatch Front, whenever possible.
- (2) Compost, Mulch, and Organic Matter. Compost, mulch, and organic matter may be utilized within the soil mix to reduce the need for fertilizers and increase water retention.
- (3) Establishment. All installed plant material shall be fully maintained until established, including watering, fertilization, and replacement as necessary.

4. Ground Plane Vegetation Installation

All unpaved areas shall be covered by one of the following.

- (1) Planting Beds.
 - (a) Planting beds may include shrubs, ornamental grasses, ground cover, vines, annuals, or perennials.
 - (b) Nonliving materials, such as colored gravel, or mulch, are permitted for up to 50% of a bed area.
 - (c) Annual beds must be maintained seasonally, replanting as necessary.
- (2) Grass. Seeded, plugged, or sodded grass may be planted throughout landscaped areas.
 - (a) Grass shall be established within 90 days of planting or the area must be re-seeded, re-plugged, or re-sodded.

5. Tree Installation

This section applies to all trees, including street trees (refer to Chapter 5.0 Street & Streetscape Standards).

(1) Tree Measurement. New trees shall be measured at six inches above the mean grade of the tree's trunk when four-inch caliper or less and twelve inches for tree trunks above

- four inches, and as noted as caliper inches throughout this ordinance.
- Tree Size. All trees to be installed to meet the requirements of this section shall have a minimum two-inch caliper at the time of installation.
- (3) Tree Maintenance. Tree trimming, fertilization, and other similar work shall be performed by or under the management of an ISA certified arborist.
- (4) Permeable Surface. For each tree preserved or planted, a minimum amount of permeable surface area is recommended, unless otherwise stated in this ordinance.
 - (a) At least 50% of the future mature canopy limits of preserved trees should have a permeable surface.
 - (b) Planted trees have a suggested minimum permeable area and soil volume based upon tree size; refer to Table 7.2 (3) for details.
 - (c) Permeable area for one tree cannot count toward that of another tree.
- (5) Structural Soil. When the Soil Surface Area (per Table 7.2 (3)) of a tree will extend below any pavement, structural soil is required underneath that pavement. Structural soil is a medium that can be compacted to pavement design and installation requirements while still permitting root growth. It is a mixture of gap-graded gravels (made of crushed stone), clay loam, and a hydrogel stabilizing agent to keep the mixture from separating. It provides an integrated, root penetrable, high strength pavement system that shifts design away from individual tree pits

7.0 Site & Landscape Standards

6. Irrigation Systems

Permanent irrigation, beyond establishment, is required and shall adhere to the following standards.

- All irrigation systems shall be designed to minimize the use of water.
- (2) All irrigation systems shall be installed with an EPA Waterwise controller or approved equal and must be used according to directions to save water.
- (3) The irrigation system shall provide sufficient coverage to all landscape areas.
- (4) The irrigation system shall not spray or irrigate impervious surfaces, including sidewalks, driveways, streets, and parking and loading areas.
- (5) All systems shall be equipped with a back-flow prevention device
- (6) All mechanical systems including controllers and back-flow prevention devices shall be properly screened from public view.
- (7) All irrigation plans shall be stamped by Professional Landscape Architect or Certified Irrigation Designer (IA) and submitted to Clearfield City for review.

7. Maintenance of Landscape

All landscaping shall always be maintained in good condition to ensure a healthy and orderly appearance.

- All required landscape shall be maintained to adhere to all requirements of this ordinance.
- (2) Replacing Unhealthy Landscaping. Unhealthy landscaping shall be replaced with healthy, live plants by the end of the next applicable growing season. This includes all plant material that shows dead branches over a minimum of 25% of the normal branching pattern.
- (3) Maintenance Responsibility. The owner is responsible for the maintenance, repair, and replacement of all landscaping, screening, and curbing required herein.
- (4) Maintain Quality and Quantity. Maintenance shall preserve at least the same quantity, quality, and screening effectiveness as initially installed.
- (5) Fences and Other Barriers. Fences, walls, and other barriers shall be maintained in good repair and free of rust, flaking paint, graffiti, and broken or damaged parts.
- (6) Tree Topping. Tree topping is not permitted. When necessary, crown reduction thinning or pruning is permitted. Refer to 7.3.4(2) for clear branch height of street trees.
- (7) City Inspection. All landscaped areas regulated by this ordinance may be inspected by the City.

8. Preservation, Maintenance, And Ownership

(1)

(2) In the event that required landscaping improvements are not installed or maintained in a manner consistent with the approved site plan or landscaping plan, the city may at its option cause such landscaping or maintenance to be performed and assess the costs to the affected property owner(s) or other responsible association or entity. (Ord. 2009-40, 11-24-2009)



Chapter 8.0 CIVIC OPEN SPACE STANDARDS

8.0 Civic Open Space

8.1 Purpose

1. Intent

The Civic Open Space requirements are intended to ensure Downtown Clearfield contains public amenities that promote physical and environmental health and provide opportunities for existing and future residents to access a variety of active and passive open spaces.

8.2 General Requirements

All Open Space shall meet the following requirements.

1. Open Space Types

All new Civic Open Spaces in Downtown Clearfiled shall meet the standards of an Open Space Type, and the corresponding classification in the Clearfield City Capital Improvement Plan.

2. Ownership and Platting of Open Space

- (1) Ownership. Civic Open Space shall be publicly owned.
- (2) Open Space Types shall be platted as a lot.

3. Required Amount of Open Space

Each development is required to contribute to the creation and enhancement of Civic Open Space in Downtown Clearfield.

- (1) For residential developments, or the residential portion of a mixed-use development, a per unit requirement of 500 square feet of open space is assessed.
- (2) For commercial developments, or the commercial portion of a mixed-use development, open space is required that meets or exceeds 10% of the total development floor area.
- (3) On-site Civic Open Spaces may be combined with required site landscaping areas to create a larger open space, provided it remains open to the public. See Chapter 7.
- (4) The required amount of Open Space may be provided through creation of an Open Space Type as part of the development and/or through a fee-in-lieu process, based on total size of the development. Refer to 8.4 In Lieu Substitutions for Open Space Requirements.
 - (a) For developments totalling less than 5 acres,
 - A fee-in-lieu will be implemented for the creation or enhancement of Civic Open Space off-site and within the Downtown Clearfield area to meet the Open Space amount requirement.
 - (b) For developments totalling 5 acres and larger,
 - (i) Civic Open Spaces may be created on site and dedicated as Civic Open Space; or
 - A fee-in-lieu will be implemented for the creation or enhancement of Civic Open Space off-site and within the Downtown Clearfield area to meet the Open Space amount requirement; or
 - (iii) A combination of on-site Civic Open Space creation and fee-in-lieu shall be used to meet the Open Space amount requirement.
- (5) Fee-in-lieu will be assessed in accordance with Clearfield City's impact fee schedule.

4. Access and Parking

- (1) Access. All Civic Open Space shall provide public access from a vehicular right-of-way.
- (2) Parking Requirements.
 - (a) For Civic Open Space 1 acre or smaller Off-street Parking shall not be required for any Civic Open Space Type.
 - (b) For Civic Open Space larger than 1 acre: Off-street parking shall be provided. Parking may include on-street parking., unless a use other than Open Space is determined by the City.

5. Connections to Trails and Open Space

Connections to existing trails, planned trails, or other existing or planned Open Space types shall be made when the Open Space abuts an existing or planned trail right-of-way or other Civic Open Space type. Refer to corresponding City trails master plan.

6. Fencing

Open Space Types may incorporate fencing provided that the following requirements are met.

- (1) Height. Fencing shall be a maximum height of five (5) feet, unless approved or directed by the City, for such circumstances as proximity to railroad right-of-way and use around swimming pools (minimum of 6 feet required), ball fields, and ball courts.
- (2) Level of Opacity. Fence opacity shall be no greater than 80%.
- (3) Type. Chain-link fencing is not permitted along any street frontage, except for dedicated sports field or sport court fencing approved by the City.
- (4) Spacing of Openings. Openings or gates shall be provided on every street face at a minimum of every 200 feet.

7. Open Water

Open Water Body. All open water bodies, such as lakes, ponds, pools, creeks, and streams, within an Open Space type shall be located at least 20 feet from a property line to allow for pedestrian and bicycle access as well as a landscape area surrounding the water body.

8. Stormwater in Open Space Types

Stormwater management following green infrastructure best practices may be integrated into Open Space Types and utilized to meet stormwater requirements for surrounding parcels, with the following standards:

- (1) Stormwater Features. Stormwater features may be designed as formal or natural amenities with additional uses other than stormwater management, such as an amphitheater, sports field, or a pond or pool as part of the landscape design. Stormwater features shall not be fenced and shall not impede public use of the land they occupy.
- (2) Qualified Professional. A qualified landscape design professional, such as a landscape architect or landscape designer, shall be utilized to incorporate stormwater features into the design of the Civic Open Spaces to maximize the benefit to both public use and natural systems.
- (3) Size of Stormwater feature: A maximum of twenty percent (20%) of the Open Space required area may be used for Stormwater detention/retention. A higher percentage, up to 75%, can be used for Stormwater detention/retention if designed as a functional sports field.

[Landscape elements used in Open Space types must meet the installation and other general requirements of the Landscape Chapter 7.0]

Table 8.2 (1) Permitte	d Open Space Types by
Districts	

		Districts					
		UC	UR	TC	TR	CV	СС
		Urban Core Commerce	Urban Mixed Residential	Town Mixed Commerce	Town Neighborhood Residential	Civic	Gateway Corridor Commerce
sec	Commons ¹				P		P
	Plaza ¹	P	P	P	P	P	P
e Tyl	Square ¹	P	P	P	P	P	P
Open Space Types	Green ¹	P	P	P	P	P	P
	Park (Neighborhood)		P	Р	P	Р	P
	Park (Community)		P	P	P	P	P
	Greenway	P	P	P	P	P	P

P = Permitted

Footnotes:

¹ Classifed as a Special Use Site under the Clearfield Capital Improvement Plan. Standards for Open Space Types in the Formbased Code take precedence over the CIP.

8.3 General Open Space Standards

The following standards apply to Open Space Types in Downtown.

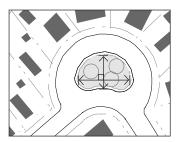
1. Dimensions

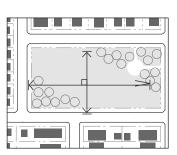
- (1) Minimum and Maximum Size. The minimum and maximum size of the Open Space Type is measured within the parcel lines of the property.
- (2) Minimum Dimension. The minimum length or width of the Open Space Type, as measured along the longest two straight lines intersecting at a right angle defining the maximum length and width of the lot.
- (3) Minimum Percentage of Vehicular Right-of-Way Frontage Required. The minimum percentage of the civic Open Space perimeter, as measured along the outer parcel line, that shall be located directly adjacent to a vehicular right-of-way, excluding alley frontage. This requirement provides access and visibility to the Open Space.

2. Adjacent Parcels

Parcels directly adjacent to or across the street from an Open Space Type.

- (1) Permitted Districts of Adjacent Parcels. The zoning districts permitted directly adjacent to, as well as directly across the street from the Open Space Type.
- (2) Orientation of Adjacent Parcels. Parcels adjacent to a Civic Open Space type will have a preferred orientation in relation to each Civic Open Space type to support access and the anticipated relationship between the two.





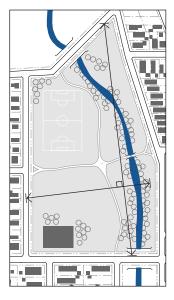


Figure 8.3 (1). Examples of Measuring the Minimum Dimension of Open Space Types.

3. Permitted Improvements

The following types of development and improvements are permitted on an Open Space Type.

- (1) Designated Sports Fields. Sport fields, ball courts, or structures designated for one or more specific sports including, but not limited to, baseball fields, softball fields, soccer fields, basketball courts, football fields, tennis courts, pickleball courts, climbing walls, and skate parks are permitted.
- (2) Playgrounds. Playgrounds with a designated area for play structures and equipment generally targeted for childern 12 and under including, but not limited to, slides, swings, and climbing structures are permitted. All playground and equipment must meet safety and surfacing standards.
- (3) Enclosed Structures. Enclosed structures may include such uses as park offices, maintenance sheds, community centers, and restrooms.
 - (a) Maximum Area. For some Civic Open Space types, fully enclosed structures are permitted, but limited to a maximum building coverage as a percentage of the Open Space area.
 - (b) Semi-Enclosed Structures. Open-air structures, such as gazebos, are permitted in all Open Space types.
- (4) Site Amenities. Site amenities and furniture including, but not limited to, lighting, seating, and bicycle parking are permitted.
- (5) Maximum Impervious and Semi-Pervious Surface Permitted. The amounts of impervious and semi-pervious coverage are provided separately to allow an additional amount of semi-pervious surface, such as permeable paving, above the impervious surfaces permitted, including, but not limited to, parking facilities, driveways, sidewalks, paths, and structures as permitted.
- (6) Maximum Percentage of Open Water Body. The maximum amount of area within an Open Space Type that may be covered by an open water body, including, but not limited to, ponds, lakes, and pools.

8.4 In Lieu Substitutions for Open Space Requirements

1. Intent

In certain circumstances, "In lieu substitution" or "in lieu of open space substitutions" are encouraged for the benefit of the creating important and critical Open Space areas in Downtown Clearfield.

2. Types of In Lieu Substitutions Available

The following options are available for in lieu substitutions for Open Space requirements:

- (1) Fee in lieu: The City may, at its sole discretion, accept cash in lieu of Open Space requirements where such funds can be more effectively used to acquire land at a more appropriate or significant location consistent with the Creating Downtown Clearfield Plan, as described in this ordinance. Cash in lieu payments shall not be accepted until a qualified appraisal, authorized by the City and at the cost of the applicant. identifies the value of the original land for which the in lieu substitution is proposed, based on the use that will be permitted if the Open Space requirement is removed, and for which cash in lieu shall be offered. The City shall be obligated to use in lieu funds within the Downtown Clearfield area for creating or enhancing civic Open Spaces and shall diligently pursue purchase of the land for this purpose to prevent erosion of purchasing power. If the developer wishes to provide features within an open space, the same appraisal method shall be used.
- (2) Land in lieu: The City may, at its sole discretion, accept land in lieu of Open Space requirements under the following conditions:
 - (a) The proposed land to be substituted is in a location within a one-quarter mile buffer of Downtown Clearfield that is acceptable to and approved by the City as a substitute site for Civic Open Space.
 - (b) In lieu substitutions of land intended to fulfill the requirements for Open Space may be allowed when it is factually established, by a qualified land appraiser, that the substituted land is at least equal to or greater than the value of land compared with the development property as if developed fully as proposed. The City may determine to approve the land area to be appraised both from the original site and the proposed substituted site prior to the appraisal. The appraiser will be selected by and contract with the City. Appraisal fees will be reimbursed to the City at cost by the developer. New appraisals may not be required if recent information or appraisals are readily available.
 - (c) Any land which has been dedicated, set-aside, platted, or otherwise approved as Civic Open Space may not be substituted or used for any purpose other than those allowed in this Chapter.

3. Review and Approval

In lieu substitution applications shall first be reviewed by the Zoning Administrator as a part of the initial application. Approval of the in-lieu substitution shall be obtained from the City Council as part a development agreement before the Final Site Plan or issuance of a building permit, whichever occurs first.

100

8.0 Civic Open Space

8.0 Civic Open Space

8.5 Commons

1. Intent

To provide an informal, small to medium scale space for active or passive recreation for a limited neighborhood area. Commons are typically internal to a block and tend to serve adjacent residents.

A Commons is considered a special use site and is intended to serve a more dense, urban residential population and daytime worker population in Downtown Clearfield.

8.5 (1) Commons Requirements	
(1) Dimensions	
Minimum Size (acres)	0.25
Maximum Size (acres)	1.5
Minimum Dimension (feet)	45'
Minimum % of Vehicular ROW Frontage Required	10%; 2 access points required, minimum width each of 20'
(2) Adjacent Parcels	
Permitted Districts	TR, CC
Frontage Orientation of Adjacent Parcels	Side or Rear
(3) Improvements	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Not permitted
Maximum Impervious + Semi-Pervious Surface	30% + 10%
Maximum % of Open Water	30%
(4) Additional Design Requirements	

 (a) Access Points. Commons shall have a minimum of two access points from a vehicular right-of-way. Each access point shall have a minimum width of 20 feet.





8.6 Plaza

1. Intent

To provide a formal Open Space of medium scale to serve as a gathering place for civic, social, and commercial purposes. The Plaza may contain a greater amount of impervious coverage than any other Open Space Type. Special features, such as fountains and public art installations, are encouraged.

A Plaza is considered a special use site and is intended to serve a more dense, urban residential population and daytime worker population in Downtown Clearfield.

8.6 (1) Plaza Requirements	
(1) Dimensions	
Minimum Size (acres)	0.25
Maximum Size (acres)	2
Minimum Dimension (feet)	80'
Minimum % of Vehicular ROW Frontage Required	25%
(2) Adjacent Parcels	
Permitted Districts	All Districts
Frontage Orientation of Adjacent Parcels	Front or Corner Side
(3) Improvements	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Not permitted
Fully Enclosed Structures Permitted	Permitted; maximum 10% of area
Maximum Impervious + Semi-Pervious	minimum: 40%
Surface	maximum: 80% + 10%
Maximum % of Open Water	50%
(4) Additional Design Requirements	

- (a) Minimum Building Frontage. At least 50% of the plaza's perimeter that does not front on vehicular right-of-way shall be lined by building frontages.
 (b) Fully Enclosed Structures Permitted. Fully enclosed structures are permitted, and are allowed to cover a maximum of 10% of the total area of the plaza.





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8.7 Square

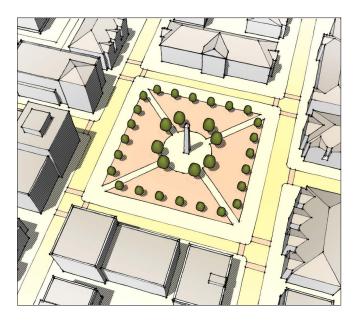
1. Intent

To provide a formal Open Space of medium scale to serve as a gathering place for civic, social, and commercial purposes. Squares are rectilinear in shape and are bordered on all sides by a vehicular right-of-way, which together with building facades creates its definition.

A Square is considered a special use site and is intended to serve a more dense, urban residential population and daytime worker population in Downtown Clearfield.

8.7 (1) Square Requirements	
(1) Dimensions	
Minimum Size (acres)	0.25
Maximum Size (acres)	3
Minimum Dimension (feet)	80'
Minimum % of Vehicular ROW Frontage Required	25%
(2) Adjacent Parcels	
Permitted Districts	All Districts
Frontage Orientation of Adjacent Parcels	Front or Corner Side
(3) Improvements	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Not permitted
Fully Enclosed Structures Permitted	Permitted; maximum 5% of area
Maximum Impervious + Semi-Pervious Surface	40% + 20%
Maximum % of Open Water	30%
(4) Additional Design Requirements	

(a) Fully Enclosed Structures Permitted. Fully enclosed structures are permitted, and are allowed to cover a maximum of 10% of the total area of the Square.





8.8 Green

1. Intent

To provide informal, medium scale active or passive recreation for neighborhood residents within walking distance, mainly fronted by streets.

A Green is considered a special use site and is intended to serve a more dense, urban residential population and daytime worker population in Downtown Clearfield.

8.8 (1) Green Requirements	
(1) Dimensions	
Minimum Size (acres) 0.50	
Maximum Size (acres)	3
Minimum Dimension (feet)	45'
Minimum % of Vehicular ROW Frontage Required	25%
(2) Adjacent Parcels	
Permitted Districts	All Districts
Frontage Orientation of Adjacent Parcels	Front or Corner Side
(3) Improvements	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Not permitted
Maximum Impervious + Semi-Pervious Surface	20% + 15%
Maximum % of Open Water	30%





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8.9 Park (Neighborhood or Community)

1. Intent

To provide informal active and passive large-scale recreational amenities to local residents and the greater region. Parks have primarily natural plantings and are frequently created around an existing natural feature such as a water body or stands of trees. Parks may include a water feature, either existing such as Mabey Pond, or newly created..

Parks sized between 2 and 6 acres are classified as Neighborhood Parks. Parks sized 6 acres and larger are classified as Community

8.9 (1) Park Requirements	
(1) Dimensions	
Minimum Size (acres)	2
Maximum Size (acres)	None
Minimum Dimension (feet)	100'
Minimum % of Vehicular ROW Frontage Required	30%; up to 5 acres; 20% over 5 acres
(2) Adjacent Parcels	
Permitted Districts	UR, TC, TR, CC, CV
Frontage Orientation of Adjacent Parcels	Any
(3) Improvements	
(3) Improvements Designated Sports Fields Permitted	Permitted
	Permitted Permitted
Designated Sports Fields Permitted	
Designated Sports Fields Permitted Playgrounds Permitted	Permitted Permitted, minimum 5
Designated Sports Fields Permitted Playgrounds Permitted Fully Enclosed Structures Permitted Maximum Impervious + Semi-Pervious	Permitted Permitted, minimum 5 acre Park required

- (1) Vehicular Right-of-Way Frontage of Parks Less Than 5 Acres. At least 30% of the park shall continuously front on a vehicular right-of-way.
- (2) Vehicular Right-of-Way Frontage of Parks Larger Than 5 Acres. At least 20% of the park shall continuously front on a vehicular right-of-way.





8.10 Greenway

1. Intent

To provide informal, primarily natural linear open spaces that serve to enhance connectivity between open space types and other uses. Greenways are linear open spaces that often follow a natural feature, such as a river, stream, ravine, or man-made feature, such as a vehicular right-of-way. A greenway may border other open space types.

A Greenway is considered a special use site and will range in size and amenities.

8 10 (1) Croopway Boguiromento	
8.10 (1) Greenway Requirements (1) Dimensions	
Minimum Size (acres)	1
Maximum Size (acres)	None
Minimum Dimension (feet)	30'; recommended minimum average width 50'
Minimum % of Vehicular ROW Frontage Required	0%; 1 access point required per quarter mile of length, minimum 20' width
(2) Adjacent Parcels	
Permitted Districts	All Districts
Frontage Orientation of Adjacent Parcels	Any
(3) Improvements	
Designated Sports Fields Permitted	Permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Not permitted
Maximum Impervious + Semi-Pervious Surface	20% + 10%
Maximum % of Open Water	30%





8.0 Civic Open Space



Chapter 9.0 PARKING STANDARDS

9.1 Purpose

1. Intent

The established provisions are intended to accomplish the following:

- (1) Ensure an appropriate level of vehicle parking, loading, and storage to support a variety of land uses.
- (2) Provide site design standards to mitigate the impacts of parking lots on adjacent land uses and zoning districts.
- (3) Provide specifications for vehicular site access.
- (4) To allow shared public on-street parking and in parking lots to serve the needs of visitors and patrons.
- (5) To allow projects to match parking to tenant needs.
- (6) To support a more walkable, transit-oriented development pattern.
- (7) To support and improve walkability, bikeability, and non-vehicular transportation.
- (8) To mitigate the impacts of vehicular parking lots on the urban neighborhood context and streetscapes of Downtown Clearfield.

2. Applicability

This section shall apply to all new development and changes in use or intensity of use for existing development, in all Downtown Clearfield districts.

- (1) Compliance. Compliance with the standards outlined shall be attained in the following circumstances:
 - (a) Development of all new parking facilities, loading facilities, and driveways.
 - (b) Improvements to existing parking facilities, loading facilities, and driveways, including re-configuration, enlargement, or the addition of curbs, walkways, fencing, or landscape installation.
 - (c) Change in use requiring a change in the amount of parking.
- (2) Damage or Destruction. When a use that has been damaged or destroyed by fire, collapse, explosion, or other cause is reestablished, any associated off-street parking spaces or loading facilities must be reestablished based on the requirements of this section.
- (3) Site Plan Approval Required. Parking quantities, design, and layout shall be approved through the Site Plan Approval process. Refer to Chapter 11 Site Plan Approval for details.

9.2 General Requirements

1. Off-street Parking

Off-street parking spaces shall be provided in conformance with Tables 9.2 (2) Required Vehicular Parking and 9.2 (3) Bicycle Parking.

- (1) Required Accessible Parking. Parking facilities accessible for persons with disabilities shall comply with or exceed the standards detailed in the ADA Standards for Accessible Design including quantity, features, and location. (www.ada.gov)
- (2) Requirements for Unlisted Uses. Upon receiving a site plan, occupancy certificate, or other permit application for a proposed use not specifically addressed, the Zoning Administrator is authorized to apply off-street parking standards for the use deemed most similar to the proposed use. In instances where an equivalent similar use may not be clearly determined or the standard is in question, the Zoning Administrator may require the applicant to submit a parking study that will help determine the appropriate requirements.
- (3) Private Off-Premises Parking. Where private off-site parking facilities are approved, such facilities shall be in the same possession as the property occupied by the building or use to which the parking facilities are accessory.
 - (a) Such possession may be either by deed or lease, guaranteeing availability of the parking commensurate with the use served by the parking.
 - (b) The agreement providing for the use of off-site parking, executed by the parties involved, shall be in a form approved by the City Attorney and filed with the Zoning Administrator.
 - (c) The deed or lease shall require the owner to maintain the required number of parking facilities for the duration of the use served or of the deed or lease, whichever shall terminate sooner.
 - (d) Location of Parking. Any off-premise parking must be within 660 feet (1/8 mile) from the entrance of the use to the closest parking space measured along a dedicated public or private pedestrian path.
- (4) Tandem Parking. Tandem parking is permitted with approval of the Zoning Administrator through the site plan review process and only permitted for:
 - (a) Garden Court Building Types
 - (b) Townhouse Building Types

2. Required Vehicular Parking

Tables 9.2 (2) and 9.2 (3) outline the required vehicular and bicycle parking requirements.

- Organized by Use. The parking requirements are organized by use.
 - (a) Parking rates are provided for general use categories; these numbers are applicable for all the uses within these categories.
 - (b) If a specific use requires a different parking rate than its use category, it is also listed in Tables 9.2 (2) and 9.2 (3) Required Vehicular and Bicycle Parking.
- (2) Vehicular Spaces Required. The vehicular spaces required column indicates the required off-street parking ratio, which may be subject to credits and other reductions and a maximum number, as are detailed in this section.
- (3) Maximum Allowable Vehicular Spaces. When a use requires more than 20 spaces, it is not permitted to provide greater than 10% over the minimum parking requirement.
 - (a) For those uses with no requirements, the maximum number of spaces required should be no more than the next level up of that use. For example, for Neighborhood Retail, the number of spaces should be no more than the requirements for General Retail.

- (4) Computation. Off-street parking spaces shall be calculated using the following information.
 - (a) Area Measurements. The following units of measurements shall be utilized to calculate parking requirements, see table 9.2 (2).
 - (i) Dwelling Unit. Parking standards for residential buildings shall be computed using dwelling unit as the unit of measure, unless otherwise stated.
 - (ii) Net/Occupiable Square Footage. Unless otherwise expressly stated, parking standards for nonresidential Uses shall be computed on the basis of net, occupiable floor area in square feet.
 - (iii) Occupancy- or Capacity-Based Measurements. Parking spaces required per available seat or per employee, student, or occupant shall be based on the greatest number of persons on the largest shift, the maximum number of students enrolled, or the maximum fire-rated capacity, whichever measurement is applicable.
 - (iv) Bench Seating. For uses in which users occupy benches, pews, or other similar seating facilities, each 24 inches of such seating shall be counted as one seat.
 - (b) Fractions. When computation of the number of required off-street parking spaces results in a fractional number, any result of 0.5 or more shall be rounded up to the next consecutive whole number. Any fractional result of less than 0.5 may be rounded down to the previous consecutive whole number.
 - (c) Multiple Uses on a Lot. When there are multiple uses on a lot, required spaces shall be calculated as an amount equal to the total requirements for all uses on the lot, unless the uses qualify for shared, cooperative, or other credits to reduce parking (Refer to 9.2 (1)).

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3. Parking Credits

Vehicular parking standards in Table 9.2 (1) may be reduced by achieving one or all of the following credits.

- (1) On-street parking directly in front of the building in which the use is located may be used to fulfill the parking requirement at a ratio of 1:1. On-street credit for residential uses shall only be applied to the guest parking requirements for building types other than Townhouse and Garden Court.
 - (a) Spaces shall be designated as on-street parking that is available 24 hours and 7 days/week, but are subject to other applicable Clearfield City ordinances concerning snowplow accessibility.
- (2) Transit Credit. Vehicular parking requirements may be reduced with proximity to any rail station or transit line with up to 15-minute headways. Proximity is measured using network distance along dedicated public pedestrian pathways from any point along the property line to the platform or transit stop.
 - (a) Within 660 feet. A reduction of 10% of the required offstreet parking.
 - (b) Within 1320 feet. A reduction of 5% of the required offstreet parking.
- (3) Structured Parking Credit. Vehicular parking requirements may be reduced with the provision of structured parking.
 - (a) If more than 75% of parking is located within the building envelope or in a parking structure with two (2) or more floors, a reduction of up to 25% is allowed.
 - (b) Parking structures must be located within 660 feet of the building.
- (4) Other Parking Reductions. Additional reductions (e.g. Car-Share parking credits) may be approved by the Zoning Administrator with the submittal of a parking study illustrating the reduction, including the shared parking standards provided in 9.2. (2)

Footnotes

¹ Visitor parking for Multi Family Residential is included at the level of 15% of the required parking. On street parking directly in front of buildings may count towards required visitor parking (i.e. up to 15% of total parking requirements).

Table 9.2 (1) Required Parking By Use		
Applicable Zones	ALL CLEARFIELD DOWNTOWN ZONES	
Residential ¹		
Multifamily, Studio & 1 Bedrooms	1.15 / Dwelling Unit ¹	
Multifamily, 2 Bedrooms	1.725 / Dwelling Unit ¹	
Multifamily, 3+ Bedrooms	2.3 / Dwelling Unit 1	
Lodging	1 / Room & 1 / 200 sq. ft. Office and Dining Area	
Residential Care	.33 / Unit & .66 / Employee	
Civic/Institutional		
Assembly (Auditoriums; Churches/Places of Worship)	1 / 5 Seats	
Transit Station	Per Zoning Administrator	
Library / Museum / Post Office (no distribution)	1 / 600 sq. ft.	
Police & Fire	Per Zoning Administrator	
Post Office (distribution)	1 / 400 sq. ft.	
School: Pre K to Jr. High	1 / Classroom & 1 / 200 sq. ft Office	
School: High School, Higher Education, Specialized & Vocational/Tech Schools	1 / Classroom, 1 / 200 sq. ft. Office, & .17 / Student	
Retail		
Neighborhood Retail (< 12,00 sq. ft.)	1 / 500 sq. ft.	
General Retail (>= 12,00 sq. ft.)	1 / 350 sq. ft.	
Service		
Neighborhood Service (< 12,00 sq. ft.)	1/ 500 sq. ft.	
General Service (>= 12,00 sq. ft.)	1/ 350 sq. ft.	
Neighborhood Eating & Drinking Establishments (< 12,00 sq. ft.)	7 spaces for each 1,000 square feet of sales and enclosed eating space or fraction thereof	
General Eating & Drinking Establishments (>= 12,00 sq. ft.)	15 spaces for each 1,000 square feet of sales and enclosed eating space or fraction thereof	
Vehicle Services	1 / Service Bay & 1 / 350 sq.ft. of retail	
Office & Industrial		
General Office	1 / 350 sq. ft.	
Hospital	.20 / Bed & .66 / Employee	
Crafts Industry	1 / 1,000 sq. ft. of Production Space & 1 / 500 sq. ft. of Retail Space	
Open Space & Recreation		
Open Space & Recreation	Per Zoning Administrator	

4. Multiple Use Reductions

The following reductions may be taken:

- (1) Shared Vehicular Parking. An arrangement in which two or more uses with different peak parking demands use the same off-street parking spaces to meet their off-street parking requirements.
 - (a) General Provisions. Through review of the site plan the Zoning Administrator may permit up to 100% of the parking required for a daytime use to be supplied by the off-street parking spaces provided for a nighttime or Sunday use and vice versa.
 - (b) Approval. To approve a shared parking arrangement, the Zoning Administrator must find, based on competent evidence provided by the applicant, that there is no substantial conflict in the principal operating hours of the uses for which the sharing of parking is proposed.
 - (c) Description of Uses with Weekday, Nighttime, and Sunday Peak Parking.
 - The following uses are considered predominantly weekday uses: office and industrial uses and other similar uses as authorized by the Zoning Administrator.
 - (ii) The following uses are typically considered predominantly nighttime or Sunday uses: eating and drinking establishments, assembly uses, and other similar uses with peak activity at night or on Sundays, as authorized by the Zoning Administrator.
- (2) Cooperative Vehicular Parking. When two or more categories of non-single-family residential uses share a parking lot and are located on the same lot or adjacent lots, the following applies:
 - (a) General Provisions. Shared parking will be approved in accordance with the following. Refer to Table 9.2 (2).

- (i) For each applicable land use category, calculate the number of spaces required as if it were the only use. Refer to Table 9.2 (1).
- (ii) Use the figures for each individual land use to calculate the number of spaces required for that use for each time period specified in Table 9.2 (2). This table establishes six time periods per use.
- (iii) For each time period, add the number of spaces required for all applicable land uses to obtain a grand total for each of the six time periods.
- (iv) Select the time period with the highest total parking requirement and use that as the total number of parking spaces required.
- (b) Uses in Different Buildings. Through review of the site plan the Zoning Administrator may approve the cooperative agreement if any of the uses are not located in the same structure or building.
- (c) Location of Cooperative Parking. Any cooperative parking must be within 660 feet from the entrance of the use to the closest parking space within the cooperative parking lot, measured along a dedicated pedestrian path.
- (d) Off-Site Cooperative Parking Agreement. An agreement approved by the City Attorney providing for cooperative use of off-site parking spaces, executed by the parties involved, shall be reviewed by the Zoning Administrator during review of the site plan.
 - Off-site cooperative parking arrangements shall continue in effect only as long as the agreement remains in force. Minimum acceptable time period for such contracts is five years.
 - (ii) If the agreement is no longer in force, then parking must be provided as otherwise required in this section.

Table 9.2 (2). Shared Parking Percentages						
Use		Weekdays			Weekends	
	Midnight- 7:00 am	7:00 am- 6:00 pm	6:00 pm- Midnight	Midnight- 7:00 am	7:00 am- 6:00 pm	6:00 pm- Midnight
Residential (Non-Lodging)	100%	50%	80%	100%	80%	80%
Lodging	100%	65%	100%	100%	65%	100%
Retail & Service (General)	5%	100%	80%	5%	100%	60%
Restaurants, Taverns	50%	70%	100%	70%	60%	100%
Theaters & Entertainment	5%	30%	100%	5%	60%	100%
Civic, Office	5%	100%	5%	5%	5%	5%
Churches & Place of Worship	0%	30%	50%	0%	100%	75%
Crafts Industries	5%	100%	10%	5%	50%	10%

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9.3 Parking Design Standards

1. Vehicular Off-Street Parking Lots

The design or redesign of all off-street parking facilities shall be subject to the site plan approval process.

- (1) The design of all off-street parking lots and spaces shall follow the standards outlined in Clearfield City Code, Title 11, Chapter 14 (11-14-5E).
- (2) Location of Parking. Refer to Chapter 6.0 Building Type Standards for information on the location of parking facilities.
- (3) Landscape Screening. All parking areas shall meet the requirements of Chapter 7.0 Site Landscape & Amenity Standards.
- (4) Landscape Areas and Landscape Islands. Areas not used specifically for sidewalks, parking spaces, driving aisles, loading, or refuse shall not be paved. Areas striped with diagonal striped islands are not permitted. A landscape island is required for every 12 stalls and where feasible to be used for stormwater.
- (5) Illumination. All off-street parking lots or parking structures shall provide a level of illumination at any point in the parking lot or structure not less than one foot-candle measured at the pavement. All lighting shall be shielded or otherwise optically controlled to provide glare-less illumination and limit trespass on adjacent properties.

2. Pedestrian Access

All parking lots with 3 or more double-loaded aisles shall provide internal pedestrian pathway(s) within the parking area and outside of the parking drive aisle.

- (1) Dimension. The pathway shall be a minimum of five feet in width.
- (2) Quantity. One pathway is required for every three double loaded aisles.
- (3) Location. The pathway shall be centrally located within the parking area to serve a maximum number of parking stalls.
 - (a) Pathways shall provide direct connections to the principal structure(s) entrances from the spaces furthest from the entrance.
 - (b) At least one pathway shall provide a direct connection between adjacent vehicular rights-of-way and/or trails and the principal structure's entrance.
- (4) Pathway Delineation. Pedestrian pathways should be clearly marked either with striping or by using alternative materials, such as pavers with landscape islands on each side. Refer to Figure 9.3 (2).

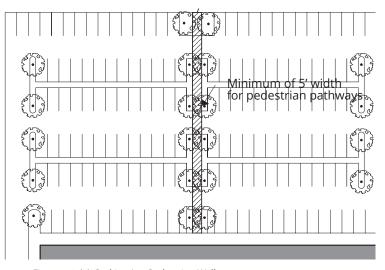


Figure 9.3 (2). Parking Lot Pedestrian Walkway.

3. Required Bicycle Parking & Design

The Required Bicycle Parking Table 9.3 (1) indicates the minimum bicycle parking ratio for a given use. Required Bicycle Parking for quantity required) shall be designed and located as follows.

- (1) Dimensions.
 - (a) Required bicycle parking spaces shall have minimum dimensions of two by six feet (2'x6') in length.
 - (b) An aisle a minimum of five feet wide shall be provided behind bicycle parking facilities to allow for maneuvering.
 - (c) A minimum of two feet shall be provided beside each parked bicycle to allows access. This access may be shared by adjacent bicycles.
 - (d) Racks shall be installed a minimum of two feet from any wall or other obstruction.
- (2) Location. Bicycle parking should be located within 50 feet of the entrance of the use.
 - (a) Indoor or outdoor spaces are permitted, provided they are located on the lot with which they are associated.
 - (b) Spaces located within individual dwelling units may not be counted toward bicycle parking requirements.
 - (c) Bicycle parking facilities shall be separated from vehicular parking areas to protect parked bicycles from damage. The separation may be accomplished through grade separation, distance or physical barrier, such as curbs, wheel stops, poles or other similar features.

- (3) Racks and Structures. Racks and structures shall be provided for each unprotected parking space and shall be designed to accommodate both chain and U-shaped locking devices supporting the bicycle frame at two points.
- (4) Bicycle Storage. In multifamily or office uses bicycle storage shall be lockable and enclosed. This may include bicycle lockers/units that are located outdoors.
- (5) Surface. The parking surface shall be designed and maintained to be mud and dust free. The use of rock or gravel areas for bicycle parking is permitted provided that edging materials are used that clearly demarcate the bicycle parking area and contain the rock material.
- (6) Signage. If required bicycle parking for public use is not visible from the street, signs must be posted indicating their location.
- (7) Maintenance and Lighting. Areas used for required bicycle parking must be well-lit with acceptable drainage to be reasonably free of mud and standing water.
- (8) Shower Facilities. Office and manufacturing uses with more than 50 employees shall provide shower and changing room facilities.
- (9) Long Term Parking. For multifamily residential uses, half of the bicycle parking spaces should be provided as long-term parking, safe and secure from vandalism and theft, and protected from the elements.

Table 9.3 (1)		
Bicycle Parking by Use Bicycle Spaces		
Multifamily, Studio/ 1 Bedrooms	Minimum 1 bike rack/Dwelling Unit	
Multifamily, 2 Bedrooms	Minimum 2 bike racks/Dwelling Unit	
Civic/Institutional	Minimum 2 bike racks/10,000 sf	
Retail/Services/Office	Minimum 1 bike racks/3,000 sf	
Open Space	Minimum 10 bike racks/1 Acres, or Per Zoning Administrator	



Figure 9.3 (2). Parking Lot Pedestrian Walkway.

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9.4 Loading Requirements

1. General Requirements

All loading facilities shall adhere to the following requirements, unless otherwise approved during Site Plan Approval (refer to Section 10.1.6).

- (1) Use of Off-Street Loading Areas. Space allocated to any off-street loading use shall not be used to satisfy the space requirements for any off-street parking facilities or portions thereof.
- (2) Location. Unless otherwise specified, all required loading facilities shall be located on the same lot as the use to be served. No loading space shall block or project into a street, alley, access drive, or parking area.
- (3) Building Frontage. Loading facilities shall be located per 5.0 Building Type requirements.
- (4) Access. Loading facilities shall have clear access onto an alley or street via a driveway.
 - (a) Direct access to a public way, other than an alley, is prohibited.
 - (b) Each required off-street loading space shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement.

2. Loading Requirements

All uses except in the residential (non-lodging, non-residential care), open space, and civic & institutional categories shall provide off-street loading spaces in compliance with Table 9.4 (1) Required Loading Facilities.

3. Computation

Loading facilities shall be calculated using the following information.

- Gross Square Footage. Unless otherwise expressly stated, loading standards for non-residential buildings shall be computed on the basis of gross floor area in square feet.
- (2) Fractions. When computation of the number of required offstreet loading spaces results in a fractional number, any result of 0.5 or more shall be rounded up to the next consecutive whole number. Any fractional result of less than 0.5 may be rounded down to the previous consecutive whole number.
- (3) Shared or Central Loading Facilities. Shared or central loading facilities are permitted if the following conditions are met.
 - Each property served shall have direct access to the central loading area without crossing streets or alleys.
 - (b) Total off-street loading spaces provided shall meet the minimum requirements herein specified, based on the sum of the several types of uses served unless reviewed and approved by the Zoning Administrator through site plan review.
 - (c) No property served shall be more than 500 feet from the central loading area.

4. Dimensions

A standard off-street loading space shall be a minimum of 10 feet in width by 26 feet in length and an oversized loading space shall be a minimum of 12 feet width and 40 feet in length, exclusive of aisle and maneuvering space and shall have a minimum vertical clearance of 15 feet.

5. Location of Loading

Required loading spaces may occupy any side or rear yard except if located closer than fifty feet (50') to any residential zone, loading spaces shall be enclosed by a brick or stone wall, or landscaping not less than six feet (6') in height.

Table 9.4 (1). Required Loading Facilities		
Gross Floor Area (sq. ft.) Loading Spaces Required		
Under 10,000	0	
10,000 to 20,000	1	
20,001 to 40,000	2	
40,001 to 70,000	3	
70,001 to 100,000	4	
100,001+	4 + 1 for each 100,000 over 100,001	

9.5 Site Access Management

1. General Requirements

These standards shall supplement the provisions for access provided in 5.0 Building Type Standards. Each driveway providing site access from a street, alley, or other vehicular right-of-way shall be designed, constructed, and permanently maintained as follows.

2. Quantity of Driveways

The number of driveways permitted for each Building Type is located in 5.0 Building Type Standards.

3. Dimensions and Design

- (1) Driveway Width at Property Line. All driveways shall have a maximum width of 24 feet for residential and 34 feet for nonresidential as measured at the property line (Figure 9.5 (1) Driveway Width) except as stated below.
 - (a) Residential Building Types. Driveways constructed in residential districts shall have a minimum width of 12 feet when crossing the front or corner property line.
 - (b) Maximum width for one-way driveways is 16 feet at the property line.
 - (c) City engineer may direct driveway to be wider.
 - (d) Distance between corner and driveway (Figure 9.5 (1) per city engineering standards.
- (2) Maximum Width. When a garage door is located on the front facade of the structure, the driveway shall be no more than two feet wider than the garage door on each side (four feet total).

- (3) Shared Access. When possible, adjacent developments should share points of access to minimize impervious surface.
 - (a) Shared Driveway Width. When access is shared between two or more non-residential users, a dedicated turn lane may be constructed, allowing an increase in the maximum driveway width from 24 feet to 34 feet provided that:
 - (i) A traffic impact study states its necessity.
 - ii) Access must be to a street larger than alley.
- (4) Sidewalk Pavement. Sidewalk pavement elevation, width, design, scoring, material, and design shall extend continuously over the driveway pavement with the intent of prioritizing the sidewalk path over the driveway. If the driveway and sidewalk are of the same material, the sidewalk path shall be scored or designated linearly over the driveway.
- (5) Driveways shall maintain a clear view area defined by a triangle conforming to current AASHTO standards.

4. Location

Specific location information can be found in 5.0 Building Type Standards. Refer to Figure 9.5 (1)

- (1) Driveways accessing rear yard garages are permitted within the side or rear yard setback, no closer than two feet from a side or rear property line, unless the driveway is shared.
- (2) Driveways shall not be closer than 25 feet from the intersection of two streets (corner), unless otherwise stated in 5.0 Building Type Standards.

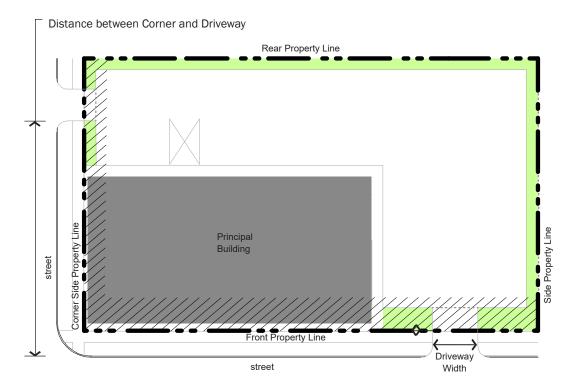


Figure 9.5 (1). Driveway Width and Location.

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Chapter 10.0 SIGN TYPES

10.1 Purpose

1. Intent

The intent of the sign regulations is to enhance the economy and aesthetic appeal of Downtown Clearfield through the reasonable, orderly, safe, and effective display of signage. Signage should help contribute to the identity and brand of Downtown Clearfield.

2. Applicability

These standards shall apply to signage for all buildings and uses in Downtown Clearfield.

Refer to the Clearfield City Community Development Department for information on the Sign Permitting Process.

10.2 General Requirements

1. Compliance

Compliance with the regulations outlined must be attained for the following situations.

- (1) Newly Constructed or Reconstructed Signage. All new signs and structural improvements to existing signs.
- (2) Change in Use for Single Business Signage. For signage serving one business, whenever the existing use is changed to a new use resulting in a change in signage, including rewording.
- (3) Multiple-Business Signage. For signage serving multiple businesses, whenever 50% or more of the existing uses are changed to new uses resulting in a change in signage, including rewording.
- (4) Damage or Destruction. When a sign has been damaged or destroyed by fire, collapse, explosion or other cause and the cost of restoration is greater than 50% of the replacement value at the time of the destruction or damage, the replacement sign shall comply with the standards in this chapter.

2. Prohibited, Temporary, Exempt Signage

Refer to Clearfield City Code Title 11-15 (Sign Regulations) for information on prohibited signs, temporary signs, off-premise signs, and exemptions for sign requirements.

3. Maximum Sign Area and Amounts

- Maximum Amount of Signage. Total signage for a lot is established based on the district in which the lot is located. Refer to Table 10.2 (1).
 - (a) Window Signs. Window Signs shall not count towards a lot's maximum permitted amount of signage. Refer to 10.8 Window Signs.
 - (b) Directional Signs Located in Parking Lots. One sign is permitted in addition to the maximum Signage quantities.
 - (i) Maximum sign area is 30 square feet.
 - (ii) Signs must be located on either the side or rear facade along a parking lot.
 - (c) Exempt and temporary signs are not included in the maximum signage area calculations, unless otherwise specified in Title 11-15 (Sign Regulations) of the Clearfield City code.

(2) Computation

- (a) Height for freestanding signs is measured from the average grade at the front property line to the top of the sign, sign cabinet, or cap, whichever is highest.
- (b) For the purposes of determining sign area, lot width or frontage is measured along the front property line.
 - (i) If the lot is a corner lot, the width shall be measured along the primary street frontage.

4. Sign Location

Unless otherwise specified, signs shall only be located within the boundaries of the lot and not in the right-of-way or on public property.

- (1) Certain Sign types may extend beyond a property line into the right-of-way or public property with permission from the City and in accordance with the regulations outlined in this section.
- No sign shall be attached to a utility pole, light pole, tree, standpipe, gutter, or drain.
- (3) Signs shall be erected to permit free ingress to or egress from any door, window, the roof, or any other exit-way required by the building code or by fire department regulations.
- (4) No Sign shall be erected or maintained in such a manner as to obstruct free and clear vision of, interfere with, or be confused with any authorized traffic sign, signal, or device.

5. Illumination

All signs shall be illuminated according to the following provisions unless otherwise stated.

- Signs shall be internally lit to emphasize the lettering or flooded via down lighting to prevent dark sky illumination.
- (2) Individual letters or logos may be internally illuminated as permitted per each sign type; no other portion of the sign shall be internally illuminated, except as permitted for Electronic Message Boards or unless otherwise stated.
- (3) When an external artificial light source is used to illuminate a Sign, the lamp (or bulb) shall be located, shielded, and directed so as to not be visible from any public street or private residence.
 - (a) No receptacle or device housing a permitted light source which is attached to the sign itself shall extend more than 18 inches from the face of the Sign.
- (4) The illumination of any sign, resulting from any internal or external artificial light source, shall not exceed 250 nits at the Sign face during the day and 125 nits at the Sign face after sunset, with no light trespass onto adjacent property.
- If externally lit, all sign illumination shall be directed downward.

Table 10.2 (1). Permitted Quantity of Signage by District. District Maximum Permitted Quantity of Signage Per Lot UC, UR, CV 3 square feet per 1 linear foot of lot width with a maximum of 150 square feet TC, TR, CC 2 square feet per 1 linear foot of lot width with a maximum of 100 square feet

6. Construction and Maintenance Standards

All signs shall meet the construction and maintenance requirements of the Clearfield City Code.

7. Iconic Signs

- (1) Iconic Sign Elements. Iconic Sign Elements of three-dimensional symbols or logos are permitted under the following conditions.
 - (a) Symbol or Logo Size. The symbol may not be larger than five feet in any direction, which shall be included in the overall sign area and the surface area counts towards the Maximum Permitted Quantity of Signage per Lot.
 - (b) No moving parts or external illumination of the symbol may be provided.
 - (c) Text. The text letter size may not be more than 30% of the overall area of the sign.



Figure 10.2 (1). Photo Example of an Iconic Sign.

10.0 Sign Types 120

10.3 Wall Sign

1. Description

Wall Signs, also known as flat or band signs, are mounted directly to the building face to which the sign is parallel. Refer to Figures 10.3 (1), 10.3 (2), and 10.3 (3).

2. General Requirements

Wall Signs shall be developed according to the standards in Table 10.3 (1).

- (1) Building Openings. Wall Signs shall not cover windows or other building openings.
- (2) Architectural Features. Wall Signs shall not cover architectural building features.
- (3) Murals. Murals are permitted with an additional review process as specified in Clearfield City Code Title 15 (Original Art Murals).

3. Sign Size Computation

The area of a Wall Sign is calculated using the following information.

(1) Wall Signs. Area is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements, as is illustrated in Figure 9.3 (2).

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Table 10.3 (1). Wall Sign Requirements		
Permitted Districts	All districts	
Sign Area	Maximum sign area is 15% of the facade (murals are excepted from this maximum)	
	Refer to Table 10.2 (1) for maximum per lot	
Height	2' maximum letter or element height	
Location on the Building or Site	Permitted on all facades	
Placement on the Building or Site	18" maximum projection from building face	
Quantity	1 per tenant per public ROW frontage; 1 per tenant per side or rear facade on a parking lot	
Internal Illumination	Permitted for individual letters and logos	
Materials	Solid wood, metal, masonry & neon glass; Plastic & synthetics permitted only as separate alphanumeric characters or logos	





Figure 10.3 (1). Measuring Wall Signs.

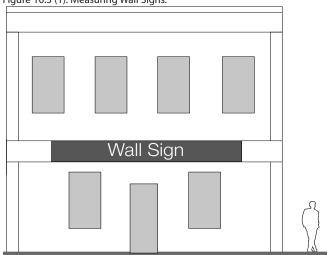


Figure 10.3 (2). Wall Sign.



Figure 10.3 (3). Photo Example.

10.4 Projecting or Blade Sign

1. Description

A Projecting or Blade Sign is attached to and projects from a building face or hangs from a support structure attached to the building face. Sign faces are typically perpendicular to the building face but may be at an angle greater than 45 degrees from the facade. The sign may be vertically or horizontally oriented. Refer to Figure 10.4 (1).

2. General Requirements

Projecting Signs shall be developed according to the standards in Table 10.4 (1).

3. Sign Size Computation

The area of a Projecting Sign is equal to the area of one of the sign's faces.

Table 10.4 (1). Projecting or Blade Sign Requirements.		
Permitted Districts	All Districts	
Sign Area	Maximum area for sign type is 36"x 48" (12 sq. feet).	
	Refer to Table 10.2 (1) for maximum per lot	
Height	8' minimum clearance to walk required	
Location on the Building or Site	Permitted on front or corner side facades only; Sign and structural supports shall not extend above the eave or parapet	
Placement on the Building or Site	Shall not project closer than 5' from back of curb	
Quantity	1 per tenant per public ROW frontage	
Internal Illumination	Permitted for individual letters and logos	
Materials	Solid wood, metal, masonry & neon glass; Plastic & synthetics permitted only as separate alphanumeric characters or logos	

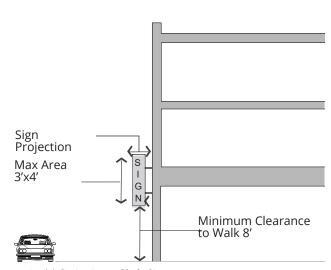


Figure 10.4 (1). Projecting or Blade Sign.



Figure 10.4 (2). Projecting or Blade Sign Picture Examples.

10.0 Sign Types

10.5 Projecting Marquee Sign

1. Description

A Projecting Marquee Sign is a projecting sign designed to have manually changeable copy and two to three sign faces. Refer to Figure 10.5 (1).

2. General Requirements

Projecting Marquee Signs shall be developed according to the standards in this section and Table 10.5 (1).

- (1) Manually Changeable Copy Boards. Manually Changeable Copy Boards are permitted on Projecting Marquee Signs in the Core Districts by right, provided the following conditions are met:
 - (a) The area of the boards shall not be more than 30% of the area of the sign face on which it is located or 32 square feet, whichever is less.
 - (b) One sign of any type containing a Manually Changeable Copy Board is permitted per lot.
 - (c) Electronic Marquee signs are permitted.

3. Sign Size Computation

The sign area is calculated by combining the area of all exposed sign faces and the cabinet or structure surrounding them.

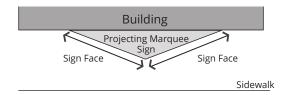






Figure 10.5 (1). Projecting Marquee Sign Plan.

Table 10.5 (1). Projecting Marquee Sign Requirements. Permitted Districts UC and TC. Maximum of 50 square feet. Sign Area Refer to Table 10.2 (1) for maximum per lot Height 8' minimum clearance to walk required Location on the Front & corner side facades only **Building or Site** Placement on the Maximum projection is 5' from building **Building or Site** Quantity 1 per lot Internal Permitted for individual letters and logos Illumination Solid wood, metal, masonry & neon glass; Plastic & synthetics permitted only on Sign face; Materials Electronic Message and Manually Changeable Copy Boards permitted with conditions

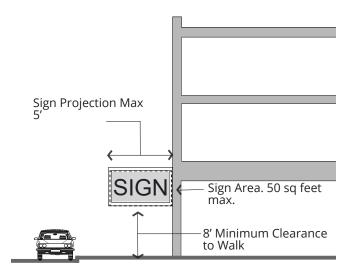


Figure 10.5 (2). Projecting Marquee Sign.



Figure 10.5 (3). Projecting Marquee Sign Plan Picture Example.

10.6 Awning Sign

1. Description

A sign that is mounted or otherwise applied on or attached to an awning or canopy. Refer to Figures 10.6 (1), 10.6 (2), and 10.6 (3).

2. General Requirements

Awning Signs shall be developed according to the standards in Table 10.6 (1).

3. Sign Size Computation

The area of an Awning Sign is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements of the sign portion of the awning, as is illustrated in Figure 10.6 (2).

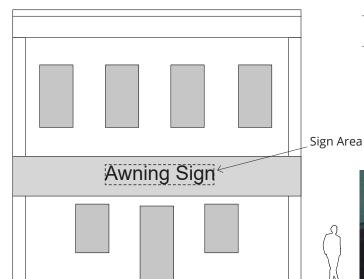


Figure 10.6 (1). Measuring Awning Signs.

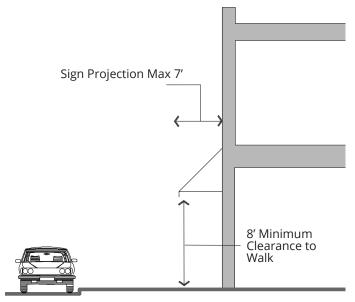


Figure 10.6 (2). Awning Sign.

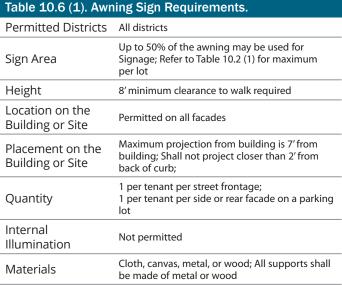




Figure 10.6 (3). Awning Sign Picture Examples.

10.0 Sign Types 124

10.7 Canopy-Mounted Sign

1. Description

A sign with individual alphanumeric characters and/or logos that are mounted on top of a permanent canopy. Refer to Figures 10.7 (1), 10.7 (2), and 10.7 (3).

2. General Requirements

Canopy-Mounted Signs shall be developed according to the standards in Table 10.7 (1).

3. Sign Size Computation

The area of a Canopy-Mounted Sign is calculated by drawing the smallest possible square or rectangle around the largest letters and/ or elements of the sign portion of the Canopy-Mounted Roof Sign, as is illustrated in Figure 10.7 (2).

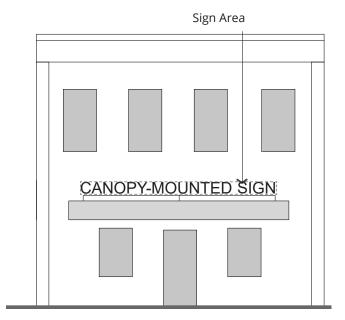


Figure 10.7 (1). Measuring Canopy-Mounted Signs.

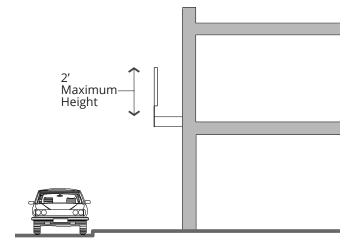


Figure 10.7 (2). Canopy-Mounted Sign.

Table 10.7 (1). Canopy-Mounted Sign Requirements.		
Permitted Districts	All districts	
Sign Area	Maximum 50 square feet.	
	Refer to Table 10.2 (1) for maximum per lot	
Height	2' maximum letter or element height above roof line of the canopy	
Location on the Building or Site	Permitted on all facades; not intended for the roof of the building	
Placement on the Building or Site	Shall not project beyond the front edge of the canopy;	
Quantity	1 per tenant per public ROW frontage; 1 per tenant per side or rear facade on a parking lot	
Internal Illumination	Permitted for individual letters and logos	
Materials	Solid wood, metal, & neon glass; Plastic & synthetics permitted only as separate alphanumeric characters or logos	



Figure 10.7 (3). Canopy-Mounted Sign Picture Example.

10.8 Window Sign

1. Description

A Window Sign is posted, painted, placed, or affixed in or on a window exposed for public view or is a sign hung inside the building facing the window for public view. Window sign sizes are a percentage of window. Refer to Figure 10.8 (1).

2. General Requirements

Window Signs shall be developed according to the standards in Table 10.8 (1).

3. Sign Size Computation

A series of windows that are separated by frames or supporting material of less than six inches in width shall be considered a single window for the purposes of computation.

- (1) Measurement. To measure sign area percentage, divide the total sign area by the total window area, as illustrated in Figure 10.8 (1).
- (2) Maximum Allowance. Window Signs are not counted toward a site's maximum signage allowance.
- (3) Exempt Signs. Address and hours of operation are considered exempt Signs and are not counted in the Window Sign area calculation. Refer to Clearfield City Code Title 11-15 (Sign Regulations)
- (4) Temporary Window Signs. Temporary Window Signs must be included in the total percentage of signage per window calculation. Refer to Clearfield City Code Title 11-15 (Sign Regulations)

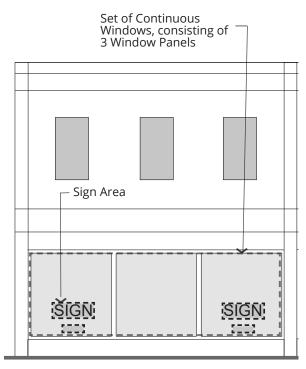


Figure 10.8 (1). Measuring Window Signs.

Table 10.8 (1). Window Sign Requirements.		
Permitted Districts	All Districts	
Sign Area	Up to 30% of a set of continuous windows may be covered with signage; No more than 50% of any one window panel may be covered with signage	
Height	No maximum	
Location on the Building or Site	Permitted on all facades	
Placement on the Building or Site	Ground or upper story windows; May be affixed to window or hung/mounted behind glass	
Quantity	No maximum quantity, based on window Sign area for ground story; 1 per tenant per floor for upper stories	
Internal Illumination	LED or similarly illuminated window signs. No flashing or moving illuminated signs.	
Materials	Drawn, painted, or affixed on the glass; Wood, metal, neon glass, plastic, or other similar materials also permitted	
Temporary Signs	Temporary banner or painted signs are permitted for up to 60 days. Temporary signs may add an additional 20%.	



Table 10.8 (2). Window Sign Picture Example.

10.0 Sign Types 126

10.9 Monument Sign

1. Description

A Monument Sign is freestanding; it is located in a front or side yard of a lot. Refer to Figures 10.9 (1), 10.9 (2), and 10.9 (3).

2. General Requirements

Monument Signs shall be developed according to the standards in Table 10.9 (1).

- (1) Multiple Tenants. Multiple tenant buildings on a lot with a width of greater than 300 feet, measured across the front property line, may have signage with the following parameters:
 - (a) Up to two Monument Signs on one frontage.
 - (b) Signs shall be at least 150 feet apart.
- Pole-Mounted Signs. Monument Signs may not be pole mounted.
- (3) Manually Changeable Copy. The area of any Manually Changeable Copy cannot equal greater than 50% of the area of the sign face on which it is located or 20 square feet, whichever is less.
- (4) A base equal to no less than 20% of sign is required. The base shall relate to the adjacent building in terms of materials
- (5). Electronic monument signs are permitted.

3. Sign Size Computation

The area of a two-sided Monument Sign is equal to the area of one Sign face. The area of a three- or four-sided Monument Sign is equal to the total area of each sign face. This measurement includes the sign, any cabinet in which it is enclosed and the electronic message center but excludes the base of the sign.

(1) Measuring Height. Height shall include the sign face, base, cabinet, and ornamental cap.

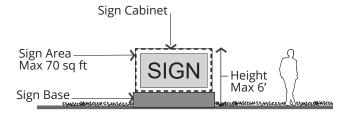


Figure 10.9 (1). Monument Sign

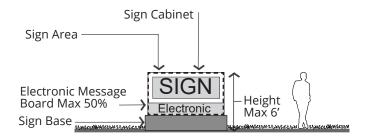


Figure 10.9 (2). Monument Sign with EMB (Max EMB is 50% of sign area)

Table 10.9 (1). Monument Sign Requirements.		
Permitted Districts	All Districts	
Sign Area	Maximum 70 sq ft per Sign face, corner lots may double size upon approval by Zoning Administrator	
Height	Maximum height 6'	
Location on the Building or Site	Front or Corner Yards	
Placement on the Building or Site	10' Setback from driveways & side property line; 3' Setback1 from front & corner property lines	
Quantity	1 per public ROW frontage. Must provide for a clear view near any intersection of a driveway and a street.	
Internal Illumination	Permitted for individual letters and logos	
Materials	Solid wood, metal & masonry; Plastic & synthetics permitted on Sign face; Electronic Message Board permitted in All Districts.	

¹ If placed closer than five feet from the front and corner side property lines, sign must not be located in a sight triangle extending 10 feet from either side of an intersection of a driveway and a vehicular right-of-way or two vehicular rights-of-way.



Figure 10.9 (3). Monument Sign Picture Examples

10.10 Center Identification Sign

1. Description

A Center Identification Sign is freestanding and may be mounted on one or two poles. Three configurations are permitted. Refer to Figures 10.10 (1) and 10.10 (2).

- (1) A sign mounted on a single pole.
- (2) A sign hanging from a single pole.
- (3) A sign mounted onto a double set of poles.

2. General Requirements

Center Identification Signs shall be developed according to the standards in Table 10.10 (1).

(1) Signs may be electronic.

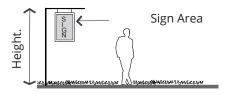
3. Sign Size Computation

The area of a Center Identification Sign is equal to the area of one sign face.

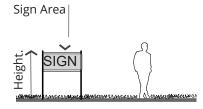
Table 10.10 (1). Center Identification Sign Requirements.		
Permitted Districts	All Districts	
Sign Area	100 sq ft maximum area per sign face	
Height	10' maximum height for sign mounted or hanging on a single covered pole;	
Location on the Building or Site	Front or Corner Yards	
Placement on the Building or Site	5' setback from front & corner property lines; Cannot overhang property lines	
Quantity	1 per lot frontage	
Internal Illumination	Permitted, lettering should be illuminated	
Materials	Solid wood, metal & masonry; Plastic & synthetics permitted on Sign face	



1. Sign mounted on a single pole.



2. Sign hanging from a single pole.



3. Sign mounted onto a double set of poles.

Figure 10.10 (1). Three Types of Center Identification Signs.







Figure 10.10 (2). Three Types of Center Identification Signs Picture Examples.

10.0 Sign Types 128



Chapter 11.0 ADMINISTRATION

11.1 Purpose

1. Intent

11.2 General Provisions and Review Process

1. Scope of Regulations

- (1) New Development. All new development, construction, and establishment of uses within the districts of the Downtown Form-based Code shall be subject to all applicable regulations of this code.
- (2) Renovated Structures. All building renovations affecting greater than 25% gross square footage of a structure within the districts of the Downtown Form-based Code shall be subject to all applicable regulations of this code.
- (3) In-Process Development. Where a building permit for a development has been applied for in accordance with the prior law in advance of this code's effective date, said development may comply with the standards under which the permit was approved and, upon completion, receive a certificate of occupancy (provided all conditions are met) provided the following:
 - (a) Work or construction is begun within one year of the effective date of this code.
 - (b) Work or construction continues diligently toward completion.
- (4) Nonconformities. After the effective date of this code, existing buildings and uses that do not comply with the regulations of this code shall be considered nonconforming and are subject to the standards of 11.3 Nonconformities.

2. Administration & Enforcement

The provisions of this code shall be administered and enforced by the Zoning Administrator unless otherwise specifically stated. For the purposes of this code, the term Zoning Administrator shall be inclusive of his or her designees.

Where provisions of this code differ from other provisions of City Code, the requirements of this code shall apply.

3. Development Application

Applications (form, fees, and plan sets) shall be filed with the Zoning Administrator.

- (1) Application Form. Application forms are available from the City.
- (2) Fees. Fee amounts are available from the City and are due at the time of application; the application will be considered incomplete if fees are not paid and City standards are not met.
- (3) Plan Set Requirements. Number of copies and minimum scale of drawings shall be noted on the application form. All plans shall be submitted in both a paper and an approved digital format using NAD1983 state plane coordinates.
- (4) Filing Deadline. Filing deadlines are established by the City and available at City Hall.

- (5) Withdrawal of Application. Applicant may withdraw application whole or in part at any point in the process prior to being acted or ruled upon; new application form, fees, and plan sets are required for reapplication, if the new application is not received within three months.
- (6) Records on File. Applications and the resulting recommendations and rulings shall be kept on file by the Zoning Administrator and shall be considered public record.
- (7) Notice requirements for each process are detailed in City code.

4. Zoning Map

The areas and boundaries of the Downtown Clearfield Form Based Code listed in Chapter 2 - Zoning Districts are hereby established to scale as shown on the map entitled Zoning Map of the Clearfield City and referred to herein as "Zoning Map".

5. Process

- (1) Any development within the Downtown Clearfield shall be considered an administrative application and processed as a permitted use unless such development contains a use classified as a Conditional Development Use, wherein the application shall be subject to review by the Planning Commission. Refer to 11.1.6.
- (2) The application shall generally follow the procedures in Title 11 - Chapters 4 & 5 of the Clearfield City Code and include the following processes:
 - (a) Pre-Application Meeting. Refer to 11.1.7.
 - (b) Site Plan Approval, including building, site, landscaping, open space, signs, and streetscape. Refer to 11.1.8.
 - (c) Subdivision approval, if required.
- (3) Exempt Activities. The following activities are exempt from the requirements of 11.0 Administration.
 - (a) Ordinary repairs for the purpose of regular building, signage, lighting or site maintenance.
 - (b) Construction within the interior of the structure that is not visible from the exterior of the building for the existing use.
 - Emergency repairs ordered by any code enforcement official in order to protect health and safety.

6. Planning Commission and Staff Review

Using the Site Plan Review process, the Planning Commission shall approve, deny the application if City Standards are not met, or approve with conditions all submittals for approval within Downtown Clearfield upon review by applicable City staff and local/district agencies.

- (1) The Staff Review shall include members of each regulatory agency, and a representative of each affected City Department.
- (2) The Staff and local/district agencies, including the North Davis Fire District, shall review applications and forward them to the Planning Commission within 60 days.

- (3) The decision regarding approval, denial of the application if City Standards are not met, or approval with conditions of a Site Plan shall be stated in writing the reasons for the action.
- (4) If a dispute arises, the applicant may appeal the Planning Commission's decision to the Appeal Authority.
- (5) The Planning Commission shall act on the application with 120 days from the day of the first noticed meeting. Construction shall begin within 12 months of the final land use approval.
 - (a) Applicant can request an extension if done so in writing to the Zoning Administrator at least 30 days prior to the end of the 12-month period, for an extension up to an additional 12 months.
 - (b) Failure to begin construction within the 12-month period without an extension shall require a new application, including all forms, fees, and plan sets.
- (6) Review Criteria. All applications shall be reviewed using the following criteria.
 - (a) Plan's design is consistent with the intent, character, and planning criteria of this Code.
 - (b) Plan's design meets all the requirements of this code.
 - (c) Proposed development is sufficiently served by or provides essential public facilities, such as access and open space, and services, such as utilities and emergency services.
 - (d) Plan is designed with regard to preserving natural features and topography.

7. Pre-Application Meeting

- (1) Intent. To afford the applicant an opportunity to receive the advice and assistance of the professional staff before preparing formal plans and making an official application.
- (2) Eligible Applicant. Applicant must schedule a pre-Application meeting prior to submitting an application for approval.
- (3) Application. Applicant shall submit the following.
 - (a) Application, Form, and Applicable Fees.
 - (b) Sketch Plan. A sketch plan or plans shall detail the proposal, including the following.
 - General rough layout of block, and lots, with types of streets and Open Space Type noted.
 - (ii) Existing conditions such as topography, water bodies, aerial photograph, and flood plain.
 - (iii) Approximate distribution of hard surface, landscaping, building types, and uses.
 - (iv) Anticipated method of achieving parking requirements.
 - (iv) Site survey if available.

- (c) Exceptions. A description of any desired Exception.
- (4) Pre-Application Meeting. Staff shall meet with the Applicant to discuss the proposed plan within 30 days of receipt of the complete application.

8. Site Plan Approval

- (1) Intent. To establish a process that allows the City staff and Planning Commission to administratively review development and redevelopment of sites and Building Types, uses, and other site requirements within the Downtown Clearfield to ensure that the full standards and intent of this code are met.
- (2) Eligible Applicant. Applicant shall apply for Site Plan Approval for all projects within the Downtown Clearfield.
- (3) Application. The following information shall constitute a complete application. Application shall be submitted digitally and in paper format as required by the City.
 - (a) Complete Application, Form, and Applicable Fees.
 - (b) Applicant shall submit the following in compliance with the requirements of Chapters 2.0 Zoning Districts, 3.0 Uses, 4.0 Street & Blcok Network, 5.0 Street & Streetscape Standards, 6.0 Building Types, 7.0 Landscape & Site Amenity Standards, 8.0 Civic Open Space Types (if applicable), 9.0 Parking, and 10.0 Sign Types. All maps and plans shall include date of preparation, north arrow, and scale.
 - (i) Site Location Map, Legal Description/Limits of Plan.
 - (ii) Survey Plat. Dimensions of property lines, easements, rights-of-way.
 - (iii) Development Boundaries and Proposed Phasing, if applicable.
 - (iv) Existing Conditions Plan. Existing on-site and adjacent off-site structures, streets, utilities, easements, pavement noted either on an aerial photograph or site survey.
 - (v) Existing Natural Conditions Survey. Existing topography, vegetation, drainageways, floodplain/ way, or other unique features either on an aerial photograph or site survey.
 - (vi) Site Plan. A Site Plan delineating all proposed structures and surfaces, including parking, pavement, decks, patios, landscape, and retaining walls.
 - (vii) Building Plan(s). Floor plans for all buildings illustrating compliance with the requirements of 6.0 Building Types.
 - (viii) Table of Uses. A table of uses is required on the Building Plan delineating locations and square footages of categories of uses and illustrating compliance with 3.0 Uses.

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- (ix) Building Elevations. Building elevations of all facades, rendered to illustrate compliance with the requirements of 6.0 Building Types.
- (x) Landscape & Site Amenity Plan. Landscape & Site Amenity Plan illustrating compliance with the requirements of 7.0 Landscape & Site Amenity Standards. All ground plane vegetation shall be illustrated. All site amenity areas shall be defined with paving, structures, and site furnishing as applicable. For sites with less than ten percent landscape area, the Landscape & Site Amenity Plan may be combined with the Site Plan.
- (xi) Open Space Plan, if Civic Open Space is included. Open Space Plan shall define all paving, structures, site furnishings, and landscape areas that meet the requirements of 8.0 Civic Open Spaces.
- (xii) Parking Plan. Parking layout plan with table of spaces keyed to plan, illustrating compliance with 9.0 Parking. Driveways, shared parking arrangements, cooperative parking, and any other parking reductions shall be included and noted for compliance with 9.0 Parking.
- (xiii) Signage Plan, if Signage is included. Signage Plan illustrating compliance with the requirements of 10.0 Sign Types.
- (4) Application Process Timeline. Upon submittal of a complete application, the application will be reviewed using the following process and timeline.
 - (a) Staff Review. Staff shall review and make recommendations on the application within 60 days of the submission of the complete application.
 - (b) The Planning Commission shall render a decision within 120 days of the first public meeting.
 - (i) The 120 days may be extended with the applicant's written consent.
 - (ii) The Planning Commission may approve, approve with conditions, or terminate the application until it can meet City Standards, providing the reasons for such action and any conditions for approval in writing.
- (5) Procedure for Site Plan Adjustments. The Zoning Administrator may permit Minor Adjustments to an approved site plan, if the revisions are within the scope and intent of the original approval.
 - (a) Process. The process to review plan adjustments is as follows.

- Applicant shall submit a revised plan and letter of explanation detailing the change to the Zoning Administrator.
- (ii) The Zoning Administrator shall review the request and notify the applicant of the decision.
- (iii) If the Zoning Administrator deems the change to be a Major Adjustment to the plan, applicant must resubmit for Site Plan Review for approval of the new plan, including a new application (forms, fees, and plan sets) for review by the Planning Commission.
- (iv) If the Zoning Administrator deems the changes to be Minor Adjustments and approves them as within the scope and intent of the original approval, the Applicant shall revise the plan providing copies to the Zoning Administrator for filing prior to applying for building or construction permits.
- (b) Minor Adjustments are limited to the following, while still meeting the requirements of this code. All other adjustments are considered Major.
 - Changes in dimensions or quantities less than ten percent of previous amounts.
 - (ii) Landscape Requirements within one foot of required dimensions. (refer to 7.0)
 - (iii) Parking and Loading Facilities within one foot of required dimensions. (refer to 8.0)
 - (iv) Sign Type Requirements within one foot of required dimensions. (refer to 9.0)
 - (v) Building Type Requirements within one foot of required dimensions. (refer to 5.0)

9. Development Agreement

A development agreement may only be used to further establish conditions of approval or to amend/modify provisions of this Downtown Clearfield Form Based Code if, after following the Pre-Application and Site Plan Approval processes, the development has been determined to meet the objectives of the Form-based Code but adjustments outside the scope of the code are deemed necessary. Using a template provided by the City, staff shall review, then the Planning Commission shall make a recommendation to the City Council, and then the City Council shall make a final decision about whether to enter into the agreement as presented or as modified by the process or to deny the application for a development agreement. Development agreements are a legislative action.

10. Subdivision Plat Approval

Refer to Title 12 of the City Code for information on the subdivision plat approvals processes.

11.3 Nonconformities

1. General Requirements

Refer to Title 11 - Chapter 17: Nonconformities of City Code.

2. Nonconforming Structures

Refer to Title 11 of City Code for information on nonconforming structures.

3. Nonconforming Uses

Refer to Title 11 of City Code for information on nonconforming uses.

4. Other Nonconformities

- (1) Intent. To establish regulations for the continuation of site characteristics, such as impervious site coverage, curb cut quantity, signage, parking, landscaping, or other non-structural, physical characteristics of a site, that were legally constructed or installed prior to the approval or amendment of this code, but that cannot be created under the provisions of this code.
- Restrictions to Continuation. A nonconforming site characteristic may continue based upon the following conditions.
 - (a) 10% Percent Exception. A site characteristic is not considered nonconforming if the size of the nonconformance is 10% or less of this code's requirement.
 - (b) Change in Associated Use. The right to continue shall be terminated if the associated use changes or changes in intensity through such additions as an increase in the dwelling units, gross floor area, or capacity by 25% or more.
 - (c) Single or individual business signs within a multiple business center are exempt from this standard. A new tenant is permitted to install an individual business sign even if the signage on the lot as a whole is nonconforming, provided that the new sign does not increase the lot's nonconformance.
 - (d) Change in Associated Structure. The right to continue shall be terminated if the associated structure is altered to increase its gross floor area by 25% or more.
 - (e) Abandonment. The right to continue shall be terminated if the associated Use or structure, conforming or not, is abandoned for a period of 12 consecutive months.

11.4 Definitions

1. Graphics

The graphics, tables, and text utilized throughout this code are regulatory. In case of a conflict, text shall control over tables and tables shall control over graphics.

2. Defined Terms

For the purposes of this code, the following terms shall have the following meanings.

- (1) **Animal.** All non-human members of the animal kingdom, including domestic and livestock species.
- (2) Animal Boarding. The commercial keeping of animals overnight: including kenneling and boarding.

- (3) Applicant. The owner of a subject property or the authorized representative of the owner on which a land development application is being made.
- (4) Block. The aggregate of lots, passages, lanes, and alleys bounded on all sides by streets.
- (5) Block Depth. A block measurement that is the horizontal distance between the front property line on a block face and the front property line of the parallel or approximately parallel block face.
- (6) Block Ends. The lots located on the end of a block; these lots are often larger than the lots in the interior of the block or those at the opposite end of the block and can be located on a more intense street type. They are typically more suitable for more intensive development, such as multiple family or mixed-use development.
- (7) Block Face. The aggregate of all the building facades on one side of a block.
- (8) Block Length. A block measurement that is the horizontal distance along the front property lines of the lots comprising the block.
- (9) Build-to-Zone. An area in which the front or corner side facade of a building shall be placed; it may or may not be located directly adjacent to a property line. The zone dictates the minimum and maximum distance a structure may be placed from a property line.
- **(10) Building Type**. A structure defined by the combination of configuration, form, and function.
- (11) **Courtyard**. An outdoor area enclosed by a building on at least two sides and is open to the sky.
- **(12) Coverage, Building.** The percentage of a lot developed with a principal or accessory structure.
- (13) Coverage, Impervious Site. The percentage of a lot developed with principal or accessory structures and impervious surfaces, such as driveways, sidewalks, and patios.
- (14) Craft Industry. A use involving small scale manufacturing, production, assembly, and/or repair with little to no noxious by-products that includes a showroom or small retail outlet.
- (15) Critical Root Zone. Also referred to as drip line. The area of soil and roots within the radius beneath the tree's canopy, within the dripline, or within a circular area of soil and roots with a radius out from the trunk a distance of 1.5 feet for every inch of the tree's width (measured at 4.5 feet above the mean grade of the tree's trunk, noted as diameter breast height or DBH throughout this code).
- **(16) Dedication.** The intentional appropriation of land by the owner to the City for public use and/or ownership.
- (17) Density. The number of dwelling units located in an area of land, usually denoted as units per acre.
- (18) Dwelling Unit. A room or group of connected rooms that include facilities for living, sleeping, cooking, and eating that are arranged, designed, or intended to be used as living quarters for one family, whether owner occupied, rented, or leased.

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- (19) Easement. A legal interest in land, granted by the owner to another person or entity, which allows for the use of all or a portion of the owner's land for such purposes as access or placement of utilities.
- (20) Eave. The edge of a pitched roof; it typically overhangs beyond the side of a building.
- (21) Entrance Type. The permitted treatment types of the ground floor Facade of a Building Type. Refer to 6.0 Building Types for more information and a list of permitted Entrance Types.
- (22) Expression Line. An architectural feature. A decorative, three-dimensional, linear element, horizontal or vertical, protruding or indented at least two inches from the exterior facade or a building typically utilized to delineate floors or stories of a building.
- (23) Facade. The exterior face of a building, including but not limited to the wall, windows, windowsills, doorways, and design elements such as expression lines. The front facade is any building face adjacent to the front property line.
- (24) Family. Family as defined by "Federal Law".
- **(25) Grade.** The average level of the finished surface of the ground story adjacent to the exterior walls of a building.
- (26) Gross Floor Area. The sum of all areas of a building, including accessory storage areas or closets within sales spaces, working spaces, or living spaces and any basement floor area used for retailing activities, the production or processing or goods, or business offices. It shall not include attic space having headroom of seven feet or less and areas devoted primarily to storage, balconies, off-street parking and loading areas, enclosed porches, roof decks, roof gardens, or basement floor area other than specified above.
- (27) Impervious Surface. Also referred to as impervious material. Any hard surface, man-made area that does not absorb water, including building roofs, sidewalks, parking, driveways, and other paved surfaces.
- **(28) Landscape Area.** Area on a lot not dedicated to a structure, parking or loading facility, frontage buffer, side and rear buffer, or interior parking lot landscaping.
- (29) Lot. Also referred to as parcel. A plot of land intended to be separately owned, developed, or otherwise used as a unit.
- (30) Lot, Corner. A parcel of land abutting at least two vehicular rights-of-way, excluding an alley, at their intersection.
- (31) Lot, Flag. A parcel of land having its only access to the adjacent vehicular right-of-way, excluding an alley, through a narrow strip of land.
- (32) Lot, Interior. A parcel of land abutting a vehicular Rightof-Way, excluding an Alley, along one (1) Property Line; surrounded by Lots along the remaining Property Lines.
- (33) Lot, Through. Also referred to as a double frontage lot. An interior lot having frontage on two approximately parallel vehicular rights-of-way, excluding an alley.
- (34) Lot Area. The computed area contained within the property lines; it is typically denoted in square feet or acres.
- (35) Lot Depth. The smallest horizontal distance between the

- Front and Rear Property Lines measured approximately parallel to the Corner and/or Side Property Line.
- **(36) Lot Frontage.** The horizontal distance between the Side Property Lines, measured at the Front Property Lines.
- (37) Mullion. A vertical bar between the panes of glass in a window.
- (38) Nit. A unit of visible-light intensity, commonly used to specify the brightness of a cathode ray tube or liquid crystal display computer display. Measured by a luminance spectrometer.
- (39) Nonconformance. A structure, use, lot, or site characteristic that was legally constructed or operated prior to the effective date of or Amendment to this code, but that cannot be constructed, platted, or operated after the effective date of or Amendment to this code.
- (40) Occupied Space. Interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.
- **(41) Open Space Type.** The permitted and regulated types of civic open spaces in this code. Refer to 8.0 Civic Open Space Types for more information and a list of the permitted types.
- (42) Open Water. A pond, lake, reservoir, or other water feature with the water surface fully exposed.
- **(43) Owner.** The legal or beneficial titleholder of land or holder of a written option or contract to purchase the land.
- **(44) Pedestrian way.** A pathway designed for use by pedestrians; it can be located mid-block allowing pedestrian movement from one street to another without traveling along the block's perimeter.
- (45) Pervious Surface. Also referred to as pervious material. A material or surface that allows for the absorption of water into the ground or plant material, such as permeable pavers or a vegetated roof.
- (46) Plat. A map or chart of a division and/or combination of lots.
- **(47) Primary Street.** A street designated on the Zoning Map that receives priority over other streets in terms of setting front property lines and locating building entrances.
- **(48) Property Line.** Also referred to as lot line. A boundary line of a parcel of land or lot.
- (49) Property Line, Corner. A boundary of a lot that is approximately perpendicular to the front property line and is directly adjacent to a public Right-of-Way, other than an alley or railroad.
- (50) Property Line, Front. The boundary abutting a right-of-way, other than an Alley, from which the required setback or build-to zone is measured, with the following exceptions. (a) Corner and Through Lots that abut a Primary Street shall have the front property line on that Primary Street. (b) Corner and Through Lots that abut two Primary Streets or do not abut a Primary Street shall utilize the orientation of the two directly adjacent lots or shall have the front property line determined by the Zoning Administrator.
- (51) Property Line, Rear. The boundary of a lot that is

- approximately parallel to the front property line; this line separates lots from one another or separates a lot from an alley.
- (52) Property Line, Side. The boundary of a lot that is approximately perpendicular to the front and rear property lines; it is not adjacent to the public right-of-way.
- **(53) Right-of-Way.** Land dedicated or utilized for a Street Type, trail, pedestrian way, utility, railroad, or other similar purpose.
- (54) Roof Type. The detail at the top of a building that finishes a Facade.
- **(55) Scale.** The relative size of a building, street, sign, or other element of the built environment.
- (56) Semi-Pervious Surface. Also referred to as semi-pervious material. A material that allows for at least 40% absorption of water into the ground or plant material, such as pervious pavers, permeable asphalt and concrete, or gravel.
- (57) Setback. The horizontal distance from a property line inward, beyond which a structure may be placed. Structures or other impervious surfaces are not permitted within a setback, unless specifically permitted in this code.
- (58) Sign. An object, device, or structure used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by such means as words, letters, figures, images, designs, symbols, or colors. Flags or emblems of any nation, state, city, or organization; works of art which in no way identify a product; and athletic field score boards are not considered signs.
- (59) Solar Reflectance Index (SRI). A measure of a constructed surface's ability to reflect solar heat, as shown by a small temperature rise. The measure utilizes a scale from 0 to 100 and is defined so that a standard black surface is 0 and a standard white surface is 100. To calculate for a given material, obtain the reflectance value and emittance value for the material; calculate the SRI according to ASTM E 1980-01 or the latest version.
- **(60) Story.** A habitable level within a building measured from finished floor to finished floor.
- (61) Story, Ground. Also referred to as ground floor. The first floor of a building that is level to or elevated above the finished grade on the front and corner facades, excluding basements or cellars.
- **(62) Story, Half.** A story either in the base of the building, partially below grade and partially above grade, or a story fully within the roof structure with transparency facing the street.
- **(63) Story, Upper.** Also referred to as upper floor. The floors located above the ground story of a building.
- (64) Street Face. The facade of a building that faces a public rightof-way.
- **(65) Street Frontage.** Also refer to lot frontage. The portion of a building or lot directly adjacent to a vehicular right-of-way.
- (66) Street Type. The permitted and regulated types of streets in this code. Refer to 5.0 Street & Streetscape Standards for more

- information and a list of the permitted Street Types.
- (67) Streetwall. The vertical plane created by building facades along a street. A continuous streetwall occurs when buildings are located in a row next to the sidewalk without vacant lots or significant setbacks.
- **(68) Structure, Accessory.** The general term for a subordinate structure detached from but located on the same Lot as the Principal Structure; it may or may not be inhabitable.
- (69) Structure, Principal. Also referred to as the principal building. A building that contains the dominant Use of the Lot. It is typically located toward the front of the lot in the front Build-to Zone or behind the Front Yard Setback.
- (70) Swale. A low lying, naturally planted area with gradual slopes that facilitate the transport, absorption, and/or filtration of stormwater.
- (71) Tree Canopy. The uppermost area of spreading branches and leaves of a tree.
- (72) Tree Canopy Coverage. The area of ground covered or shaded by a tree's canopy, measured in square feet.
- (73) Use. Also referred to as land use. A purpose or activity that may occur within a building or a lot.
- (74) Use, Accessory. A use customarily, incidental, and subordinate to the principal use or structure and located on the same lot with such principal use or structure.
- (75) Use, Principal. The specific, primary purpose for which a lot or building is utilized.
- **(76) Visible Basement.** A half story partially below grade and partially exposed above with required transparency on the street facade.
- (77) Water Body. A body of water, such as a river, pond, or lake that may be man-made or naturally occurring.
- (78) Yard. The space on a lot that is unoccupied and unobstructed from the ground to the sky by the principal structure. Lots without a structure do not have yard designations.
- (79) Yard, Corner Side. A yard extending from the corner side building facade along a corner side property line between the front yard and rear property line.
- (80) Yard, Front. A yard extending from the front facade of the principal structure along the full length of the front property line, between the side property lines or side and corner side property lines.
- **(81) Yard, Rear.** A yard extending from the rear building facade along the rear property line between the side yards or, on a corner lot, the corner side and side yards.
- **(82) Yard, Side.** A yard extending from the side building facade along a side property line between the front yard and rear property line.
- (83) Zoning District. A designation given to each lot within the city that dictates the standards for development on that Lot. Refer to 2.0 Zoning Districts for more information and a list of permitted Zoning Districts in Downtown Clearfield.

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CLEARFIELD CITY COUNCIL MEETING MINUTES 6:00 P.M. WORK SESSION October 22, 2019

City Building 55 South State Street Clearfield City, Utah

PRESIDING: Mark Shepherd Mayor

PRESENT: Kent Bush Councilmember

Nike Peterson Councilmember
Vern Phipps Councilmember
Tim Roper Councilmember
Karece Thompson Councilmember

STAFF PRESENT: Stuart Williams City Attorney

Kelly Bennett Police Chief

Adam Favero Public Works Director

Eric Howes Community Services Director
Curtis Dickson Community Services Deputy Dir.
Spencer Brimley Community Development Director

Rich Knapp Finance Manager Nancy Dean City Recorder

EXCUSED: JJ Allen City Manager

Summer Palmer Assistant City Manager

VISITORS: Kathryn Murray, Kristi Bush, Ruth Jones, Chris Uccardi, Devin Prouty

Mayor Shepherd called the meeting to order at 6:00 p.m.

DISCUSSION ON THE DEVELOPMENT AGREEMENT AND FIRST ADDENDUM TO THE PUT/CALL AGREEMENT WITH LOTUS ACQUISITIONS, LLC AND MEMORANDUM OF UNDERSTANDING (MOU) – 2 WITH THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) AND LOTUS COMPANY FOR REDEVELOPMENT OF PROPERTIES LOCATED AT APPROXIMATELY 442 AND 448 SOUTH STATE STREET (MABEY PLACE) - TABLED

Mayor Shepherd stated there was a lot of discussion with various members of the City Council about needing more time to review the proposed Development Agreement, First Addendum to the Put/Call Agreement with Lotus Acquisitions LLC and Memorandum of Understanding (MOU) -2 with the Community Development and Renewal Agency (CDRA) and Lotus Company. He suggested the item and discussion be tabled.

Councilmember Peterson moved to table until Tuesday, October 29, 2019, the consideration of the Development Agreement and First Addendum to the Put/Call

Agreement with Lotus Acquisitions, LLC, and Memorandum of Understanding (MOU) – 2 with the Community Development and Renewal Agency (CDRA) and Lotus Company, seconded by Councilmember Thompson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, and Thompson. Voting NO – Councilmember Roper.

The meeting adjourned at 6:05 p.m.



CLEARFIELD CITY COUNCIL MEETING MINUTES 6:00 P.M. WORK SESSION Neverther 12, 2010

November 12, 2019

City Building 55 South State Street Clearfield City, Utah

PRESIDING: Mark Shepherd Mayor

PRESENT: Kent Bush Councilmember

Nike Peterson Councilmember
Vern Phipps Councilmember
Tim Roper Councilmember
Karece Thompson Councilmember

STAFF PRESENT: JJ Allen City Manager

Summer Palmer Assistant City Manager

Stuart Williams City Attorney
Kelly Bennett Police Chief

Adam Favero Public Works Director

Eric Howes Community Services Director
Spencer Brimley Community Development Director

Rich Knapp Finance Manager

Trevor Cahoon Communications Manager

Nancy Dean City Recorder Wendy Page Deputy Recorder

VISITORS: Kathryn Murray, Chris Uccardi, Austin Baker, Spencer Baker

Mayor Shepherd called the meeting to order at 6:01 p.m.

<u>DISCUSSION ON THE PROPOSED BOUNDARY ADJUSTMENT WITH SYRACUSE CITY</u> TO ALLOW FOR THE EXPANSION OF ITS CEMETERY ON 1000 WEST

Spencer Brimley, Community Development Director, stated Clearfield City and Syracuse City met previously to discuss the desire of Syracuse City to expand its cemetery and the City's desire to have additional single-family residential development opportunities. He indicated over the past year staff members from both cities had collaborated which resulted in the proposal for consideration of a boundary adjustment.

Mayor Shepherd wondered why it was a boundary adjustment and not an annexation. Mr. Brimley responded an annexation would be a much more lengthy and complicated process, so staff felt a boundary adjustment would accomplish the same end goal. He pointed out there would be a portion of the parcel that would be adjusted into Syracuse City boundary for the cemetery expansion and the remaining portion would be left within the City's boundary for residential development.

Nancy Dean, City Recorder, explained the Lieutenant Governor's office would recognize a boundary change if all parties were in agreement.

Mr. Brimley reviewed the timeline for the proposed boundary adjustent. He stated a rezone application had already been submitted to help expedite the process for the meeting in January 2020. He pointed out that Syracuse City intended to sell the remaining acreage in the parcel located within Clearfield City's boundaries to a developer. There was a discussion about the decision to rezone that parcel from A-1 (Agricultural) to R-1-6 (Residential).

Mayor Shepherd wondered if Clearfield City would have the final say on which developer bought the land. Mr. Brimley stated that had not been discussed with Syracuse City, but it could be something that gets discussed in the future.

Councilmember Bush asked who would be completing the concept plan. Mr. Brimley said it was purely concept and Syracuse City was working on the platting and other documents.

Councilmember Bush wondered about the street by the cemetery entrance being a Clearfield City street if there would be any problems with maintenance. Mr. Brimley stated not all of the details had been discussed but felt both cities would come to a resolution on the maintenance of the street.

<u>DISCUSSION ON THE DEVELOPMENT AGREEMENT WITH UTILITY TRAILER FOR</u> PROPERTY LOCATED AT APPROXIMATELY 1050 SOUTH 1000 WEST

Spencer Brimley, Community Development Director, indicated the proposal was consistent with the criteria listed in the staff report. He stated the development agreement would adjust the percentage of landscaping down from 10 percent to 7 percent. He noted the landscaping had been tightened up and the percentage that was being lost would be ground cover and sod. He stated if Council felt there was a need to increase the tree count it could be addressed, however if the current tree counts were okay then staff would proceed with the agreement.

Mr. Brimley explained there would be a berm with a fence on top and then trees in front along 1000 West.

Councilmember Bush asked if there were concerns with the sidewalk. Mr. Brimley explained there had been two meetings held with Freeport officials and staff believed an agreeable solution had been met, which would result in in Council consideration at a future date.

Councilmember Bush asked for clarification on the project. Mr. Brimley stated the project was specific to the storage of trailers.

Mr. Brimley explained the development agreement was specific to the landscaping issues. He said the proposal was consistent for the area, but did want to let the Council know about the change in landscaping percentage.

REVIEW OF "THE FIVE DYSFUNCTIONS OF A TEAM"

Summer Palmer, Assistant City Manager, reviewed "The Five Dysfunctions Of A Team" as discussed previously with the Council throughout the year. She indicated the focus of the current discussion would be to have a better understanding of the final dysfunctions discussed in the book.

Councilmember Bush asked what book would be the focus for next year. Ms. Palmer responded the selected book would be related to the Core Value of focus for next year, but that focus had not yet been determined.

Ms. Palmer recapped prior discussions on the dysfunctions and symptoms presented in the book.

Ms. Palmer led a discussion on creating a culture of accountability. She shared an exercise that was designed to help assess accountability of a team and the individuals of the team. She pointed out participation in the exercise would be valuable and feedback would help individuals have a better understanding of their strengths and weaknesses. Mr. Allen recommended it would be good for staff to receive feedback on its strengths and weaknesses from the Council as well.

Mr. Palmer noted avoidance of accountability led to inattention to details. There was a discussion about the difficulty of focusing on collective results or goals and how to keep a team focused on the goals and results.

Ms. Palmer distributed a wrap up exercise and requested Mayor Shepherd and the Council review the list and circle three behaviors they felt would be critical in taking the City team to the next level. She stated the goal would be to meet again for a quick discussion and select three things the Council could commit to focusing on to enhance the team.

Councilmember Bush moved to adjourn the work session and reconvene in policy session at 7:00 p.m., seconded by Councilmember Thompson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Thompson. Voting NO – None.

CLEARFIELD CITY COUNCIL MEETING MINUTES 7:00 P.M. POLICY SESSION November 12, 2019

City Building 55 South State Street Clearfield City, Utah

PRESIDING: Mark Shepherd Mayor

PRESENT: Kent Bush Councilmember

Nike Peterson Councilmember
Vern Phipps Councilmember
Tim Roper Councilmember
Karece Thompson Councilmember

STAFF PRESENT: JJ Allen City Manager

Summer Palmer Assistant City Manager

Stuart Williams City Attorney Kelly Bennett Police Chief

Adam Favero Public Works Director

Eric Howes Community Services Director Spencer Brimley Community Development Director

Rich Knapp Finance Manager

Trevor Cahoon Communications Manager

Nancy Dean City Recorder Wendy Page Deputy Recorder

VISITORS: Kathryn Murray, Chris Uccardi, Bob Bercher, Linda Crismer, Jim Crismer, Webelos Pack 723 of Layton

Mayor Shepherd called the meeting to order at 7:04 p.m.

Mayor Shepherd informed the audience that if they would like to comment during the Open Comment Period there were forms to fill out by the door.

Mayor Shepherd welcomed the Webelos Scouts from Pack 723 in Layton to the meeting.

Councilmember Phipps led and invited Bob Bercher to participate in the opening ceremonies.

<u>APPROVAL OF THE MINUTES FROM THE OCTOBER 15, 2019 WORK SESSION;</u> OCTOBER 22, 2019 POLICY SESSION; AND THE OCTOBER 29, 2019 SPECIAL SESSION

Councilmember Thompson requested there be some updates to the October 8, 2019 work session draft minutes to include his comments related to domestic violence. Nancy Dean, City Recorder, requested the minutes from October 8, 2019 work session be removed from consideration until it could be reviewed.

Councilmember Peterson moved to approve the minutes from the October 15, 2019 work session; October 22, 2019 policy session; and the October 29, 2019 special session; as written, seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper and Thompson. Voting NO – None.

OPEN COMMENT PERIOD

Bob Bercher, resident, introduced two hero war veterans and friends Jim and Linda Crismer. He explained US born dogs went to Kuwait and the contract dogs were put down or left behind at the end of the war. He explained Jim and Linda had adopted war dogs, Mazzie and Geli, who were in attendance to let Mayor Shepherd and Council know about their efforts to build a war dog memorial statue at the Layton Commons Park, near the Vietnam Veterans Memorial Wall.

Linda Crismer and Jim Crismer, Layton, represented the Vietnam Veterans Chapter 1079. Ms. Crismer mentioned over 4,000 dogs were left behind in Vietnam at the end of the war. She highlighted efforts underway to develop a War Dog Memorial at the Vietnam Veterans Memorial Wall in Layton City. She explained to Mayor Shepherd and Council the fundraising efforts underway and requested the City consider donating to the cause. She distributed information about the costs and photos of Mazzie, the dog the sculptor would be using as a model.

Mayor Shepherd asked if Layton City would be contributing. Ms. Crismer responded Layton City donated the property. Mr. Crismer reported they met with the Davis County Commissioners seeking funding and would be applying for some RAMP grant funding from Layton City but if those funds were awarded it would not be until after July 2020.

APPROVAL OF AN ADDENDUM TO THE DEVELOPMENT AGREEMENT WITH HAMBLIN INVESTMENTS FOR THE AUTUMN RIDGE SUBDIVISION LOCATED AT APPROXIMATELY 875 WEST 200 NORTH (TINS: 12-019-0103 AND 12-019-0117)

Spencer Brimley, Community Development Director, stated the Autumn Ridge Subdivision was located in the area of 200 North and 1000 West and included a total of five phases that had been completed or are planned to be completed in the near future. He mentioned staff reviewed the current development agreement and felt an addendum would accomplish the necessary results rather than establishing a new one for the final phase. He pointed out each phase was located in the R-1-Open zone, which required a development agreement to outline the density and open space required by the zone. He highlighted key factors included in the development agreement. He noted staff recommended approval.

Mr. Brimley explained the original development agreement was executed September 9, 2003, and was written to include all the phases of the development. The applicant proposed an addendum for the fifth and final phase of the development to address terms and conditions specific to that phase.

Councilmember Roper moved to approve the Addendum to the Development Agreement with Hamblin Investments for the Autumn Ridge Subdivision located at approximately 875 West 200 North (TINs: 12-019-0103 and 12-019-0117) and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Peterson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Thompson. Voting NO – None.

APPROVAL OF THE FINAL SUBDIVISION PLAT FOR THE CITY PLAZA SUBDIVISION LOCATED AT APPROXIMATELY 452 AND 530 SOUTH STATE STREET (TINS: 12-003-0174, 12-003-0194, AND 12-003-0196)

Spencer Brimley, Community Development Director, stated the applicant proposed to construct a 106-unit multi-family residential development in two buildings, at approximately 452 and 530 South State Street. He pointed out that the buildings could not be constructed across existing parcel lines, which required the developer to consolidate any and all parcels into a single parcel prior to development. He commented the project was located in the T-R (Town Residential) zone within the Form Based Code (FBC) area. Mr. Brimley noted the two new buildings would have an overall height of four stories with parking located to the rear to allow each building to address the street frontages required by the FBC. He noted the Planning Commission reviewed the application and recommended its approval.

Councilmember Thompson moved to approve the Final Subdivision Plat for the City Plaza Subdivision located at approximately 452 and 530 South State Street (TINs: 12-003-0174, 12-003-0194. And 12-003-0196) and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Peterson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Thompson. Voting NO – None.

APPROVAL OF RESOLUTION 2019R-21 ANNOUNCING THE INTENT BY CLEARFIELD CITY TO ADJUST A COMMON MUNICIPAL BOUNDARY WITH SYRACUSE CITY

Spencer Brimley, Community Development Director, stated Syracuse owned certain property in Clearfield adjacent to the location of the Syracuse City Cemetery. He pointed out Syracuse had a desire to expand its cemetery onto a portion of that property. He reminded the Council of the work session held in January 2018, where Syracuse City Council came to discuss the cemetery expansion. He explained Clearfield and Syracuse cities' staff had been working collaboratively toward a mutually beneficial solution that would allow Syracuse to expand its cemetery and provide a way for that expansion to be located in the City of Syracuse. He explained the resolution would allow Syracuse City to expand its cemetery into approximately eight acres, while leaving approximately twelve acres in Clearfield City boundaries for residential development.

Mr. Brimley stated State Law allowed two municipalities that shared common boundaries to adjust those boundaries upon consent of the governing bodies. The proposed resolution announced the intent of the two cities to consider that process. He informed the Council that

Syracuse City would be running the same process of consideration for the boundary adjustment concurrent with Clearfield's process.

Councilmember Phipps wondered about the curved boundary line. JJ Allen, City Manager, reviewed and discussed the rationale behind the proposed boundary lines.

Councilmember Thompson asked how the taxes for the land Syracuse owned would be handled. Mayor Shepherd said Syracuse City intended to sell the land to a developer for the development of single family residential on the 12 acres which would still be located in Clearfield City therefore the taxes would come to Clearfield City.

Councilmember Bush moved to approve Resolution 2019R-21 announcing the intent by Clearfield City to adjust a common municipal boundary with Syracuse City and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Thompson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Thompson. Voting NO – None.

APPROVAL OF THE UPDATED CULINARY WATER CAPITAL FACILITIES PLAN

Adam Favero, Public Works Director, stated the Culinary Water Capital Facilities Plan was discussed in work session on August 6, 2019. He indicated the City adopted the existing Culinary Water Capital Facilities Plan in August 2012. He pointed out that the intent of the Water Capital Facilities Plan was to assist the City in planning, prioritizing, and identifying funding sources to make capital improvements to the City's culinary water system. He commented since the August 2019 work session staff had updated Clearfield's estimated population growth. With the current and projected development growth in Clearfield, staff and CEC agreed the original population estimates were not an accurate representation. He also pointed out that one other table needed updating in the plan, which would get updated and added. He stated staff would recommend the approval of the Capital Facilities Plan contingent on the updates mentioned.

Councilmember Phipps asked for clarification on which table needed updates. Mr. Favero reviewed the proposed table that needed updates with the Council. Councilmember Phipps stated the population growth projection was his only concern originally and was glad staff reviewed it.

Councilmember Peterson moved to approve the updated Culinary Water Capital Facilities Plan contingent on updating Table 2.4 as recommended and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Thompson. Voting NO – None.

FINANCIAL UPDATE ON THE 2020 FISCAL YEAR BUDGET

Rich Knapp, Finance Manager, summarized the 2020 fiscal year budget to date, which highlighted the following:

- General available cash was more than anticipated during FY20 budget process.
- Energy tax tapering off there were no big jumps like prior years.
- Building permits revenue was already 77 percent of its projected budget
- Statewide County Transportation Tax impact looked good.
- US economy continued to moderate Gross Domestic Product was okay and job creation was good.
- Utah economy remained one of the best in the nation
- Clearfield point of sale tax revenue remained the same as last year.
 - o Utah point of sale tax revenue was 1.8 percent higher.

Mr. Knapp reviewed the General Fund revenues and expenditures and pointed out that the City anticipated using a portion of the reserve on one time projects.

Mr. Allen reminded the Council about the fee study for the Aquatic and Fitness Center and stated it was not anticipated to hit the budget mark as planned in the current fiscal year, as the fee implementation would not be in effect until approximately the fourth quarter of the fiscal year.

COMMUNICATION ITEMS

Mayor Shepherd

- 1. Mentioned he and Councilmember Peterson would be out of town during the coming week attending the National League of Cities City Summit.
- 2. Reported the City would be meeting with local State legislators on November 13, 2019 for discussion on the Council's priorities previously discussed in work session
- 3. Announced he would speak at Job Corps graduation on Thursday, November 14, 2019.
- 4. Planned to attend the Open Doors Board Meeting on November 13, 2019 to review gaps in food distribution.
- 5. Veterans American Legion somehow missed inviting the City to its Veterans Day program. He stated the standing invitation would be November 11th at 11:00 a.m. for future events.

Councilmember Bush

- 1. Attended the Wasatch Choice workshop in South Weber.
- 2. Attended a meeting with the Job Corp Director on October 31, 2019.
- 3. Attended the band concert and would like to continue to support the cultural events of the City.

Councilmember Peterson

- 1. Thanked the veterans and acknowledged Clearfield High School JROTC's contribution to the parade, which moved to Layton to honor veterans.
- 2. Congratulated staff on the upkeep of the City's amenities Mabey Pond and Steed Pond.
- 3. Thanked the police department for the quick turnaround on a safety issue in the City
- 4. Thanked staff for efforts during the election season.

Councilmember Phipps – Updated the Council on Wasatch Integrated and the construction of a transfer station, which would come online in approximately March.

Councilmember Roper

- 1. Congratulated Chris Uccardi for becoming the Planning Commission Chair.
- 2. Announced the North Davis Fire District recognition was going nationwide. He thanked them for their continued service

3. Stated the Youth Commission was ramping up its Sub for Santa and planned to help two families.

4.

Councilmember Thompson

- 1. Thanked Manuel's El Burrito for discount on round table and the great establishment that had been created in the City.
- 2. Visited CIRCLES last week and secured someone to speak with them.
- 3. Invited to represent State of Utah at the African American summit

STAFF REPORTS

JJ Allen, City Manager

- 1. Appreciated recognition of veterans and offered special thanks to those veterans on staff in various departments.
- 2. Reported the monthly report was sent out November 12, 2019
- 3. Shared appreciation to the Council for support of staff attendance at trainings for professional development.

Nancy Dean, City Recorder –reviewed the Council's schedule:

- Special Session on November 19, 2019
- Policy Session on November 26, 2019
- Work Session on December 3, 2019
- Policy Session on December 10, 2019

Trevor Cahoon, Communications Manager – reviewed upcoming events:

- Staff Turkey Bowl Friday, November 15, 2019
- Third Thursday Soiree Thursday November 21, 2019 mini pie celebration
- Tree lighting ceremony –would begin at 6:00 p.m. on November 25, 2019 start outside and then inside for other activities
- Community Choir December 14, 2019
- Community Band Concert December 19, 2019 Activities and events at the CAFC:
- Turkey Burn Thanksgiving Day come pre-burn off calories
- Black Friday sale on memberships
- Swim with Santa December 14, 2019

Councilmember Roper moved to adjourn as the City Council and reconvene as the CDRA in policy session at 7:59 p.m., seconded by Councilmember Peterson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Phipps, Roper, Shepherd and Thompson. Voting NO – None.

The minutes for the CDRA are in a separate location

CLEARFIELD CITY COUNCIL MEETING MINUTES 6:00 P.M. SPECIAL SESSION November 19, 2019

City Building 55 South State Street Clearfield City, Utah

PRESIDING: Tim Roper Acting Mayor Pro Tem

EXCUSED: Mark Shepherd Mayor

Nike Peterson Mayor Pro Tem

PRESENT: Kent Bush Councilmember

Vern Phipps Councilmember Karece Thompson Councilmember

STAFF PRESENT: JJ Allen City Manager

Summer Palmer Assistant City Manager

Stuart Williams City Attorney
Kelly Bennett Police Chief

Adam Favero Public Works Director

Eric Howes Community Services Director Spencer Brimley Community Development Director

Shane Crowther Code Enforcement Tyler Seaman Building Inspector

Trevor Cahoon Communications Manager

Nancy Dean City Recorder Wendy Page Deputy Recorder

VISITORS: Ruth Jones, Kristi Bush

Nancy Dean called the meeting to order at 6:01 p.m.

NOMINATION AND APPOINTMENT OF AN ACTING MAYOR PRO TEMPORE

In accordance with City Code § 1-6-2E, "...in the absence of both the mayor and mayor pro tempore...the city council may elect one of its members to serve as the mayor pro tempore until either the mayor or the appointed mayor pro tempore returns."

Councilmember Thompson moved to nominate Councilmember Roper as the Mayor Pro Tempore, the nomination was seconded by Councilmember Phipps. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Phipps, Roper, and Thompson. Voting NO – None. Councilmember Peterson was not present for the vote.

CANVASS THE RESULTS OF THE MUNICIPAL GENERAL ELECTION HELD ON NOVEMBER 5, 2019

Nancy Dean, City Recorder, stated State Law required the governing body to verify the results of the General Election, which was held on Tuesday, November 5, 2019. Ms. Dean distributed a packet to the Council which included the results from the 2019 General Election provided by the Davis County Elections Official and reviewed the results with the Council. She noted the County had record of 10,034 registered voters for the City with a total of 2,574 ballots counted.

She explained the County had received 39 ballots, which were not counted in the 2019 Municipal General Election for the City. She noted the reasons ballots from the City could not be counted were based on the following: (2) no proof of identity, (2) deceased persons, (5) no signature, (15) the signature did not match the registered voter signatures on file, (1) empty, (14) not postmarked timely and (2) provisional ballots. She indicated the provisional ballots were those cast from non-registered voters, which did not count towards the election votes; however, the ballot could be used to register that voter for future elections. Ms. Dean assured the Council that the County attempted to collect affidavits from the voters where the signatures did not match so each vote could be counted.

Clearfield City Precincts Registered Voters Ballots Cast Number of Rejected Ballots	17 10,034 2,574 39	100.00% 100.00% 25.63%
City Council (4-year term)		
Kent Bush	1,393	20.93% Elected
Chris Uccardi	938	14.09%
Nike Peterson	1,311	19.70% Elected
Devin Prouty	831	12.49%
Vern R Phipps	1,114	16.74% Elected
Ruth K. Jones	1,068	16.05%

Ms. Dean further requested the Council approve the canvass results to be reported to the Lieutenant Governor's Office with Certificates of Election prepared for Kent Bush, Nike Peterson, and Vern R. Phipps, City Council.

Councilmember Thompson moved to verify the official General Election results certifying that Kent Bush, Nike Peterson, and Vern R. Phipps were elected as City Councilmembers and authorize the City Recorder to report those results to the Lieutenant Governor's office, seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Phipps, Roper and Thompson. Voting NO – None. Councilmember Peterson was not present for the vote.

Councilmember Thompson moved to adjourn the special session and reconvene in work session at 6:09 p.m., seconded by Councilmember Bush. The motion carried upon the

following vote: Voting AYE – Councilmembers Bush, Phipps, Roper, and Thompson. Voting NO – None. Councilmember Peterson was not present for the vote.





STAFF REPORT

TO: Mayor Shepherd and City Council Members

FROM: Spencer W. Brimley, Community Development Director

MEETING DATE: Tuesday, December 10, 2019

SUBJECT: Public Hearing, Discussion and Possible Action on RZN 1019-0018, a zoning

map amendment request by Clearfield City, on behalf of Syracuse City, to rezone approximately 23.75 acres of the subject property from A-1 (Agricultural) to R-1-6 (Residential). **Location**: Approximately 1100 South 1000 West. (TIN: 12-051-0046 & 12-051-0034). **Project Area**: 23.75 Acres. **Staff**:

Spencer W. Brimley (Legislative Matter)

DESCRIPTION / BACKGROUND

The City is requesting approval for the rezone of the subject property from A-1 (Agricultural) to R-1-6 (Residential) in order to subdivide the property according to the standards of the R-1-6 Zone. The property is owned by Syracuse City, but is within the municipal boundaries of the City of Clearfield. It is located directly south and east of current single subdivisions in this area of the City. Lot size in the R-1-6 requires no less than 6,000 square feet. The City of Syracuse has provided a concept plan for the layout, but the actual subdivisions will not take place until boundary adjustment process between the cities is completed, in January of 2020. Rezoning the property provides the needed zoning for future development of single family dwellings, prior to it being sold for private development. Syracuse City, following the boundary adjustment, plans to utilize the portion they retain for a much needed cemetery expansion. This expansion is meant to accommodate any future demand and needs for the cemetery.

November 12, 2019 Municipal Boundary Adjustment Council Discussion

- As discussed in the January 2018 work session, Clearfield City and Syracuse City are considering a solutions for the approximate 20 acers owned by Syracuse that is within the Clearfield City Boundary adjustment associated with the planned expansion of the Syracuse Cemetery.
- Syracuse would like to see a portion utilized for their cemetery expansion, while Clearfield would like to see the development of additional single family dwellings in the City.
- The adjustment of the boundary would add approximately 7.8 acres to Syracuse City. The
 remaining 12.22 acres of Syracuse-owned land will remain in Clearfield City. The remaining
 property will provide additional single family dwelling development, under a proposed R-1-6
 zoning. Attached you will find a map outlining the approximate location of the proposed municipal
 boundaries.

- Per State law, a series of City Council actions, notices, and public hearings are required for the boundary adjustment to occur. Attached is an outline of the proposed timeline.
- This resolution approved by the Council during their policy session on November 12, 2019 provides
 notice of the City's intent to adjusting its boundaries, and directs staff to schedule the required
 public hearings and notices. Syracuse City proposed and adopted a resolution of the same effect.

CITY COUNCIL ACTION

Following careful consideration of the information included in this report the Council may decide to vary from Staff's recommendation and may choose to forward the following recommendations:

- 1. Move to approve RZN 1019-0018, a zoning map amendment request by Clearfield City, on behalf of Syracuse City to rezone approximately 23.75 acres of the subject property from A-1 (Agricultural) to R-1-6 (Residential), with additional conditions or restrictions.
- 2. Move to deny of RZN 1019-0018, a zoning map amendment request by Clearfield City, on behalf of Syracuse City to rezone approximately 23.75 acres of the subject property from A-1 (Agricultural) to R-1-6 (Residential).
- 3. Move to table RZN 1019-0018 and request additional time to consider the request.

PLANNING COMMISSION RECOMMENDATION

On November 20, 2019, the Clearfield Planning Commission forwarded a recommendation of approval of **RZN 1019-0018**, a zoning map amendment request by Clearfield City, on behalf of Syracuse City, to rezone approximately 23.75 acres of the subject property from A-1 (Agricultural) to R-1-6 (Residential). The commission was split on a 3-2 vote for this approval, with the tie vote coming from the PC Chair.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation of **APPROVAL of RZN 1019-0018**, a zoning map amendment request by Clearfield City, on behalf of Syracuse City, to rezone approximately 23.75 acres of the subject property from A-1 (Agricultural) to R-1-6 (Residential). This recommendation is based upon the findings outlined in this report.

GENERAL PLAN ANALYSIS

Review Consideration	Staff Analysis
The proposed amendment is in accordance with the General Plan and Map; or	As recently amended, the General Plan states; "The R-1-6 Zone is allowed for infill single-family development and also as an alternative to larger lot

	single-family uses in areas designated as residential in the future land use map. The R-1-6 zone is an alternative single-family option to multi-family development in areas outside of the downtown corridor and should be used to encourage a mix of housing types throughout the city" (p. 4). Based upon this guidance, the proposed rezone is supported by the General Plan.
Changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.	With changes to focus multi-family development along the downtown corridor, the R-1-6 Zone is the preferred infill zone for single family development within the City. Zoning map amendments of this type allow for greater use of the R-1-6 Zone, it is therefore appropriate and consistent for the requested rezone to R-1-6 for this parcel of land.

PUBLIC COMMENT

A public hearing notice was posted at the property on November 7, 2019. Mailed notices were also sent the same day. As of the date of this report, no public comment has been received.

CORRESPONDING POLICY PRIORITY (IES)

Improving Clearfield's Image, Livability and Economy

The proposed Zoning Map amendment will improve *Clearfield's Image, Livability, and Economy* by providing an additional residential opportunities, improvement of an undeveloped property.

STAFF RECOMMENDATION/CONCLUSION

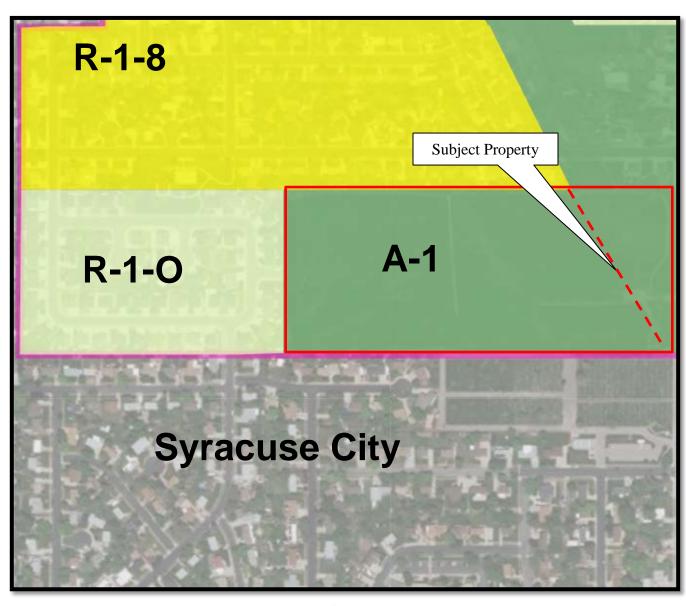
Staff recommends that the Council of **APPROVE** the request for a rezone under RZN 1019-0018, for the proposed zoning map amendment, based upon the following findings:

- 1. The proposed zoning map amendment is consistent with the land use guidelines, goals, and objectives of the Clearfield City General Plan.
- 2. The proposed zoning map amendment and future development of this area as single family residential will support and be consistent with the surrounding neighborhoods.

3. The rezone of this property to R-1-6 and development in accordance with those standards is consistent with the character and design of the adjacent Tanner Heritage Estates and Meadow Park Subdivision. No. 3, 5, 6 and 10.

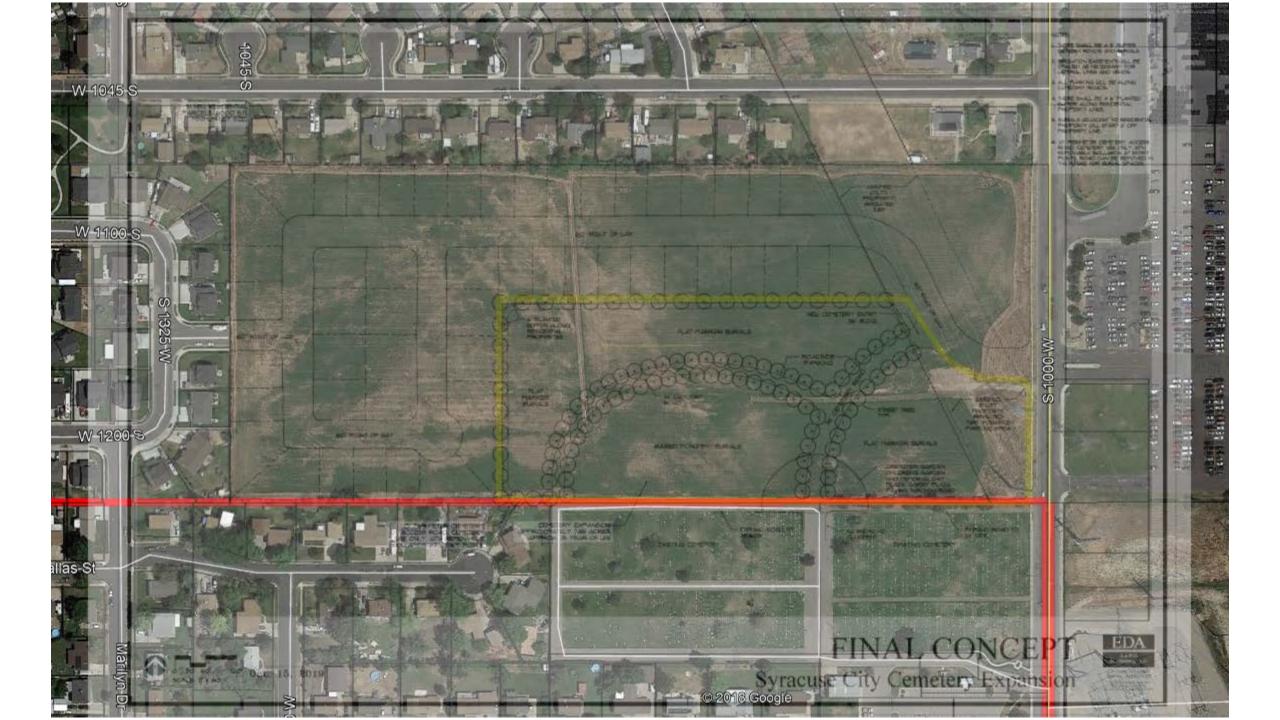
LIST OF ATTACHMENTS

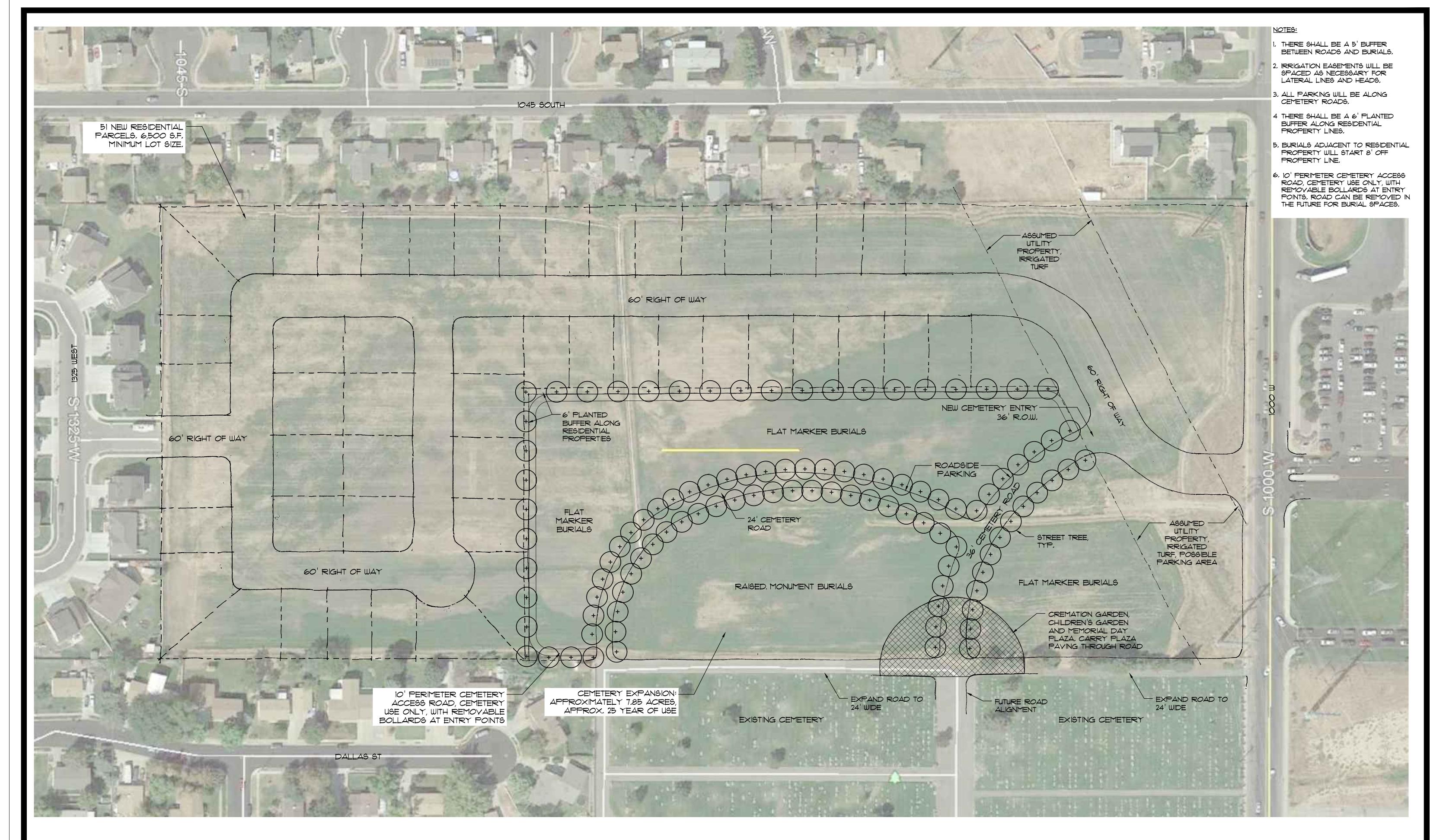
- 1. Zoning Map
- 2. Boundary Adjustment map
- 3. Subdivision Concept
- 4. Boundary Adjustment Timeline (tentative)















Anticipated Process for the Boundary Adjustment between Clearfield and Syracuse City

Although subject to modifications as deemed necessary and in accordance with Utah State Code, the following represents an anticipated timeline related to required process for Boundary Adjustment between Clearfield and Syracuse City. Items listed will be required of each City as outlined in Utah Code Annotated § 10-2-419:

November 12, 2019: Consider Approval of Resolution 2019R-21 announcing the

Intent of the municipal legislative body to adjust a common boundary; (a public hearing on the proposed adjustment will be held no less than 60 days after the adoption of the

proposed resolution)

November 17 & 24, 2019, Publish Notice of Intention for Boundary Adjustment

December 1, 2019: between Clearfield and Syracuse City in the Standard

Examiner, as required by Utah Coded Annotated § 10-2-

419(4) once a week for three consecutive weeks.

January 14, 2020: Public Hearing will be held at the regular meeting place of

the Clearfield City Council in the Clearfield City Hall, 55 South State Street, Clearfield, Utah, at 7:00 p.m. on Tuesday,

January 14, 2020.

March 10, 2020: Final Notice of impending boundary action and approved

final location plat submitted to the office of the Lt. Governor within 60 days of both City Council approvals

March 20, 2020: Submit the notice of impending boundary action, certificate

of boundary adjustment, final local entity play, and certified copy of ordinances approving boundary adjustments, after receiving issuance of certificate of

boundary adjustment.

Boundary adjustment is effective either July 1 or January 1, following certificate of issuance by Lt. Governor's Office.

^{*}indicates process specific to Clearfield City land use requirements

Specific Clearfield City actions to be taken

January 14, 2020: Following a public hearing Clearfield City Council, may take

action by approving the proposed boundary adjustment.

*November 20, 2019: Planning Commission consideration of the rezone of

property owned by Syracuse, within Clearfield's boundary from A-1 to R-1-6, for the purpose of single family

development.

*December 3, 2019: City Council work session to consider and discuss the rezone

of property owned by Syracuse, within Clearfield's boundary from A-1 to R-1-6, for the purpose of single family

development.

*December 10, 2019: City Council consideration, discussion and possible action

for the rezone of property owned by Syracuse, within Clearfield's boundary from A-1 to R-1-6, for the purpose of

single family development.

March 10, 2020: If approved, on or about this date the signed plats will be sent

to the Lt. Governor's Office for processing within 10 days.

March 20, 2020: On or about this date, the annexation will be recorded with

Davis County.

*Month Day, 2020: Planning commission considers approval of preliminary plat

and recommendation of final plat for the purpose of single

family development.

*Month Day, 2020: City Council, in a work session will discuss the request for

final plat for the purpose of single family development.

*Month Day, 2020: City Council consideration, discussion and possible action

considers approval of the final plat for the purpose of single

family development.

^{*}indicates process specific to Clearfield City land use requirements

CLEARFIELD CITY ORDINANCE 2019-28

AN ORDINANCE REZONING PROPERTY LOCATED AT APPROXIMATELY 1100 SOUTH 1000 WEST (TINs: 12-051-0046 AND 12-051-0034) FROM A-1 (AGRICULTURAL) TO R-1-6 (RESIDENTIAL) AND AMENDING THE CLEARFIELD CITY ZONING MAP ACCORDINGLY.

PREAMBLE: This Ordinance rezones the property located at approximately 1100 South 1000 West (TINs: 12-051-0046 and 12-051-0034) from A-1 (Agricultural) to R-1-6 (Residential) and amends the City's Zoning Map to reflect the change.

WHEREAS, pursuant to an application received by the City's Community Development office, the City Council must consider a change in the zoning for the property located at approximately 1100 South 1000 West (TINs: 12-051-0046 and 12-051-0034); and

WHEREAS, after a public hearing on the matter, the Clearfield City Planning Commission recommended to the Clearfield City Council that the rezone be approved; and

WHEREAS, following proper notice, as set forth by state law and the City's Land Use Ordinance, the City Council held a public hearing on the application for a change in the zoning for the property and allowed for public comment thereon; and

WHEREAS, after the public hearing, the City Council carefully considered any comments made during the public hearing, the developer's/landowner's position, as well as the Planning Commission's recommendations regarding the proposed rezone; and

WHEREAS, following its public deliberation, the City Council has determined the zoning change listed below is in the best interests of Clearfield City and its residents and will most effectively implement the City's planning efforts while allowing the subject property to be put to its highest and best use;

NOW, THEREFORE, be it ordained by the Clearfield City Council that:

<u>Section 1. Zoning Changes:</u> The zoning for the property located at approximately 1100 South 1000 West (TINs: 12-051-0046 and 12-051-0034) in Clearfield City, Davis County, Utah, is hereby changed from A-1 (Agricultural) to R-1-6 (Residential).

<u>Section 2. Amendments to Zoning Map:</u> The Clearfield City Zoning Map is hereby amended to reflect the changes in zoning outlined in Section 1 above and the City Planner is hereby directed to have a new Zoning Map prepared showing said rezoning.

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

	CLEARFIELD CITY CORPORATION
	Mark R. Shepherd, Mayor
ATTEST	
Nancy R. Dean, City Recorder	_
VOTE O	F THE COUNCIL
AYE:	
NAY:	

Dated this 10th day of December, 2019, at the regularly scheduled meeting of the Clearfield City Council.



STAFF REPORT

TO: Mayor Shepherd and City Council Members

FROM: Brad McIlrath, Senior Planner

MEETING DATE: Tuesday, December 10, 2019

SUBJECT: Public Hearing, Discussion and Possible Action on **RZN 1019-0014**, a zoning

map amendment request by Stuart Smith to rezone 1.1 acres of the subject

property from R-1-8 (Residential) to R-1-6 (Residential). Location:

Approximately 1950 South Main Street. (TIN: 12-080-0030). Project Area: 1.1

Acres. Planner: Brad McIlrath (Legislative Matter).

CITY COUNCIL ACTION

- 1. Move to Approve RZN 1019-0014 a proposal by Stuart Smith to rezone 1.1 acres of the subject property from R-1-8 (Residential) to R-1-6 (Residential). Location: Approximately 1950 South Main Street. (TIN: 12-080-0030). Project Area: 1.1 Acres.
- 2. Move to Deny RZN 1019-0014 a proposal by Stuart Smith to rezone 1.1 acres of the subject property from R-1-8 (Residential) to R-1-6 (Residential). Location: Approximately 1950 South Main Street. (TIN: 12-080-0030). Project Area: 1.1 Acres.
- 3. Move to table RZN 1019-0014 and request additional time to consider the request.

PLANNING COMMISSION RECOMMENDATION

On November 20, 2019, the Clearfield Planning Commission forwarded a recommendation of approval of **RZN 1019-0014** for the proposed Zoning Map amendment as requested.

STAFF RECOMMENDATION

Staff recommends that the City Council **approve RZN 1019-0014** for the proposed Zoning Map amendment as requested.

DESCRIPTION / BACKGROUND

The applicant is requesting the approval for the rezone of the subject property from R-1-8 (Residential) to R-1-6 (Residential) in order to subdivide the property into three single family lots (two flag lots and one standard lot) according to the standards of the R-1-6 Zone. The Clearfield City General Plan has been amended to allow a greater use of the R-1-6 Zone for single-family residential infill development. If rezoned, this property can be subdivided with the

minimum lot size of 6,000 square feet. The Clearfield City General Plan supports this rezone request for single-family development in this area.

PUBLIC COMMENT

A public hearing notice was posted at the property on November 7, 2019. Mailed notices were also sent the same day. As of the date of this report, public comments/questions have been received to learn about the proposal, but none in opposition to the rezone.

GENERAL PLAN ANALYSIS

Review Consideration	Staff Analysis
The proposed amendment is in accordance with the General Plan and Map; or	As recently amended, the General Plan states, "The R-1-6 Zone is allowed for infill single-family development and also as an alternative to larger lot single-family uses in areas designated as residential in the future land use map. The R-1-6 zone is an alternative single-family option to multi-family development in areas outside of the downtown corridor and should be used to encourage a mix of housing types throughout the city" (p. 4). Based upon this guidance, the proposed rezone is supported by the General Plan.
Changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.	With changes to focus multi-family development along the downtown corridor, changes are needed to allow further use of the R-1-6 Zone. These amendments allow greater use of the R-1-6 Zone, and therefore this property is appropriate for the recent amendments and to be rezoned to R-1-6.

CORRESPONDING POLICY PRIORITY (IES)

Improving Clearfield's Image, Livability and Economy

The proposed Zoning Map amendment will improve *Clearfield's Image, Livability, and Economy* by providing additional single-family residential uses and an improvement to an underdeveloped property. The Zoning designation for the residential property is consistent with the surrounding uses and will contribute to the image of the City.

STAFF RECOMMENDATION/CONCLUSION

Staff recommends that the Planning Commission forward a recommendation of **APPROVAL** to the City Council for the proposed rezones, based upon the following findings:

- 1. The proposed zoning map amendment is consistent with the land use guidelines, goals, and objectives of the Clearfield City General Plan.
- 2. The proposed zoning map amendment and future development of this area as single family residential will support and be consistent with the surrounding neighborhoods.

FISCAL IMPACT

None

ALTERNATIVES

None

SCHEDULE / TIME CONSTRAINTS

If the City Council chooses to table the item to direct staff to perform research for further information on this item, the item will need to be tabled to a date specific so as to comply with public hearing notice requirements.

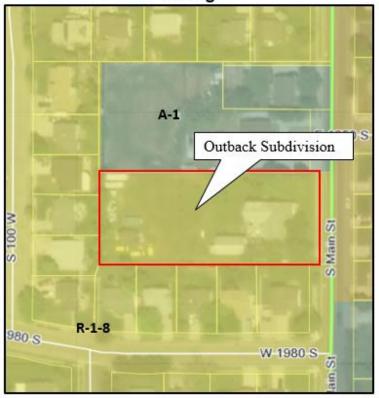
LIST OF ATTACHMENTS

- 1. Clearfield City General Plan
- 2. Zoning Map
- 3. Outback Subdivision Plat

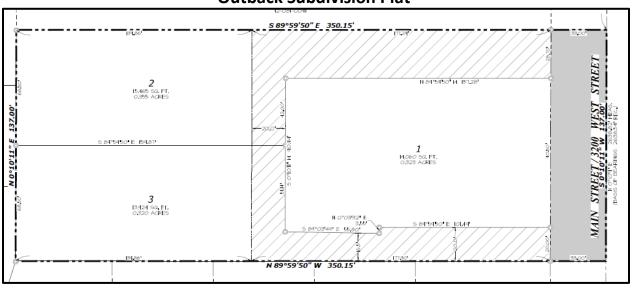
General Plan



Zoning



Outback Subdivision Plat



CLEARFIELD CITY ORDINANCE 2019-29

AN ORDINANCE REZONING PROPERTY LOCATED AT APPROXIMATELY 1950 SOUTH MAIN STREET (TIN: 12-080-0030) FROM R-1-8 (RESIDENTIAL) TO R-1-6 (RESIDENTIAL) AND AMENDING THE CLEARFIELD CITY ZONING MAP ACCORDINGLY.

PREAMBLE: This Ordinance rezones the property located at approximately 1950 South Main Street (TIN: 12-080-0030) from R-1-8 (Residential) to R-1-6 (Residential) and amends the City's Zoning Map to reflect the change.

WHEREAS, pursuant to an application received by the City's Community Development office, the City Council must consider a change in the zoning for the property located at approximately 1950 South Main Street (TIN: 12-080-0030); and

WHEREAS, after a public hearing on the matter, the Clearfield City Planning Commission recommended to the Clearfield City Council that the rezone be approved; and

WHEREAS, following proper notice, as set forth by state law and the City's Land Use Ordinance, the City Council held a public hearing on the application for a change in the zoning for the property and allowed for public comment thereon; and

WHEREAS, after the public hearing, the City Council carefully considered any comments made during the public hearing, the developer's/landowner's position, as well as the Planning Commission's recommendations regarding the proposed rezone; and

WHEREAS, following its public deliberation, the City Council has determined the zoning change listed below is in the best interests of Clearfield City and its residents and will most effectively implement the City's planning efforts while allowing the subject property to be put to its highest and best use;

NOW, THEREFORE, be it ordained by the Clearfield City Council that:

<u>Section 1. Zoning Changes:</u> The zoning for the property located at approximately 1950 South Main Street (TIN: 12-080-0030) in Clearfield City, Davis County, Utah, is hereby changed from R-1-8 (Residential) to R-1-6 (Residential).

<u>Section 2. Amendments to Zoning Map:</u> The Clearfield City Zoning Map is hereby amended to reflect the changes in zoning outlined in Section 1 above and the City Planner is hereby directed to have a new Zoning Map prepared showing said rezoning.

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

	CLEARFIELD CITY CORPORATION
	Mark R. Shepherd, Mayor
ATTEST	
Nancy R. Dean, City Recorder	
VOT	E OF THE COUNCIL
AYE:	
NAY:	

Dated this $10^{\rm th}$ day of December, 2019, at the regularly scheduled meeting of the Clearfield City Council.



STAFF REPORT

TO: Mayor Shepherd and City Council Members

FROM: Brad McIlrath, Senior Planner

MEETING DATE: Tuesday, December 10, 2019

SUBJECT: Discussion and Possible Action on FSP 1019-0011, a preliminary and final

subdivision plat request by Stuart Smith to subdivide 1.1 acres of the subject property into three lots for the purpose of a single family

development. Location: Approximately 1950 South Main Street. (TIN: 12-

080-0030). Project Area: 1.1 Acres. Planner: Brad McIlrath

(Administrative Matter).

RECOMMENDED ACTION

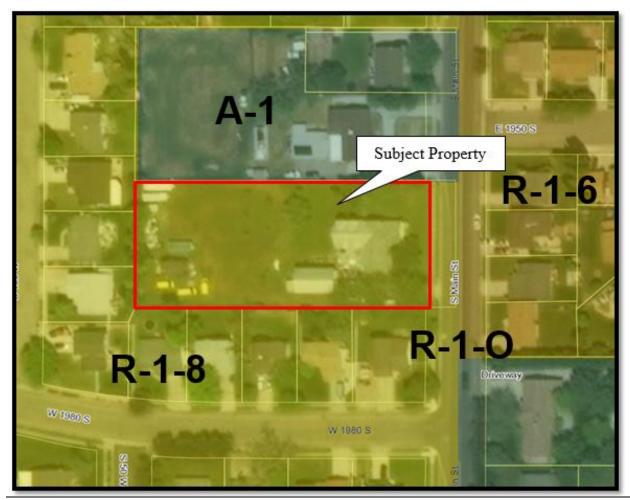
On November 20, 2019 the Planning Commission forwarded a recommendation of **approval** to the Clearfield City Council for **FSP 1019-0011 as conditioned**; a final subdivision plat request by Stuart Smith for a three-lot subdivision of the subject property located at 1950 South Main Street (TIN: 12-080-0030).

DESCRIPTION / BACKGROUND

	Project Information
Project Name	Outback Subdivision
Site Location	1950 South Main Street
Tax ID Number	12-080-0030
Applicant	Stuart Smith
Owners	Mainline Construction, Inc.
Proposed Actions	Preliminary and Final Subdivision Plat Approval
Current Zoning	R-1-8 (Residential) request to R-1-6 (Residential)
General Plan Land Use Classification	Residential
Gross Site	1.1 Acres

Surrour	nding Properties and Uses:	Current Zoning District	General Plan Land Use Classification
North	Residential Single-Family	A-1 (Agricultural)	Residential
East	Residential Single-Family	R-1-6 (Residential)	Residential
South	Residential Single-Family	R-1-8 (Residential)	Residential
West	Residential Single-Family	R-1-8 (Residential)	Residential

Arial Image & Zoning Map



BACKGROUND & OVERVIEW

The applicant is requesting approval to subdivide this property into two flag lots and one regular lot subject to the development standards of the R-1-6 zone. The two flag lots will each have access on either side of the regular lot and are designed to allow full access for ambulance and fire truck apparatus. Lot 1 (the front regular lot) will have an area of 14,060 square feet (0.323 acres) and will allow the existing home to remain in place. Lot two (the north flag lot) will have an area of 15,465 square feet (0.355 acres) and is provided with a 28.70 foot access flag stem for the property. Lot 3 (the south flag lot) will have an area of 13,924 square feet (0.320 acres) and will have a 20 foot access flag stem that narrows to 18.5 feet next to the existing detached garage located on Lot 1.

Lots 2 & 3 are provided with a cross access easement that is 20 feet wide between the two properties and encompasses the entirety of the access stems of each lot. The purpose behind the cross access easement is to ensure full access for emergency vehicles, especially fire trucks. Without this shared access easement, each lot would be required to provide a fire truck turnaround. Based upon multiple conversations with the Deputy Fire Chief at the North Davis Fire District, this was the design that was acceptable for safe and convenient fire access.

General Plan and Zoning

The subdivision request is running concurrently with a rezone request to rezone the existing property from R-1-8 (Residential) to R-1-6 (Residential). Every single-family zone has minimum standards for property width and size. The proposed lots exceed all of the minimum standards of the R-1-8 zone, except that each flag lot does not meet the minimum property width. To accommodate the flag lots, the applicant is requesting the change to R-1-6, so each lot will meet the minimum development standards for the zone in which they are located.

As stated in the rezone report, the General Plan was amended earlier this year to allow the use of the R-1-6 zone for single-family residential development throughout the City. It is primarily identified as an appropriate zone for residential infill developments, as opposed to multi-family zoning districts that have been used in the past. If this property is not developed as proposed with this rezone, and the rezone is approved, any future development will need to comply with the R-1-6 zone standards. Based upon the R-1-6 zoned subdivision to the east and the recent changes to the General Plan, staff supports the rezone regardless of how the property is ultimately subdivided. With relation to this subdivision request, the lots all comply with the development standards of the R-1-6 zone.

Public Comment

A public notice sign was posted on November 12, 2019. As of the date of this report, neighbors have called regarding the project, but none have been in opposition to the subdivision and rezone.

CORRESPONDING POLICY PRIORITY (IES)

The proposed subdivision will improve *Clearfield's Image, Livability, and Economy* by providing additional single-family residential uses and an improvement to an underdeveloped property. The Zoning designation for the residential property is consistent with the surrounding uses and will contribute to the image of the City.

FISCAL IMPACT

None

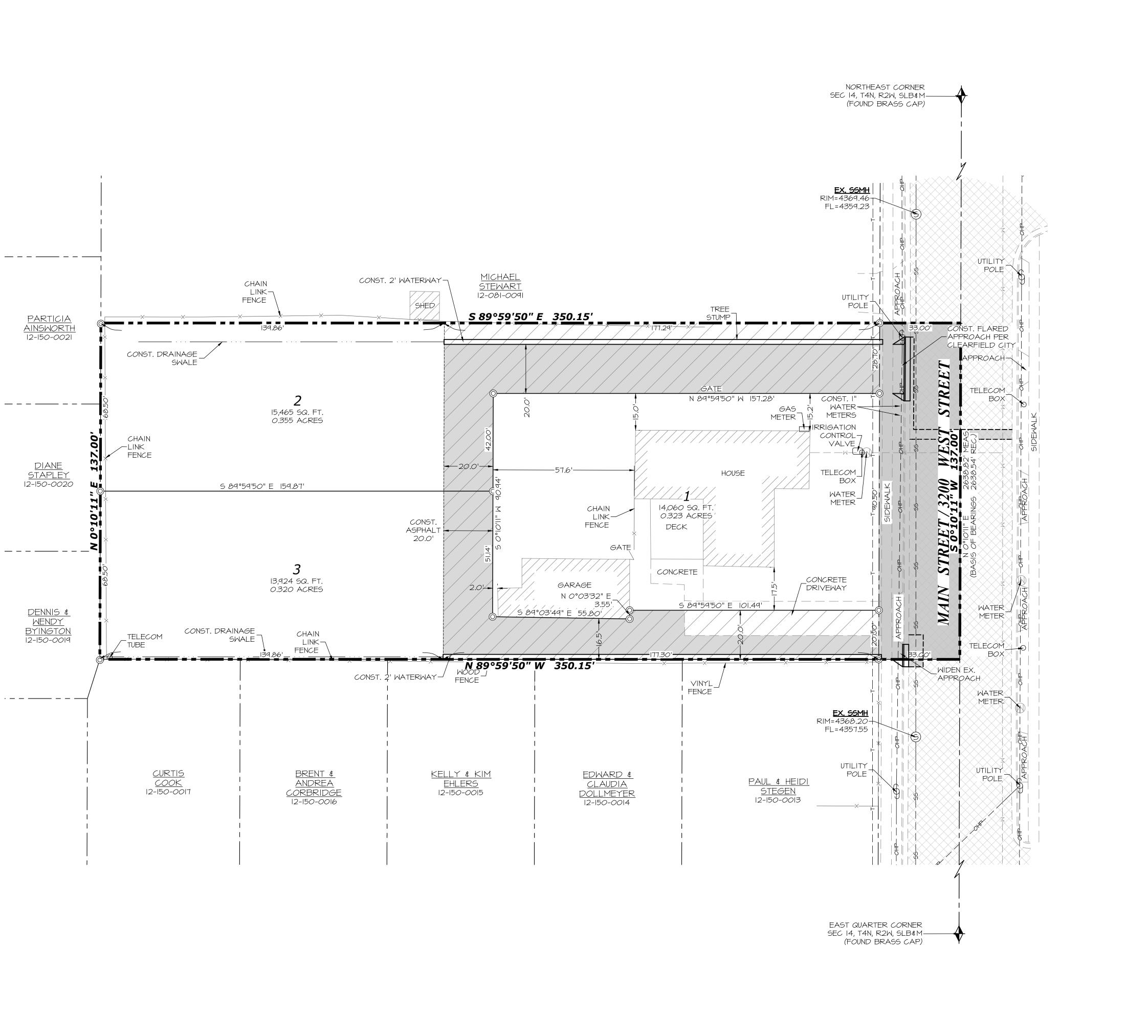
ALTERNATIVES

None

LIST OF ATTACHMENTS

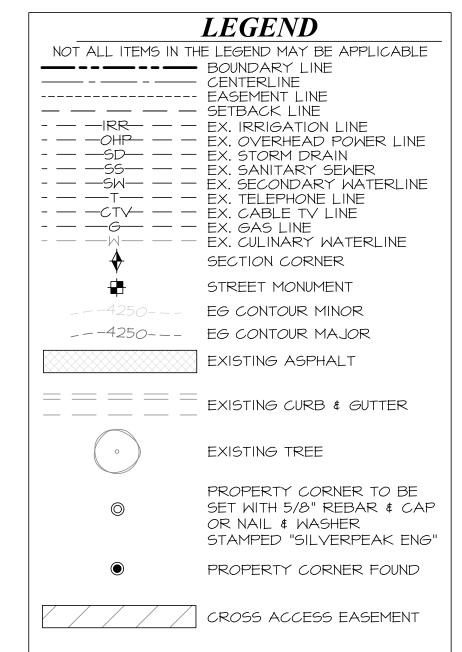
- 1. Subdivision Plat
- 2. Subdivision Improvement Drawings
- 3. Engineering Review Letter dated 21 November 2019

VICINITY MAP **OUTBACK SUBDIVISION** SURVEYOR'S CERTIFICATE , <u>JASON T. FELT</u> DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. <u>9239283</u> IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, ACT IN THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT IN ACCORDANCE WITH SECTION 7-23-17, AND BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, 1700 SOUTH STREET AND SHOWN ON THIS PLAT AND DESCRIBED BELOW, BASED ON APPLICABLE DATA COMPILED FROM OFFICIAL RECORDS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO CLEARFIELD CITY, DAVIS COUNTY, UTAH LOTS, STREETS, AND EASEMENTS, HEREAFTER TO BE KNOWN AS: OUTBACK SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES. NORTHEAST CORNER SEC 14, T4N, R2W, SLB&M-(FOUND BRASS CAP) **BOUNDARY DESCRIPTION** STEWART A PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT AKE BASE AND MERIDIAN, U.S. SURVEY, CLEARFIELD CITY, DAVIS COUNTY UTAH: 12-081-0091 BEGINNING 1406.00 FEET SOUTH O°10'11" WEST ALONG THE SECTION LINE FROM THE NORTHEAST S 89°59'50" E 350.15' ORNER OF SAID SECTION 14: THENCE NORTH 89°59'50" WEST 350.15 FEET: THENCE SOUTH 0°10'11" WEST 137.0 FEET; THENCE SOUTH 89°59'50" EAST 350.15 FEET TO SAID SECTION LINE; THENCE NORTH <u>AINSWORTH</u> 0°10'11" EAST 137.00 ALONG SAID SECTION LINE TO THE POINT OF BEGINNING. 12-150-002 CONTAINS: 47,970 SQ.FT. OR I.IOI ACRES N 89°59'50" W 157.28' 15,465 SQ. FT. NARRATIVE 0.355 ACRES BRASS CAP STREET MONUMENTS WERE FOUND AT THE NORTHEAST AND THE EAST QUARTER ORNERS OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF CLEARFIELD, DAVIS COUNTY UTAH. <u>DIANE</u> STAPLEY A LINE BEARING NORTH O°10'11" EAST BETWEEN SAID BRASS CAP MONUMENTS AT THE EAST RUARTER CORNER AND THE NORTHEAST CORNER OF SAID SECTION 14, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY. 12-150-0020 S 89°59'50" E 159.87' A PLAT FOR KATIE'S PLACE NO. I PREPARED BY MICHAEL L. LUND, DATED DECEMBER 5, 1986 AND RECORDED JANUARY 23, 1987 WERE USED AS REFERENCE FOR THIS SURVEY. BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND 14,060 SQ. FT VIDENCE OF OCCUPATION ON THE GROUND. 0.323 ACRES PROPERTY CORNERS ARE SET AS INDICATED HEREON. S **OWNER'S DEDICATION** 13,924 SQ. FT. 0.320 ACRES N 0°03'32" E WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART 5 89°59'50" E 101.49' AND SUBDIVIDE THE SAME TRACT INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, AND ASSIGN 5 89°03'49" E 55.80' DENNIS & THE LANDS INCLUDED IN THIS PLAT THE NAME OF OUTBACK SUBDIVISION, AND HEREBY DEDICATE AND GRANT TO THE OWNERS OF LOT 2 AND LOT 3, A CROSS ACCESS EASEMENT, THE SAME TO BE USED MENDY BY SAID LOT OWNERS FOR INGRESS AND EGRESS FROM THE PUBLIC RIGHT-OF-WAY TO THEIR BYINGTON RESPECTIVE LOTS, AND DO HEREBY DEDICATE, GRANT, AND CONVEY TO SAID OWNERS OF LOT 2 AND 12-150-0019 LOT 3, A PRIVATE UTILITY EASEMENT AS DEFINED HEREON THE SAME TO BE USED FOR THE NSTALLATION , MAINTENANCE AND OPERATION OF UTILITY SERVICE LINES TO SERVE THEIR RESPECTIVE LOTS; AND DO HEREBY DEDICATE, GRANT, AND CONVEY TO CLEARFIELD CITY, ALL N 89°59'50" W 350.15' THOSE CERTAIN STRIPS DESIGNATED HEREON AS PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE), THE SAME TO BE USED FOR DRAINAGE AND THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITIES AS MAY BE AUTHORIZED BY CLEARFIELD CITY WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS. . – – – – – – – SIGNED THIS ___ DAY OF _____ 2019. KELLY & KIM EDWARD & **ACKNOWLEDGMENT** PAUL & HEIDI <u> COOK</u> <u>EHLERS</u> ANDREA <u>CLAUDIA</u> <u>STEGEN</u> 12-150-0013 12-150-0017 ORBRIDGE 12-150-0015 DOLLMEYER 12-150-0016 STATE OF UTAH 12-150-0014 COUNTY OF THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2019 BY _____ RESIDING AT: _____ **LEGEND** HORIZONTAL SCALE: I"=30' NOTARY PUBLIC (PRINT NAME) COMMISSION NUMBER:_____ NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE BOUNDARY LINE EAST QUARTER CORNER ---- - ADJACENT PROPERTY LINE MY COMMISSION EXPIRES: _____ SEC 14, T4N, R2W, SLB&M------ EASEMENT LINE (FOUND BRASS CAP) — — — — SETBACK LINE SILVERPEAK A DAVIS COUNTY RECORDER ----- - SECTION LINE ----- CENTER LINE SECTION CORNER PAID____ FILED FOR RECORD AND CITY ENGINEER'S APPROVAL CITY ATTORNEY'S APPROVAL PLANNING COMMISSION APPROVAL CITY COUNCIL APPROVAL PROPERTY CORNER TO BE RECORDED _____, 2019 AT SET WITH 5/8" REBAR & CAP APPROVED THIS ___ DAY OF _____ ____ IN BOOK _____ OF OR NAIL & WASHER APPROVED THIS ___ DAY OF _____ APPROVED THIS ___ DAY OF _____ APPROVED THIS ___ DAY OF _____ 2019 BY THE CLEARFIELD CITY COUNCIL. 177 E. ANTELOPE DR. STE. B OFFICIAL RECORDS PAGE _____, STAMPED "SILVERPEAK ENG" 2019 BY THE CLEARFIELD CITY PLANNING 2019 BY THE CLEARFIELD CITY ENGINEER. 2019 BY THE CLEARFIELD CITY ATTORNEY. LAYTON, UT 84041 RECORDED FOR ______ CROSS ACCESS EASEMENT PHONE: (801) 499-5054 DEDICATED FOR PUBLIC ATTEST:____ FAX: (801) 499-5065 DAVIS COUNTY RECORDER RIGHT-OF-WAY CITY RECORDER PLANNING COMMISSION CHAIR CLEARFIELD CITY ENGINEER CLEARFIELD CITY ATTORNEY DEPUTY



VICINITY MAP



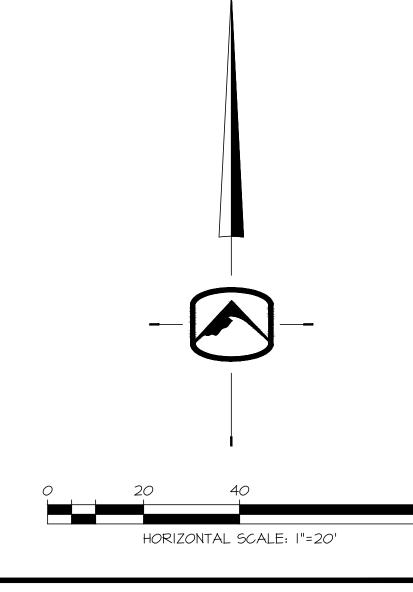


BOUNDARY DESCRIPTIONS

A PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, CLEARFIELD CITY, DAVIS COUNTY UTAH:

BEGINNING 1406.00 FEET SOUTH 0°10'11" WEST ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SAID SECTION 14; THENCE NORTH 89°59'50" WEST 350.15 FEET; THENCE SOUTH 0°10'11" WEST 137.0 FEET; THENCE SOUTH 89°59'50" EAST 350.15 FEET TO SAID SECTION LINE; THENCE NORTH 0°10'11" EAST 137.00 ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS: 47,970 SQ.FT. OR I.IOI ACRES



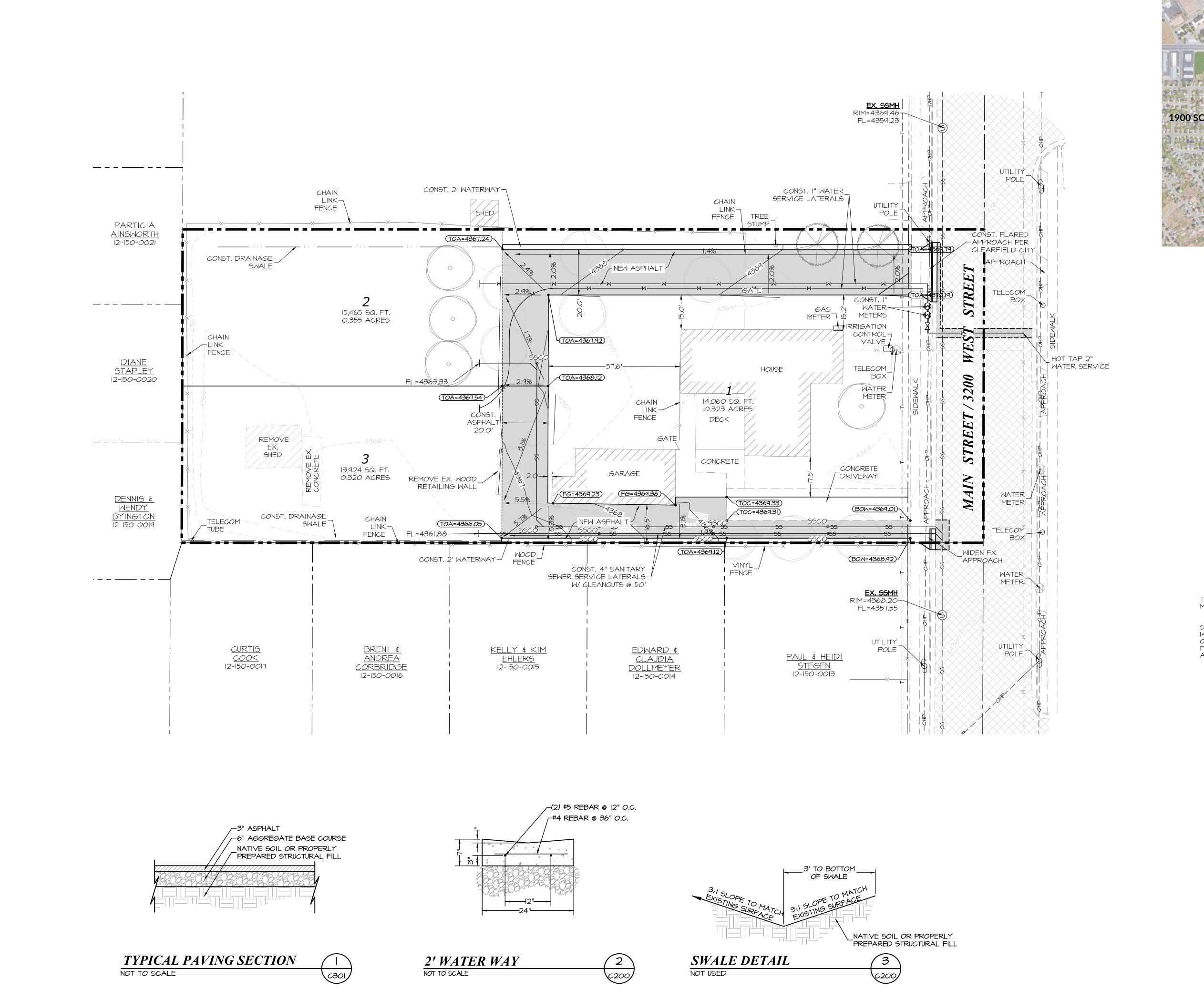
DATE: 10/01/2019
PROJECT: 19-210
DRAWN BY: CGR

OUTBACK SUBDIVISION 1950 SOUTH MAIN STREET CLEARFIELD, UTAH

DRAWN BY:___
REVISIONS:

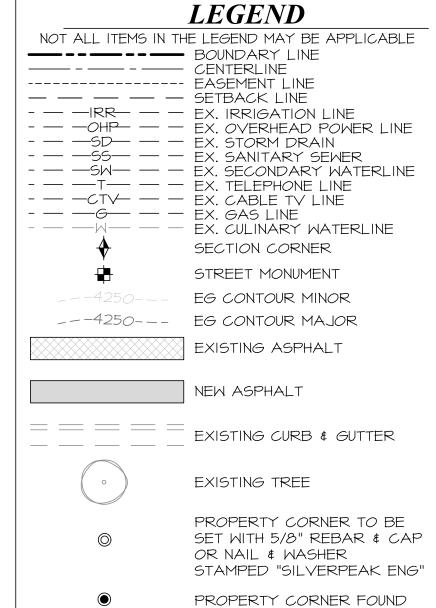
SITE PLAN

SHEET NUMBER: C100



VICINITY MAP



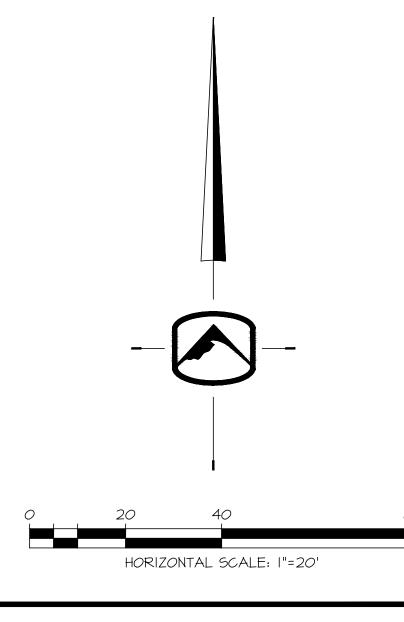


BOUNDARY DESCRIPTIONS

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CONTAINS: 47,970 SQ.FT. OR I.IOI ACRES



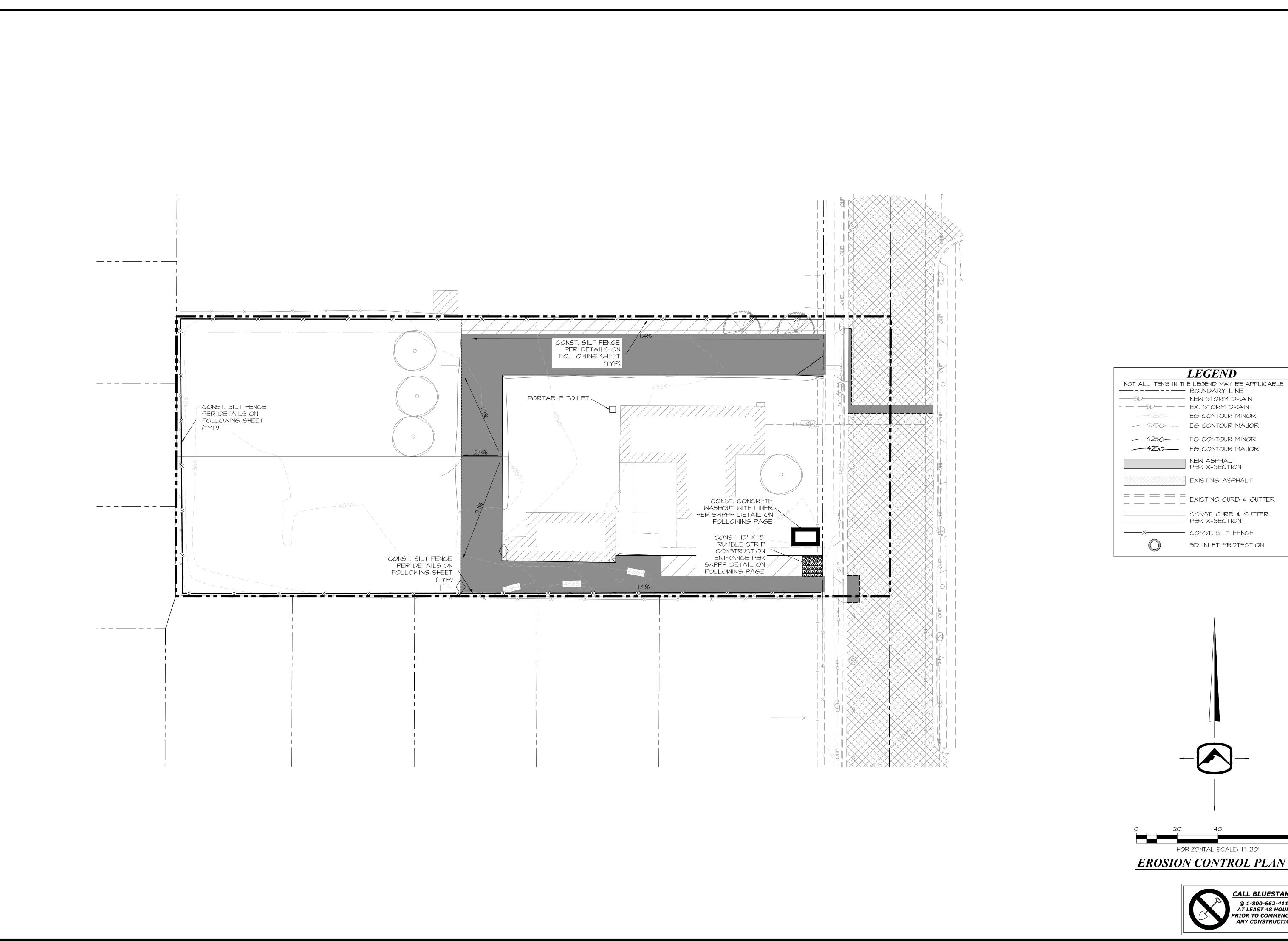
DATE: 10/01/2019 PROJECT: 19-210 DRAWN BY: CGR

OUTBACK SUBDIVISION 1950 SOUTH MAIN STREET CLEARFIELD, UTAH

REVISIONS:

IMPORVEMENT PLAN

SHEET NUMBER:





NEW ASPHALT

EXISTING ASPHALT

SD INLET PROTECTION

OUTBACK SUBDIVISION 1950 SOUTH MAIN STREET CLEARFIELD, UTAH

DATE: 10/01/2019 PROJECT: 19-210 DRAWN BY: CGR

REVISIONS:

EROSION

CALL BLUESTAKES

@ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO COMMENCING

SHEET NUMBER: C300

CONTROL PLAN

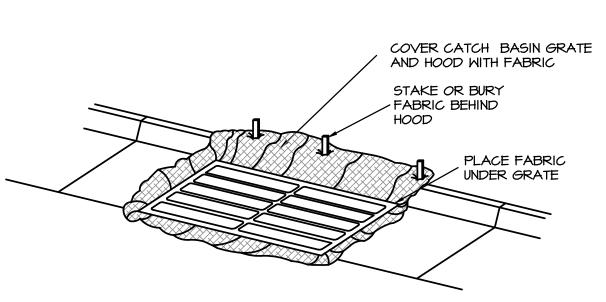
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SHEET NUMBER: C301

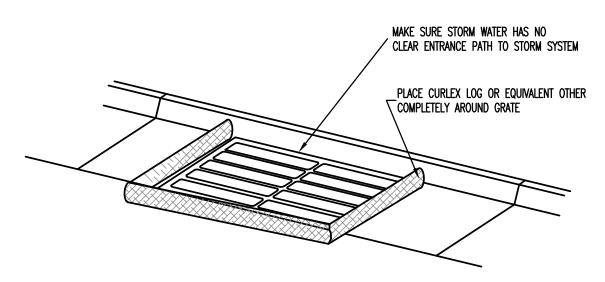
STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

OUTBACK SUBDIVISION



FABRIC UNDER GRATE

MAINTENANCE: LIFT GRATE & CLEAN SEDIMENT OFF OF FABRIC WEEKLY & AFTER A STORM. TAKE CARE WHILE LIFTING GRATE TO PREVENT SEDIMENT FROM FALLING INTO THE CATCH BASIN. DISPOSE OF SEDIMENT AWAY FROM THE STORM DRAIN.



CURLEX LOG (STRAW/CLOTH SACK)

MAINTENANCE: REMOVE & CLEAN CULEX LOGS THOROUGHLY EACH WEEK OR AFTER A STORM. TAKE CARE WHILE MOVING ROCK SACKS TO PREVENT SEDIMENT FROM FALLING INTO THE CATCH BASIN. DISPOSE OF SEDIMENT AWAY FROM THE STORM

NASHOU:

ARFA

CONTAINMENT !

CONCRETE WASTE MANAGEMENT

1. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A

2. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON

3. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED,

SITE. THIS DISCHARGE AREA MUST BE LINED WITH AN IMPERMEABLE BARRIER.

DRIED, PICKED UP, AND DISPOSED OF PROPERLY.

INLET PROTECTION

1. USE FABRIC UNDER GRATE TO PROTECT THE CATCH BASIN FROM

CONSTRUCTION & BMP SEQUENCING

BMP INSPECTION AND MAINTENANCE SHALL BEGIN WITH THE INSTALLATION OF THE FIRST BMP AND CONTINUE UNTIL THE LAST BMP (REVEGETATION) HAS BEEN COMPLETED.

CATCH BASIN PROTECTION

- CATCH BASIN PROTECTION PER DETAIL LABELED "CURLEX LOG" AND/OR "FABRIC
- UNDER GRATE" SHALL BE INSTALLED UPON COMPLETION OF STORM DRAIN CONSTRUCTION. FOR CATCH BASINS LOCATED IN CURB AND GUTTER:
- "CURLEX LOG" SHALL REMAIN IN PLACE UNTIL CURB AND GUTTER IS CONSTRUCTED. CATCH BASIN PROTECTION PER DETAIL LABELED "FABRIC UNDER GRATE" SHALL BE INSTALLED UPON COMPLETION OF CURB AND GUTTER CONSTRUCTION, AND SHALL REMAIN IN PLACE UNTIL ALL FINISH
- GRADING IS COMPLETED. 3 FOR CATCH BASINS LOCATED IN LANDSCAPE AREAS:
 - "CURLEX LOG" SHALL REMAIN IN PLACE UNTIL SITE GRADING OCCURS.
 - CATCH BASIN PROTECTION PER DETAIL LABELED "CURLEX LOG" AND/OR "FABRIC UNDER GRATE" SHALL BE INSTALLED UPON COMPLETION OF SITE GRADING, AND SHALL REMAIN IN PLACE UNTIL ALL GRADING & LANDSCAPING IS COMPLETED.

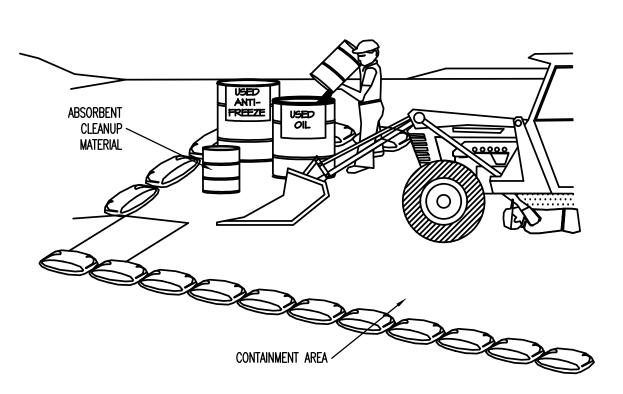
CONCRETE WASTE MANAGEMENT

A CONCRETE WASTE MANAGEMENT FACILITY SHALL BE CONSTRUCTED PRIOR TO POURING ANY CONCRETE ON THE SITE, AND SHALL REMAIN IN PLACE UNTIL THE LAST CONCRETE POUR HAS BEEN COMPLETED. CONTRACTOR IS TO REMOVE THE CONCRETE WASTE MANAGEMENT FACILITY BY LEGALLY REMOVING AND

DISPOSING OF WASTE CONCRETE AND, IF NECESSARY, ANY NON-SOIL BERM MATERIALS.

SEEDING AND PLANTING OF THE SITE PER THE LANDSCAPE PLAN SHALL OCCUR WITHIN 14 DAYS OF COMPLETION OF THE FINISH GRADING, IF SAID 14 DAYS OCCUR BETWEEN APRIL 15 AND SEPTEMBER 15. OTHERWISE, SEEDING AND

- PLANTING SHALL BEGIN APRIL 15. PLANTING EFFORTS SHALL BE COMPLETED WITHIN 15 DAYS.
- SEEDING AND PLANTING SHALL BE CONSIDERED COMPLETE WHEN 70% OF PLANTINGS ARE ESTABLISHED.



EQUIPMENT MAINTENANCE/REPAIR

 LEAKING VEHICLES AND EQUIPMENT SHALL NOT BE ALLOWED ON—SITE. EQUIPMENT AND VEHICLES SHALL BE INSPECTED FREQUENTLY FOR LEAKS AND SHALL BE REPAIRED IMMEDIATELY. CLEAN UP SPILLS AND LEAKS PROMPTLY WITH ABSORBENT MATERIALS; DO NOT FLUSH WITH WATER.

2. VEHICLES AND EQUIPMENT SHALL BE MAINTAINED, AND REPAIRED ON—SITE ONLY IN DESIGNATED AREAS. PREVENT RUN-ON AND RUN-OFF FROM DESIGNATED AREAS.

3. CONTAINMENT DEVICES SHALL BE PROVIDED AND AREAS SHALL BE COVERED IF NECESSARY.

4. DESIGNATE ON-SITE VEHICLE AND EQUIPMENT MAINTENANCE AREAS, AWAY FROM STORM DRAIN INLETS AND WATERCOURSES.

5. ALWAYS USE SECONDARY CONTAINMENT, SUCH AS A DRAIN PAN OR DROP CLOTH TO CATCH SPILLS AND LEAKS WHEN REMOVING OR CHANGING FLUIDS. LEGALLY DISPOSE OF USED OILS, FLUIDS AND LUBRICANTS.

6. PROVIDE SPILL CONTAINMENT DIKES OR SECONDARY CONTAINMENT AROUND STORED OIL, FUEL, AND CHEMICAL DRUMS.

14. A NEGLIGIBLE AMOUNT OF WATER FLOWS ONTO THE SITE.

7. MAINTAIN AN ADEQUATE SUPPLY OF ABSORBENT SPILL CLEANUP MATERIALS IN DESIGNATED AREAS.

REQUEST OF THE OWNER FOR THE CONSTRUCTION OF RESIDENTIAL CONSTRUCTION IN CLEARFIELD CITY, DAVIS COUNTY, STATE OF UTAH. THIS PLAN IDENTIFIES POTENTIAL SOURCES OF POLLUTANTS OF STORM WATER, PRESENTS POLLUTION CONTROL MEASURES, AND ASSISTS IN INSURING IMPLEMENTATION AND MAINTENANCE OF THE BEST MANAGEMENT PRACTICES (BMP'S) INDICATED HEREIN.

THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WAS DEVELOPED AT THE

- A NOTICE OF INTENT SHALL BE FILED WITH THE STATE OF UTAH DIVISION OF WATER QUALITY BY THE OWNER SO THAT THIS CONSTRUCTION PROJECT MAY BE COVERED under the state general permit. The permit is utah pollution discharge ELIMINATION SYSTEM (UPDES) GENERAL PERMIT (NO. UTR 300000) FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. PERMIT FORMS ARE AVAILABLE FOR DOWNLOAD FROM THE DEPARTMENT OF ENVIRONMENTAL QUALITY AT WWW.WATERQUALITY.UTAH.GOV/UPDES/SWCON02.PDF
- IN THE EVENT OF A CHANGE IN OWNERSHIP. A NEW NOTICE OF INTENT SHALL BE FILED WITH THE DIVISION OF WATER QUALITY.
- IN THE EVENT OF A RELEASE OF A REPORTABLE QUANTITY OF A POLLUTANT. THE CONTRACTOR SHALL ADVISE THE OWNER TO NOTIFY THE UTAH RESPONSE CENTER. CLEARFIELD CITY, AND SILVERPEAK ENGINEERING IF NECESSARY, THIS SWPPP SHOULD BE REVISED TO REFLECT THE CHANGE IN CONDITIONS OF THE CONSTRUCTION ACTIVITY. A REPORTABLE QUANTITY IS ESTABLISHED BY 40 CODE OF FEDERAL REGULATIONS (CFR) 117.3 OR 40 CFR 302.4.
- ALL CONTRACTORS AND THEIR PERSONNEL WHOSE WORK CAN CONTRIBUTE TO OR CAUSE POLLUTION OF STORM WATER SHALL BE MADE FAMILIAR WITH THIS SWPPP PLAN. ADEQUATE TRAINING FOR IMPLEMENTATION OF THE MEASURES PRESENTED HEREIN SHALL BE PROVIDED TO THE CONTRACTORS AND THEIR PERSONNEL. ALL CONTRACTORS AND SUBCONTRACTORS, EVEN ON RESIDENTIAL CONSTRUCTION WITH DISTURBANCE AREAS LESS THAN ONE ACRE, SHALL ABIDE BY THIS SWPPP.
- CHANGES IN CONSTRUCTION OR IN CONDITIONS WHICH ARE NOT COVERED BY THIS SWPPP SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER, SKYLAND INVESTMENTS AND DEVELOPMENT AND SILVERPEAK ENGINEERING IF NECESSARY, THIS SWPPP WILL BE REVISED TO REFLECT THE CHANGE IN CONSTRUCTION OR IN CONDITIONS.
- ALL PREVENTION AND CLEAN UP MEASURES SHALL BE CONDUCTED IN ACCORDANCE WITH CLEARFIELD CITY ORDINANCES, AS WELL AS STATE AND FEDERAL REGULATIONS. WASTE MATERIALS SHOULD BE DISPOSED OF IN A LEGAL MANNER. ALL DISCHARGERS OF STORM WATER MUST COMPLY WITH THE LAWFUL REQUIREMENTS OF CLEARFIELD CITY REGARDING THE DISCHARGES OF STORM WATER TO STORM DRAINS.
- THIS SWPPP DOES NOT COVER THE REMOVAL OF HAZARDOUS OR TOXIC WASTE. IN THE EVENT OF A DISCHARGE OR RELEASE OF A REPORTABLE QUANTITY OF TOXIC WASTE, WORK SHALL BE STOPPED UNTIL THE SPILL CAN BE ASSESSED AND A MITIGATION REPORT PREPARED BY A QUALIFIED ENVIRONMENTAL CONSULTANT, AND IF NECESSARY, REVIEWED BY CLEARFIELD CITY AND ANY OTHER AGENCY HAVING JURISDICTION.
- THIS SWPPP SHALL BE MADE AVAILABLE TO THE PUBLIC UNDER SECTION 308(B) OF THE CLEAN WATER ACT. UPON REQUEST BY MEMBERS OF THE PUBLIC, THE DISCHARGER SHALL MAKE AVAILABLE FOR REVIEW A COPY OF THIS SWPPP EITHER TO THE DIVISION OF WATER QUALITY OR DIRECTLY TO THE REQUESTER. THIS SWPPP MUST BE KEPT ON SITE DURING CONSTRUCTION ACTIVITY AND MADE AVAILABLE UPON REQUEST OF A REPRESENTATIVE OF THE DIVISION OF WATER QUALITY AND/OR THE LOCAL AGENCY.

CONTACTS	
DEVELOPER	MAINLINE CONSTRUCTION
ADDRESS	2764 E. 3575 N.
CITY, STATE	LAYTON, UTAH
TELEPHONE	(801) 940-0963
CONTRACTOR/DISCHARGER	MAINLINE CONSTRUCTION
ADDRESS	2764 E. 3575 N.
OUT / OTATE	LANGE OF LITTER

CITY, STATE LAYTON, UTAH **TELEPHONE** (801) 940-0963 SILVERPEAK ENGINEERING CIVIL ENGINEER JOSHUA R. JENSEN, P.E., S.E. PROJECT MANAGER ADDRESS 177 E ANTELOPE DR, SUITE E

TELEPHONE CLEARFIELD CITY ADDRESS CITY, STATE

TELEPHONE (801) 525-2700 STATE OF UTAH 288 NORTH 1460 WEST DEPARTMENT OF ENVIRONMENTAL QUALITY P.O. BOX 144870 DIVISION OF WATER QUALITY SALT LAKE CITY, UTAH 84114-4870

LAYTON, UT 84041

REGION VIII

801-499-5054

55 S. STATE

CLEARFIELD

U.S. EPA ENVIRONMENTAL PROTECTION AGENCY DENVER, COLORADO

CITY, STATE

800-759-4372 202-475-9518

ENVIRONMENTAL PROTECTION AGENCY WASHINGTON, D.C. 20460

REFERENCES A. PLAN PER SILVERPEAK ENGINEERING, B. STORMWATER POLLUTION PREVENTION PLAN PREPARED BY SILVERPEAK ENGINEERING

THE PROPOSED CONSTRUCTION ACTIVITY IS THE CONSTRUCTION OF TWO NEW RESIDENTIAL LOTS AND ALL IMPROVEMENTS, UTILITIES, AND DRAINAGE AND GRADING FEATURES AS SHOWN ON THE PLANS.

13. THE ESTIMATED RUN-OFF COEFFICIENT AFTER COMPLETION IS [XXX]

A. PROHIBITION ON MOST NON-STORM WATER DISCHARGES

STORM WATER POLLUTION

PREVENTION PLAN SPECIFIC NOTES

ONLY STORM WATER FROM THE PROJECT SITE SHALL BE ALLOWED TO FLOW INTO THE ON-SITE STORM DRAIN SYSTEM. CLEAN WATER FROM THE FLUSHING OF FIRE HYDRANTS, WATER MAINS, AND STORM DRAINS MAY BE DISCHARGED TO THE STORM DRAIN IF IT IS NOT ALLOWED TO COLLECT DIRT, DEBRIS, AND TRASH WHILE FLOWING TO A STORM DRAIN INLET.

B. POTENTIAL SOURCES OF STORM WATER POLLUTANTS

POTENTIAL STORM WATER POLLUTANTS INCLUDE SOIL SEDIMENT AND NUTRIENTS, OIL, GREASE, TOXIC POLLUTANTS, AND HEAVY METALS. SOURCES OF STORM WATER POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO SOIL EROSION BY WATER AND/OR WIND; CLEARING OF VEGETATION; GRADING; VEHICLE AND EQUIPMENT REFUELING AND MAINTENANCE; WASHING OF CONCRETE TRUCKS, MIXERS AND HANDLING EQUIPMENT; PAINTS, SOLVENTS AND ADHESIVES; AND LANDSCAPING WORK.

C. EROSION AND SEDIMENT CONTROLS

- 1. COVER EXPOSED STOCKPILES OF SOILS, CONSTRUCTION AND
- LANDSCAPING MATERIALS WITH HEAVY PLASTIC SHEETING. 2. IN LANDSCAPING AREAS WHERE THE VEGETATION HAS NOT ESTABLISHED GROWTH AND TAKEN HOLD. CONSTRUCT SANDBAG OR DIRT BERMS AROUND THEIR PERIMETER TO INSURE THAT WATER WILL BE CONTAINED INSIDE THE LANDSCAPING AREA AND THAT IT WILL NOT BE CONVEYED TO A STORM DRAIN INLET.
- DISTURBED AREAS SHALL BE SEEDED BY THE THE DEVELOPER. SILT BARRIERS SHALL BE MAINTAINED BY THE DEVELOPER IN THE MEAN TIME. OR, THE DEVELOPER SHALL RE-SEED DISTURBED AREAS AS THEY SEE FIT AND REMOVE THE SEDIMENT CONTROLS.
- 4. THROUGHOUT CONSTRUCTION, CONTRACTOR SHALL DIVERT STORM WATER RUNOFF AROUND DISTURBED SOILS WITH BERMS OR DIRT SWALES.

OTHER CONTROLS

WASTE DISPOSAL

- A. KEEP WASTE DISPOSAL CONTAINERS COVERED. B. PROVIDE FOR THE WEEKLY (OR MORE FREQUENT, IF
- NECESSARY) DISPOSAL OF WASTE CONTAINERS. C. PROVIDE CONTAINERS AT CONVENIENT LOCATIONS AROUND THE SITE.

2. SWEEPING OF SITE

- A. PROVIDE DAILY, IF NECESSARY, SWEEPING BY HAND OR MECHANICAL MEANS TO KEEP THE PAVED AREAS OF THE SITE FREE OF DUST, DIRT, AND DEBRIS IF NECESSARY DURING PERIODS OF CONSTRUCTION.
- B. DISPOSE OF ACCUMULATED DIRT IN WASTE CONTAINERS, OR HAUL IT OFF THE SITE TO A LANDFILL.

. Sanitary/Septic disposal

PORTABLE TOILETS AND OTHER SANITARY FACILITIES SHALL BE SERVICED WEEKLY AND PUMPED CLEAN BY A WASTE DISPOSAL COMPANY. NO TOXIC OR HAZARDOUS WASTE SHALL BE DISPOSED OF IN A PORTABLE TOILET OR IN THE ON-SITE SANITARY SEWER. TOILETS SHALL BE ANCHORED AGAINST

4. SPILLS

- A. STORE ADEQUATE ABSORBENT MATERIALS, RAGS, BROOMS, SHOVELS, AND WASTE CONTAINERS ON THE SITE TO CLEAN-UP SPILLS OF MATERIALS SUCH AS FUEL, PAINT, SOLVENTS, OR CLEANERS. CLEAN UP MINOR SPILLS IMMEDIATELY.
- B. FOR REPORTABLE QUANTITY OF HAZARDOUS OR TOXIC SUBSTANCE. SECURE THE SERVICES OF QUALIFIED PERSONNEL FOR CLEAN-UP AND
- 5. CONTROL OF ALLOWABLE NON-STORM WATER DISCHARGES LANDSCAPING IRRIGATION, EROSION CONTROL MEASURES, PIPE FLUSHING AND TESTING, AND PAVEMENT WASHING ARE ALLOWED IF THEY CANNOT FEASIBLY BE ELIMINATED. COMPLY WITH THIS PLAN, DO NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS, AND ARE NOT REQUIRED TO

6. VEHICLES AND EQUIPMENT

A. FIX LEAKS OF FUEL, OIL AND OTHER SUBSTANCES IMMEDIATELY. B. PERFORM REFUELING AND SERVICE OF VEHICLES OR EQUIPMENT OFF-SITE WHEN POSSIBLE. IF REFUELING OR SERVICE OF EQUIPMENT IS PERFORMED ON-SITE. THEN PROVIDE AN IMPERVIOUS, CONTAINED AREA WHERE ANY SPILLS CAN BE CONTAINED WITHOUT FLOWING TO A STORM WATER INLET OR INTO THE GROUND.

BE PERMITTED BY THE LOCAL REGIONAL WATER QUALITY CONTROL BOARD.

7. CONCRETE TRUCKS, MIXERS AND HANDLING EQUIPMENT

C. USE DRIP PANS TO CATCH LEAKS AND SMALL SPILLS.

- A. DO NOT DISPOSE OF WASHOUT FROM THE WASHING OF CONCRETE TRUCKS, MIXERS, AND HANDLING EQUIPMENT WHERE IT WILL FLOW INTO A STORM WATER INLET OR INTO A PUBLIC STREET. B. PROVIDE A HOLDING TANK TO RECEIVE ANY WASHOUT FROM CONCRETE
- EQUIPMENT. DISPOSAL OF TANK CONTENTS SHALL BE CONDUCTED BY CONTRACTOR. C. PROVIDE, DESIGNATE AND POST A SIGN MARKING A DESIGNATED AREA
- FOR WASHING ANY VEHICLES OR EQUIPMENT, DRAINAGE FROM THIS AREA SHOULD BE CONTAINED OR FLOW TO A HOLDING TANK.

8. LANDSCAPING OPERATIONS

- A. USE ONLY THE MINIMUM AMOUNT OF LANDSCAPING FERTILIZES. NUTRIENTS, AND OTHER CHEMICALS THAT ARE NEEDED. B. DO NOT OVER WATER FERTILIZED OR TREATED LANDSCAPE AREAS.
- MINIMIZE RUNOFF OF IRRIGATION WATER FROM LANDSCAPING. C. DO NOT PLACE LANDSCAPING MATERIAL IN THE STREET ONCE PAVING IS COMPLETE.

9. STORM WATER INLETS

CONTRACTOR SHALL PROVIDE STRAW FILLED BAGS OR SOCKS AROUND INLETS WITHIN 1000 FEET OF CONSTRUCTION AS BARRIERS TO PREVENT SEDIMENT ENTERING THE INLETS. TRAPPED SEDIMENT SHALL BE REMOVED FOLLOWING STORM EVENTS. BARRIERS SHALL BE REMOVED FOLLOWING COMPLETION OF CONSTRUCTION.

E. INSPECTION REGULAR INTERVAL INSPECTION AND INSPECTION BEFORE AND

- AFTER STORMS
- A. VISUALLY INSPECT THE SITE WEEKLY TO INSURE THAT STORM WATER INLETS ARE FREE OF DIRT AND DEBRIS. B. BEFORE A STORM, INSPECT THE SITE TO INSURE THAT STORM
- WATER POLLUTION CONTROL MEASURES ARE IN PLACE. C. AFTER A STORM, INSPECT ALL STORM WATER INLETS TO INSURE THAT THEY ARE CLEAR OF DIRT AND DEBRIS. CLEAN THOSE STORM WATER INLETS THAT ARE NOT CLEAR AND
- FREE OF DEBRIS. D. THE DIVISION OF WATER QUALITY MAY REQUIRE THE DISCHARGER TO CONDUCT ADDITIONAL SITE INSPECTIONS. SUBMIT REPORTS AND CERTIFICATIONS, OR TO PERFORM SAMPLING AND ANALYSIS.
- 2. CONDUCT INSPECTIONS OF THE CONSTRUCTION SITE PRIOR TO ANTICIPATED STORM EVENTS AND AFTER ACTUAL STORM EVENTS. TO IDENTIFY AREAS CONTRIBUTING TO A STORM WATER DISCHARGE, TO EVALUATE WHETHER MEASURES TO REDUCE POLLUTANT LOADINGS IDENTIFIED IN THIS SWPPP ARE ADEQUATE. TO PROPERLY IMPLEMENT IN ACCORDANCE WITH THE TERMS OF THE GENERAL PERMIT, AND TO DETERMINE WHETHER ADDITIONAL CONTROL PRACTICES ARE NEEDED.

3. PREPARATION OF REPORTS AND RETENTION OF RECORDS

- A. EACH DISCHARGER MUST CERTIFY ANNUALLY THAT ITS CONSTRUCTION ACTIVITY IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE GENERAL PERMIT AND THIS SWPPP. THIS CERTIFICATION MUST BE BASED ON THE SITE INSPECTIONS. THE FIRST CERTIFICATION MUST BE COMPLETED BY JULY 1, 2009, AND EACH JULY 1
- B. THE DISCHARGER IS REQUIRED TO RETAIN RECORDS OF ALL MONITORING INFORMATION, COPIES OF ALL REPORTS REQUIRED BY THIS GENERAL PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT FOR CONSTRUCTION ACTIVITY FOR A PERIOD OF AT LEAST THREE YEARS. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE STATE. WITH THE EXCEPTION OF NONCOMPLIANCE REPORTING, DISCHARGERS ARE NOT REQUIRED TO SUBMIT THE RECORDS EXCEPT UPON SPECIFIC REQUEST BY THE STATE DEQ DIVISION OF WATER QUALITY.
- C. DISCHARGERS WHO CANNOT CERTIFY COMPLIANCE MUST NOTIFY THE STATE DEQ DIVISION OF WATER QUALITY. THIS NOTIFICATION SHALL IDENTIFY THE TYPE OR TYPES OF NONCOMPLIANCE, DESCRIBE THE ACTIONS NECESSARY TO ACHIEVE COMPLIANCE, AND INCLUDE A TIME SCHEDULE, SUBJECT TO THE MODIFICATIONS BY THE STATE DEQ DIVISION OF WATER QUALITY, INDICATING WHEN COMPLIANCE WILL BE ACHIEVED. NONCOMPLIANCE REPORTS MUST BE SUBMITTED WITHIN 30 DAYS OF THE IDENTIFICATION OF THE NONCOMPLIANCE.

MAINTENANCE OF CONTROLS

- 1. MAINTENANCE AND REPAIR ALL CONTROLS AND MEASURES INDICATED ON THIS PLAN SHALL BE MAINTAINED IN GOOD AND EFFECTIVE CONDITION. IF ANY CONTROLS OR MEASURES ARE DAMAGED OR REMOVED, THEY SHALL BE PROMPTLY REPAIRED OR
- RESTORED 2. PLAN REVISIONS IF CONSTRUCTION ACTIVITY OR CONDITIONS CHANGE FROM THOSE SHOWN IN THIS PLAN, THEN THIS PLAN SHALL BE REVISED TO REFLECT THE CURRENT CONDITIONS.

G. FINAL STABILIZATION AND POST-CONSTRUCTION CONTROLS

- 1. AFTER CONSTRUCTION HAS BEEN COMPLETED, THE SITE SHALL BE SWEPT CLEAN, STORM WATER INLETS (GRATES AND BASINS) SHALL BE CLEANED, AND ALL WASTE AND LEFTOVER MATERIALS SHALL BE REMOVED FROM THE SITE.
- ALL LANDSCAPING AND PLANTING AREAS SHALL BE WELL MAINTAINED TO PREVENT EROSION. AVOID OVER WATERING OF
- 3. ALL PAVED AREAS SHALL BE SWEPT WEEKLY EITHER BY HAND OR
- BY MECHANICAL MEANS TO KEEP THE SITE CLEAR OF DIRT, DUST, AND DEBRIS. WASTE MATERIALS ON-SITE SHALL BE STORED IN COVERED
- CONTAINERS WHICH ARE CLEANED OUT REGULARLY. TESTING OF FIRE HYDRANTS ON-SITE SHALL NOT BE CONDUCTED UNTIL THE AREA WHERE THE WATER DISCHARGES HAS BEEN
- 6. STORM DRAIN LINES SHALL BE CHECKED AND CLEANED ANNUALLY TO KEEP THEM CLEAN AND CLEAR OF DEBRIS. 7. ALL ON-SITE STORM WATER INLETS SHOULD BE CLEARLY MARKED

SWEPT CLEAN OF DIRT AND DEBRIS.

"STORM WATER ONLY".

H. COMPLETION OF CONSTRUCTION ACTIVITIES AND NOTICE OF TERMINATION

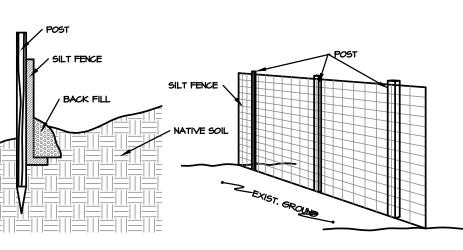
WHEN CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED ON THIS SITE, THE OWNER SHALL FILE A LETTER WITH THE STATE DEQ DIVISION OF WATER QUALITY. THIS LETTER SHALL CERTIFY THAT THE CONSTRUCTION ACTIVITY HAS BEEN COMPLETED, THAT ALL ELEMENTS OF THE SWPPP HAVE BEEN IMPLEMENTED, THAT CONSTRUCTION AND EQUIPMENT MAINTENANCE WASTES HAVE BEEN DISPOSED OF PROPERLY, THAT THE SITE IS IN COMPLIANCE WITH ALL LOCAL STORM WATER REQUIREMENTS INCLUDING EROSION/SEDIMENT CONTROL REQUIREMENTS, POLICIES, AND GUIDELINES.

DEFINITIONS

- 1. "BEST MANAGEMENT PRACTICES" ("BMP'S") MEANS SCHEDULES OF ACTIVITIES. PROHIBITIONS OF PRACTICES. MAINTENANCE PROCEDURES, AND OTHER MANAGEMENT PRACTICES TO PREVENT OR REDUCE THE POLLUTION OF WATERS OF THE UNITED STATES. BMP'S ALSO INCLUDE TREATMENT REQUIREMENTS, OPERATING PROCEDURES, AND PRACTICES TO CONTROL SITE RUNOFF, SPILLAGE OR LEAKS, WASTE DISPOSAL, OR DRAINAGE FROM RAW MATERIAL STORAGE.
- "CLEAN WATER ACT" ("CWA") MEANS THE FEDERAL WATER POLLUTION CONTROL ACT ENACTED BY PUBLIC LAW 92-500 AS AMENDED BY PUBLIC LAWS 95-217, 95-576, 96-483, AND 97-111; 33 USC 1251 ET SEQ.
- . "CONSTRUCTION SITE" IS THE LOCATION OF THE CONSTRUCTION ACTIVITY.
- 4. "NON-STORM WATER DISCHARGE" MEANS ANY DISCHARGE TO STORM DRAIN SYSTEMS THAT IS NOT COMPOSED ENTIRELY OF STORM WATER EXCEPT DISCHARGE PURSUANT TO AN NPDES PERMIT AND DISCHARGES RESULTING FROM FIRE FIGHTING ACTIVITIES.
- . "SIGNIFICANT MATERIALS" INCLUDES, BUT IS NOT LIMITED TO RAW MATERIALS; FUELS; MATERIALS SUCH AS SOLVENTS. DETERGENTS. AND PLASTIC PELLETS; FINISHED MATERIALS SUCH AS METALLIC PRODUCTS: RAW MATERIALS USED IN FOOD PROCESSING OR PRODUCTION HAZARDOUS SUBSTANCES DESIGNATED UNDER SECTION 101(14) OF THE COMPREHENSIVE ENVIRONMENTAL RESPONSE. COMPENSATION. AND LIABILITY ACT (CERLCA): ANY CHEMICAL THE FACILITY IS REQUIRED TO REPORT PURSUANT TO SECTION 313 OF TITLE III OF SUPERFUND AMENDMENTS AND REAUTHORIZATION ACT (SARA); FERTILIZERS; PESTICIDES; AND WASTE PRODUCTS SUCH AS ASHES, SLAG, AND SLUDGE THAT HAVE THE POTENTIAL TO BE RELEASED WITH STORM WATER DISCHARGES.
- "SIGNIFICANT QUANTITIES" IS THE VOLUME, CONCENTRATIONS, OR MASS OF A POLLUTANT IN STORM WATER DISCHARGE THAT CAN CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; ADVERSELY IMPACT HUMAN HEALTH OR THE ENVIRONMENT; AND CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY APPLICABLE WATER QUALITY STANDARDS FOR THE RECEIVING
- "STORM WATER" MEANS STORM WATER RUNOFF, SNOW MELT RUNOFF, SURFACE RUNOFF AND DRAINAGE. IT EXCLUDES INFILTRATION AND RUNOFF FROM AGRICULTURAL LAND.
- "POLLUTION" MEANS THE "MAN-MADE OR MAN-INDUCED ALTERATION OF THE CHEMICAL, PHYSICAL, BIOLOGICAL, AND RADIOLOGICAL INTEGRITY OF WATER" [CLEAN WATER ACT SECTION 502(19)]. POLLUTION ALSO MEANS "AN ALTERATION OF THE QUALITY OF THE WATERS OF THE STATE BY WASTE TO A DEGREE WHICH UNREASONABLY AFFECTS EITHER... THE WATERS FOR BENEFICIAL USES... OR FACILITIES WHICH SERVE THESE BENEFICIAL USES." [CALIFORNIA WATER CODE SECTION 13050(I)]
- 9. "CONTAMINATION" MEANS "AN IMPAIRMENT OF THE QUALITY OF THE WATERS OF THE STATE BY WASTE TO A DEGREE WHICH CREATES A HAZARD TO THE PUBLIC HEALTH THROUGH POISONING OR THROUGH THE SPREAD OF DISEASE...INCLUDING ANY EQUIVALENT EFFECT RESULTING FROM THE DISPOSAL OF WASTE, WHETHER OR NOT WATERS OF THE STATE ARE AFFECTED."
- 10. "NUISANCE" MEANS "ANYTHING WHICH MEETS ALL OF THE FOLLOWING REQUIREMENTS: (1) IS INJURIOUS TO HEALTH . OR IS INDECENT OR OFFENSIVE TO THE SENSES, OR AN OBSTRUCTION TO THE FREE USE OF PROPERTY. SO AS TO INTERFERE WITH THE COMFORTABLE ENJOYMENT OF LIFE AND PROPERTY; (2) AFFECTS AT THE SAME TIME AN ENTIRE COMMUNITY OR NEIGHBORHOOD, OR ANY CONSIDERABLE NUMBER OF PERSONS, ALTHOUGH THE EXTENT OF THE ANNOYANCE OR DAMAGE INFLICTED UPON INDIVIDUALS MAY BE UNEQUAL: (3) OCCURS DURING OR AS A RESULT OF THE TREATMENT OR

DISPOSAL OF WASTES."

"LOCAL AGENCY" MEANS ANY AGENCY THAT IS INVOLVED WITH REVIEW, APPROVAL, OR OVERSIGHT OF THE CONSTRUCTION SITES' (a) CONSTRUCTION ACTIVITY. (b) EROSION AND SEDIMENT CONTROLS, (c) STORM WATER DISCHARGE.



SILT FENCE DETAIL

SWPPP NOTES



PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITTING AUTHORITIES. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

S:\Silverpeak Projects\2019 Projects\19-210 Mainline Clearfield Flag Lots\19-210 Outback Sub(2).dwg, 10/23/2019 11:48:42 AM



5141 South 1500 West Riverdale City, Utah 84405 801-866-0550

21 November 2019

Clearfield City 55 South State Street Clearfield City, Utah 84015

Attn: Brad McIIrath, Senior Planner

Proj: Outback Subdivision

Subj: Plat and Improvement Drawing Review

Dear Brad,

Attached is our review of the above referenced Outback Subdivision for your consideration:

General Notes:

Please request the Developer or his Engineer, submit a response letter with their resubmittal of drawings answering all Engineering review comments contained herein.

1. An <u>electronic copy</u> of the Plat & Improvement drawings and all details must be submitted to the Public Work Department for record keeping upon design completion and prior to approval of the final drawings from our office.

Plat:

- 1. The Plat does close within the tolerance standards of Clearfield City.
- 2. The date (Month and Year) of the drawing must be added under the title.
- 3. The "Point of Beginning" must be added to the drawing.
- 4. The "Owner's Dedication" must be completed with the names of those signing the Plat listed under the signature line.
- 5. The Surveyors Certification must be completed. The surveyors certificate states that the lots meet all zoning requirements which needs to be reviewed.

- 6. A note with an arrow leader should be extended to the area of roadway dedication. The shading helps to declare the ownership dedication, but the written/printed note is required.
- 7. A note with an arrow leader should be extended to the area of cross-access easement. The shading/hatching helps to declare the access easement, but the written/printed note is required.
- 8. The Lots #2 and #3 are flag lots. This flag lot issue will need to be reviewed with the City Planning Department and approved.
- 9. The lots will need to be addressed.
- 10. Indicated what area is Katie's Place subdivision on the plat drawing as stated in the "Narrative"
- 11. A ten (10') Public Utility Easement (PUE) is required around the perimeter of the subdivision.
- 12. An approval signature block needs to be modified at the bottom of the document for the "City Engineer" to sign the final mylar plat document. The language for the "Clearfield City Engineer" approval/compliance signature block shall be written to match the following:

I hereby certify that the "Office of the City Engineer" has examined the foregoing Plat and in our opinion the information conveyed herewith, complies with the Public Works Standards and Specifications of Clearfield City.

Site Plan - Improvement Drawings

General Comments

- 1. Notes need to be placed on the Site Plan Improvement Drawings indicating <u>all deteriorated</u>, <u>damaged or missing surface improvements</u> surrounding the perimeter of the development and on-site be replaced or installed; i.e., curb and gutter, sidewalk, landscaping park strip improvements, asphalt patching, landscaping replacement, site lighting, dumpster screening, concrete improvement, etc.
- 2. City standard details are needed with the improvement drawings, i.e., water meter, culinary water lateral and connection details, survey monuments, curb & gutter, detention basin orifice structure, irrigation connections backflow devices, streetlights, fire hydrants, sanitary sewer laterals and connection details, roadway cross-section and all improvement items which need to be constructed, etc.
- 3. A geotechnical report will be required to be submitted.

Page C 200 – Comments and Issues

- 1. Add the right-of-way distance of Main Street to the drawings along with a roadway cross-section.
- 2. Add the slope between the manholes of the sanitary sewer line to the drawings and the approximate depth to the sewer main at the lateral connection. The sanitary sewer laterals must be installed at a minimum slope of 2%. Calculate and show the sanitary sewer flowline depth of the lateral at the building envelopes and 4' of cover is required for frost protection along the entire length of the sanitary sewer lateral.).
- 3. All roadway cuts/excavations for service laterals will require imported material backfill and no clay backfill materials with a roadbase/asphalt T-patch.
- 4. Add the finish floor elevation of houses to the drawings.
- 5. Show the finish contours of lots on the drawings.
- 6. Show the location of the nearest fire hydrants on the drawings.
- 7. Add a culinary water meter and lateral detail to drawings. The culinary water laterals will need to extend perpendicular to the existing City culinary water main pipe with no bends. Each lot will require a separate hot-tap connection and corporation stop connection. Show the use of copper for the culinary water service laterals.
- 8. A double "RP" check backflow prevention device for irrigation use is required, add a detail to drawings.

Storm Water

- The storm water calculations will need to be developed and a detention basin designed to collect storm water placed on site. In order to check the storm water calculations, the hard surface and landscaping surface acreage will need to be submitted (tabulate on the drawings).
- The detention basin must be designed to retain storm water up to a 100-year storm at a 24-hr event. The amount of 0.2 of a cubic foot per acre may be released with the balance detained and controlled by the orifice control structure.
- An orifice control structure will need to be designed and installed.
- An emergency spillway will need to be designed with a 12" freeboard.
- A note needs to be added to the storm water drawings that upon construction completion the detention basin storage volume must be checked by the design engineer and the volume actually created must be measured and certified by the design engineer.
- The connection to the City storm water system will need to be outline in the design drawings.

Drainage Ditch

- Add flow direction arrows and slopes to the drainage ditch and the water way.
- Show 8" depth of road base on the waterway detail.
- In order to keep the storm water in the 2' wide waterway we would suggest changing the depth of the waterway flow line from 1" to 2" deep.
- Show the minimum slope of the concrete waterway in the drawings at 0.5% and calculate the finish elevations.
- Show the minimum slope of the drainage swell in the drawings at 1.0% and calculate the finish elevations.

We would be happy to meet with the Developer and/or his Engineer to review the above items should they have any questions.

Sincerely,

CEC, Civil Engineering Consultants, PLLC.

N. Scott Nelson, PE.

City Engineer

Cc. Adam Favero, Public Works Director Kenny England, Utility Superintendent Brad Wheeler, Streets Superintendent



STAFF REPORT

TO: Mayor Shepherd and City Council Members

FROM: Nancy Dean, City Recorder

MEETING DATE: December 10, 2019

SUBJECT: Voter Participation Areas

RECOMMENDED ACTION

Review and discuss the creation of Voter Participation Areas applicable to the processes for initiatives and referendums.

DESCRIPTION / BACKGROUND

During the 2019 Legislative Session, the Utah State Legislature passed House Bill 119 (HB 119) making substantial changes to the election code regarding ballot propositions, initiatives, and referendums. The bill addresses voter information pamphlets, public hearings, and petition signature thresholds. The bill also ties the petition signature thresholds to percentages of the number of active voters in the political subdivision rather than to all votes cast for candidates of President of the United States at the last Presidential election.

The bill requires cities of the third class to divide the city into four voter participation areas based on the number of registered voters. The purpose of the voter participation areas is to ensure that signatures gathered in support of placing a referenda and/or initiative on a ballot represent a broad range of residents as opposed to a small geographical area. HB 119 stipulates, beginning January 1, 2020, eligible voters seeking to have a referenda or initiative placed on the ballot shall obtain legal signatures from ten percent (10%) of the number of active voters in at least seventy-five percent (75%) of the city's voter participation areas.

Davis County holds the voter registration records for each city in the County and offered to review those records and propose boundaries for the each city's voter participation areas. Those areas will need to be approved by the City Council before January 1, 2020. The City will be required to review the areas again before January 1, 2022, and then again every ten (10) years thereafter.

CORRESPONDING POLICY PRIORITY (IES)

This action assists the City in providing quality municipal services through continuous innovation.

FISCAL IMPACT

There is no fiscal impact.

SCHEDULE / TIME CONSTRAINTS

The City Council must establish the Voter Participation Areas by January 1, 2020. This item is scheduled for action on December 10, 2019.

LIST OF ATTACHMENTS

- Excerpts from State Code addressing the requirements of House Bill 119.
- Resolution 2019R-22
- Voter Participation Areas Map

Historical Code

<< Previous Section (20A-7-

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Next Section (20A-7-401.5)

312)

XML

>>

Index Utah Code

Title 20A Election Code

Chapter 7 Issues Submitted to the Voters

Part 4 Local Initiatives and Referenda - General Provisions

Section 401.3 Voter participation areas. (Effective 5/14/2019)

Effective 5/14/2019

20A-7-401.3. Voter participation areas.

- (1) (a) Except as provided in Subsection (2):
 - (i) a metro township with a population of 65,000 or more, a city of the first or second class, or a county of the first or second class shall, no later than January 1, 2020, again on January 1, 2022, and January 1 each 10 years after 2022, divide the metro township, city, or county into eight contiguous and compact voter participation areas of substantially equal population; and
 - (ii) a metro township with a population of 10,000 or more, a city of the third or fourth class, or a county of the third or fourth class shall, no later than January 1, 2020, again on January 1, 2022, and January 1 each 10 years after 2022, divide the metro township, city, or county into four contiguous and compact voter participation areas of substantially equal population.
 - (b) A metro township, city, or county shall use the voter participation areas described in Subsection (1)(a) or (2)(b) for the purpose described in Sections 20A-7-501 and 20A-7-601.
- (2) (a) This section does not apply to a metro township with a population of less than 10,000, a county of the fifth or sixth class, a city of the fifth class, or a town.
 - (b) A metro township, city, or county that has established council districts that are not atlarge districts may, regardless of the number of council districts that are not atlarge districts, use the council districts as voter participation areas under this section.

Enacted by Chapter 203, 2019 General Session

Historical Code

<< Previous Section (20A-7-

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Next Section (20A-7-602)

513)

| XML

>>

Index Utah Code

Title Election Code

20A

Chapter Issues Submitted to the Voters

7

Part 6 Local Referenda - Procedures

Section Referenda -- General signature requirements -- Signature requirements for land 601 use laws and subjurisdictional laws -- Time requirements. (Effective 5/14/2019)

Effective 5/14/2019

20A-7-601. Referenda -- General signature requirements -- Signature requirements for land use laws and subjurisdictional laws -- Time requirements.

- (1) As used in this section:
 - (a) "Number of active voters" means the number of active voters in the county, city, or town on the immediately preceding January 1.
 - (b) "Subjurisdiction" means an area comprised of all precincts and subprecincts in the jurisdiction of a county, city, or town that are subject to a subjurisdictional law.
 - (c) (i) "Subjurisdictional law" means a local law or local obligation law passed by a local legislative body that imposes a tax or other payment obligation on property in an area that does not include all precincts and subprecincts under the jurisdiction of the county, city, town, or metro township.
 - (ii) "Subjurisdictional law" does not include a land use law.
 - (d) "Voter participation area" means an area described in Subsection 20A-7-401.3(1)(a) or (2)(b).
- (2) Except as provided in Subsection (3) or (4), an eligible voter seeking to have a local law passed by the local legislative body submitted to a vote of the people shall obtain legal signatures equal to:
 - (a) for a county of the first class:
 - (i) 7.75% of the number of active voters in the county; and
 - (ii) beginning on January 1, 2020, 7.75% of the number of active voters in at least 75% of the county's voter participation areas;
 - (b) for a metro township with a population of 100,000 or more, or a city of the first class:

- (c) for a county of the second class:
 - (i) 8% of the number of active voters in the county; and
 - (ii) beginning on January 1, 2020, 8% of the number of active voters in at least 75% of the county's voter participation areas;
- (d) for a metro township with a population of 65,000 or more but less than 100,000, or a city of the second class:
 - (i) 8.25% of the number of active voters in the metro township or city; and
 - (ii) beginning on January 1, 2020, 8.25% of the number of active voters in at least 75% of the metro township's or city's voter participation areas;
- (e) for a county of the third class:
 - (i) 9.5% of the number of active voters in the county; and
 - (ii) beginning on January 1, 2020, 9.5% of the number of active voters in at least 75% of the county's voter participation areas;
- (f) for a metro township with a population of 30,000 or more but less than 65,000, or a city of the third class:
 - (i) 10% of the number of active voters in the metro township or city; and
 - (ii) beginning on January 1, 2020, 10% of the number of active voters in at least 75% of the metro township's or city's voter participation areas;
- (g) for a county of the fourth class:
 - (i) 11.5% of the number of active voters in the county; and
 - (ii) beginning on January 1, 2020, 11.5% of the number of active voters in at least 75% of the county's voter participation areas;
- (h) for a metro township with a population of 10,000 or more but less than 30,000, or a city of the fourth class:
 - (i) 11.5% of the number of active voters in the metro township or city; and
 - (ii) beginning on January 1, 2020, 11.5% of the number of active voters in at least 75% of the metro township's or city's voter participation areas;
- (i) for a metro township with a population of 1,000 or more but less than 10,000, a city of the fifth class, or a county of the fifth class, 25% of the number of active voters in the metro township, city, or county; or
- (j) for a metro township with a population of less than 1,000, a town, or a county of the sixth class, 35% of the number of active voters in the metro township, town, or county.
- (3) Except as provided in Subsection (4), an eligible voter seeking to have a land use law or local obligation law passed by the local legislative body submitted to a vote of the people shall obtain legal signatures equal to:
 - (a) for a county of the first, second, third, or fourth class:
 - (i) 16% of the number of active voters in the county; and
 - (ii) beginning on January 1, 2020, 16% of the number of active voters in at least 75% of the county's voter participation areas;

or the country a voter participation areas,

- (c) for a metro township with a population of 100,000 or more, or a city of the first class:
 - (i) 15% of the number of active voters in the metro township or city; and
 - (ii) beginning on January 1, 2020, 15% of the number of active voters in at least 75% of the metro township's or city's voter participation areas;
- (d) for a metro township with a population of 65,000 or more but less than 100,000, or a city of the second class:
 - (i) 16% of the number of active voters in the metro township or city; and
 - (ii) beginning on January 1, 2020, 16% of the number of active voters in at least 75% of the metro township's or city's voter participation areas;
- (e) for a metro township with a population of 30,000 or more but less than 65,000, or a city of the third class:
 - (i) 27.5% of the number of active voters in the metro township or city; and
 - (ii) beginning on January 1, 2020, 27.5% of the number of active voters in at least 75% of the metro township's or city's voter participation areas;
- (f) for a metro township with a population of 10,000 or more but less than 30,000, or a city of the fourth class:
 - (i) 29% of the number of active voters in the metro township or city; and
 - (ii) beginning on January 1, 2020, 29% of the number of active voters in at least 75% of the metro township's or city's voter participation areas;
- (g) for a metro township with a population of 1,000 or more but less than 10,000, or a city of the fifth class, 35% of the number of active voters in the metro township or city; or
- (h) for a metro township with a population of less than 1,000 or a town, 40% of the number of active voters in the metro township or town.
- (4) A person seeking to have a subjurisdictional law passed by the local legislative body submitted to a vote of the people shall obtain legal signatures of the residents in the subjurisdiction equal to:
 - (a) 10% of the number of active voters in the subjurisdiction if the number of active voters exceeds 25,000;
 - (b) 12-1/2% of the number of active voters in the subjurisdiction if the number of active voters does not exceed 25,000 but is more than 10,000;
 - (c) 15% of the number of active voters in the subjurisdiction if the number of active voters does not exceed 10,000 but is more than 2,500;
 - (d) 20% of the number of active voters in the subjurisdiction if the number of active voters does not exceed 2,500 but is more than 500;
 - (e) 25% of the number of active voters in the subjurisdiction if the number of active voters does not exceed 500 but is more than 250; and
 - (f) 30% of the number of active voters in the subjurisdiction if the number of active voters does not exceed 250.
- (5) (a) Sponsors of any referendum petition challenging, under Subsection (2), (3), or (4), any

unless and until the local law is approved by a vote of the people.

- (c) When a referendum petition challenging a subjurisdictional law has been declared sufficient, the subjurisdictional law that is the subject of the petition does not take effect unless and until the subjurisdictional law is approved by a vote of the people who reside in the subjurisdiction.
- (6) If the referendum passes, the local law that was challenged by the referendum is repealed as of the date of the election.
- (7) Nothing in this section authorizes a local legislative body to impose a tax or other payment obligation on a subjurisdiction in order to benefit an area outside of the subjurisdiction.

Amended by Chapter 203, 2019 General Session Amended by Chapter 255, 2019 General Session

<< Previous Section (20A-7-513) Download Options PDF | RTF | XML Next Section (20A-7-602) >>

Disclaimer: Printing should be done from the PDF version of this document and not straight from the browser as such may not display correctly.

State Senate

350 North State, Suite 320 PO Box 145115 Salt Lake City, Utah 84114 Telephone: (801) 538-1035 https://senate.utah.gov

House of Representatives

350 North State, Suite 350 PO Box 145030 Salt Lake City, Utah 84114 Telephone: (801) 538-1029

https://house litah any

CLEARFIELD CITY RESOLUTION 2019R-22

A RESOLUTION ESTABLISHING VOTER PARTICIPATION AREAS

WHEREAS, the Utah State Legislature passed House Bill 119 (HB 119) making substantial changes to the election code regarding ballot propositions, initiatives, and referendums; and,

WHEREAS, HB 119 addresses voter information pamphlets, public hearings, and petition signature thresholds; and,

WHEREAS, HB 119 requires governmental entities to establish Voter Participation Areas based on the number of registered voters within geographical area to clarify the application of the signature thresholds; and

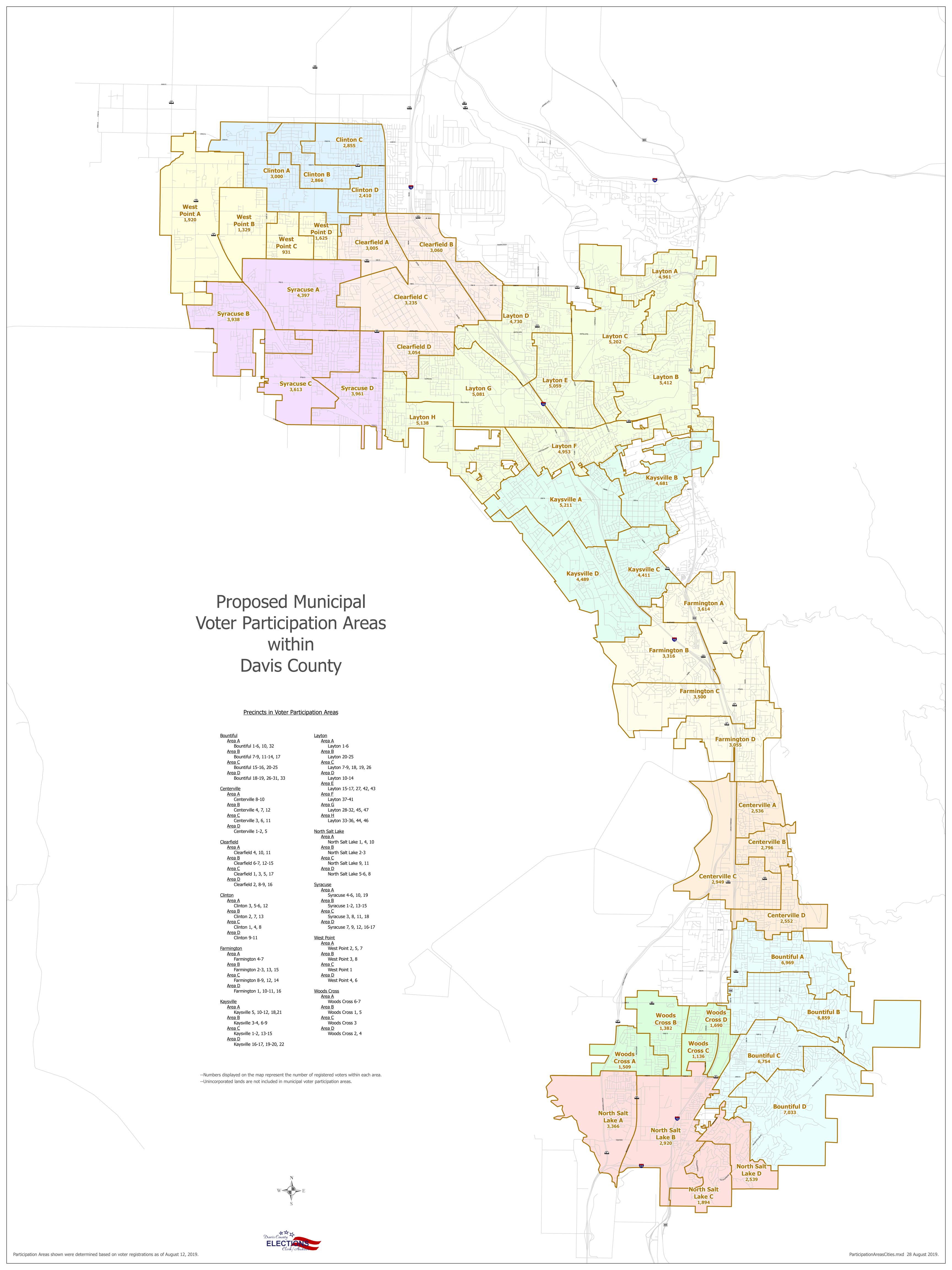
WHEREAS, Voter Participation Areas are intended to ensure that signatures gathered in support of placing a referenda and/or initiative on a ballot represent a broad range of residents as opposed to a small geographical area;

NOW THEREFORE BE IT RESOLVED by the Clearfield City Council that the Voter Participation Areas described in Exhibit "A" for Clearfield City geographic boundaries are hereby established.

Passed and adopted by the City Council at its regular meeting on December 10, 2019.

ATTEST	CLEARFIELD CITY CORPORATION
Nancy R. Dean, City Recorder	Mark R. Shepherd, Mayor
7	OTE OF THE COUNCIL
AYE:	

NAY:





STAFF REPORT

TO: Mayor Shepherd and City Council Members

FROM: Nancy Dean, City Recorder

MEETING DATE: December 10, 2019

SUBJECT: North Davis Fire District Board Appointments

RECOMMENDED ACTION

Approve Resolution 2019R-23 reappointing Mayor Shepherd, Councilmember Peterson, and Councilmember Roper to the North Davis Fire District's Administrative Control Board.

DESCRIPTION / BACKGROUND

The North Davis Fire District recently reorganized into a Local District Service Area as a result of the annexation of the Sunset City geographical boundaries into its service area. This change created the need to restructure its Administrative Control Board to include elected officials from Sunset City. The new structure includes nine members, three from each participating city. The terms of the members of the Board are required to be staggered requiring the City to change the terms for its current members on that Board.

Mayor Shepherd recommends that he, Councilmember Peterson, and Councilmember Roper continue to serve on the NDFD's Administrative Control Board under the following term structure:

Mayor Shepherd January 1, 2020 to December 31, 2021 Councilmember Peterson January 1, 2020 to December 31, 2023 Councilmember Roper January 1, 2020 to December 31, 2021

CORRESPONDING POLICY PRIORITY (IES)

This action assists the City in providing quality municipal services.

FISCAL IMPACT

There is no fiscal impact.

SCHEDULE / TIME CONSTRAINTS

The NDFD has asked that these appointments be made by the end of this year.

LIST OF ATTACHMENTS

• Resolution 2019R-23

CLEARFIELD CITY RESOLUTION 2019R-23

A RESOLUTION REAPPOINTING MAYOR MARK SHEPHERD, COUNCILMEMBER NIKE PETERSON, AND COUNCILMEMBER TIM ROPER CLEARFIELD CITY'S REPRESENTATIVES ON THE NORTH DAVIS FIRE DISTRICT'S ADMINISTRATIVE CONTROL BOARD

WHEREAS, the North Davis Fire District (the "District") recently reorganized as a Local District Service Area as a result of the annexation of the Sunset City geographical boundaries into its service area, and

WHEREAS, the District needed to restructure the membership and terms of its Administrative Control Board; and

WHEREAS, Mayor Mark Shepherd, Councilmember Nike Peterson, and Councilmember Tim Roper have been serving on the District's Administrative Control Board; and

WHEREAS, Mayor Mark Shepherd has proposed that they continue to serve in that capacity; and

WHEREAS, the Clearfield City Council finds it is in the best interests of those residents being served by the District to have Mayor Shepherd, Councilmember Peterson, and Councilmember Roper reappointed to the Board;

NOW, THEREFORE, be it resolved by the Clearfield City Council that Mayor Shepherd and Councilmember Tim Roper are hereby reappointed to serve on the North Davis Fire District's Administrative Control Board with terms expiring December 31, 2021, and Councilmember Nike Peterson is hereby reappointed to serve on the North Davis Fire District's Administrative Control Board with a term expiring December 31, 2023.

PASSED AND ADOPTED this 10th day of December, 2019.

ATTEST:	CLEARFIELD CITY CORPORATION
Nancy R. Dean, City Recorder	Mark R. Shepherd, Mayor
VC	OTE OF THE COUNCIL
AYE:	
NAY:	



STAFF REPORT

To: Mayor Shepherd and City Council Members

From: Rich Knapp, Finance Manager

Meeting Date: December 10, 2019

Subject: Comprehensive Annual Financial Report FY 2019

Recommended Action

No action. Discussion only.

Description / Background

The Section 10-6-150 of the Utah Code Unannotated, and section III.D.01 of the State of Utah Uniform Accounting Manual require third class cities to prepare an annual financial report that complies with Governmental Accounting Standards Board (GASB) statements, and presented in conformity with Generally Accepted Accounting Principles (GAAP), and that an independent certified public accountant conduct an annual audit. The City has contracted with Ulrich and Associates, P.C., Certified Public Accountants. Their independent auditor's report has been included in this report.

This report is published to provide the Clearfield Mayor and City Council, staff, residents, the State of Utah and other interested groups, including investors, creditors, and grantor agencies, with detailed information concerning the financial condition and activities of the city government.

City management provided a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of a Letter of Transmittal and a Management's Discussion and Analysis (MD&A).

Corresponding Policy Priorities

Providing quality municipal services through fiscal responsibility, transparency and ethics.

Fiscal Impact

Informational.

Alternatives

N/A

Schedule / Time Constraints

N/A

List of Attachments

The Comprehensive Annual Financial Report FY 2019 will be emailed separately

CLEARFIELD CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY MEETING MINUTES 7:00 P.M. POLICY SESSION

1:00 P.M. POLIC 1 SESSI

November 12, 2019

(This meeting was held following a City Council policy session.)

City Building 55 South State Street Clearfield City, Utah

PRESIDING: Kent Bush Chair

PRESENT: Nike Peterson Director

Vern Phipps Director
Tim Roper Director
Mark Shepherd Director
Karece Thompson Director

STAFF PRESENT: JJ Allen City Manager

Summer Palmer Assistant City Manager

Stuart Williams City Attorney Kelly Bennett Police Chief

Adam Favero Public Works Director

Eric Howes Community Services Director
Spencer Brimley Community Development Director

Rich Knapp Finance Manager

Trevor Cahoon Communications Coordinator

Nancy Dean City Recorder Wendy Page Deputy Recorder

VISITORS: Kathryn Murray, Chris Uccardi, Bob Bercher, Linda Crismer, Jim Crismer

Chair Bush called the meeting to order at 8:00 p.m.

APPROVAL OF THE MINUTES FROM THE OCTOBER 22, 2019 POLICY SESSION AND THE OCTOBER 29, 2019 SPECIAL SESSION

Director Shepherd moved to approve the minutes from the October 22, 2019 policy session and the October 29, 2019 special session, as written; and authorize the Chair's signature to any necessary documents, seconded by Director Peterson. The motion carried upon the following vote: Voting AYE – Directors Peterson, Phipps, Roper, Shepherd, and Thompson. Voting NO-None.

APPROVAL OF RESOLUTION 2019R-06 AUTHORIZING THE CLEARFIELD STATION APARTMENTS TAX INCREMENT FINANCING (TIF) PARTICIPATION AGREEMENT WITH CLEARFIELD STATION APARTMENTS, LLC LOCATED AT APPROXIMATELY 1250 SOUTH STATE STREET

Summer Palmer, Assistant City Manager, stated the Clearfield Station Apartment Tax Increment Financing (TIF) Participation Agreement had been discussed during work session on September 24, 2019. She reported since that time staff had been working on the final dollar amount the developer would be reimbursed for the infrastructure related to the construction of Boxcar and Express Drives. She noted Exhibit B had been sent to the Board for its review separately and was the map of the two streets that were eligible for the tax increment.

Ms. Palmer indicated the developer had fulfilled its obligations. She explained the Community Development Area (CDA) was set up for the Clearfield Station as a whole and the first tranche was triggered when the Clearfield Station Apartments were completed. She acknowledged the first increment had been received and the payment of almost \$63,000 would be made to the developer once the TIF agreement was approved and finalized by the Board.

Director Shepherd moved to approve Resolution 2019R-06 authorizing the Clearfield Station Apartments Tax Increment Financing (TIF) Participation Agreement with Clearfield Station Apartments, LLC and authorize the Chair's signature to any necessary documents, seconded by Director Roper. The motion carried upon the following vote: Voting AYE – Directors Peterson, Phipps, Roper, Shepherd, and Thompson. Voting NO – None.

There being no further business to come before the Community Development and Renewal Agency, Director Thompson moved to adjourn at 8:04 p.m., seconded by Director Peterson. The motion carried upon the following vote: Voting AYE – Directors Peterson, Phipps, Roper, Shepherd and Thompson. Voting NO – None.

**The City Council policy session minutes are in a separate location. **



STAFF REPORT

TO: CDRA Chairman Bush and Board members

FROM: Summer Palmer, Assistant City Manager

MEETING DATE: December 10, 2019

SUBJECT: Addendum to the City Centre TIF agreement

RECOMMENDED ACTION

Approve the First Amendment to Addendum #1 to allow a 6-month extension of time for Developer to install the necessary tenant improvements to facilitate relocation of Argentine Corner to City Centre.

DESCRIPTION / BACKGROUND

On August 27, 2019, the CDRA and Developer (Clearfield Properties, LLC) entered into an Addendum (Addendum #1) to the TIF Agreement with City Centre to facilitate the relocation of Argentine Corner to the commercial store front at City Centre. Addendum #1 outlined that the CDRA will provide City Centre \$50,000 to close the gap on the required tenant improvements to bring Argentine Corner into the commercial space.

Due to design delays with the Developer's architect and engineers, Developer and Argentine Corner have requested the CDRA allow a 6-month extension of time to complete the necessary tenant improvements. As such, the attached Draft First Amendment to Addendum #1 adjusts the following dates:

Article 2, paragraph (1): Agency agrees to provide Developer fifty-thousand

dollars (\$50,000), to be recouped by Agency subject

to the remaining terms of Article 2.

Article 2, paragraph (3): Developer agrees to complete each of the required Argentine

Corner Tenant Improvements listed in Exhibit B by April 30,

2020.

All other terms and conditions of the Original TIF Agreement and the First Addendum will remain the same and in place.

CORRESPONDING POLICY PRIORITY (IES)

The approval of the First Amendment to Addendum #1 will help to *Improve Clearfield's Image, Livability and Economy* by adding business and vibrancy to this dynamic part of Clearfield's Main Street. This is a great opportunity for the CDRA to support the growth of a long time local business, as well as fill a previously empty commercial store front space on our main corridor.

FISCAL IMPACT

There is no additional fiscal impact by the approval of the First Amendment to Addendum #1.

Please Note: The previously approved initial outlay of \$50,000 will come from RDA 7, and

any portion of that initial amount not recuperated over the next five tax years

will be subtracted from the balance of the RDA.

ALTERNATIVES

Absent alternative direction from Council, Staff provides the following alternative:

- (1) Approve the Draft First Amendment to Addendum #1 to the TIF Agreement, as proposed.
- (2) Approve a First Amendment to Addendum #1 to the TIF Agreement, with proposed language modifications to the Draft First Amendment to Addendum #1 to the TIF Agreement.
- (3) Deny the approval of the Draft First Amendment to Addendum #1 to the TIF Agreement, as proposed, with or without further direction for Staff.

Please Note: The Developer and Argentine Corner has indicated they will not be able to move forward with an agreement without assistance from the City.

SCHEDULE / TIME CONSTRAINTS

The parties would like to move forward with construction as quickly as possible so Argentine Corner can open the new location early/mid 2020.

LIST OF ATTACHMENTS

- Resolution 2019R-07
- First Amendment to Addendum #1 to the TIF Agreement

CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY

RESOLUTION 2019R-07

A RESOLUTION APPROVING THE TAX INCREMENT FINANCING (TIF) PARTICIPATION AGREEMENT WITH CLEARFIELD PROPERTIES, LLC, PROVIDING FOR THE USE OF TAX INCREMENT FINANCING FOR THE REIMBURSEMENT OF CONSTRUCTION COSTS FOR PROJECT AND PUBLIC INFRASTRUCTURE IMPROVEMENTS

WHEREAS, Clearfield City Corporation has created the Clearfield Community Development and Renewal Agency (the "Agency") pursuant to the provisions of, and the Agency continues to operate under, Title 17C of the Utah Code, as amended, known as the Limited Purpose Local Government Entities—Community Development and Renewal Agencies Act (the "Act"), for the purposes of conducting urban renewal, economic development, and community development activities within the City, as contemplated by the Act; and

WHEREAS, the Agency has prepared, and the City Council has approved (pursuant to City Ordinance No. 91-4 dated April 9, 1991), the West Side Central Business District Redevelopment Project Area Plan providing for the redevelopment of real property located within the Project Area and the future uses of such land, which Project Area Plan has been filed with both Clearfield City and the Agency; and

WHEREAS, The Project Area has an original expiration year of Tax Year 2016, and an extension ("haircut") expiration year of Tax Year 2023; and

WHEREAS, the Agency entered into a Tax Increment Financing (TIF) Participation Agreement with Clearfield Properties, LLC, on November 8, 2017, and this Agreement was in the vital and best interests of the Agency and was in the best interest of the health, safety and welfare of City residents, and was in accordance with the public purposes and provisions of the applicable State laws and requirements under which the Project Area was created; and

WHEREAS, the Agency continues to find that this key downtown redevelopment project warrants assistance in the form of tax increment financing participation; and

WHEREAS, the Agency approved Addendum #1 to the Tax Increment Financing (TIF) Participation Agreement on August 27, 2019 to further participate in downtown development; and

WHEREAS, the Agency and the Developer find it necessary and prudent to enter into an amendment to Addendum #1 of the Tax Increment Financing (TIF) Participation Agreement to modify the terms and conditions under which tax increment financing participation will occur;

NOW THEREFORE BE IT RESOLVED BY THE CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY AS FOLLOWS:

That the amendment to Addendum #1 of the Tax Increment Financing (TIF) Participation Agreement with Clearfield Properties, LLC, providing for the use of tax increment financing for the reimbursement of a specified portion of construction costs associated with the relocation of a restaurant to the commercial store front at City Centre, as attached hereto as Exhibit "A", is hereby approved by the Board and the Chair is hereby authorized to execute said document on behalf of the Agency at the appropriate time.

This resolution takes effect upon adoption.					
Approved and adopted on December	10, 2019.				
ATTEST	CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY				
Nancy R. Dean, Secretary	Kent Bush, Chair				
<u>V</u>	OTE OF THE BOARD				
AYE:					
NAY:					

TAX INCREMENT PARTICIPATION AGREEMENT FIRST AMENDMENT TO ADDENDUM #1

CLEARFIELD CENTER RDA #7 WEST SIDE CENTRAL BUSINESS DISTRICT PROJECT AREA CLEARFIELD CITY, UTAH

	THIS FIF	RST A	MENI)MEN	T TO ADDE	NDUM #1	("First	Amend	ment to	o Addeno	dum
					day of						
CLEAR	RFIELD C	OMM	UNIT	Y DEV	ELOPMENT	'AND REN	NEWAL	AGEN	CY, a g	governme	ental
entity o	rganized i	under t	the law	s of th	ne State of U	tah (the "A	gency"), and C	learfie	ld Proper	ties,
LLC, a	Utah limi	ited lia	bility	compa	ny (the " Dev	eloper").	The afo	rementi	oned a	re someti	imes
referred	l to in this	Agree	ment a	s a "Pa	rty," or colle	ctively as the	he "Part	ies."			

RECITALS

(1) The Parties desire an extension of time to perfect certain obligations set forth in Amendment #1 to the Agreement.

AGREEMENT

- (1) <u>Recitals</u>. The foregoing recitals are incorporated and made an integral part of this First Amendment to Addendum #1 by this reference.
- (2) <u>Amended Language</u>. The Parties agree to the replace Article 2, paragraphs (1) and (3) from the Addendum #1 to the Agreement with the following language:
 - Article 2, paragraph (1): (1) Agency agrees to provide Developer fifty-thousand dollars (\$50,000), to be recouped by Agency subject to the remaining terms of Article 2.
 - Article 2, paragraph (3):

 (3) Developer agrees to complete each of the required Argentine Corner Tenant Improvements listed in Exhibit B by April 30, 2020.
- (3) <u>Agreement and Addendum #1</u>. Except for the date changes reflected in paragraph 2 above, all other recitals, terms, and conditions within the Agreement and Addendum #1 shall remain in place and applicable to the Parties.
- (4) <u>Binding Effect</u>. All of the provisions of this First Amendment to Addendum #1 shall inure to the benefit of and be binding upon the successors and assigns of the parties hereto.
- (5) <u>Severability</u>. If any part or provision of this First Amendment to Addendum #1 shall be determined to be unconstitutional, invalid, or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this

First Amendment to Addendum #1 except that condition, covenant or other provision of this First Amendment to Addendum #1 shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

(6) Miscellaneous.

- a. <u>Legal Fees</u>. Should any party default in any of the covenants or agreements herein contained, that defaulting party shall pay all costs and expenses, including a reasonable attorney's fee, which may arise or accrue from enforcing this First Amendment to Addendum #1 or in pursuing any remedy provided hereunder or any applicable law, whether such remedy is pursued by filing suit or otherwise. This obligation of the defaulting party to pay costs and expenses includes, without limitation, all costs and expenses, including a reasonable attorney's fee, incurred on appeal and in bankruptcy proceedings.
- b. <u>Survival</u>. It is expressly agreed that the terms, covenants and conditions of this First Amendment to Addendum #1 shall survive any legal act or conveyance required under this First Amendment to Addendum #1.
- c. <u>Headings</u>. The section and other headings contained in this First Amendment to Addendum #1 are for reference purposes only and shall not in any way affect the meaning or interpretation of this First Amendment to Addendum #1.

IN WITNESS WHEREOF, the Agency has caused this First Amendment to Addendum #1 to the 2016 Tax Increment Participation Agreement to be duly executed in its behalf; and the Developer has caused the same to be duly executed in its behalf, on or as of the day and year first above written.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Agency has caused this First Amendment to Addendum #1 to the 2016 Tax Increment Participation Agreement to be duly executed in its behalf; and the Developer has caused the same to be duly executed in its behalf, on or as of the day and year first above written.

CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY	CLEARFIELD PROPERTIES, LLC, a Utah limited liability company
By	By
Kent Bush, Chairman	James Wakefeild
ATTEST:	
Approved as to form:	
Agency Counsel	
STATE OF UTAH):ss.	
COUNTY OF DAVIS)	
duly sworn did say, each for themselves that he, the said Ker instrument was signed in behalf of said Agency by authority My Commission Expires: Notar	
	Manager
By: _	
STATE OF) :ss.	
COUNTY OF	
On the day of 2019 personally a duly sworn did say, that as manager of Clearfield Propertie the within and foregoing instrument was signed in behalf of that said company executed the same pursuant to authority uproper authority.	said Clearfield Properties, LLC, and acknowledged to me
My Commission Expires: Notar	y Public
	ing at: