MEETING AGENDA OF THE
CLEARFIELD CITY PLANNING COMMISSION

Notice is hereby given that the Clearfield City Planning Commission will hold a regularly scheduled meeting at 7:00 P.M., Wednesday, December 4th, 2019, on the 3rd floor in the City Council Chambers of the Clearfield City Municipal Building, located at 55 S. State Street, Clearfield, UT 84015.

WORK SESSION – 6:30 PM – Executive Conference Room
Review agenda items to address questions.

CALL TO ORDER - PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES:
   June 5th, 2019 Work & Regular Sessions
   July 10th, 2019 Work & Regular Sessions

PLANNING COMMISSION CHAIR STATEMENT

DECISION ITEMS

Public Hearings

1. 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).


Non-Public Hearings

5. Discussion and Possible Action on **PSP 2019-100012**, a preliminary subdivision plat request by Jason Hamblin to subdivide 12.41 acres of the subject property into 37 lots for the purpose of single family development. **Location:** Approximately 741 West 300 North. (TINs: 12-019-0121, 12-019-0030 & 12-019-0029). **Project Area:** 12.41 Acres. **Planner:** Brad McIlrath (Administrative Matter).

DISCUSSION ITEMS

1. Planning Commissioners’ Minutes
2. Staff Communications

**PLANNING COMMISSION MEETING ADJOURNED**

Dated this 19th day of November, 2019

/s/ Brad McIlrath, Senior Planner

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 accommodations for City sponsored public meetings, service programs, or events, should call the Customer Service Center at 801-525-2701, giving the City a 48 hour notice.

The Work Session meeting is a public meeting; however, public comments are only received in the formal Planning Commission meeting. The Planning Commission Public Meeting is a public forum where the Planning Commission receives comment from applicants, the public, applicable agencies and County staff regarding land use applications and other items on the Commission’s agenda. In addition, it is where the Planning Commission takes action on these items. Action may be taken which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.
DISCUSSION ON SP 1905-0001, A SITE PLAN REVIEW REQUEST BY PSION HOMES
FOR THE LANDON’S CORNER TOWNHOMES TO BE CONSTRUCTED AT THE
SUBJECT LOCATION, LOCATION: 357 & 343 WEST 300 NORTH (TIN: 12-020-0087 & 12-
PLANNER: BRAD McILRATH (ADMINISTRATIVE MATTER).

Commissioner Murray asked if the townhomes were going to be sold or rented. Brad McIlrath, Senior Planner, replied that they were platted to be sold.

Commissioner McAllister commented that he thought the materials that were used to build the townhomes were not cohesive. Mr. McIlrath explained that the metal and lap-siding materials were not permitted building materials in the R-3 zone, and could therefore not be used by the developer. Mr. McIlrath went on to say that the permitted materials for the R-3 zone were brick, stucco, stone, and rock.

Commissioner Bigelow asked about the layout of the garages on the property, and whether or not they would be two car garages. Mr. McIlrath said that they were tandem garages, and also mentioned that in the R-3 zone, the code calls out for the garage to be at least 400 square feet, but did not dictate the layout of the garage so tandem garages technically would be permitted.

Commissioner Murray asked about landscaping on the development. Mr. McIlrath stated that during the commission meeting, he will show an updated landscaping plan to be discussed.

There was no further discussion on the item.

Mr. McIlrath stated that the developer of the aforementioned property was granted approval in 2015, but the approval expired a year later when development never commenced. He said that many of the conditions mentioned in the 2015 approval were brought up again for the current application.

Commissioner Browning asked if the property was residential. Mr. McIlrath replied that it was, the property was used for a residence although it was in a commercial zone. He stated that it was a legal non-conforming use and that the applicant could also use it commercially.

Commissioner Jones asked how long vehicles could stay on the property. Mr. McIlrath stated that the limit was 90 days, as called out in condition six.

There was no further discussion on the item.


Commissioner Murray asked for clarification on whether or not both phase 4 and 5 would have an Home Owner Association (HOA). Mr. McIlrath stated that phase 4 did not have an HOA, and that the detention basin in the area would serve phases 4 and 5. He went on to say that the detention basin would be too deep for a playground, but the developer could do a small playground on the west side of the basin where the ground was flatter.

There was no further discussion on the item.


Mr. McIlrath stated that there were still a few things that the developer needed to fix to comply with the Form Based Code, but none of the things required a development agreement.
Commissioner Bigelow asked about the step back. Mr. McIlrath replied that the developer was using the step back to cover balconies.

Commissioner Murray asked about parking and whether or not there would be garages. Mr. McIlrath stated that all parking would be surface parking, with the exception of between the buildings in which there would be carports. He went on to say that according to the Form Based Code, at least 50 percent of parking had to be covered.

There was no further discussion on the item.

Commissioner Jones stated that she was not comfortable with approving the minutes for March 20. She went on to explain that at that particular meeting, a few of the commissioners were absent, and the discussion on whether or not a short staffed Planning Commission should make decisions was not explained with enough detail. She went on to say that in future meetings, it was vital to include not only the conclusions of discussion, but also what was said to come to that conclusion.

Mr. McIlrath stated that the approval of the minutes could be tabled and revisited at a later date.

**Commissioner Murray moved to close the work session at 6:59 PM. Commissioner Jones seconded the motion.**
The Planning Commission meeting was called to order at 7:02 PM. The Pledge of Allegiance was led by Chair Jugler.

APPROVAL OF MINUTES FROM MARCH 20, 2019 PLANNING COMMISSION MEETING AND APRIL 3, 2019 WORK SESSION

Commissioner Browning moved to approve work session minutes for both the March 20, 2019 and April 3, 2019 meetings. Commissioner Jones seconded the motion. The motion carried upon the following vote: Voting AYE – Commissioners McAllister, Uccardi, Murray, Browning, Jones, and Bigelow. Voting NO: None.

Chair Jugler then said there needed to be another motion to deny the minutes from the regular session on March 20, 2019, as discussed in the work session. Commissioner Browning moved to deny the regular meeting minutes from March 20, 2019. Commissioner Jones seconded the motion. The motion carried upon the following vote: Voting AYE – Commissioners McAllister, Uccardi, Browning, Jones, and Bigelow. NO: None. Commissioner Murray abstained from the vote. Chair Jugler stated that the denied minutes would be reworked and presented to the Planning Commission at a future meeting.
Chair Jugler read the Planning Commission Chair statement.

DISCUSSION AND APPROVAL OF CUP 1905-0003, A CONDITIONAL USE PERMIT

Brad McIlrath, Senior Planner, presented the following background information:

• Improving property for towing business.
• Previously granted approval in January 2015.
• Approval expired February 2016.
• Much of the conditions were the same from the previous approval.

Staff recommended that the Planning Commission move to approve as conditioned, and the eleven conditions were reviewed. Mr. McIlrath asked if the Planning Commission had any questions for staff.

Commissioner Murray asked whether or not the property currently had a chain link fence and if the applicant would have to change it. Mr. McIlrath responded that the City Code stated chain link fences were not permitted if they were adjacent to a right-of-way, whether it was a vehicle or a pedestrian right-of-way. He went on to say that if an applicant had outdoor storage, the site needed a solid sight-obscuring fence as well.

Commissioner Jones asked if there was a certain number of vehicles the applicant was allowed to have on the property. Mr. McIlrath responded that the number of allowed vehicles was directly related to how many parking stalls the property had. He went on to say that according to the site plan, the number of stalls including the cross-hatched stalls totaled 39. Mr. McIlrath then stated the Commission could add a certain number to the conditions, rather than basing the number of allowed vehicles on the site plan.

Commissioner Murray asked whether or not someone would monitor how long the vehicles would be on site, referencing condition six, “No vehicles shall be stored on-site for longer than 90 days and no motor vehicle sales or parts and no dismantling of vehicles may occur.” Mr. McIlrath stated that oversight of the 90-day condition would be done by the police officers as well as the code compliance officers. He said that the code compliance and legal departments had worked with the property in the past.

Commissioner Uccardi moved to approve as conditioned, CUP 1905-0003, a conditional use permit request by Jacob Edwards to develop the property located at 235 East 700 South (TIN: 12-668-0003) as a towing business. This recommendation was based on the discussion and findings in the Staff Report and was subject to the following conditions of approval:

1) The project shall comply with all applicable development standards of the M-1 Zone.
2) A landscape and irrigation plan shall be submitted and must meeting the minimum landscape standards of the M-1 Zone and Clearfield City which includes, but was
not limited to the following:

a) A minimum of 10 percent of the development site (3,528 sq. ft.) must be provided in landscape open space.

b) A minimum of one (1) tree shall be planted for every 500 square feet of landscaped area and a minimum of one (1) shrub shall be planted for every 300 square feet of landscaped area.

c) Trees shall be planted along the east and west property lines at regular intervals to break up the wall/fencing and provide screening of the site from adjacent properties and the UTA commuter rail line.

3) A minimum six foot (6’) tall solid sight obscuring fence shall be installed around the perimeter of the site to screen the storage area from all public rights-of-way, including the commuter rail right-of-way.

4) A minimum of two (2) standard parking spaces and one (1) ADA van accessible parking space shall be provided for employees and customers of the business.

5) No on-street parking for this business was allowed and all vehicles to be stored shall be kept within the approved storage yard.

6) No vehicles shall be stored on-site longer than 90 days and no motor vehicle sales or parts and no dismantling of vehicles may occur.

7) The outdoor storage was for towed vehicles only. The site must be kept orderly and clean of debris and items not permitted by this approval which include all items that would constitute a junkyard as defined in the City Code.

8) The project shall comply with all applicable fire code standards and obtain North Davis Fire District approval prior to the issuance of final land use approval.

9) The project shall comply with engineering standards / requirements and obtain approval prior to the issuance of final land use approval.

10) The applicant shall obtain a building permit for all site work prior to the commencement of said work.

11) The applicant shall obtain a Clearfield City Business License prior to the commencement of business operations at this site.

Commissioner Jones stated she would like a specific number of cars allowed on the property identified. Chair Jugler asked Mr. McIlrath whether or not it was legal to do that. Mr. McIlrath said that when creating conditions, they were to be made based on standards that already existed in the ordinances. He was unsure if a new condition could be created because the 2019 Legislative session created new rules pertaining to Conditional Use Permits. Chair Jugler stated that since the number of vehicles would have equaled the number of stalls, the number of vehicles was implied. Mr. McIlrath replied there was nothing in the City Code saying the City could cap the number of vehicles allowed at the property. Commissioner McAllister seconded the motion. The motion carried upon the following vote: Voting AYE – Commissioners Uccardi, Murray, Browning, Jones, and Bigelow. Voting NO – None.

DISCUSSION AND APPROVAL OF SP 1905-0001, A SITE PLAN REVIEW REQUEST BY PSION HOMES FOR THE LANDON’S CORNER TOWNHOMES TO BE CONSTRUCTED AT THE SUBJECT LOCATION. LOCATION: 357 & 343 WEST 300 NORTH (TIN: 12-020-
Brad McIlrath, Senior Planner, gave the following background information:

- 16-Unit Townhome Development.
- Granted Preliminary and Final Subdivision approval.
- Properties zoned R-3 which allowed the townhomes at a density of 16 units per acre.
- Two-car tandem garages.
- Building materials needed to conform to design standards of the City Code.

Mr. McIlrath stated the developer had started working on the underground private utilities for the property, and the buildings would start being built contingent on building permit approval, revision to meet conditions, and the Planning Commission’s approval to move forward. He then stated that the applicant revised the landscape plan. The applicant initially proposed xeriscaping for the majority of the property, and after that, revised the plan to have included more grass. The revised plan did meet the requirements of the City Code. Mr. McIlrath said that the materials proposed by the applicant were stucco, white lap siding, red brick, and metal panel. For multi-family buildings, he explained that the permitted materials were brick, stucco, stone, and rock. Therefore, the use of the metal and wood-lap siding was not permitted for use in the R-3 zone for this development. He suggested that if there was a desire to include more materials for permitted use in the R-3 zone, the City staff could make changes. Mr. McIlrath then said that Code also required that there had to be pedestrian access from each unit to the public sidewalk. He cited Title 11, Chapter 18 of City Code: the pedestrian access did have to be separated from the access driveway. Staff recommended that the Planning Commission move to approve as conditioned, and Mr. McIlrath reviewed some of the eleven conditions. John Nelson, applicant, asked whether or not lap siding made of wood would suffice in meeting design code requirements. Mr. McIlrath responded lap siding was not allowed by the ordinance.

There was a discussion about the possibility of expanding the list of allowed building materials in the future. It was noted that the decision before the Commission needed to meet the current ordinance.

Commissioner Browning stated that he was having trouble understanding condition five: “Pedestrian access shall be provided that was separate from the private driveway/parking lot that provides connection to each unit. All of the pedestrian walkways shall have a minimum width of five feet (5’) as required by ordinance.” He explained that he thought that meant the developer was required to use a different texture or color of concrete in front of the garages. Mr. McIlrath stated that could be what was meant. He said that in the design standards, the pedestrian access must be a different material if it crosses a driveway or parking lot. He went on to show that the site plan did have space to rework those pedestrian access ways.

Commissioner Jones moved to approve as conditioned SP 1905-0001, site plan request by Psion Homes for the Landon’s Corner Townhomes to be constructed at approximately 357 & 343 West 300 North (TIN: 12-020-0087 & 12-202-0155). This recommendation was based
on the discussion and findings in the Staff Report and was subject to the following conditions of approval:

1) The project shall comply with all applicable development standards of the R-3 zone.
2) The landscape plan shall be revised to exclude the storm water drainage area as part of the landscape open space of the site. The landscape plan shall provide additional clarity to indicate the areas that were counted towards open space and which were not.
3) As required by Code, the completion of landscaping improvements shall be completed prior to the issuance of a certificate of occupancy, or within six (6) months for cases of inclement weather of the date of the initial certificate of occupancy.
4) A formal landscape plan and irrigation plan must be prepared and submitted to the City for final approval that meets ordinance standards.
5) Pedestrian access shall be provided that was separate from the private driveway/parking lot that provides connection to each unit. All of the pedestrian walkways shall have a minimum width of five feet (5') as required by ordinance.
6) A six foot (6') tall opaque fence shall be installed along the south and west property line adjacent to the properties to the south and southwest.
7) The materials of the building shall be modified to replace the materials that were not allowed by code and replaced by materials that were permitted in the R-3 zone.
8) The final subdivision plat along with the declaration of homeowners association shall be recorded together prior to issuance of a building permit as required by the Subdivision Ordinance (Title 12 of the City Code).
9) The applicant shall obtain a building permit and the project shall comply with all applicable building code standards.
10) The project shall comply with all applicable fire code standards and obtain North Davis Fire District approval prior to the issuance of final land use approval.
11) The project shall comply with engineering standards / requirements and obtain approval prior to the issuance of final land use approval.

Commissioner Uccardi seconded the motion. The motion carried upon the following vote:
Voting AYE – Commissioners Browning, Bigelow, McAllister, Jones, and Uccardi. Voting NO – None.

DISCUSSION AND ACTION ON FSP 1905-0004, A FINAL SUBDIVISION PLAT REQUEST
BY HAMBLIN INVESTMENTS FOR A 13-LOT SINGLE-FAMILY SUBDIVISION
(ADMINISTRATIVE MATTER).

Brad McIlrath, Senior Planner, began the discussion by stating background information:
- This was for the fifth and final phase of the Autumn Ridge single-family development.
- A development agreement was required for the subdivision as part of the R-1-Open standards.
- Developer had submitted Home Owner Association (HOA) documents for review by the City.
He described how the development would connect the dead end streets that already existed in the area, as well as the storm water detention basin included for phase four and phase five. He noted utilities had been put in place, the road just needed to be completed, and the individual meters for the homes would be installed at that point. Mr. McIlrath went on to say that staff recommended forwarding a recommendation of approval to the City Council as conditioned.

Commissioner Uccardi moved to forward a recommendation of approval to the City Council for FSP 1905-0004 as conditioned, a final subdivision plat request by Hamblin Investments for a 13-Lot single-family subdivision (Autumn Ridge Phase 5) for the properties located at approximately 875 West 200 North (TIN: 12-019-0103 & 12-019-0117). This recommendation was based on the subdivision discussion and findings in the Staff Report and was subject to the following conditions of approval:

1) Plans shall be revised to address Clearfield City engineering requirements prior to obtaining final signatures on the plat and recording of that plat.

2) A development agreement for Autumn Ridge Phase 5 shall be submitted and approved by the City Council. The development agreement shall be consistent with the development standards of the R-1-Open zone and incorporate elements common to all phases of the Autumn Ridge development for open space maintenance and density allowances.

3) The CC&R’s shall be revised to address the elements of the open space / detention area and if possible shall include both phases 4 and 5 of the Autumn Ridge development.

4) The applicant shall record the executed development agreement and the CC&R’s for the home owners association with the final subdivision plat.

5) The applicant is responsible for the replacement or repair of deteriorated, damaged or missing surface improvements surrounding the perimeter of the subdivision. This includes, but is not limited to: curb and gutter, sidewalks, landscaping park strip improvements, driveways, etc.

6) An Escrow agreement will be subject to approval by the City Engineer and City Attorney and an escrow account shall be established prior to obtaining any permits being issued for the properties or plat being recorded. Installation of required improvements or an escrow account shall be established prior to recordation of the Final Plat as outlined in §12-4-6 of the City Code.

Commissioner McAllister seconded the motion. The motion carried upon the following vote: Voting AYE – Commissioners Jones, Bigelow, Murray, Browning, Uccardi, and McAllister. Voting NO – None.

DISCUSSION AND APPROVAL OF SP 1905-0006, A SITE PLAN REVIEW REQUEST BY MARVIN MURRI TO CONSTRUCT A 106 UNIT, TWO BUILDING RESIDENTIAL MULTI-FAMILY DEVELOPMENT FOR THE PROPERTIES ADDRESSED 452 & 530 SOUTH STATE STREET (12-003-0174, 12-003-0194, & 12-003-0196). AGGREGATE PARCEL AREA: 2.6 ACRES. ZONE: T-R (TOWN RESIDENTIAL.) PLANNER: BRAD MCILRATH (ADMINISTRATIVE MATTER).
Brad McIlrath, Senior Planner, opened the discussion with background information:

- Development was located in the T-R (Town Residential) zone of the Downtown Clearfield Form Based Code (FBC) Area.
- It was subject to all development standards of the FBC.
- Construction was required to begin within 12 months of approval.

He further explained if the applicant did not begin construction within twelve months of approval, there needed to be a request for an extension from staff within 30 days of the original time. The extension could be up to an additional twelve months. He described the property and identified how the developer tried to be creative given the constraints associated with the site and its existing structures. He described how most of the landscaping fit within the confines of the FBC and showed the floor plans and details pertaining to the step-backs and elevations.

Commissioner Bigelow asked whether or not the power lines were going to be buried. Mr. McIlrath replied City staff would need to address the power lines. He indicated they were required to be buried in the FBC. Commissioner Bigelow then asked for clarification on the design of the first floor apartments facing State Street and making sure the design promoted the safety to those living there. Mr. McIlrath replied that there would be a retaining wall, with a separation between the wall and the building by landscaping. Commissioner Bigelow then stated that she was concerned about the porches being accessible to those walking on the public sidewalk. Mr. McIlrath then said that to meet the City’s public works standards, there would have to be some sort of a railing to prevent people from falling down into the porches.

Commissioner Uccardi asked if there had been any discussion with the business owner in front of the aforementioned property to improve the sidewalk in that area. Mr. McIlrath stated that staff was open to speaking with the business owner on improving that area to meet the FBC, but nothing had been agreed upon as of yet. Commissioner Uccardi then asked whether the parking along State Street in front of City Centre Apartments was legal. Mr. McIlrath explained that during the Winter, there was a Winter parking law that stated vehicles could not park on the street between the hours of midnight and 5:00 a.m. however, when UDOT approved the project in question, it was decided that people could park in that area.

Commissioner McAllister moved to approve as conditioned, SP 1905-0006, a site plan review request by Marvin Murri to construct a 106-unit, two building residential multi-family development for the properties addressed 452 & 530 South State Street (12-003-0174, 12-003-0194, & 12-003-0196). This recommendation was based on the discussion and findings in the Staff Report and was subject to the following conditions of approval:

1) The subject properties shall be combined through the subdivision process and the final plat shall be recorded prior to the issuance of any building or civil permit as required by Title 12 Subdivision Ordinance of the City Code.
2) The building step back for the fourth story shall be increased from five feet (5’) to six feet (6’) to comply with the Form Based Code.
3) As required by the Form Based Code, all floors of a residential building shall have a minimum transparency of 25 percent. The first and fourth floors shall be revised to include additional or larger windows to meet this requirement.
4) Additional information shall be provided to indicate the eave for the flat roof meets
the minimum width requirement of eight inches (8") and projects out a minimum of fourteen inches (14").

5) The plans shall be revised to indicate the primary and secondary building materials. The materials must comply with those allowed by the Form Based Code as outlined on page 46 of the FBC.

6) As required by the Form Based Code, all upper story residential windows will need to be double hung. Due to water leakage issues, the windows do not need to be recessed provided that there is an architectural element for each window as shown on the submitted plans.

7) The site and landscape plans shall be revised to include the following standards:
   a) The sidewalk and furnishing zone along State Street shall be a minimum of seven feet (7') wide each.
   b) The furnishing zones along each street frontage shall be provided with street trees spaced twenty (20) to forty (40) feet apart on center and planted within 5'x 5' tree grates. The tree grates were to be the approved material and design provided by Clearfield City.
   c) The State Street trees shall be Chanticleer Flowering Pear trees, and the trees along 550 South shall be selected from the approved list of medium street trees found on page 59 of the FBC.

8) Benches shall be provided and shown on the plans no greater than 200 feet apart and placed at the back of the sidewalk or within the furnishing zone and facing the street. The benches shall be a decorative street benches approved by Clearfield City.

9) The plans shall be revised to provide the double acorn street lights along State Street and single acorn street lights along 550 South. The lights shall be located within the furnishing zone on each street and spaced between sixty (60) to ninety (90) feet on center to match the existing distances within the downtown area.

10) The landscaping for the development shall be revised to include the following changes for compliance with the Form-Based Code:
    a) The frontage buffer landscaping along 550 South between the sidewalk and the parking lot shall be a minimum of seven feet (7') wide.
    b) All dumpster locations shall be a minimum of ten feet (10') from all property lines and include a six foot (6') tall wall. The plans shall be revised to meet this standard.

11) The plans shall be revised to provide a minimum of five (5) ADA parking spaces as required by federal regulations. Only one (1) of the five (5) was required to be ADA van accessible.

12) The plans shall be revised to provide a minimum of fourteen (14) bicycle parking spaces which shall be split between the two buildings. The design of the bicycle parking shall comply with the standards outlined on page 69 of the FBC.

13) The project shall comply with all North Davis Sewer District standards.

14) The project shall comply with all North Davis Fire District standards as outlined in the attached review letter and as otherwise required.

15) The project shall comply with all City Engineer standards as outlined in the review letter and as otherwise required.

Commissioner Bigelow seconded the motion. The motion carried upon the following vote:
Voting AYE – Commissioners Murray, Jones, Uccardi, Bigelow, Browning, and McAllister.
Voting NO – None.

Chair Jugler asked that there be a motion for a three-minute recess. Commissioner Browning moved to recess for three minutes. Commissioner Jones seconded the motion. All voting AYE.

Following the recess, Chair Jugler called the meeting to order.

DISCUSSION ITEMS

Staff Discussion

Nick Porter, Management Intern, presented information on possible amendments to the ordinances regulating Conditional Use Permits, Subdivision Plat Exemptions, as well as the possibility of establishing regulations that allowed Accessory Dwelling Units.

- Conditional Use Permits (CUP)
  - Compliance with State Statute updates to CUPs
  - Simplify language and application review procedure
- Subdivision Plat Exemptions
  - Simplify process to consolidate or adjust parcel boundary lines
- Accessory Use Dwellings (ADU)
  - Housing affordability and supply

Conditional Use Permits:

- History
  - A way to “discriminate” against certain uses by imposing (sometimes) arbitrary conditions before a permit was granted.
- State Statute
  - A land use authority **shall approve** a conditional use if reasonable conditions were proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use **in accordance with applicable standards**.
- New Ordinance Language
  - Revised Purpose:
    - There were certain uses that, because of unique characteristics or the potential for detrimental impacts, may not be compatible in some areas of a zone or may be compatible only if certain conditions were imposed. A conditional use permit shall be required for all uses listed as conditional uses in the zone regulations or elsewhere in this title. The planning and zoning administrator will evaluate all conditional use permit applications and may recommend to the planning commission compliance with certain standards for approval of conditional use permit applications.
- Restructured Standards
  - Each condition was connected to a standard in the code.
Commissioner Browning asked if Mr. Porter could define “applicable standards”, and whether or not that was a legislative term. Mr. Porter replied that applicable standards would vary depending on the municipality, and Mr. McIlrath added that they must be a written standard, not an aspirational standard, such as just wanting the city to look nice.

**Subdivision Plat Exemptions**
- **Purpose of ordinance**
  - Simplify the process for simple boundary line adjustments
    - State Statute specifies that a parcel or lot boundary line adjustment was not a subdivision.
    - Clearfield’s current code would require the full plat process for simple changes.
  - Examples
    - Dawson Homes
    - Syracuse Water Towers
    - Morgan Pavement

Commissioner Browning asked if City Plaza Apartments was one property, or multiple properties. Mr. McIlrath replied that it was three properties, and a condition was that those properties must be combined, per City Code. He went on to say that a building permit could not be issued until the three lots were combined to be one, with a parcel ID and address assigned. Commissioner Browning then asked if the plat process counted as part of the 12-month time frame requirement pertaining to beginning construction, and Mr. McIlrath replied that it did.

**Accessory Dwelling Units (attached and detached)**
- **Purpose of ordinance**
  - Encourage and provide standards for ADUs as part of the City’s housing affordability plan.
  - Allow home owners an avenue for improvements and revenue.
- **Details of ordinance**
  - Owner & unit occupancy
  - Size, lot coverage, setbacks, appearance
  - Second kitchen

Commissioner Uccardi expressed his opinion that the City had focused too much on the type of housing rather than the people inhabiting them, and that the people were the most important component when it came to housing types. He suggested priority be given to establishing regulations for Accessory Dwelling Units. Mr. McIlrath responded he hoped to move all three consideration quickly through the process after discussion with the Planning Commission and City Council.

Commissioner Browning stated that he hoped to see more owner-occupied properties. Mr. Porter referenced an audit that was done in Oregon regarding Accessory Dwelling Units that recommended no requirement for owner occupancy, but the City was interested in continuing to preserve its sense of community by encouraging owner-occupied properties.
Commissioner Bigelow asked if Air BnB would be affected by the proposed ordinances. Mr. Porter replied no, it would be permitted because the guests were temporary. Commissioner Bigelow then asked what the difference would be between an owner-occupied property with a basement of the same size as the main unit, and a duplex. She also asked if the Commission and staff thought that the owner-occupied portion of the residence should be larger than the rented unit. Commissioner Uccardi replied that he didn’t see an issue with the renter having the larger space, as long as the owner lived on the property. He also asked about the modular homes and whether or not they would be permitted. Mr. Porter replied they would not under the current drafting.

PLANNING COMMISSIONERS’ MINUTE

Commissioner Bigelow: Nothing
Commissioner Jones stated that she had the opportunity to attend the Memorial Day ceremony at the Clearfield City Cemetery and she thought that it was a wonderful opportunity to recognize those that had served.
Commissioner Browning said that he had made a comment in a work session meeting that could have been perceived as disparaging to city staff, and apologized if he offended anyone.
Commissioner Murray: Nothing
Commissioner Uccardi said that he was excited to declare candidacy for City Council and that there were ten candidates looking to be a part of the City.
Commissioner McAllister: Nothing
Commissioner Jugler
1. Wished the City Council candidates luck, and expressed his appreciation for the Commission and staff.
2. Commented he was unable to attend the earlier work session. He asked why one set of minutes was denied. One of the commissioners had asked that additional detail be given to one of the discussions. Mr. Jugler reviewed the purpose of the minutes was to provide enough detail to justify the body’s actions. He suggested there not be an expectation that they should be verbatim. There was further discussion about the minutes needing to have enough detail to describe how the body arrived at its decisions.

STAFF COMMUNICATIONS

Brad McIlrath, Senior Planner told the Commission that he had sent out an email regarding the Land Use Academy of Utah training and that the members were welcome to attend if they were interested.

With there being no further business to come before the Planning Commission, Commissioner Murray moved to adjourn at 9:22 P.M. Seconded by Commissioner Jones. All voting AYE.
PRESIDING: Brady Jugler Chair

PRESENT: Brady Jugler Chair
Robert Browning Commissioner
Chris Ucardi Commissioner
David Bloomfield Alternate Commissioner
Ruth Jones Commissioner
Kathryn Murray Commissioner
Jacob Marston Alternate Commissioner
Eden Bush Youth Ambassador

STAFF PRESENT: Brie Brass Assistant City Attorney
Spencer Brimley Community Development Director
Brad McIlrath Senior Planner
Denise Clayburn Customer Service Rep

Commissioner Juglar called the meeting to order at 6:30 p.m.

DISCUSSION ON FSP 1906-0001, A FINAL SUBDIVISION PLAT REQUEST FOR THE
MODA CLEARFIELD TOWNHOMES, A 41-UNIT TOWNHOME SUBDIVISION AT THE
SUBJECT PROPERTY. LOCATION: 180 S. STATE STREET (TIN: 12-001-0132). PARCEL
AREA: 1.79 ACRES. ZONE: T-R (TOWN RESIDENTIAL). PLANNER: BRAD MCILRATH
ADMINISTRATIVE ACTION).

• Preliminary Subdivision Plat and Site Plan were previously approved.
• Final Subdivision Plat moving forward for development.
• They would be private units
• ADA requirements needed to be met with apartments not townhomes.
• ADA parking requirement would need to be met.

DISCUSSION OF SP 1906-0002, A SITE PLAN REQUEST BY SPENCER BARBER WITH
SUNRISE CONSTRUCTION FOR THE MAYFLY RISE TOWNHOMES, A 50-UNIT
TOWNHOME DEVELOPMENT AT THE SUBJECT PROPERTIES. LOCATION: 172 & 140
N. MAIN STREET (TIN: 12-001-0212, 12-010-0213, & 12-001-0002). PARCEL AREA:
1.918ACRES. ZONE: T-R (TOWN RESIDENTIAL).

• Originally a 50-unit townhomes site plan.
• Condition 3 setback should be 15 feet or an alley would be needed.
• Driveway would go right to the garage.
• Building 1 should line up with building 10.
• Changed from 50 unites to 47 units.
• Traffic from Mayfly Rise would be limited to one access point off Main Street.


• Preliminary subdivision plat for Mayfly Rise designated common areas.
• The townhomes would have an Home Owners Association (HOA).


• Relocation of the outdoor trailer storage.
• Street improvements needed on 1000 West.
• Chain link fence adjacent to property line.
• Could not have a see through fence.

The meeting adjourned at 7:00 p.m.
CLEARFIELD PLANNING COMMISSION MEETING
July 10, 2019
7:00 P.M. - Regular Session

PRESIDING: Brady Jugler Chair

PRESENT: Kathryn Murray Commissioner
Robert Browning Commissioner
Ruth Jones Commissioner
Jacoby Marston Alternate Commissioner
Brett McAllister Commissioner
Chris Uccardi Commissioner
David Bloomfield Alternate Commissioner
Eden Bush Youth Ambassador

ABSENT: Nicole Bigelow Commissioner

STAFF PRESENT: Brie Brass Assistant City Attorney
Spencer Brimley Community Development Director
Brad McIlrath Senior Planner
Denise Clayburn Customer Service Rep

VISITORS: Betty Parker, LaRoy Shepherd, Mike Egbert, Spencer Barber, Julie
Johnson, James Bates, Jacob Briggs, Mitch Vance, Misty Stoker, Christian
Charrin, Steven Wilcox

The Pledge of Allegiance was led by Chair Jugler

APPROVAL OF PLANNING COMMISSION MEETING MINUTES
None

Chair Jugler read the Planning Commission Chair statement.

DISCUSSION AND ACTION ON FSP 1906-0001, A FINAL SUBDIVISION PLAT REQUEST
FOR THE MODA CLEARFIELD TOWNHOMES, A 41-UNIT TOWNHOME SUBDIVISION
PARCEL AREA: 1.79 ACRES, ZONE: T-R (TOWN RESIDENTIAL), PLANNER: BRAD
MCILRATH (ADMINISTRATIVE ACTION).

Brad McIlrath presented the following facts:
• Approved by Planning Commission in September 2018.
• Five (5) unit, 7,107 square foot commercial/retail center.
• Two (2) restaurant spaces on each end.
- Addition of twelve foot (12') wide drive-thru for west restaurant unit.
- UDOT review and approval of access required. Potential cross-access with property to the west.
- Location of building changed to have better access, would benefit both properties.
- Pedestrian access had been addressed.
- Landscape islands were required to have one tree each with shrubs on bottom. One more tree was required to meet the landscaping standard.
- Design standard requirements had been met by the developer.

Questions from the Planning Commission:
- None

Mitch Vance, developer, presented the following points of discussion:
- No potential tenants had been identified yet.
- Would remain rentals for now.
- Extra tree would be added.

Commissioner Uccardi moved to forward a recommendation of approval to the City Council for FSP 1906-0001, a final subdivision plat request for the MODA Clearfield Townhomes, a 41-unit townhome subdivision located at 180 S. State Street (TIN: 12-001-0132). The recommendation was based on the findings and discussions in the Staff Report with the following conditions:

1) Plans shall be revised to address Clearfield City engineering requirements prior to obtaining final signatures on the plat and recording of that plat.
2) The applicant shall record the CC&R’s for the homeowners association with the final subdivision plat.
3) The developer shall install of the public right-of-way improvements required by the Downtown Clearfield Form Based Code for the frontages along 200 South and State Street.
4) The final subdivision plat shall dedicate all sidewalk and park strip improvements as part of the public rights-of-way for 200 South and State Street. All sidewalks required as part of the street improvements shall be located within a public right-of-way.
5) The subdivision civil and improvement drawings shall be revised to match the final approved site plan drawings once that approval is granted. This includes all streetscape designs, private amenities, landscaping plans, etc.
6) The applicant is responsible for the replacement or repair of deteriorated, damaged or missing surface improvements surrounding the perimeter of the subdivision. This includes, but is not limited to: curb and gutter, sidewalks, landscaping park strip improvements, driveways, etc.
7) An escrow or bond agreement for the public improvements will be subject to approval by the City Engineer and City Attorney and be established prior to any permits being issued for the property or plat being recorded. The financial security
shall be established prior to recordation of the Final Plat as outlined in Section 12-4-6 Subdivision Ordinance of the City Code.

Seconded by Commissioner Murray. The motion carried on the following vote: Voting AYE: Commissioners Browning, Murray, Jones, Bigelow, McAllister and Uccardi. Voting NO: None.


Brad McIlrath presented the following facts:

- Located at the current location for Radon Begone.
- 1.918 Acres.
- Zoned T-R.
- Proposed site plan was presented.
- Seven foot (7’) furnishing zone along State Street.
- Ten buildings – Buildings 1, 2, 7, and 10 would have six units each. Buildings 3, 4, 8, and 9 would have four units each. Buildings 5 and 6 would have 5 units each.
- The development would have an open space and landscape plan.
- Windows would need to have 15 percent transparency per floor.
- Buildings 1 and 2 would have two-car garages on the first floor. Second floors would be the main living area. Third floor would have three bedrooms.
- Buildings 3 and 4 would have a two-car garage on the main floor. Second floor would have main living area. Third floor would have three bedrooms.
- Buildings 5 and 6 similar plans but the stair lay out is a little different. There will be a two car garage on the main floor, second floor will be the main living area, third floor will have 3 bedrooms.
- Buildings 8 and 9 would have two-car garages on the main floor. Second floor would have the main living. Third floor will have two bedrooms.
- Buildings 7 and 10 would have two-car garages on the main floor. Second floor would have the main living area. Third floor would have two to three bedrooms.

Questions from the Planning Commission:

- Commissioner McAllister had question about how the development would affect the neighborhood to the north. Mr. McIlrath explained there were not any standards that could be applied to mitigate that impact because it was a townhome project rather than a multi–family or mixed use building.
- Commissioner Jones had questions on Condition #6 about the required front porches and how that would be enforced on all of the buildings Yes it will be enforced on all the building.
Jacob Briggs, Manager of Sunrise Construction, presented the following points of discussion:

- Jacob complimented the staff.
- Sunrise Construction was excited to work with Clearfield City.
- Sunrise Construction would be trying to build more three bedroom townhomes in the project.
- Mayfly Rise Townhomes would be a high quality complex.
- On Building 1, the ten foot (10’) setback was an oversight on the developer’s part and would be remedied.
- One of the four unit buildings would be eliminated to meet the 10 foot setback and to provide additional open space.
- Condition 4 was the engineer’s recommendation to not use any semi-pervious materials.
- Semi-pervious materials were less likely to last in Utah Weather.
- Semi-pervious materials were not required.
- There was a discussion about the semi-pervious and impervious materials.
- The sidewalk should be at least seven feet (7’) wide.
- Mayfly Rise wanted to have the Home Owners Association (HOA) pick the playground equipment for the park.
- Spencer Barber explained the exterior materials that were planned for use.
- The Commission discussed what kind of building materials should be used.
- Condition 11, Items a and b should be removed, as well as Condition 12 f.

Steven Wilcox, resident, protested the project and had several concerns regarding the project. His concerns were the following:

- Easement for exiting irrigation water laterals would be very dangerous or the homes above them.
- The water lines would have to be relocated.
- The burden for the relocation would be on the developers.
- The property would appear to be a virtual tunnel.
- It would create light pollution.
- Property values for the neighboring single-family properties would drop.
- Widows and widowers would be negatively affected.
- There would be the potential for sun rot on neighboring properties because the buildings would radiate a temperature of at least 120 degrees.
- The increased sunlight would cause the neighboring single-family homes to have to be repainted every 2 years.
- The townhome development would cause the temperature for the neighboring single-family homes to go up.

Commissioner Jones moved to approve as conditioned SP 1906-0002, a site plan request by Spencer Barber with Sunrise Construction for the Mayfly Rise Townhomes, a 50-unit townhome development located at 172 and 140 N. Main Street (TIN: 12-001-0212, 12-010-
0213, & 12-001-0002). Parcel Area: 1.918Acres. Zone: T-R (Town Residential). The recommendation was based on the findings and discussions in the Staff Report with the following conditions:

1) The subdivision for this development shall be approved and recorded prior to the issuance of any building permit.

2) Building 1 shall have a minimum build to zone of ten feet (10’) along the Main Street frontage as required by FBC.

3) Additional information shall be provided to indicate the maximum impervious coverage and the semi-pervious coverage of the development. The development shall comply with the maximum impervious coverage of 65 percent and semi-pervious coverage of 20 percent.

4) The building windows shall be revised to meet the minimum 15 percent transparency per floor.

5) The townhomes shall be revised to have a stoop or porch entrance that is two and a half feet (2.5’) above grade as required by FBC.

6) The parapet shall be revised to provide a horizontal expression line at the bottom of the parapet as required by FBC.

7) The plans shall be revised to indicate the secondary building materials that are used. The secondary materials shall comply with the approved materials outlined in FBC.

8) The residential windows shall be revised to meet the window standards of the FBC.

9) The plans shall be revised to indicate that commercial quality doors, windows, and hardware will be used for the project.

10) The Pocket Park open space type shall be revised to include a minimum area of 0.10 acre (4,356 square feet) to comply with FBC. This does not include the common paseo that is located in front of Buildings 8 and 9.

11) The site and landscape plans shall be revised to include the following standards:

   a. The sidewalk and furnishing zones along Main Street shall be a minimum of seven feet (7’) wide each;

   b. The furnishing zone along the Main Street frontage shall be provided with Honey Locust street trees spaced twenty (20) to forty (40) feet apart on center and planted within 5’x 5’ tree grates. The tree grates are to be the approved material and design provided by Clearfield City;

   c. The site shall be provided with an additional seventeen (17) trees to comply with the minimum 20 trees per 1 acre standard;

   d. A minimum landscape planting strip of four feet (4’) shall be provided around each building as required by FBC, except in areas needed for access;

   e. The plans shall be revised to provide parking lot islands that comply with the minimum width and planting standards of the FBC (See page 9 of the staff report);

12) Benches shall be provided and shown on the plans no greater than 200 feet apart and placed at the back of the sidewalk or within the furnishing zone and facing the street. The benches shall be a decorative street bench approved by Clearfield City.

13) The plans shall be revised to provide the double acorn street lights along Main
Street. The lights shall be located within the furnishing zone on each street and spaced between sixty (60) to ninety (90) feet on center to match the existing distances within the downtown area.

14) The plans shall be revised to provide an ADA van accessible parking space for the development.

15) The plans shall be revised to provide a minimum of twelve (12) bicycle parking spaces. The design of the bicycle parking shall comply with the standards outlined on page 69 of the FBC.

16) The plans shall be revised to provide a snow stacking area that meets the standards outlined in Section 11-13-5 G of the Clearfield City Code.

17) The project shall comply with all North Davis Sewer District standards.

18) The project shall comply with all North Davis Fire District standards as outlined in the attached review letter and as otherwise required.

19) The project shall comply with all City Engineer standards as outlined in the review transmittal and as otherwise required.

Seconded by Commissioner Murray. The motion carried on the following vote: Voting AYE – Commissioners Browning, Murray, Jones, Bigelow, McAllister and Uccardi. Voting NO – None.


Brad McIlrath presented the following facts:

- Site plan had been approved subject to the conditions being met. All condition needed to be met before the final subdivision plat could be considered.
- Fifty (50) units would be changed to 48 units.
- Utility plan for the new units.
- Irrigation line would be relocated.

He also reviewed the proposed conditions for consideration by the Planning Commission.

Questions from the Planning Commission:

- Commissioner Murray asked if the three properties would become one parcel. Mr. McIlrath explained combining the three lots would happen during final subdivision plat review and upon recording of the final plat with Davis County.
- Commissioner Browning asked if the plat would be updated with the new number of units. Mr. McIlrath explained the final plat would accurately reflect the number of units proposed for the project.
- Commissioner McAllister asked what units would be removed and what space would be opened up. Jacob Briggs, Manager of Sunrise Construction, described where the unit
Commissioner Jones moved to approve as conditioned PSP 1906-0003, a preliminary subdivision plat request for the Mayfly Rise Townhomes, a 50-unit townhome subdivision located at approximately 172 and 140 North Main Street (TIN: 12-001-0212, 12-010-0213, & 12-001-0002). The recommendation was based on the findings and discussions in the Staff Report with the following conditions:

1) The subdivision plans shall be revised to address Clearfield City Engineering requirements prior to the submittal of plans for final plat review and approval.

2) The subdivision plat shall be revised to indicate the private lots, the common areas, and any limited common areas of the subdivision.

3) A full civil set of plans shall be submitted as part of the final subdivision plat review which shall include but not be limited to: site plan, grading and drainage plan, utility plan, storm water pollution prevention plan (SWPPP), roadway cross sections, etc.

4) The project shall include the creation of a Home Owners Association (HOA) to maintain all of the private common spaces of the project, including but not limited to: landscaping, snow removal, building maintenance, trash collection, and open space areas.

5) A copy of the HOA establishing documents shall be provided as part of the final subdivision plat submittal and shall comply with ordinance standards outlined in Section 11-13-24 of the Clearfield City Code.

6) The applicant shall submit a geotechnical report as part of the final subdivision plat application.

7) The applicant is responsible for the replacement or repair of deteriorated, damaged or missing surface improvements surrounding the perimeter of the subdivision. This includes, but is not limited to: curb and gutter, sidewalks, landscaping park strip improvements, driveways, etc.

8) An escrow or bond agreement as required by Section 12-9-2 of the Subdivision Ordinance in the City Code shall be provided and will be subject to approval by the City Engineer and City Attorney. The agreement for the public improvements shall be established prior to obtaining any permits for the properties or plat being recorded.

Seconded by Commissioner Uccardi. The motion carried on the following vote: Voting AYE: Commissioners Browning, Murray, Jones, Bigelow, McAllister and Uccardi. Voting NO: None.
DISCUSSION AND APPROVAL OF CUP 1906-0004, A CONDITIONAL USE PERMIT
REQUEST BY UTILITY TRAILER FOR OUTDOOR STORAGE OF TRAILERS AT THE
SUBJECT PROPERTY. LOCATION: APPROXIMATELY 1050 SOUTH 1000 WEST (TIN:
PLANNER: BRAD MCILRATH (ADMINISTRATIVE)

Brad McIlrath presented the following facts:
- The outdoor storage would be a new storage area for Utility trailer.
- Lifetime would be expanding.
- It would include compacted road base.
- Site plan would include curb, gutter and sidewalk on 1000 West.
- There would be a berm with six foot (6’) fencing on top for screening.
- There would be a ten foot (10’) fence along the frontage road.
- Chain link fence could not run along 1000 West.
- A modified landscape plan was included.
- Landscaping and irrigation would be revised to meet the minimum code requirements.
- Outside storage fencing needed to be impervious and could not be a chain link fence along
  the frontage of the property. Utility Trailer was asking to use a chain link fence with slats
  that was virtually impervious.

He reviewed the proposed conditions for the Conditional Use Permit with the Commission.

Questions and comments from the Planning Commission:
- Chair Jugler had a question regarding the height of the fence and the trailers. Mr. McIlrath
  explained City Code allowed for outdoor storage to be a maximum height of fifteen (15)
  feet if adjacent properties were a similar use and that applied for the request.
- Commissioner Uccardi asked if there was a plan to expand the curb and gutter along
  Freeport’s property to the intersection at SR-193. Betty Parker, Freeport Center Property
  Manager, stated there was a plan to extend the curb and gutter to SR-193. Commissioner
  Uccardi expressed his appreciation for Freeport’s willingness to extend the curb and
  gutter along 1000 West to SR-193.
- Commissioner Browning asked about how the property would be accessed. LeRoy
  Sheppard, Utility Trailer, explained the access to the site.

Ms. Parker commented on the following:
- Thanked the members of the Commission for their services.
- Freeport had been providing the same services for 56 years.
- Asked for consideration for a reduction of the number of trees required along the east side
  of the property because of the burden it created. She agreed additional trees along the
  frontage was an advantage but Freeport had been trying to establish xeriscape in other
  areas of its facilities.

Commissioner Uccardi expressed a willingness to considering removing the conditions for
additional trees along the east side of the property. Mr. McIlrath explained the M-1 zone required
ten (10) percent landscaped open space and a set number of trees and shrubs based on that particular requirement, so discretion was not permitted as to the percentage and number on the location. He explained that Freeport Center’s engineer included the trees on the east of the property to assist in meeting the landscaping requirements. He added a variance was not an option because the standards in State Law did not allow a variance if it was a self-imposed hardship.

Ms. Parker stated Freeport had been granted a non-confirming use status, which she believed exempted it from the standard. Mr. McIlrath explained the non-conforming use only applied to the property where the use was located and this request was changing the location for the use. Ms. Parker disagreed. She mentioned the amount of culinary water that would be needed to keep the landscaping alive. She stated Freeport Center would be adding the fencing and additional trees, voluntarily, under protest. She added Freeport agreed to move Utility Trailer to the lot to keep them in Clearfield. Mr. McIlrath expressed appreciation of Freeport Center’s position.

There was also a discussion about what type of material qualified as an impervious for fencing. Mr. McIlrath stated discretion could be used on that item.

Commissioner Uccardi moved to approve as conditioned CUP 1906-0004, a Conditional Use Permit request by Utility Trailer for outdoor storage of trailers located at approximately 1050 South 1000 West (TIN: 12-931-0001). The recommendation was based on the findings and discussions in the Staff Report with the following conditions:

1) The project shall comply with all applicable development standards of the M-1 zone.
2) The landscaping and irrigation plans shall be revised to meet the minimum code requirements which include:
   a. An additional eighty one (81) trees shall be provided; and
   b. An additional 57,371.16 square feet of landscaping shall be provided to comply with the minimum ten percent (10%) required for the M-1 Zone.
3) The site fencing shall have a minimum height of six feet (6’) and shall be constructed of a material that is impervious as required by City Code.
4) The project shall comply with engineering standards / requirements and obtain approval prior to the issuance of final Land Use approval.
5) The applicant shall obtain a building permit for all site work prior to the commencement of said work.

Seconded by Commissioner Jones. The motion carried on the following vote: Voting AYE: Commissioners Browning, Murray, Jones, Bigelow, McAllister and Uccardi. Voting NO: None.

STAFF DISCUSSION

- Payment for the first part of the year had been sent out to each commissioner.
- Future agenda items – Darcy’s Daycare Conditional Use Permit, preliminary and final subdivision in the Legend Hills area, Condition Use Permit in the Legend Hills area, site plan for 15 Townhomes.
• There would be a Joint work with City Council on July 30, 2019 at 6:00 p.m.

PLANNING COMMISSIONERS’ MINUTE

Youth Ambassador Bush – Nothing

Commissioner McAllister commented on the great firework show on the 4th of July.

Commissioner Uccardi expressed appreciation for the public in attendance.

Commissioner Murray – Nothing

Commissioner Browning – Nothing

Commissioner Jones commented the 4th of July was great. She suggested the Planning Commission should have a float in the 4th of July parade.

Commissioner Marston – commented it was his last day to serve as a commissioner. He thanked Clearfield for all he had learned.

Commissioner Bigelow – Nothing

Chair Jugler – commented the actions of the Planning Commission were bound by the law. He also thanked Commissioner Marston for his service.

There being no further business to come before the Planning Commission, **Commissioner Uccardi moved to adjourn at 9:25 P.M. Seconded by Commissioner Jones.**
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.
2. 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 in-depth 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:

<table>
<thead>
<tr>
<th>Civic (CV)</th>
<th>Civic (CV) – No Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial Corridor (CC)</td>
<td>Gateway Corridor Commerce (CC)</td>
</tr>
<tr>
<td>Town Commerce (TC)</td>
<td>Town Mixed Commerce (TC)</td>
</tr>
<tr>
<td>Town Residential (TR)</td>
<td>Town Neighborhood Residential (TR)</td>
</tr>
<tr>
<td>Urban Commerce (UC)</td>
<td>Urban Core Commerce (UC)</td>
</tr>
<tr>
<td>Urban Residential (UR)</td>
<td>Urban Mixed Residential (UR)</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Review Consideration</th>
<th>Staff Analysis</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) The proposed amendment is in accordance with the General Plan and Map; or</td>
<td>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.</td>
</tr>
<tr>
<td>2) Changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.</td>
<td>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.</td>
</tr>
</tbody>
</table>

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.

ATTACHMENTS

1. Downtown Form-Based Code – November 22, 2019 Draft
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 review process.
1.0 Introduction

The Downtown Vision

VISION LEGEND
- Urban Commerce
- Urban Residential
- Town Commerce
- Town Residential
- Commercial
- Civic
- Plazas
- Parks
- Road Connection
- Trail Infrastructure
- Pedestrian Promenade
- Bike Lane
- Boulevard Renovation
- Explore New Connections
- District

DOWNTOWN GATEWAY
ACCESS POINT
MABEY PLACE
CLEARFIELD STATION
300 N
700 S
Rail Trail

0.5 mi
300 meters

Explore New Connections
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)
2.0 Zoning Districts
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.

Civic Building Type
Commercial Building Type
Office Building Type
Number: 1  Author: bm180416  Subject: Sticky Note  Date: 11/25/2019 7:32:33 PM
I know we talked about this before, but it looks weird to me if there is a lot of blank space from the text to the figures. Can we make the figures bigger or center them between the text and bottom of the page. This comment is the same for all of these pages.

Number: 2  Author: bm180416  Subject: Sticky Note  Date: 11/25/2019 11:34:29 PM
These graphics are awesome!
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.

2. Building Types
- Civic
- Commercial
- Mixed-Use/Core Commercial
- Office
- Townhouse

3. Scale
Buildings generally be Two to Four Stories, however One Story Buildings are allowed for some types.
looks like the figure cuts off the g here.

Maybe center the top two vertically and leave the bottom three alone.
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
- Mixed-Use
- Townhouse

3. Scale

Buildings will generally be Two to Four Stories.
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.

2. Building Types
- Civic
- Mixed-Use/Core Commercial
- Multi-Family
- Office

3. Scale
Buildings will generally be Two to Six Stories.

Civic Building Type

Mixed-Use Building Type

Multi-Family Building Type

Office Building Type
Maybe go two and two and center them.
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
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.
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/Public Facilities
- Retail
- Service
- Office
- Craft Industry
- Parking
- Utilities
- Agricultural
- Accessory

Additional subcategories and/or types of uses are listed in 3.3 Uses by Category. 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
- 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

(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.
Subject to City Code 11-13-35)

We are keeping these I see. What did you find out about the size stuff?
3.0 Uses

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 Facilities
- 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

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
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<th>Number</th>
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<th>Subject: Sticky Note</th>
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<td>Subject: Sticky Note</td>
<td>Date: 11/25/2019 7:56:21 PM</td>
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(Subject to City Code 11-13-26)

Same comment as previous page. What conclusion did you come to on these sizes?
### Table 3.3 (1) Permitted Uses by Zone

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<thead>
<tr>
<th>Uses</th>
<th>UC</th>
<th>UR</th>
<th>TC</th>
<th>TR</th>
<th>CV</th>
<th>CC</th>
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<tr>
<td><strong>2. Civic</strong></td>
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<td>Hospital &amp; Clinic</td>
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<tr>
<td><strong>6. Craft Industry</strong></td>
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<tr>
<td><strong>7. Parking</strong></td>
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<td>Parking Lot/Parking Structure</td>
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<tr>
<td><strong>8. Utility/Infrastructure</strong></td>
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<td><strong>9. Agricultural</strong></td>
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<tr>
<td>Beekeeping/Greenhouses</td>
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</tr>
<tr>
<td>Outdoor Display of Goods</td>
<td>D</td>
<td>D</td>
<td>D</td>
<td>D</td>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

**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
square needs to be white
# 3.0 Uses

## Table 3.3 (2) Permitted Uses by Building Type

<table>
<thead>
<tr>
<th>Uses</th>
<th>MU</th>
<th>MF</th>
<th>OF</th>
<th>CM</th>
<th>CV</th>
<th>TH</th>
<th>GC</th>
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</thead>
<tbody>
<tr>
<td>1. Residential &amp; Lodging</td>
<td></td>
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<td></td>
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<tr>
<td>Residential</td>
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<td>P</td>
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<td></td>
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<td>P</td>
<td>P</td>
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<td>Residential Care</td>
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<td>2. Civic</td>
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<tr>
<td>Auditorium/Library/Museum/Post Office (no distribution)</td>
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<td>Police &amp; Fire</td>
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<tr>
<td>3. Retail</td>
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<tr>
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<td>General Retail</td>
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<tr>
<td>Motor Vehicle Sales w/ Outdoor Sales Lot</td>
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<td>P</td>
<td>D</td>
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<tr>
<td>4. Service</td>
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<tr>
<td>Vehicle Service/Automobile Repair</td>
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<td>D</td>
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<tr>
<td>5. Office</td>
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<td>Hospital &amp; Clinic</td>
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<td>6. Craft Industries</td>
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<td>9. Agricultural</td>
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<tr>
<td>Beekeeping/Greenhouses</td>
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<td>Community Garden</td>
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<td>10. Accessory Uses</td>
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<td>P</td>
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<tr>
<td>Outdoor Display of Goods</td>
<td>D</td>
<td>D</td>
<td>D</td>
<td>D</td>
<td>D</td>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

**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
- **OF** = Office
- **CM** = Commercial
- **CV** = Civic
- **TH** = Townhouse
- **GC** = Garden Court
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) Secondhand stores including general merchandise, precious metal dealer/processor and/or precious gem dealer, or military surplus are limited to a maximum of 5,000 square feet of retail space. (TR, CV zones)
   (b) Motor vehicle sales shall have a 1 acre minimum lot size including an on-site office is required. No cars may be displayed outside within 10 feet of right of way.

(3) Service Uses
   (a) Vehicle Services.
      (i) Vehicle repair only allowed as a secondary use to vehicle sales.
      (ii) Use Limitation. Repair and wash facilities for semi-trucks, recreational vehicles, boats, and other oversized vehicles are not permitted.
      (iii) Service Bays and Fuels Sales. Vehicular service bays (D), 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:
         i. The vehicles are not stored for more than two days.
         ii. The storage area is located in the rear yard screened from view of the front lot line.
         iii. 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.
      ii. 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 use.
      (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.
      (v) Accessory storage that is not considered “display” includes storage containers. Such storage requires a minimum 6’ visual barrier.
Wouldn’t the size of over and under 20,000 square feet come into play. Would these be neighborhood residential instead of general?

Would this then allow sales in front of a building and not to the side or rear? Or would it still need to be to side or rear?

What about sales racks that people bring in at end of day?

Revise just a little. Does the building type indicate otherwise?

and corner lot line.
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.
I really like this! Maybe just a little crisper on the lines like squaring them off and making all of 350 South green. I like it a lot!

See comment on page 37. I think we need to be more clear about what neighborhood local means. Some of the areas that these are zoned would allow for higher intensities than multi-family and townhomes.
4.0 Street & Block Network

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.

(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 Streets. 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 remaining center of the cul-de-sac shall be landscaped and function as a curbed bioswale.
   (d) A pedestrian sidewalk connection shall be provided from the cul-de-sac to the next closest street or pedestrian right-of-way.

Figure 4.2 (1). Bio-retention cul-de-sac
Need to run this past PW. I hope it will be okay.

Is that shown below as well? or does that just mean a sidewalk all the way through and out of the 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 should 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).
What would we do if there is no on-street parking?
4.0 Street & Block Network

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-of-way 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:

(1) 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 generally 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.
Can you provide an example or figure to illustrate that? I think that would be helpful.

Block and Development Access and Connectivity.
5.0 Street & Streetscape Standards

5.1 Purpose

1. Intent

The standards outlined in this section are intended to:

1. 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.
4. 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.

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.

(a) 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.

(b) 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.

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 prior and 20 feet after the fire hydrant. Refer to International Fire Code (IFC).
Is this where you were going to show the examples so they can understand it better?
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 (1).

(b) Neighborhood Streets. At the intersection of any street with a Neighborhood Street, the following curb radii shall be utilized.

(i) 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 Radius vs. Actual Turn Radius with On-Street Parking.
Very Nice! Probably move the turning radius out just a little. Move image up to be next to text.
5.0 Street & Streetscape Standards

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).

(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.

Table 5.4 (1) On-Street Parking Space Dimensions

<table>
<thead>
<tr>
<th>Angle (degrees)</th>
<th>Curb Length (feet)</th>
<th>Stall Width (feet)</th>
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<tbody>
<tr>
<td>0°</td>
<td>20</td>
<td>7</td>
<td>7</td>
</tr>
<tr>
<td>45°</td>
<td>12</td>
<td>9</td>
<td>17</td>
</tr>
<tr>
<td>60°</td>
<td>10</td>
<td>9</td>
<td>18</td>
</tr>
<tr>
<td>90°</td>
<td>9</td>
<td>9</td>
<td>18</td>
</tr>
</tbody>
</table>

Figure 5.4 (1). On-Street Bicycle Facility Types.
Can we move this up and place it after section two and before the bicycle travel facilities. I think that will flow better.
Figure 5.4 (2). On-Street Bicycle Facility Types.
Can we have a label either above or below each of these?
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.
Can we use a different picture? This looks like more of the vehicular realm.

Maybe one more really good example.
5.0 Street & Streetscape Standards

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 provide the necessary travel surface width for fire access.

<table>
<thead>
<tr>
<th>Table 5.7 (1) Alley Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Districts</td>
</tr>
<tr>
<td>Permitted Adjacent Building Types</td>
</tr>
<tr>
<td>Typical Right-of-Way Width</td>
</tr>
</tbody>
</table>

**Vehicular Realm**

<table>
<thead>
<tr>
<th>Vehicular Realm</th>
</tr>
</thead>
<tbody>
<tr>
<td>Travel Lanes</td>
</tr>
<tr>
<td>Lane Width</td>
</tr>
<tr>
<td>Center Turn Lanes</td>
</tr>
<tr>
<td>Parking Lanes</td>
</tr>
<tr>
<td>Travel Surface Width</td>
</tr>
<tr>
<td>Median</td>
</tr>
<tr>
<td>Bicycle Facilities</td>
</tr>
</tbody>
</table>

**Pedestrian Realm**

<table>
<thead>
<tr>
<th>Pedestrian Realm</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pedestrian Facilities</td>
</tr>
<tr>
<td>Street Buffer</td>
</tr>
</tbody>
</table>

Update with building massing/scale.
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 Road Requirements**

<table>
<thead>
<tr>
<th>Permit Districts</th>
<th>All Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Adjacent Building Types</td>
<td>All Building Types</td>
</tr>
<tr>
<td>Typical Right-of-Way Width</td>
<td>40’ to 47’</td>
</tr>
</tbody>
</table>

**Vehicular Realm**

<table>
<thead>
<tr>
<th>Travel Lanes</th>
<th>2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lane Width</td>
<td>9.5’ to 11’</td>
</tr>
<tr>
<td>Center Turn Lanes</td>
<td>None</td>
</tr>
<tr>
<td>Parking Lanes</td>
<td>None; Parallel optional on one side</td>
</tr>
<tr>
<td>Back of Curb to Back of Curb Width</td>
<td>Minimum 24’; Maximum 27’</td>
</tr>
<tr>
<td>Median</td>
<td>None</td>
</tr>
<tr>
<td>Bicycle Facilities</td>
<td>Shared</td>
</tr>
</tbody>
</table>

**Pedestrian Realm**

<table>
<thead>
<tr>
<th>Pedestrian Facilities</th>
<th>Minimum 5’ (not required on both sides if buildings are on one side of road only)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Buffer</td>
<td>Minimum 4’; Minimum of 5’ if Street Trees are planted (not required on both sides if buildings are on one side of road only)</td>
</tr>
</tbody>
</table>
add the footnote on all of these.
5.0 Street & Streetscape Standards

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>
<thead>
<tr>
<th>Permitted Districts</th>
<th>TR, TC, UC, UR, CV</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Adjacent Building Types</td>
<td>Residential Multi-Family, Townhouse</td>
</tr>
<tr>
<td>Typical Right-of-Way Width</td>
<td>57’ to 61’</td>
</tr>
</tbody>
</table>

### Vehicular Realm

<table>
<thead>
<tr>
<th>Travel Lanes</th>
<th>2 lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lane Width</td>
<td>10’</td>
</tr>
<tr>
<td>Allowable Turn Lanes</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Parking Lanes</td>
<td>Parallel; 10’ striped and shared with bicycles</td>
</tr>
<tr>
<td>Pavement Width</td>
<td>37’ to 41’</td>
</tr>
<tr>
<td>Median</td>
<td>none required</td>
</tr>
<tr>
<td>Bicycle Facilities</td>
<td>Shared with Parking Lane</td>
</tr>
</tbody>
</table>

### Pedestrian Realm

| Pedestrian Facilities | Minimum 5’ wide clear sidewalk on both sides |
| Street Buffer | Minimum 5’ width - street trees require urban root treatment or 7’ width |

¹ Reference 5.4.2 for on-street parking requirements

Update with building massing/scale
The map says neighborhood local in a lot of places but some of these are zoned for UC or UR or TC where a commercial street will probably be the better option. Can we further define those streets on that map, or expand the use of building types on this street. I think that could become an issue.

Because there is only one table in each of these sections, does in need to be 5.9 (1) and 5.10 (1) or can it just be table 5.9 etc.?

Should we show that in the image?

Parking lane shows 10' but the image shows 8'. Should we have those match then?

do we call out the urban root treatment somewhere?
# 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) Commercial Street Requirements

<table>
<thead>
<tr>
<th><strong>Permitted Districts</strong></th>
<th>UC, UR, TC, TR, CV</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Permitted Adjacent Building Types</strong></td>
<td>All</td>
</tr>
<tr>
<td><strong>Typical Right-of-Way Width</strong></td>
<td>71-99'</td>
</tr>
</tbody>
</table>

#### Vehicular Realm

| **Travel Lanes** | 2 |
| **Lane Width** | 10' |
| **Allowable Turn Lanes** | Turning Lane at Intersections |
| **Parking Lanes**<sup>¹</sup> | Diagonal (18') or Parallel (8') incl. gutter allowed on both sides; Center diagonal (18') allowed *TR District allowed Parallel only |

| **Pavement Width** | Minimum 49' |
| **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 |

<sup>¹</sup> Reference 5.4.2 for on-street parking requirements

---

<sup>1</sup> Update with building massing/scale

---

5.0 Street & Streetscape Standards

38
I think we need to clearly know where the residential street applies and where the commercial street applies. Especially if we are going to have limits on the building types like we do for the residential street.

That standard says 7' but this table says 8'.
5.0 Street & Streetscape Standards

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

<table>
<thead>
<tr>
<th>Permitted Adjacent Districts</th>
<th>UR, UC, CV</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Adjacent Building Types</td>
<td>Mixed-Use, Multi-Family, Office, Civic</td>
</tr>
<tr>
<td>Typical Right-of-Way Width</td>
<td>100’</td>
</tr>
<tr>
<td><strong>Vehicular Realm</strong></td>
<td></td>
</tr>
<tr>
<td>Travel Lanes</td>
<td>2 lanes in each direction</td>
</tr>
<tr>
<td>Lane Width</td>
<td>11’</td>
</tr>
<tr>
<td>Turn Lanes</td>
<td>Per UDOT corridor agreement</td>
</tr>
<tr>
<td>Parking Lanes</td>
<td>Optional Parallel, as ROW allows</td>
</tr>
<tr>
<td>Pavement Width</td>
<td>72’</td>
</tr>
<tr>
<td>Median</td>
<td>12’ Planted Median with turn lane pockets (includes 1’ shy distance on each side of median)</td>
</tr>
<tr>
<td>Bicycle Facilities</td>
<td>7.5’ Protected Bike Lanes (2’ buffer; 5.5’ travel lane)</td>
</tr>
<tr>
<td><strong>Pedestrian Realm</strong></td>
<td></td>
</tr>
<tr>
<td>Pedestrian Facilities</td>
<td>Minimum 8’ wide clear sidewalk</td>
</tr>
<tr>
<td>Street Buffer</td>
<td>Minimum 6’ hardscape</td>
</tr>
</tbody>
</table>

1 Reference 5.4.2 for on-street parking requirements
2 Reference 5.4.3 for bicycle facility types and requirements

Update with building massing/scale
Need to add TC as well.

Mixed-use/core commercial, office, commercial, and civic. Remove multi-family. We probably don’t want it unless it is mixed-use along this stretch do we? Maybe it is okay as allowed in the UR.

I think we discussed this to be a 10’ medium with 1’ shy on each side. 12’ striped.

Can we indicate that the buffer has to be a diagonal striped buffer?

Says 7’ below. Is that the standard or is the 6’ the standard. I was thinking it was 7’ to accommodate the tree grates and bricks around them.
20’-30’ Spacing for Small/Medium Trees

40’-60’ Spacing for Large Trees

Update with building massing/scale
Maybe move up image to top or center it on the page. Just seems weird to have the black space.

Can we show the furnishing zone on both sides because this is the urban core strip?
5.0 Street & Streetscape Standards

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 Corridor Arterial Requirements

<table>
<thead>
<tr>
<th>Permitted Adjacent Districts</th>
<th>See Zoning Map</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Adjacent Building Types</td>
<td>See Buildings - Section 5</td>
</tr>
<tr>
<td>Typical Right-of-Way Width</td>
<td>108’ - 110’</td>
</tr>
<tr>
<td>Vehicular Realm</td>
<td></td>
</tr>
<tr>
<td>Travel Lanes</td>
<td>2 lanes in each direction</td>
</tr>
<tr>
<td>Lane Width</td>
<td>12’ on 700 South (Hwy 193)</td>
</tr>
<tr>
<td>Lane Width</td>
<td>11’ to 12’ on State/Main (Hwy 126)</td>
</tr>
<tr>
<td>Turn Lanes</td>
<td>Per UDOT corridor agreement</td>
</tr>
<tr>
<td>Parking Lanes ¹</td>
<td>Optional Parallel, as ROW allows</td>
</tr>
<tr>
<td>Pavement Width</td>
<td>78’ - 82’</td>
</tr>
<tr>
<td>Median</td>
<td>14’ Planted Median with turn lane pockets (includes 1’ shy distance on each side of median)</td>
</tr>
<tr>
<td>Bicycle Facilities ²</td>
<td>7.5’ Protected Bike Lanes (2’ buffer; 5.5’ travel lane)</td>
</tr>
<tr>
<td>Pedestrian Realm</td>
<td></td>
</tr>
<tr>
<td>Pedestrian Facilities</td>
<td>Minimum 6’ wide clear sidewalk</td>
</tr>
<tr>
<td>Street Buffer</td>
<td>Minimum 8’ planted</td>
</tr>
</tbody>
</table>

¹ Reference 5.4.2 for on-street parking requirements
² Reference 5.4.3 for bicycle facility types and requirements

Update with building massing/scale
<table>
<thead>
<tr>
<th>Number</th>
<th>Author: bm180416</th>
<th>Subject: Sticky Note</th>
<th>Date: 11/25/2019 10:10:18 PM</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td>TC, TR, and CC</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td></td>
<td>Commercial, Office, Mixed-Use/Core Commercial, Civic, Townhome (assuming the area of TR along 700 would allow this. Also would this then allow Garden Court?)</td>
<td>Date: 11/25/2019 10:12:16 PM</td>
</tr>
<tr>
<td>3</td>
<td></td>
<td>Is this based on the RTP?</td>
<td>Date: 11/25/2019 10:12:39 PM</td>
</tr>
<tr>
<td>4</td>
<td></td>
<td>The RTP shows bike lanes on 700 South, but do you think this will happen?</td>
<td>Date: 11/25/2019 10:14:08 PM</td>
</tr>
</tbody>
</table>
40’-60’ Spacing for Large Trees

Update with building massing/scale.
Need to see the access here.
5.0 Street & Streetscape Standards

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 streetscape 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, 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.

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 on street frontage 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

(1) 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 60 feet and a maximum distance of 90 feet on all streets.
I think this is where we need to have pictures of the materials/furnishings that we want and the design of the core sidewalk area. (I have two images from Bountiful that we could use.) Here gives the idea of what we want it to look like and then the appendix would have the actual specs.

Do we have the design for the State/Main core area created yet?

Can we get a picture that has the double banners on it? I think that is something we are going to want on all of the lights.
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 right-of-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 Large Street Trees

<table>
<thead>
<tr>
<th>Species</th>
<th>Scientific Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sycamore Maple</td>
<td>Acer pseudoplatanus</td>
</tr>
<tr>
<td>Emerald Queen Maple</td>
<td>Acer platanoides 'Emerald Queen'</td>
</tr>
<tr>
<td>Catalpa</td>
<td>Catalpa species</td>
</tr>
<tr>
<td>Hackberry</td>
<td>Celtis occidentalis</td>
</tr>
<tr>
<td>Riversii Beech</td>
<td>Fagus sylvatica 'Riversii'</td>
</tr>
<tr>
<td>Gingko</td>
<td>Gingko biloba 'Princeton Sentry'</td>
</tr>
<tr>
<td>Honeylocust</td>
<td>Gleditsia triacanthas</td>
</tr>
<tr>
<td>Kentucky Coffeetree</td>
<td>Gymnocladus dioicus</td>
</tr>
<tr>
<td>London Planetree</td>
<td>Platanus x acerifolia</td>
</tr>
<tr>
<td>Japanese Pagodatree</td>
<td>Sophora japonica</td>
</tr>
<tr>
<td>Sterling Silver Linden</td>
<td>Tilia tomentosa 'Sterling'</td>
</tr>
<tr>
<td>Accolade Elm</td>
<td>Ulmus carpinifolia 'Accolade'</td>
</tr>
</tbody>
</table>

### Table 5.6 (2) Permitted Medium Street Trees

<table>
<thead>
<tr>
<th>Species</th>
<th>Scientific Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fairview Maple</td>
<td>Acer platanoides 'Fairview'</td>
</tr>
<tr>
<td>Briotii Horsechestnut</td>
<td>Aesculus x carnea 'Briotii'</td>
</tr>
<tr>
<td>Chinese Fringetree</td>
<td>Chionanthus retusus</td>
</tr>
<tr>
<td>Yellowwood</td>
<td>Cladrastis kentukea</td>
</tr>
<tr>
<td>Goldenraintree</td>
<td>Koelreuteria paniculata</td>
</tr>
<tr>
<td>Fruitless Mulberry</td>
<td>Morus alba 'Fruitless'</td>
</tr>
<tr>
<td>Mayday Tree</td>
<td>Prunus padus</td>
</tr>
<tr>
<td>Lacebark Elm</td>
<td>Ulmus parvifolia</td>
</tr>
<tr>
<td>Frontier Elm</td>
<td>Ulmus parvifolia 'Frontier'</td>
</tr>
<tr>
<td>Japanese Zelkova</td>
<td>Zelkova serrata</td>
</tr>
<tr>
<td>Chanticleer Pear</td>
<td>Pyrus calleryana 'Chanticleer'</td>
</tr>
</tbody>
</table>

### Table 5.6 (3) Permitted Small Street Trees

<table>
<thead>
<tr>
<th>Species</th>
<th>Scientific Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Japanese Tree Lilac</td>
<td>Syringa reticulata</td>
</tr>
<tr>
<td>Flowering Crabapple</td>
<td>Malus spp. Various</td>
</tr>
<tr>
<td>Eastern Redbud</td>
<td>Cercis canadensis</td>
</tr>
<tr>
<td>American Smoke Tree</td>
<td>Cotinus obovatus</td>
</tr>
<tr>
<td>Winter King Hawthorn</td>
<td>Crataegus viridis</td>
</tr>
<tr>
<td>Tricolor Beech</td>
<td>Fagus sylvatica</td>
</tr>
<tr>
<td>Flowering Plum, Krauter Vesuvius</td>
<td>Prunus cerasifera</td>
</tr>
<tr>
<td>Summer Sprite Linden</td>
<td>Tilia cordata</td>
</tr>
<tr>
<td>City Sprite Zelkova</td>
<td>Zelkova serrata</td>
</tr>
</tbody>
</table>

### Table 5.6 (4) Street Tree Diversity in Downtown

<table>
<thead>
<tr>
<th>Category</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Species</td>
<td>No more than 10% of any one species</td>
</tr>
<tr>
<td>Genus</td>
<td>No more than 20% of any one genus</td>
</tr>
<tr>
<td>Family</td>
<td>No more than 30% of any one family</td>
</tr>
</tbody>
</table>

---
Can we show the tree grate design here? Maybe one that is in use from the catalog and then the spec in the appendix. I think this section needs to include information about the width of the planting or furnishing zone needs to be for the types of trees. I think the biggest thing is that this section should state that approval must be granted by the city Forester/arborist.
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

<table>
<thead>
<tr>
<th>Building Types</th>
<th>Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>UC</td>
</tr>
<tr>
<td>Mixed-Use/Core Commercial</td>
<td>P</td>
</tr>
<tr>
<td>Multi-Family Residential</td>
<td>P</td>
</tr>
<tr>
<td>Office</td>
<td>P</td>
</tr>
<tr>
<td>Civic</td>
<td>P</td>
</tr>
<tr>
<td>Commercial</td>
<td>P</td>
</tr>
<tr>
<td>Townhouse</td>
<td>P</td>
</tr>
<tr>
<td>Garden Court</td>
<td>P</td>
</tr>
</tbody>
</table>

P = Permitted

Footnotes:

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

Table 6.2 (1) Permitted Building Types by Districts

<table>
<thead>
<tr>
<th>Building Types</th>
<th>Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>UC</td>
</tr>
<tr>
<td>Mixed-Use/Core Commercial</td>
<td>P</td>
</tr>
<tr>
<td>Multi-Family Residential</td>
<td>P</td>
</tr>
<tr>
<td>Office</td>
<td>P</td>
</tr>
<tr>
<td>Civic</td>
<td>P</td>
</tr>
<tr>
<td>Commercial</td>
<td>P</td>
</tr>
<tr>
<td>Townhouse</td>
<td>P</td>
</tr>
<tr>
<td>Garden Court</td>
<td>P</td>
</tr>
</tbody>
</table>

P = Permitted

Footnotes:

1 Only permitted as part of a master development and/or permitted on secondary streets in the Urban Core (UC) District.
Have this front section follow the same format and flow as the 9.25.2019 draft.

6.1 Purpose
6.2 General Requirements
6.3 Building and Site Standards
   1. Building Site
   2. Building Massing/Location
      (need to address height, especially from existing-single family. Need figure showing standard)
   3. Site Access and Parking
   4. Street Frontage and Facades
      (provide examples of vertical and horizontal divisions)
   5. Building Fenestration
   6. Roof Type
   7. Uses
   8. Building and Site Amenities for Residential Development

maybe just 6.2 because there are not multiple tables on this page.

and uses permitted per building type

How does the PC and CC feel about not having multi-family as an allowed building in the TR?

Can we add a footnote here for the townhomes that they are only permitted on secondary streets. So we have a commercial/nonresidential building always up along the main frontage.

Urban Core Commerce

6.13.8
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
I thought we were going to remove these so we don't have properties that can’t be developed from being too narrow. Double here.

Can we have pictures of impervious and semi-pervious examples in this blank space?
6.0 Building Types

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).

(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 street is available, shall not be located off a Primary Street.

   (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
the double-loaded thing confuses me. Is there a way to visually explain it just a little more?
2. Building Location

(1) 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.

(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.
What do we do in situations when the property is not wide enough to have the building meet this standards along with having an access?
Move after Front Build to zone.

or plaza

so long as they meet minimum clearance standards of this and/or other applicable development codes.

Remove the letters and add labels
2. 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.
Move to Location Section or combine both as before.

I think this graphic is trying to show more, like height. Can we add more to this graphic?
3. 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 entrance(s) of a given Building Type. Refer to 6.XX for more specific requirements.
Please provide images of what a vertical facade division is as well as a horizontal facade division.

need to get that number in here.

What are these measurements for?
4. 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.
replace with these Idaho Falls examples. Have the loading area be put as the example in the applicable code section.
6. Uses

The use and function 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.
Can we refer to the uses by building type section in chapter 3 here as well?

Can we make this bigger or not have as much of a gap between the text and the figure?
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 UC District and lowest in the TR District.

2. Regulations

Regulations for the Mixed-Use Building Type are defined in the adjacent table.
Number: 1  Author: bm180416  Subject: Sticky Note  Date: 11/26/2019 10:09:53 PM
/Core Commercial

Number: 2  Author: bm180416  Subject: Sticky Note  Date: 11/25/2019 11:19:42 PM

Add another picture example.
### Table 6.5 (1) Mixed Use Building Type

<table>
<thead>
<tr>
<th>Zone Districts</th>
<th>UC</th>
<th>UR</th>
<th>TC</th>
<th>TR</th>
<th>CV</th>
<th>CC</th>
</tr>
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<tbody>
<tr>
<td><strong>Building Site</strong> Refer to</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Lot Width</td>
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<td>none</td>
<td>none</td>
<td>none</td>
<td>none</td>
<td></td>
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<tr>
<td>Maximum Lot Width</td>
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<td>none</td>
<td>none</td>
<td>none</td>
<td>none</td>
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<tr>
<td>Maximum Impervious Coverage</td>
<td>80%</td>
<td>70%</td>
<td>70%</td>
<td>70%</td>
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<td></td>
</tr>
<tr>
<td>Additional Semi-Pervious Coverage</td>
<td>10%</td>
<td>15%</td>
<td>10%</td>
<td>10%</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Site Access &amp; Parking</strong> Refer to</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking &amp; Loading Location</td>
<td>rear yard</td>
<td>rear yard</td>
<td>rear &amp; side yard</td>
<td>rear &amp; side yard</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vehicular Access</td>
<td>Allely only; if no alley exists, 1 driveway is permitted per non-primary street</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Building Location</strong> Refer to</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multiple Principal Buildings</td>
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<td>not permitted</td>
<td>permitted</td>
<td>not permitted</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Build-to-Zone with Plaza or Porte Cochere</td>
<td>0'-5' up to 25'</td>
<td>0'-10' up to 25'</td>
<td>10'-30' up to 25'</td>
<td>10'-30' up to 25'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Corner Build-to-Zone</td>
<td>0' to 5'</td>
<td>0' to 5'</td>
<td>0' to 10'</td>
<td>0' to 5'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Occupation of Corner</td>
<td>required</td>
<td>required</td>
<td>required</td>
<td>required</td>
<td></td>
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<tr>
<td>Front Property Line Coverage</td>
<td>80%</td>
<td>80%</td>
<td>70%</td>
<td>70%</td>
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<td></td>
</tr>
<tr>
<td>Minimum Side Yard Setback</td>
<td>0'</td>
<td>0'</td>
<td>5'</td>
<td>5'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Rear Yard Setback</td>
<td>5'</td>
<td>5'</td>
<td>5'</td>
<td>5'</td>
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<td></td>
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<tr>
<td><strong>Building Massing</strong> Refer to</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Overall Height</td>
<td>2 story</td>
<td>2 story</td>
<td>2 story</td>
<td>2 story</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum Overall Height</td>
<td>No maximum</td>
<td>6 stories</td>
<td>4 stories</td>
<td>4 stories</td>
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<tr>
<td>Building Stepback</td>
<td>minimum horizontal distance 10 feet required at top of 3rd story</td>
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<tr>
<td>Ground Story: Minimum Height</td>
<td>14'</td>
<td>14'</td>
<td>14'</td>
<td>14'</td>
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<td></td>
</tr>
<tr>
<td>Maximum Height</td>
<td>30'</td>
<td>24'</td>
<td>24'</td>
<td>18'</td>
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<tr>
<td>Upper Stories: Minimum Height</td>
<td>9'</td>
<td>9'</td>
<td>9'</td>
<td>9'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum Height</td>
<td>14'</td>
<td>14'</td>
<td>14'</td>
<td>14'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Permitted Roof Types</td>
<td>parapet, flat</td>
<td>parapet, flat</td>
<td>parapet, flat</td>
<td>parapet, flat</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tower</td>
<td>permitted</td>
<td>permitted</td>
<td>permitted</td>
<td>permitted</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Street Facade Articulation/Details</strong> Refer to</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Blank Wall Limitations</td>
<td>required per floor refer to 6.3.4</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Vertical Facade Divisions</td>
<td>every 25' of facade width</td>
<td>every 30' of facade width</td>
<td>every 50' of facade width</td>
<td>every 30' of facade width</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Horizontal Facade Divisions</td>
<td>required within 3' of the top of the ground story and at the top of the highest story</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Facade Entrance Type</td>
<td>Mixed-Use, Arcade</td>
<td>Mixed-Use, arcade</td>
<td>Mixed-Use, arcade</td>
<td>Mixed-Use, arcade</td>
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<tr>
<td><strong>Building Fenestration</strong> Refer to</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Ground Story Transparency</td>
<td>65%</td>
<td>65%</td>
<td>50%</td>
<td>50%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Upper Story Transparency</td>
<td>25%</td>
<td>25%</td>
<td>25%</td>
<td>25%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Principal Entrance Location</td>
<td>front facade</td>
<td>front facade</td>
<td>front or corner facade</td>
<td>front facade</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Required Number of Street Entrances</td>
<td>1 per each 75'</td>
<td>1 per each 75'</td>
<td>1 per each 100'</td>
<td>1 per each 75'</td>
<td></td>
<td></td>
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<tr>
<td><strong>Building Uses</strong> Refer to Table 3.3 (2) for permitted uses in each General Category</td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ground Story</td>
<td>retail, service, office</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Upper Story</td>
<td>retail, service, office, residential</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking within Building</td>
<td>permitted fully in basement and in rear of upper floor</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Required Occupied Space</td>
<td>40' deep on all full floors</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Make sure the height and widths of rows and columns are consistent.

Mixed-Use/Core Commercial

Remove all of the “refer to”’s

Remove the columns that don’t include anything.

This means that if the property does not have an alley access or located next to a side street, then it cannot have access. Can we force this? If so then I think I need to be really clear with the PC and the CC that this is how we role.

Should probably calibrate this more for each zone. Or have similar standard as Multi-family building.

0-15

0-20

0-10

0-5

This standard is tied to the vehicular access. This one could be tricky. Both this and vehicular access would have made Hillside Estates mixed use not be able to happen. If this stays in the code then they will need to get a DA for both things.

Building stepback has been a real item of concern up to this point. What backing do we have to support this? I want to make sure it is founded on good principals of design. Should it be at the top of the first story or bottom of the top story?

Should we require it on a corner like the office building?

6.3.1 I think

Top of story or parapet? Is this indicating a cornice is needed?

Add contemporary

need to add civic and craftsman to match table 3.3 (2)

As measured from the front facade?
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.
One more exemple.
<table>
<thead>
<tr>
<th>Table 6.5 (1) Multi-Family Residential Building Type</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Zone Districts</strong></td>
</tr>
<tr>
<td><strong>UC</strong></td>
</tr>
<tr>
<td>Minimum Lot Width</td>
</tr>
<tr>
<td>Maximum Lot Width</td>
</tr>
<tr>
<td>Maximum Impervious Coverage</td>
</tr>
<tr>
<td>Additional Semi-Pervious Coverage</td>
</tr>
</tbody>
</table>

**Site Access & Parking**
- Parking & Loading Location: rear or side yard
- Vehicular Access: Alley; if no alley a maximum 1 per 200 feet frontage or UDOT requirement

**Building Location**
- Multiple Principal Buildings: permitted
- Front Build-to Zone: 0'-10' 0'-10'
- Corner Build-to Zone: 10'-20' 10'-20'
- Occupation of Corner: required
- Front Property Line Coverage: 80%
- Minimum Side Yard Setback: 0'
- Minimum Rear Yard Setback: 5'

**Building Massing**
- Minimum Overall Height: 2 story
- Maximum Overall Height: No maximum
- Building Stepback: minimum horizontal distance 10 feet required at top of 3rd story
- Ground Story: Minimum Height: 12'
- Maximum Height: 18'
- Upper Stories: Minimum Height: 9'
- Maximum Height: 14'
- Permitted Roof Types: parapet, pitched, flat

**Street Facade Articulation/Details**
- Blank Wall Limitations: required per floor refer to 6.3.4
- Vertical Facade Divisions: every 25’ of facade width evey 30’ of facade width
- Horizontal Facade Divisions: required within 3’ of the top of any visible basement and of the ground story, and at top floor
- Front Facade Entrance Type: Stoop, Porch, Mixed-Use

**Building Fenestration**
- Minimum Ground Story Transparency: 45%
- Minimum Upper Story Transparency: 25%
- Principal Entrance Location: front facade

**Building Uses**
- 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 floor
- Required Occupied Space: 40’ deep on all full floors

---

**6.0 Building Types**

---

58
It is somewhat hard for me to think that they won’t be allowed in the TR anymore. Are there areas in the TR that we think it might still be appropriate?

Need to reference the table at the beginning of the chapter or have something here that indicates that it is not allowed except as part of a master development plan.

Why not rear yard only?

5'-20'

Remove columns that are not being used.

See previous comment

See comment on Mixed-Use/Core Commercial

I think we should require them on corners.

Same as previous comment

see previous comment
6.0 Building Types

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.
add another example
<table>
<thead>
<tr>
<th>Table 6.5 (1) Office Building Type</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Zone Districts</strong></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>UC</td>
</tr>
<tr>
<td><strong>Building Site</strong> Refer to</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
</tr>
<tr>
<td>Maximum Lot Width</td>
</tr>
<tr>
<td>Maximum Impervious Coverage</td>
</tr>
<tr>
<td>Additional Semi-Pervious Coverage</td>
</tr>
<tr>
<td><strong>Site Access &amp; Parking</strong> Refer to</td>
</tr>
<tr>
<td>Parking &amp; Loading Location</td>
</tr>
<tr>
<td>Vehicular Access</td>
</tr>
<tr>
<td><strong>Building Location</strong> Refer to</td>
</tr>
<tr>
<td>Multiple Principal Buildings</td>
</tr>
<tr>
<td>Front Build-to Zone with Plaza or Porte Cochere</td>
</tr>
<tr>
<td>Corner Build-to Zone</td>
</tr>
<tr>
<td>Occupation of Corner</td>
</tr>
<tr>
<td>Front Property Line Coverage</td>
</tr>
<tr>
<td>Minimum Side Yard Setback</td>
</tr>
<tr>
<td>Minimum Rear Yard Setback</td>
</tr>
<tr>
<td><strong>Building Massing</strong> Refer to</td>
</tr>
<tr>
<td>Minimum Overall Height</td>
</tr>
<tr>
<td>Maximum Overall Height</td>
</tr>
<tr>
<td>Building Stepback</td>
</tr>
<tr>
<td>Ground Story: Minimum Height</td>
</tr>
<tr>
<td>Maximum Height</td>
</tr>
<tr>
<td>Upper Stories: Minimum Height</td>
</tr>
<tr>
<td>Maximum Height</td>
</tr>
<tr>
<td>Permitted Roof Types</td>
</tr>
<tr>
<td>Tower</td>
</tr>
<tr>
<td><strong>Street Facade Articulation/Details</strong> Refer to</td>
</tr>
<tr>
<td>Blank Wall Limitations</td>
</tr>
<tr>
<td>Vertical Facade Divisions</td>
</tr>
<tr>
<td>Horizontal Facade Divisions</td>
</tr>
<tr>
<td>Front Entrance Type</td>
</tr>
<tr>
<td><strong>Building Fenestration</strong> Refer to</td>
</tr>
<tr>
<td>Minimum Ground Story Transparency</td>
</tr>
<tr>
<td>Minimum Upper Story Transparency</td>
</tr>
<tr>
<td>Principal Entrance Location</td>
</tr>
<tr>
<td>Required Number of Street Entrances</td>
</tr>
<tr>
<td><strong>Building Uses</strong> Refer to Table 3.3 (2) for permitted uses in each General Category</td>
</tr>
<tr>
<td>Ground Story</td>
</tr>
<tr>
<td>Upper Story</td>
</tr>
<tr>
<td>Parking within Building</td>
</tr>
<tr>
<td>Required Occupied Space</td>
</tr>
<tr>
<td>Number</td>
</tr>
<tr>
<td>--------</td>
</tr>
<tr>
<td>1</td>
</tr>
<tr>
<td>2</td>
</tr>
<tr>
<td>3</td>
</tr>
<tr>
<td>4</td>
</tr>
<tr>
<td>5</td>
</tr>
<tr>
<td>6</td>
</tr>
<tr>
<td>7</td>
</tr>
<tr>
<td>8</td>
</tr>
<tr>
<td>10</td>
</tr>
</tbody>
</table>
6.0 Building Types

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.
add another example
<table>
<thead>
<tr>
<th>Building Site</th>
<th>Zone Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Width</td>
<td>UC</td>
</tr>
<tr>
<td>Maximum Lot Width</td>
<td>50' none</td>
</tr>
<tr>
<td>Maximum Impervious Coverage</td>
<td>70%</td>
</tr>
<tr>
<td>Additional Semi-Pervious Coverage</td>
<td>10%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Access &amp; Parking</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking &amp; Loading Location</td>
<td>rear yard</td>
</tr>
<tr>
<td>Vehicular Access</td>
<td>Alley only; if no alley exists, 1 driveway is permitted per non-primary street</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Location</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Multiple Principal Buildings</td>
<td>permitted</td>
</tr>
<tr>
<td>Front Build-to Zone with Plaza or Porte Cochere</td>
<td>5'-20' up to 50'</td>
</tr>
<tr>
<td>Corner Build-to Zone</td>
<td>0'-20'</td>
</tr>
<tr>
<td>Occupation of Corner</td>
<td>not required</td>
</tr>
<tr>
<td>Front Property Line Coverage</td>
<td>not required</td>
</tr>
<tr>
<td>Minimum Side Yard Setback</td>
<td>5'</td>
</tr>
<tr>
<td>Minimum Rear Yard Setback</td>
<td>5'</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Massing</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Overall Height</td>
<td>2 story</td>
</tr>
<tr>
<td>Maximum Overall Height</td>
<td>No maximum</td>
</tr>
<tr>
<td>Building Stepback</td>
<td>not required</td>
</tr>
<tr>
<td>Ground Story: Minimum Height</td>
<td>12'</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>24'</td>
</tr>
<tr>
<td>Upper Stories: Minimum Height</td>
<td>10'</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>20'</td>
</tr>
<tr>
<td>Permitted Roof Types</td>
<td>parapet, pitched, flat</td>
</tr>
<tr>
<td>Tower</td>
<td>permitted</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Street Facade Articulation/Details</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Blank Wall Limitations</td>
<td>not required</td>
</tr>
<tr>
<td>Vertical Facade Divisions</td>
<td>not required</td>
</tr>
<tr>
<td>Horizontal Facade Divisions</td>
<td>not required</td>
</tr>
<tr>
<td>Front Facade Entrance Type</td>
<td>Arcade, Stoop</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Fenestration</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Ground Story Transparency</td>
<td>60%</td>
</tr>
<tr>
<td>Minimum Upper Story Transparency</td>
<td>20%</td>
</tr>
<tr>
<td>Principal Entrance Location</td>
<td>front or corner facade</td>
</tr>
<tr>
<td>Required Number of Street Entrances</td>
<td>1 per each 100' of front facade</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Uses</th>
<th>Refer to Table 3.3 (2) for permitted uses in each General Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Story</td>
<td>civic alone; civic with office, retail, or service</td>
</tr>
<tr>
<td>Upper Story</td>
<td>civic alone; civic with office</td>
</tr>
<tr>
<td>Parking within Building</td>
<td>permitted fully in basement and in rear of upper floors</td>
</tr>
<tr>
<td>Required Occupied Space</td>
<td>30' deep on all full floors</td>
</tr>
<tr>
<td>Number</td>
<td>Author: bm180416 Subject: Sticky Note</td>
</tr>
<tr>
<td>--------</td>
<td>--------------------------------------</td>
</tr>
<tr>
<td>1</td>
<td>see previous comments</td>
</tr>
<tr>
<td>2</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>same as previous comment</td>
</tr>
</tbody>
</table>
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.
or contemporary

add another example
### Table 6.5 (1) Commercial Building Type

<table>
<thead>
<tr>
<th>Zone Districts</th>
<th>UC</th>
<th>UR</th>
<th>TC</th>
<th>TR</th>
<th>CV</th>
<th>CC</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Building Site</strong></td>
<td>Refer to</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td></td>
<td></td>
<td>10'</td>
<td>20'</td>
<td>none</td>
<td></td>
</tr>
<tr>
<td>Maximum Lot Width</td>
<td></td>
<td>none</td>
<td></td>
<td>none</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum Impervious Coverage</td>
<td></td>
<td></td>
<td>70%</td>
<td>70%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Additional Semi-Pervious Coverage</td>
<td></td>
<td></td>
<td>20%</td>
<td>20%</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Site Access &amp; Parking</strong></td>
<td>Refer to</td>
<td>rear &amp; interior side yard</td>
<td>rear &amp; interior side yard</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking &amp; Loading Location</td>
<td>Alley only; if no alley exists, 1 driveway is permitted per non-primary street</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vehicular Access</td>
<td>Alley only; if no alley exists, 1 driveway is permitted per non-primary street</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Building Location</strong></td>
<td>Refer to</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multiple Principal Buildings</td>
<td>not permitted</td>
<td>not permitted</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Build-to Zone with Plaza or Porte Cochere</td>
<td>0'-15'</td>
<td>0'-15'</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Corner Build-to Zone</td>
<td>up to 25'</td>
<td>up to 25'</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Occupation of Corner</td>
<td>required</td>
<td>required</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Property Line Coverage</td>
<td>65%</td>
<td>65%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Side Yard Setback</td>
<td>5'</td>
<td>5'</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Rear Yard Setback</td>
<td>5'</td>
<td>5'</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Building Massing</strong></td>
<td>Refer to</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Overall Height</td>
<td>1 story</td>
<td>1 story</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum Overall Height</td>
<td>4 stories</td>
<td>4 stories</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Stepback</td>
<td>not required</td>
<td>not required</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ground Story: Minimum Height</td>
<td>14'</td>
<td>14'</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum Height</td>
<td>24'</td>
<td>24'</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Upper Stories: Minimum Height</td>
<td>9'</td>
<td>9'</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum Height</td>
<td>14'</td>
<td>14'</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Permitted Roof Types</td>
<td>parapet, pitched, flat</td>
<td>parapet, pitched, flat</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tower</td>
<td>permitted</td>
<td>permitted</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Street Facade Articulation/Details</strong></td>
<td>Refer to</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Blank Wall Limitations</td>
<td>required per floor refer to 6.3.4</td>
<td>required per floor refer to 6.3.4</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vertical Facade Divisions</td>
<td>every 25' of facade width</td>
<td>every 25' of facade width</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Horizontal Facade Divisions</td>
<td>required within 3' of the top of the ground story for all buildings over 2 stories</td>
<td>required within 3' of the top of the ground story for all buildings over 2 stories</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Facade Entrance Type</td>
<td>Mixed-Use, Stoop</td>
<td>Mixed-Use, Stoop</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Building Fenestration</strong></td>
<td>Refer to</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Ground Story Transparency</td>
<td>55%</td>
<td>55%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Upper Story Transparency</td>
<td>20%</td>
<td>20%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Principal Entrance Location</td>
<td>front or corner facade</td>
<td>front or corner facade</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Required Number of Street Entrances</td>
<td>1 per each 150' of front facade</td>
<td>1 per each 150' of front facade</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Building Uses</strong></td>
<td>Refer to Table 3.3 (2) for permitted uses in each General Category</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ground Story</td>
<td>retail, service, office, craft industry</td>
<td>retail, service, office, craft industry</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Upper Story</td>
<td>retail, service, office, craft industry</td>
<td>retail, service, office, craft industry</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking within Building</td>
<td>permitted fully in basement and in rear of upper floors, plus one service bay width at ground floor</td>
<td>permitted fully in basement and in rear of upper floors, plus one service bay width at ground floor</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Required Occupied Space</td>
<td>30' deep on all full floors</td>
<td>30' deep on all full floors</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
what does interior side yard mean? Couldn’t it just be side yard?

see previous comments

Should require a cornice element for all roofs.

add contemporary and arcade

same as previous comments
6.0 Building Types

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.
The front facade is not permitted to face side or rear property lines.
Table 6.5 (1) Townhouse Building Type

<table>
<thead>
<tr>
<th>Zone Districts</th>
<th>UC</th>
<th>UR</th>
<th>TC</th>
<th>TR</th>
<th>CV</th>
<th>CC</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Building Site</strong> Refer to</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Unit Width</td>
<td>20'</td>
<td>20'</td>
<td>20'</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum Unit Width</td>
<td>120' (6 units)</td>
<td>120' (6 units)</td>
<td>120' (6 units)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum Impervious Coverage</td>
<td>70%</td>
<td>60%</td>
<td>60%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Additional Semi-Pervious Coverage</td>
<td>20%</td>
<td>20%</td>
<td>20%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Site Access &amp; Parking</strong> Refer to</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking &amp; Loading Location</td>
<td>rear yard/facade</td>
<td>rear yard/facade</td>
<td>rear yard/facade</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vehicular Access</td>
<td>From alley; if no alley exists, 1 driveway per building per street frontage</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Building Location</strong> Refer to</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multiple Principal Buildings</td>
<td>permitted</td>
<td>permitted</td>
<td>permitted</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Build-to Zone</td>
<td>0' to 10'</td>
<td>10' to 20'</td>
<td>10' to 20'</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Corner Build-to Zone</td>
<td>0' to 10'</td>
<td>5'-15'</td>
<td>5'-15'</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Occupation of Corner</td>
<td>not required</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Property Line Coverage</td>
<td>80%</td>
<td>65%</td>
<td>65%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Side Yard Setback</td>
<td>5'</td>
<td>5'</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Rear Yard Setback</td>
<td>5'</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Building Massing</strong> Refer to</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Overall Height</td>
<td>2 stories</td>
<td>2 stories</td>
<td>2 stories</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum Overall Height</td>
<td>3 stories</td>
<td>3 stories</td>
<td>4 stories</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Stepback</td>
<td>not required</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ground Story: Minimum Height</td>
<td>12'</td>
<td>9'</td>
<td>9'</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum Height</td>
<td>18'</td>
<td>14'</td>
<td>14'</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Upper Stories: Minimum Height</td>
<td>9'</td>
<td>9'</td>
<td>9'</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum Height</td>
<td>14'</td>
<td>14'</td>
<td>14'</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Permitted Roof Types</td>
<td>parapet, pitched, flat</td>
<td>parapet, pitched, flat</td>
<td>parapet, pitched, flat</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tower</td>
<td>not permitted</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Street Facade Articulation/Details</strong> Refer to</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Blank Wall Limitations</td>
<td>required per floor refer to 6.3.4</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vertical Facade Divisions</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Horizontal Facade Divisions</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Facade Entrance Type</td>
<td>Stoop, Porch</td>
<td>Stoop, Porch</td>
<td>Stoop, Porch</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Building Fenestration</strong> Refer to</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Ground Story Transparency</td>
<td>40%</td>
<td>20%</td>
<td>20%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Upper Story Transparency</td>
<td>20%</td>
<td>20%</td>
<td>20%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Principal Entrance Location</td>
<td>front or corner facade</td>
<td>front or corner facade</td>
<td>front or corner facade</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Required Number of Street Entrances</td>
<td>1 per unit</td>
<td>1 per unit</td>
<td>1 per unit</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Building Uses</strong> Refer to Table 3.3 (2) for permitted uses in each General Category</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ground Story</td>
<td>residential, retail, office, service</td>
<td>residential</td>
<td>residential</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Upper Story</td>
<td>residential</td>
<td>residential</td>
<td>residential</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking within Building</td>
<td>permitted fully in basement and in rear of ground floor</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Required Occupied Space</td>
<td>30' deep on all full floors</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Does this mean that the 6 units together is 120? I think we need to have a building and unit width here. See current code.

same

0?

same

same?

Not required?

same as previous comments. Also would this not include the garage on the ground floor, so they need to have a 30' deep entry etc.?
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.
I thought this was a single-family residence. Not sure PC or CC will be okay with creating new duplexes, triplexes, or fourplexes. I think it needs to be single-family like the ones in the images below and like daybreak.

add another example
## Table 6.5 (1) Garden Court Building Type

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

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

<table>
<thead>
<tr>
<th>Building Types</th>
<th>Frontage Types</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixed-Use/Core Commercial</td>
<td>P</td>
</tr>
<tr>
<td>Multi-Family Residential</td>
<td>P</td>
</tr>
<tr>
<td>Office</td>
<td>P</td>
</tr>
<tr>
<td>Civic</td>
<td>P</td>
</tr>
<tr>
<td>Commercial</td>
<td>P</td>
</tr>
<tr>
<td>Townhouse</td>
<td>P</td>
</tr>
<tr>
<td>Garden Court</td>
<td>P</td>
</tr>
</tbody>
</table>

P = Permitted
Number: 1  Author: bm180416  Subject: Sticky Note  Date: 11/26/2019 9:02:30 PM
Number or letter. *Refer to 6.3.4 Building Fenestration, for information.....

Number: 2  Author: bm180416  Subject: Sticky Note  Date: 11/26/2019 9:03:34 PM

Number: 3  Author: Brad McIlrath, Senior Planner  Subject: Sticky Note  Date: 11/26/2019 10:49:24 PM
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

<table>
<thead>
<tr>
<th>(1) Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Width</td>
</tr>
<tr>
<td>8 feet if entrance is behind front build to zone</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Minimum Recessed Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 feet</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Maximum Recessed Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>8 feet</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>(2) Transparency</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unenclosed</td>
</tr>
<tr>
<td>3 by building type</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Enclosed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum 40% transparency</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>(3) Elevation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Without visible basement</td>
</tr>
<tr>
<td>0'-0&quot; to 1'-0&quot; above adjacent sidewalk</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>With visible basement</th>
</tr>
</thead>
<tbody>
<tr>
<td>not permitted</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Horizontal Facade Division</th>
</tr>
</thead>
<tbody>
<tr>
<td>Required above ground story</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Entrance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recessed</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>(4) Permitted Building Types</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixed-use; Multi-Family; Office; Commercial</td>
</tr>
</tbody>
</table>

![Figure 6.11 (1). Mixed-Use Entrance Type]
What do these mean? Maybe examples.

Provide multiple examples.

Different picture. This is more of a marquee kind of place. Could use 25th street as an example. Maybe Bountiful Main Street, Midvale, Provo, etc.
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).

<table>
<thead>
<tr>
<th>Arcade Frontage Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>(1) Dimensions</strong></td>
</tr>
<tr>
<td>Maximum Width</td>
</tr>
<tr>
<td>Minimum Arcade Depth</td>
</tr>
<tr>
<td>Maximum Arcade Depth</td>
</tr>
<tr>
<td><strong>(2) Transparency</strong></td>
</tr>
<tr>
<td>Column Spacing</td>
</tr>
<tr>
<td>Column Width</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Arcade Openings</td>
</tr>
<tr>
<td><strong>(3) Elevation</strong></td>
</tr>
<tr>
<td>Without visible basement</td>
</tr>
<tr>
<td>With visible basement</td>
</tr>
<tr>
<td>Horizontal Facade Division</td>
</tr>
<tr>
<td>Entrance</td>
</tr>
<tr>
<td><strong>(4) Permitted Building Types</strong></td>
</tr>
<tr>
<td>Mixed-use; Civic</td>
</tr>
</tbody>
</table>

![Diagram of Arcade Opening](image)

Figure 6.11 (2). Arcade Entrance Type
The example from Daybreak is certainly greater than these standards. Can we allow for a greater depth and width.

What is this meaning?

at top with expression line?

or can a contemporary entrance allowed as well?

and commercial

extra row

Provide multiple examples
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).

<table>
<thead>
<tr>
<th>Contemporary Frontage Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) Dimensions</td>
</tr>
<tr>
<td>Maximum Width</td>
</tr>
<tr>
<td>Minimum Recessed Depth</td>
</tr>
<tr>
<td>Maximum Recessed Depth</td>
</tr>
<tr>
<td>(2) Transparency</td>
</tr>
<tr>
<td>Unenclosed</td>
</tr>
<tr>
<td>Enclosed</td>
</tr>
<tr>
<td>(3) Elevation</td>
</tr>
<tr>
<td>Without visible basement</td>
</tr>
<tr>
<td>With visible basement</td>
</tr>
<tr>
<td>Horizontal Facade Division</td>
</tr>
<tr>
<td>Entrance</td>
</tr>
<tr>
<td>(4) Permitted Building Types</td>
</tr>
<tr>
<td>Mixed-use; Multi-Family; Office; Commercial</td>
</tr>
</tbody>
</table>

Figure 6.11 (3). Contemporary Entrance Type
<table>
<thead>
<tr>
<th>Number</th>
<th>Author: Brad McIlrath, Senior Planner</th>
<th>Subject: Sticky Note</th>
<th>Date: 11/26/2019 10:53:07 PM</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Not sure what this means.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>add civic</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>another example</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>line up entry arrow</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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).

<table>
<thead>
<tr>
<th>Stoop Frontage Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) Dimensions</td>
</tr>
<tr>
<td>Minimum Width</td>
</tr>
<tr>
<td>Minimum Depth</td>
</tr>
<tr>
<td>Maximum Height</td>
</tr>
<tr>
<td>(2) Transparency</td>
</tr>
<tr>
<td>Unenclosed</td>
</tr>
<tr>
<td>Enclosed</td>
</tr>
<tr>
<td>(3) Elevation</td>
</tr>
<tr>
<td>Without visible basement</td>
</tr>
<tr>
<td>With visible basement</td>
</tr>
<tr>
<td>Horizontal Facade Division</td>
</tr>
<tr>
<td>(4) Permitted Building Types</td>
</tr>
<tr>
<td>Multi-Family; Office; Civic; Commercial; Townhouse; Garden Court</td>
</tr>
</tbody>
</table>

Figure 6.11 (4). Stoop Entrance Type
I think this would apply to porch but not stoop.

not sure what this means

do we need to have minimums and maximums for these?

remove d

I think this example is a porch entry
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).

<table>
<thead>
<tr>
<th>Porch Frontage Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>(1) Dimensions</strong></td>
</tr>
<tr>
<td>Minimum Width</td>
</tr>
<tr>
<td>Minimum Depth</td>
</tr>
<tr>
<td>Maximum Height</td>
</tr>
<tr>
<td><strong>(2) Transparency</strong></td>
</tr>
<tr>
<td>Unenclosed</td>
</tr>
<tr>
<td>Enclosed</td>
</tr>
<tr>
<td><strong>(3) Elevation</strong></td>
</tr>
<tr>
<td>Without visible basement</td>
</tr>
<tr>
<td>With visible basement</td>
</tr>
<tr>
<td>Fully Enclosed Structures Permitted</td>
</tr>
<tr>
<td><strong>(4) Permitted Building Types</strong></td>
</tr>
<tr>
<td>Multi-Family; Townhouse; Garden Court</td>
</tr>
</tbody>
</table>

Figure 6.11 (5). Porch Entrance Type
Not sure what it means, but I think I am starting to understand.

mins and maxs

Should this be a different standard if it is not permitted? Maybe leave the "permitted" word out. Also not clear what this means.

better example and another example
6.0 Building Types

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.

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.

---

Table 6.12 (1) Permitted Roof Types by Building

<table>
<thead>
<tr>
<th>Building Types</th>
<th>Roof Types</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parapet</td>
<td>Pitched</td>
</tr>
<tr>
<td>Mixed-Use/Core Commercial</td>
<td>P</td>
</tr>
<tr>
<td>Multi-Family Residential</td>
<td>P</td>
</tr>
<tr>
<td>Office</td>
<td>P</td>
</tr>
<tr>
<td>Civic</td>
<td>P</td>
</tr>
<tr>
<td>Commercial</td>
<td>P</td>
</tr>
<tr>
<td>Townhouse</td>
<td>P</td>
</tr>
<tr>
<td>Garden Court</td>
<td>P</td>
</tr>
</tbody>
</table>

P = Permitted
mansard, shed, butterfly etc.

no

Switch spots with parapet roof.

This figure is not a good one for this standard. Can we replace it with another figure?

provided that gabled end or dormer is provided to break up the roof surface.
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.

(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.

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.

(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.

(5) 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.
Trade places with pitched roof type

I think it would be good to state that an approved secondary material shall be used for the eave.

should we say 50% instead?

...and also define the top of the parapet. (See Section ...... for approved expression lines.)

I have seen other buildings with more than one. Can we have a limit of two and require PC approval for more than two?
6.0 Building Types

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 highlight details and/or provide accents and architectural variety. 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.
      (i) 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.
         (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.
use may instead of shall

I am assuming that stucco falls into this right?

Can we have an entire page with examples? I would like to be able to share those with developers. I would also like better examples than the ones we have always had. Like really good looking buildings.
Roof Materials: Asphalt Composite Shingles

Roof Materials: Ceramic Tile

Figure 6.13 (2), Roof Materials.

Figure 6.13 (3), Balconies Integral to Facade.

6.0 Building Types
How important is it for us to get into roof materials. If so, I think we should identify what types of roof materials are acceptable for the building types. I could see value in that.

What if the developer wants every unit to have a balcony? Does this just mean that no more than 40% of the visible facade area can be balconies?

Is City Centre in violation of this? Same with Clearfield Junction? They project more than 2’ out. Can we have a visual to see the cantilever?

the 40% requirement should be its own number. Probably #1

6x8 is 48 but the minimum square footage is 60. Should it be either 6’ wide or 8’ deep and then the minimum square footage? That seems to make more sense. The max size of 75 square feet and 5 feet doesn’t make sense and needs rewriting.

Can we have nicer building examples?

Move to left
6.0 Building Types

5. Windows, Awnings, Shutters and Doors

(1) Windows. All upper story windows on all residential, and mixed-use buildings shall be recessed with an accent detail. 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 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 (6) for an illustration of this requirement.

(1) The proportion of recesses and projections.

(2) 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.

Figure 6.13 (5). Building Variety.

Permitted Awnings: Metal

Permitted Awnings: Canvas

Figure 6.13 (6). Awnings.

Figure 6.13 (7). Recommended Drive-Through Facility Layout.
I thought we were going to remove the recessed standard because of water issues. I would like to say that there needs to be an accent detail and then provide examples, like an eyebrow, trim, seal, etc. Can we provide visual examples of those too?

Does this mean that on either side of the vertical facade division there needs to be a different material like shown below? Or does this mean that the vertical facade division needs to have a different material than the rest of the building?

I think this section needs more clear standards or examples so as to not be so arbitrary in my interpretation or that of the PC.
7. Drive-through Structures
Refer to Figure 6.13 (7).

(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

<table>
<thead>
<tr>
<th>Building Features</th>
</tr>
</thead>
<tbody>
<tr>
<td>Installation of renewable energy source</td>
</tr>
<tr>
<td>Rooftop/Stepback Terrace located on street frontage, no higher than two floors in Town; three floors in Urban</td>
</tr>
<tr>
<td>Building designed to allow solar access into adjacent open spaces or landscaped areas</td>
</tr>
<tr>
<td>Landscape/Site Amenity above requirements (Chapter 7)</td>
</tr>
<tr>
<td>A minimum of 5% increase of primary building materials over requirements</td>
</tr>
<tr>
<td>Upgraded floor coverings</td>
</tr>
<tr>
<td>Upgraded finishes in units</td>
</tr>
<tr>
<td>Full-time on-site management</td>
</tr>
<tr>
<td>Public art along a street-facing facade or in a lobby area visible from the street</td>
</tr>
<tr>
<td>Electric Vehicle Charging Station</td>
</tr>
<tr>
<td>Green/Landscaped semi-pervious roof (may count toward site amenity and landscape requirements)</td>
</tr>
<tr>
<td>Use of daylighting for interior common spaces</td>
</tr>
<tr>
<td>Water efficient fixtures</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tenant Amenities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lobby of at least 500 square feet</td>
</tr>
<tr>
<td>Interior social area, such as a common kitchen/dining area, media room, or event room</td>
</tr>
<tr>
<td>Indoor Fitness room</td>
</tr>
<tr>
<td>Outdoor Dining Patio (may count toward site amenity and landscape requirements)</td>
</tr>
<tr>
<td>Secure bike storage</td>
</tr>
<tr>
<td>Sport Court (indoor or outdoor)</td>
</tr>
<tr>
<td>Enclosed storage units (indoor for Urban; indoor or outdoor for Town)</td>
</tr>
<tr>
<td>Pool (indoors for Urban; indoor or outdoor for Town)</td>
</tr>
<tr>
<td>Hot tub (indoors for Urban; indoor or outdoor for Town)</td>
</tr>
<tr>
<td>Community Garden (may count toward site amenity and landscape requirements)</td>
</tr>
<tr>
<td>First-floor cafe/eatery</td>
</tr>
</tbody>
</table>

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 High-Rise 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 site 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.
What are the primary streets?

Have table follow the text not proceed it.

Mixed

Need to further decide where the setback will be.

What constitutes upgrades? probably need examples to be less arbitrary.

Need to further decide where the stepback will be.

Individual outdoor space may be combined into and provided as a larger outdoor common space.

Remove this. I don't want to get into the Open Space types for the private common areas.

Could pull from this list for items that can be the site amenity as well.
Chapter 7.0
Site Landscape & Amenity Standards
Did we remove the amenity standards?
7.0 Site Landscape & Amenities

7.1 Purpose

1. Intent

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

(1) Provide landscaped areas and/or 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. Application of this section to existing uses shall occur with the following developments.

(a) Alteration to an existing principal or accessory structure that results in a change of 25% or more in the structure's gross floor area.

(b) 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.

(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.

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 and/or enhancement of landscaped/green roofs.

(3) An active streetscape 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.

(d) 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.
remove one indentation.

and

and

the creation or

with applicable building types and zoning districts.

new and existing uses and developments

This section should call out new development as well as existing. Needs a little more revising.

This seems to repeat the above paragraph. Needs revision.

improvements

Combine this section and section 3. Planting Requirements and Placement.

Can we put these standards in a table format?
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

<table>
<thead>
<tr>
<th>Plant Material Type</th>
<th>Minimum Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deciduous Shade/Overstory Tree</td>
<td></td>
</tr>
<tr>
<td>Single Trunk</td>
<td>2” caliper</td>
</tr>
<tr>
<td>Multi Trunk</td>
<td>10’ in height</td>
</tr>
<tr>
<td>Evergreen Tree</td>
<td></td>
</tr>
<tr>
<td>8’ in height</td>
<td></td>
</tr>
<tr>
<td>Ornamental Tree</td>
<td></td>
</tr>
<tr>
<td>2” caliper</td>
<td></td>
</tr>
<tr>
<td>Shrubbery - Deciduous</td>
<td>5 gallon</td>
</tr>
<tr>
<td>Shrubbery - Evergreen</td>
<td>5 gallon</td>
</tr>
<tr>
<td>Groundcover</td>
<td></td>
</tr>
<tr>
<td>3” in height</td>
<td></td>
</tr>
<tr>
<td>Ornamental Grass</td>
<td>1 gallon</td>
</tr>
<tr>
<td>Perennial</td>
<td>1 gallon</td>
</tr>
</tbody>
</table>

Table 7.2 (2). Estimated Tree Canopy & Height at Maturity

<table>
<thead>
<tr>
<th>Tree Size</th>
<th>Estimated Canopy at Maturity (sq ft)</th>
<th>Estimated Height at Maturity (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Small</td>
<td>150</td>
<td>under 15’</td>
</tr>
<tr>
<td>Small</td>
<td>400</td>
<td>15’-25’</td>
</tr>
<tr>
<td>Medium</td>
<td>900</td>
<td>25’-40’</td>
</tr>
<tr>
<td>Large</td>
<td>1600</td>
<td>40’+</td>
</tr>
</tbody>
</table>

Table 7.2 (3) - Minimum Recommended Soil Volumes and Permeable Area per Planted Tree

<table>
<thead>
<tr>
<th>Tree Size</th>
<th>Soil Volume (cubic ft)</th>
<th>Soil Surface Area (sq ft) with 2.5’ Soil Depth</th>
<th>Permeable Surface Area Requirement (sq ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Small</td>
<td>181</td>
<td>72 (approx. 8.5’ x 8.5’)</td>
<td>25 (5’ x 5’)</td>
</tr>
<tr>
<td>Small</td>
<td>736</td>
<td>294 (approx. 17’ x 17’)</td>
<td>100 (10’ x 10’)</td>
</tr>
<tr>
<td>Medium</td>
<td>2852</td>
<td>1141 (approx. 34’ x 34’)</td>
<td>225 (15’ x 15’)</td>
</tr>
<tr>
<td>Large</td>
<td>6532</td>
<td>2681 (approx. 50’ x 50’)</td>
<td>400 (20’ x 20’)</td>
</tr>
</tbody>
</table>
Blue color needs to match document blue color.

Can we have background information for or a section for tables 2 and 3?
7.0 Site Landscape & Amenities

7.3 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

(2) 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 7.5 District Transition Lot Buffer Requirements

<table>
<thead>
<tr>
<th>1. Buffer Depth &amp; Location</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>a</strong> Depth</td>
</tr>
<tr>
<td>5' Buffer between TR District and other FBC Districts</td>
</tr>
<tr>
<td>10' Buffer between existing residential and all FBC districts</td>
</tr>
<tr>
<td><strong>b</strong> Location</td>
</tr>
<tr>
<td>Locate buffers on more intensively zoned lot; Buffer is measured from side and rear property lines.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. Required Landscape Screen</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>b</strong> Width</td>
</tr>
<tr>
<td>5' landscape screen in addition to any other buffer landscaping</td>
</tr>
<tr>
<td><strong>c</strong> Location</td>
</tr>
<tr>
<td>Directly adjacent to the rear or side property line</td>
</tr>
<tr>
<td><strong>d</strong> Hedge</td>
</tr>
<tr>
<td>Continuous double row of shrubs required between shade trees</td>
</tr>
<tr>
<td><strong>e</strong> Hedge Composition</td>
</tr>
<tr>
<td>Double row of individual shrubs with a minimum width of 24&quot;, spaced no more than 36&quot; on center; Mature height in one year of 24&quot;</td>
</tr>
<tr>
<td><strong>f</strong> Hedge Frequency</td>
</tr>
<tr>
<td>Minimum of 15 shrubs per 100' of property line is required</td>
</tr>
<tr>
<td><strong>g</strong> Shade Trees</td>
</tr>
<tr>
<td>At least 1 medium or large shade tree per every 40' within the buffer</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3. Buffer Landscape Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>b</strong> Uses and Materials</td>
</tr>
<tr>
<td>Uses and materials other than those indicated are prohibited within the buffer</td>
</tr>
<tr>
<td><strong>c</strong> Tree Canopy Coverage</td>
</tr>
<tr>
<td>1 medium or large shade tree required per 200 square feet of buffer, excluding the area within the required landscape screen</td>
</tr>
<tr>
<td><strong>d</strong> Existing Vegetation</td>
</tr>
<tr>
<td>May be credited toward buffer area</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>4. Buffer Fence Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>e</strong> Location and Height</td>
</tr>
<tr>
<td>A six foot fence is required in the buffer area, located at the midpoint of the landscape screen width.</td>
</tr>
<tr>
<td><strong>f</strong> Materials</td>
</tr>
<tr>
<td>The fence shall be opaque and constructed of materials that complement the adjacent building on which the buffer is located.</td>
</tr>
<tr>
<td>White vinyl and chain link with slats are not allowed.</td>
</tr>
</tbody>
</table>

Notes:

1. Clearfield City may reduce width of buffer, width of landscape screen, or location of landscape screen based on existing landscaping and topography.
Number: 1  Author: bm180416  Subject: Sticky Note  Date: 11/26/2019 7:50:06 PM
Color of blue

Number: 2  Author: bm180416  Subject: Sticky Note  Date: 11/26/2019 7:47:30 PM
This needs to be changed back to side and rear buffer with table to indicate where it applies. Still confused on whether the screen is always required and only the buffer is required in some places. I think that is how it needs to read as that is how it has been applied thus far. The only exception is when the side setback for the buildings have been less than 5 feet. If we keep it this way, then lets have this be called the **Side and Rear Landscaping + Buffer**.

Number: 3  Author: bm180416  Subject: Sticky Note  Date: 11/26/2019 7:44:34 PM
This table is confusing still. Does this mean that for the TR zone there is a required 5’ buffer and 5’ screen, so a total of 10’? Same for the other zones with a 10’ buffer does it result in a total 15’? I think it needs to be clarified that a 5’ screen is required along all rear and side property lines unless the building setback is less than that amount.

The landscape screen says in addition to any buffer but the figure indicates that it is inclusive of the buffer. I prefer sticking with what we have, just clarifying the screen as stated above.

Number: 4  Author: bm180416  Subject: Sticky Note  Date: 11/26/2019 7:49:18 PM
Move fence to property line here and below.

Number: 5  Author: bm180416  Subject: Sticky Note  Date: 11/26/2019 7:50:46 PM
Are these trees then in addition to those required in the landscape screen?

Number: 6  Author: bm180416  Subject: Sticky Note  Date: 11/26/2019 7:48:58 PM
Do we then allow other colors of vinyl?
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.

<table>
<thead>
<tr>
<th>Table 7.4 Parking Lot Buffer Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. Buffer Depth &amp; Location</strong></td>
</tr>
<tr>
<td><strong>Depth</strong></td>
</tr>
<tr>
<td><strong>Location on the Site</strong></td>
</tr>
<tr>
<td><strong>Location on the Site</strong></td>
</tr>
</tbody>
</table>

**2. Buffer Landscape 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 |
| Hedge | Required continuous hedge on street side of fence, between shade trees & in front of vehicular areas |
| 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 (optional) |
| **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 |
| **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.
This needs to be changed back to the Frontage Buffer.

I think this is trying to say that adjacent parking lots should adjoin and have cross-access and that the buffer is not required in these areas, but will be replaced with interior parking lot landscaping.

Can we label this front light green area as front build-to-zone if applicable?

Do we want this to be a double row like the other buffer?

probably not PVC but steel, wrought iron, etc. Provide visual example below.

Move this to the top of the figure.

Revise to be: "The buffer must be located so that it aligns with or is behind the face of the adjacent building to the front of the parking area."

Bring street tree arrow back a bit.

remove berm

Have hedge arrow point to hedge
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.

(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.

<table>
<thead>
<tr>
<th>Figure 7.6 (1). Interior Parking Lot Landscaping.</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Landscape Island</td>
</tr>
<tr>
<td>b. Terminal End</td>
</tr>
<tr>
<td>c. Trees Within Islands</td>
</tr>
<tr>
<td>d. Landscape Median</td>
</tr>
<tr>
<td>e. Primary Street</td>
</tr>
</tbody>
</table>

7.6 Interior Parking Lot Landscape Requirements

1. Landscape Island Requirements

<table>
<thead>
<tr>
<th>Required Island Locations</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Minimum Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Required Trees and Storm Water</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum of 1 medium or large shade tree per island. Islands shall be designed to accommodate storm (as bio-swales) water runoff where the drainage plan can be reasonably designed to accomplish that objective.</td>
</tr>
</tbody>
</table>

2. Landscape Median Requirements

<table>
<thead>
<tr>
<th>Required Median Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Required in each free-standing bay of parking along the length of the bay</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Minimum Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>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</td>
</tr>
</tbody>
</table>

3. Tree Requirements

<table>
<thead>
<tr>
<th>Requirements per Parking Space 4</th>
</tr>
</thead>
<tbody>
<tr>
<td>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</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tree Shade Goal</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
</tr>
</tbody>
</table>

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.
Need to revise this table so it is easier to read. Maybe like this:

"1. At the terminal ends of free standing rows of parking."
"2. After every ninth parking space for rows of parking that exceed twelve spaces in length."
"3. Landscape islands are not required for covered parking stalls. Landscape islands shall still be provided at the terminal ends of covered parking stalls."

Is this referring to oddly shaped medians or islands?

Five feet (5’); Islands less that fifteen feet (15’) in width must utilize structural soil (or other suggestions made by Troy and Ab with FFKR i.e. root systems etc.) under any paved surface within the tree’s critical root zone.

I think we should require trees in the medians along with storm water runoff like the islands.

I think we should allow them to.
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.

7.7 Screening of Open Storage, Refuse, and Utility Areas

1. Open Storage & Refuse Area Screening Requirements

<table>
<thead>
<tr>
<th>Location on the Site</th>
<th>Not permitted in front or corner side yards within 10 feet of property line and between building and street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Opaque Screen Wall</td>
<td>Required around 3 sides of the dumpster and trash bin area</td>
</tr>
<tr>
<td>Screen Wall Height</td>
<td>Height shall be the higher of the following: 1. 6' 2. Height of use to be screened 3. Height as determined by City to accomplish objective of the screen</td>
</tr>
<tr>
<td>Visible Openings</td>
<td>Openings visible from the public way or adjacent properties must be furnished with opaque gates</td>
</tr>
<tr>
<td>Landscape Requirement</td>
<td>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</td>
</tr>
</tbody>
</table>

2. Utility Appurtenance Screening Requirements

| Large Private Mechanical Equipment | Shall be fenced with opaque wood or brick-faced masonry on all sides facing right-of-way |
| Small Private Mechanical Equipment | 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
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
line, and between the building and street right-of-way.

Need to add materials for the refuse wall. Needs to be built out of the same materials as the building or approved masonry. Wood, or chain link should not be allowed.
7.0 Site Landscape & Amenities

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 periods 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 bonding is installed to guarantee the survival of all landscaping improvements. (Ord. 2009-40, 11-24-2009)
Make this only required for the inclement weather for the 6 month time period.

Combine a and be to read: "The bond or escrow account shall be posted or established prior to the issuance of a certificate of occupancy and in accordance with all other City regulations."

set forth in this section.

Would this be for the first unit of the building?
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.

(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 (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.
These sections seem to fall under the general regulations section but also here. Is it possible to combine the two? I want to make sure that all of the standards that would apply during the approval process are in one place, such as having the condition and ground plan vegetation information in the general regulations.
6. Irrigation Systems

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

1. 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.

1. 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. 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.
Revise this section to address the park strip/public ROW landscaping. Need to provide language that indicates that street trees will be maintained by the City long-term, but that the developer is required to install a city irrigation and power system for those street trees. They are not to be connected to the private irrigation system and will need to have the power and irrigation system so they can be controlled by the City's central irrigation control system.

Remove most of this language.
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 Clearfield 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) Landscaped roofs (e.g. roof garden or green roof) may count towards fifty (50%) of the open space requirement, upon approval by the City.

(5) 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,

(i) 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,

(i) Civic Open Spaces may be created on site and dedicated as Civic Open Space; or

(ii) A fee-in-lieu will be implemented for creation of Civic Open Space off site to meet the Open Space 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.

(6) 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.
Wouldn’t this be private open space and not civic? I say we remove this standard for this chapter but allow it for the landscape chapter.

off-site and within the Downtown area
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 60%.

(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.

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 benefit to both public use and natural systems.

(3) Size of Stormwater feature: A maximum of twenty (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]
Number: 1  Author: bm180416  Subject: Sticky Note  Date: 11/26/2019 5:47:45 PM
Allow a greater number for Community Services to decide. They would likely want chain link. Maybe write a standard for the opacity for fences that are not play fields or courts.

Number: 2  Author: bm180416  Subject: Sticky Note  Date: 11/26/2019 6:13:24 PM
percent
8.0 Civic Open Space

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, as well as across a street from an Open Space Type

(1) 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.

(2) 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.

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 children 12 and under including, but not limited to, slides, swings, and climbing structures are permitted. All playground equipment must meet safety and surfacing standards.

(3) Fully Enclosed Structures. Fully 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.

(d) Site Amenities. Site amenities and furniture including, but not limited to, lighting, seating, and bicycle parking are permitted.

(4) 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.

(5) 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.

Figure 8.3 (1). Examples of Measuring the Minimum Dimension of Open Space Types.
Change this heading because the bullet points address more than just the fully enclosed buildings.

What are we talking about here?

Civic

lower case
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 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.
Formatting and only have the fee-in-lieu and land-in-lieu options as the alternative for dedicating and creating an open space. The amount and calculation for the fee needs to be established by Community Services and Planning Staffs. To be included in the final version presented to City Council.

The Creating Downtown Clearfield plan does not identify new open spaces, it only identifies existing open spaces. Remove this from code.
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.

<table>
<thead>
<tr>
<th>8.5 (1) Commons Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) Dimensions</td>
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<tr>
<td>Minimum Size (acres)</td>
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<td>Maximum Size (acres)</td>
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<tr>
<td>Minimum Dimension (feet)</td>
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<tr>
<td>Minimum % of Vehicular ROW Frontage Required</td>
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<tr>
<td>(2) Adjacent Parcels</td>
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<tr>
<td>Permitted Districts</td>
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<tr>
<td>Frontage Orientation of Adjacent Parcels</td>
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<tr>
<td>(3) Improvements</td>
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<tr>
<td>Designated Sports Fields Permitted</td>
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<tr>
<td>Playgrounds Permitted</td>
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<tr>
<td>Fully Enclosed Structures Permitted</td>
</tr>
<tr>
<td>Maximum Impervious + Semi-Pervious Surface</td>
</tr>
<tr>
<td>Maximum % of Open Water</td>
</tr>
<tr>
<td>(4) Additional Design Requirements</td>
</tr>
<tr>
<td>(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.</td>
</tr>
</tbody>
</table>
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.

<table>
<thead>
<tr>
<th>8.6 (1) Plaza Requirements</th>
</tr>
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<tbody>
<tr>
<td>(1) Dimensions</td>
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<tr>
<td>Minimum Size (acres)</td>
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<td>Maximum Size (acres)</td>
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<td>Minimum Dimension (feet)</td>
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<tr>
<td>Minimum % of Vehicular ROW Frontage Required</td>
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<tr>
<td>(2) Adjacent Parcels</td>
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<tr>
<td>Permitted Districts</td>
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<tr>
<td>Frontage Orientation of Adjacent Parcels</td>
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<tr>
<td>(3) Improvements</td>
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<tr>
<td>Designated Sports Fields Permitted</td>
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<td>Playgrounds Permitted</td>
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<tr>
<td>Fully Enclosed Structures Permitted</td>
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<tr>
<td>Maximum Impervious + Semi-Pervious Surface</td>
</tr>
<tr>
<td>Maximum % of Open Water</td>
</tr>
<tr>
<td>(4) Additional Design Requirements</td>
</tr>
<tr>
<td>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.</td>
</tr>
<tr>
<td>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.</td>
</tr>
</tbody>
</table>
Remove this bullet point. Already covered above.
8.0 Civic Open Space

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.

<table>
<thead>
<tr>
<th>8.7 (1) Square Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) Dimensions</td>
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<td>Minimum Size (acres)</td>
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<tr>
<td>(2) Adjacent Parcels</td>
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<td>Permitted Districts</td>
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<tr>
<td>Frontage Orientation of Adjacent Parcels</td>
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<td>(3) Improvements</td>
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<tr>
<td>Designated Sports Fields Permitted</td>
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<td>Playgrounds Permitted</td>
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<td>Fully Enclosed Structures Permitted</td>
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<tr>
<td>Maximum Impervious + Semi-Pervious Surface</td>
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<tr>
<td>Maximum % of Open Water</td>
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<tr>
<td>(4) Additional Design Requirements</td>
</tr>
</tbody>
</table>

(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.
Remove. Addressed in the table and is 5% the right number?
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

<table>
<thead>
<tr>
<th>(1) Dimensions</th>
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<tbody>
<tr>
<td>Minimum Size (acres)</td>
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<tr>
<td>Maximum Size (acres)</td>
<td>3</td>
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<td>Minimum Dimension (feet)</td>
<td>45'</td>
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<td>Minimum % of Vehicular ROW Frontage Required</td>
<td>25%</td>
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<th>(2) Adjacent Parcels</th>
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<tr>
<td>Permitted Districts</td>
<td>All Districts</td>
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<td>Frontage Orientation of Adjacent Parcels</td>
<td>Front or Corner Side</td>
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<table>
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<th>(3) Improvements</th>
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</thead>
<tbody>
<tr>
<td>Designated Sports Fields Permitted</td>
<td>Not permitted</td>
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<tr>
<td>Playgrounds Permitted</td>
<td>Permitted</td>
</tr>
<tr>
<td>Fully Enclosed Structures Permitted</td>
<td>Not permitted</td>
</tr>
<tr>
<td>Maximum Impervious + Semi-Pervious Surface</td>
<td>20% + 15%</td>
</tr>
<tr>
<td>Maximum % of Open Water</td>
<td>30%</td>
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<tr>
<td>Number</td>
<td>Author</td>
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<tr>
<td>1</td>
<td>Author</td>
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<tr>
<td>2</td>
<td>Author</td>
</tr>
</tbody>
</table>

why not?

Different picture for commons.
8.0 Civic Open Space

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 Parks.

<table>
<thead>
<tr>
<th>8.9 (1) Park Requirements</th>
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<tbody>
<tr>
<td><strong>(1) Dimensions</strong></td>
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<td>Minimum Dimension (feet)</td>
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<tr>
<td><strong>(2) Adjacent Parcels</strong></td>
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<tr>
<td>Permitted Districts</td>
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<tr>
<td>Frontage Orientation of Adjacent Parcels</td>
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<td><strong>(3) Improvements</strong></td>
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<tr>
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<td>Playgrounds Permitted</td>
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<tr>
<td>Fully Enclosed Structures Permitted</td>
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<tr>
<td>Maximum Impervious + Semi-Pervious Surface</td>
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<tr>
<td>Maximum % of Open Water</td>
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<tr>
<td><strong>(4) Additional Design Requirements</strong></td>
</tr>
<tr>
<td>(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.</td>
</tr>
<tr>
<td>(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.</td>
</tr>
</tbody>
</table>
Covered in table above.
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) Greenway Requirements

<table>
<thead>
<tr>
<th>(1) Dimensions</th>
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<tbody>
<tr>
<td>Minimum Size (acres)</td>
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<td>Maximum Size (acres)</td>
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<td>Minimum Dimension (feet)</td>
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<tr>
<td>Minimum % of Vehicular ROW Frontage Required</td>
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<tr>
<th>(2) Adjacent Parcels</th>
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<tr>
<td>Permitted Districts</td>
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<tr>
<td>Frontage Orientation of Adjacent Parcels</td>
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<table>
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<tr>
<th>(3) Improvements</th>
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<tr>
<td>Designated Sports Fields Permitted</td>
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<tr>
<td>Playgrounds Permitted</td>
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<tr>
<td>Fully Enclosed Structures Permitted</td>
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<tr>
<td>Maximum Impervious + Semi-Pervious Surface</td>
</tr>
<tr>
<td>Maximum % of Open Water</td>
</tr>
</tbody>
</table>
9.0 Parking

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

(c) Multi-Family Building Types where both spaces are under the same lease agreement.
Remove for multi-family buildings. Not something the PC or CC want to see more of.
2. Required Vehicular Parking

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

(1) 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.

(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)).

(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 non-residential 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.
3. 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. 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).

(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.

(i) 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>
<thead>
<tr>
<th>Table 9.2 (1). Shared Parking Percentages</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Use</strong></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Residential (Non-Lodging)</td>
</tr>
<tr>
<td>Lodging</td>
</tr>
<tr>
<td>Retail &amp; Service (General)</td>
</tr>
<tr>
<td>Restaurants, Taverns</td>
</tr>
<tr>
<td>Theaters &amp; Entertainment</td>
</tr>
<tr>
<td>Civic, Office</td>
</tr>
<tr>
<td>Churches &amp; Place of Worship</td>
</tr>
<tr>
<td>Crafts Industries</td>
</tr>
</tbody>
</table>
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 off-street parking.

(b) Within 1320 feet. A reduction of 5% of the required off-street 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

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

---

Footnotes

¹ Visitor parking for Multi Family Residential is included at the level of 15% of the required parking. Off-street parking directly in front of buildings may count towards required visitor parking (i.e. up to 15% of total parking requirements).
Move parking credits ahead of multiple use reductions.

match document blue and move to page 108 to be with text. Need to relabel table.

Is there a standard that UTA uses that we can apply?

Does this accommodate parent/visitor parking?

Is this enough?

Just to clarify, what you are saying is that it has already been included with those ratios. No need to add 15% onto the numbers right?
9.0 Parking

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.
Revise to clearly state that the landscape islands are required on each side. I think someone could read this to only require them if there are pavers.

Can we include or should we include a snow stacking area? Currently 11-14 addresses this, but is this appropriate for an urban environment.

Move this text up so it can be read. Change the figure number to be correct.

Add figure or image for snow stacking area.
### 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.**
   - Required bicycle parking spaces shall have minimum dimensions of two by six feet (2’x6’) in length.
   - An aisle a minimum of five feet wide shall be provided behind bicycle parking facilities to allow for maneuvering.
   - A minimum of two feet shall be provided beside each parked bicycle to allow access. This access may be shared by adjacent bicycles.
   - 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.
   - Indoor or outdoor spaces are permitted, provided they are located on the lot with which they are associated.
   - Spaces located within individual dwelling units may not be counted toward bicycle parking requirements.
   - 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)

<table>
<thead>
<tr>
<th>Bicycle Parking by Use</th>
<th>Bicycle Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multifamily, Studio/1 Bedroom</td>
<td>Minimum 1 bike rack/Dwelling Unit</td>
</tr>
<tr>
<td>Multifamily, 2 Bedrooms</td>
<td>Minimum 2 bike racks/Dwelling Unit</td>
</tr>
<tr>
<td>Civic/Institutional</td>
<td>Minimum 2 bike racks/10,000 sf</td>
</tr>
<tr>
<td>Retail/Services/Office</td>
<td>Minimum 1 bike racks/3,000 sf</td>
</tr>
<tr>
<td>Open Space</td>
<td>Minimum 10 bike racks/1 Acres, or Per Zoning Administrator</td>
</tr>
</tbody>
</table>

**Figure 9.3 (2). Parking Lot Pedestrian Walkway.**
Revise this last sentence.

Table 9.3
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.

(1) 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 off-street 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.

<table>
<thead>
<tr>
<th>Gross Floor Area (sq. ft.)</th>
<th>Loading Spaces Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 10,000</td>
<td>0</td>
</tr>
<tr>
<td>10,001 to 20,000</td>
<td>1</td>
</tr>
<tr>
<td>20,001 to 40,000</td>
<td>2</td>
</tr>
<tr>
<td>40,001 to 70,000</td>
<td>3</td>
</tr>
<tr>
<td>70,001 to 100,000</td>
<td>4</td>
</tr>
<tr>
<td>100,001+</td>
<td>4 + 1 for each 100,000 over 100,001</td>
</tr>
</tbody>
</table>
Can we have a graphic for this like seen in the Idaho Falls code?
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 non-residential 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. [Note: This is likely a placeholder for further information or action, possibly related to a city ordinance or engineering directive.]

(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.
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

(1) 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.
How does this relate to legal-nonconforming standards at the state and local level?

Can we make sure the amounts of 150 and 120 square feet allow for a sufficient amount of site signage including monument signs.

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.

(5) 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.

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.

<table>
<thead>
<tr>
<th>Table 10.2 (1). Permitted Quantity of Signage by District.</th>
</tr>
</thead>
<tbody>
<tr>
<td>District</td>
</tr>
<tr>
<td>UC, UR, CV</td>
</tr>
<tr>
<td>TC, TR, CC</td>
</tr>
</tbody>
</table>

Figure 10.2 (1). Photo Example of an Iconic Sign.
and International Building Code.

Formating for this section. probably remove the (1) and renumber the others.

How do we measure this? lumens, nits, footcandles. What is standard?

Move this table to page 117 to be with text.
10.0 Sign Types

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).

<table>
<thead>
<tr>
<th>Table 10.3 (1). Wall Sign Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Districts</td>
</tr>
<tr>
<td>Sign Area</td>
</tr>
<tr>
<td>Height</td>
</tr>
<tr>
<td>Location on the Building or Site</td>
</tr>
<tr>
<td>Placement on the Building or Site</td>
</tr>
<tr>
<td>Quantity</td>
</tr>
<tr>
<td>Internal Illumination</td>
</tr>
<tr>
<td>Materials</td>
</tr>
</tbody>
</table>

Figure 10.3 (1). Measuring Wall Signs.

Figure 10.3 (2). Wall Sign.

Figure 10.3 (3). Photo Example.
remove (1) from the tables if there are no other tables in the section.

Author: bm180416  Subject: Sticky Note  Date: 11/26/2019 4:13:09 PM

Number: 1

Author: bm180416  Subject: Sticky Note  Date: 11/26/2019 12:07:36 AM

Number: 2

Author: bm180416  Subject: Sticky Note  Date: 11/26/2019 12:07:30 AM

Number: 3
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.

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

Figure 10.4 (1). Projecting or Blade Sign.

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

Change this to 3x4 to match the figure below.
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.

---

### Table 10.5 (1). Projecting Marquee Sign Requirements.

<table>
<thead>
<tr>
<th>Permitted Districts</th>
<th>UC and TC.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sign Area</td>
<td>Maximum of 50 square feet. Refer to Table 10.2 (1) for maximum per lot</td>
</tr>
<tr>
<td>Height</td>
<td>8’ minimum clearance to walk required</td>
</tr>
<tr>
<td>Location on the Building or Site</td>
<td>Front &amp; corner side facades only</td>
</tr>
<tr>
<td>Placement on the Building or Site</td>
<td>Maximum projection is 5’ from building</td>
</tr>
<tr>
<td>Quantity</td>
<td>1 per lot</td>
</tr>
<tr>
<td>Internal Illumination</td>
<td>Permitted for individual letters and logos</td>
</tr>
<tr>
<td>Materials</td>
<td>Solid wood, metal, masonry &amp; neon glass; Plastic &amp; synthetics permitted only on Sign face; Electronic Message and Manually Changeable Copy Boards permitted with conditions¹</td>
</tr>
</tbody>
</table>

---

Figure 10.5 (1). Projecting Marquee Sign Plan.

---

Figure 10.5 (2). Projecting Marquee Sign.

---

Figure 10.5 (3). Projecting Marquee Sign Plan Picture Example.
what are the conditions or standards?
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).

Table 10.6 (1). Awning Sign Requirements.

<table>
<thead>
<tr>
<th>Permitted Districts</th>
<th>All districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sign Area</td>
<td>Up to 50% of the awning may be used for signage; Refer to Table 10.2 (1) for maximum per lot</td>
</tr>
<tr>
<td>Height</td>
<td>8’ minimum clearance to walk required</td>
</tr>
<tr>
<td>Location on the Building or Site</td>
<td>Permitted on all facades</td>
</tr>
<tr>
<td>Placement on the Building or Site</td>
<td>Maximum projection from building is 7’ from building; Shall not project closer than 2’ from back of curb</td>
</tr>
<tr>
<td>Quantity</td>
<td>1 per tenant per street frontage; 1 per tenant per side or rear facade on a parking lot</td>
</tr>
<tr>
<td>Internal Illumination</td>
<td>Not permitted</td>
</tr>
<tr>
<td>Materials</td>
<td>Cloth, canvas, metal, or wood; All supports shall be made of metal or wood</td>
</tr>
</tbody>
</table>

Figure 10.6 (1). Measuring Awning Signs.

Figure 10.6 (2). Awning Sign.

Figure 10.6 (3). Awning Sign Picture Examples.
Should we state that permitted on all facades above windows and doors? I don’t think anyone would but I wouldn’t want someone to put one up on a blank wall.
10.0 Sign Types

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).

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

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

Figure 10.7 (2). Canopy-Mounted Sign.

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)

Table 10.8 (1). Window Sign Requirements.

<table>
<thead>
<tr>
<th>Permitted Districts</th>
<th>All Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sign Area</td>
<td>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</td>
</tr>
<tr>
<td>Height</td>
<td>No maximum</td>
</tr>
<tr>
<td>Location on the Building or Site</td>
<td>Permitted on all facades</td>
</tr>
<tr>
<td>Placement on the Building or Site</td>
<td>Ground or upper story windows; May be affixed to window or hung/mounted behind glass</td>
</tr>
<tr>
<td>Quantity</td>
<td>No maximum quantity, based on window Sign area for ground story; 1 per tenant per floor for upper stories</td>
</tr>
<tr>
<td>Internal Illumination</td>
<td>LED or similarly illuminated window signs. No flashing or moving illuminated signs.</td>
</tr>
<tr>
<td>Materials</td>
<td>Drawn, painted, or affixed on the glass; Wood, metal, neon glass, plastic, or other similar materials also permitted</td>
</tr>
<tr>
<td>Temporary Signs</td>
<td>Temporary banner or painted signs are permitted for up to 60 days. Temporary signs may add an additional 20%.</td>
</tr>
</tbody>
</table>

Figure 10.8 (1). Measuring Window Signs.

Figure 10.8 (2). Window Sign Picture Example.
10.0 Sign Types

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.
2 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.

Table 10.9 (1). Monument Sign Requirements.

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

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 (1). Monument Sign

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

Figure 10.9 (3). Monument Sign Picture Examples
Follow standards for monument signs found in Section 11-15-8 D.

Should these just match the existing standards in the code?

I don’t think this is the best example in Clearfield. We just need one that meets the standard. This one does not. No good examples in Clearfield.
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>
<thead>
<tr>
<th>Permitted Districts</th>
<th>All Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sign Area</td>
<td>100 sq ft maximum area per sign face</td>
</tr>
<tr>
<td>Height</td>
<td>10' maximum height for sign mounted or hanging on a single covered pole</td>
</tr>
<tr>
<td>Location on the Building or Site</td>
<td>Front or Corner Yards</td>
</tr>
<tr>
<td>Placement on the Building or Site</td>
<td>5' setback from front &amp; corner property lines; Cannot overhang property lines</td>
</tr>
<tr>
<td>Quantity</td>
<td>1 per lot frontage</td>
</tr>
<tr>
<td>Internal Illumination</td>
<td>Permitted, lettering should be illuminated</td>
</tr>
<tr>
<td>Materials</td>
<td>Solid wood, metal &amp; masonry; Plastic &amp; synthetics permitted on Sign face</td>
</tr>
</tbody>
</table>

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

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

(c) 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.
all are permitted uses and processed as a site plan review by the Planning Commission. Refer to 11.1.6 below.

standards outlined in Chapter 11-17 "Nonconformities" of the Clearfield Municipal Code.
(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 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.

(v) 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 & Block Network, 5.0 Street & Streetscape Standards, 6.0 Building Types, 7.0 Landscape & Site Amenities 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, drainage ways, 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.
the Downtown Clearfield Form-Based Code and all other applicable code sections of the Clearfield Land Use Title.

Need to add these review criteria to staff reports.

Need to make a pre-app application / checklist. City to do this, not FFKR
11.0 Administration

(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.

(i) 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.

(i) 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.
Need to indicate here or in the chapters themselves that these plans must be completed by a licensed landscape architect and may be subject to the approval of the City Forester/Arborist.

copy this for next two sections.
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.

(2) 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.
**11.0 Administration**

(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 facade 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 to working spaces, or living spaces and any basement floor area including accessory storage areas or closets within sales spaces.

(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 abutting a vehicular Right-of-Way, excluding an alley, through a narrow strip of land.

(32) **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.

(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 Roof Type.

(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 right-of-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.** 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.
TO: Clearfield City Planning Commission

FROM: Spencer W. Brimley, Community Development Director
Spencer.Brimley@clearfieldcity.org
(801) 525-2785

MEETING DATE: Wednesday, December 4th, 2019


STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation of DENIAL of GPA 2019-100016, a general plan amendment request by Sam Chelemes and MADEC Enterprises to change the designation for the subject property from Commercial to Residential. Location: Approximately 175 West Antelope Drive. (TIN: 12-242-0009 & 12-243-0003).

PLANNING COMMISSION RECOMMENDATION OPTIONS:

Following careful consideration of the information included in this report the commission may decide to vary from Staff’s recommendation and may choose to forward the following recommendations:

1. Move to recommend approval of GPA 2019-100016, to the Clearfield City Council, a General Plan amendment request by Sam Chelemes to change the general plan designation for ten point two one (10.21) acres of the subject properties from Commercial to Agriculture.

2. Move to table GPA 2019-100016 and request additional time to consider the request.

BACKGROUND & ANALYSIS

The applicants are requesting the approval for an amendment to the General Plan of the city from commercial to residential. In connection with this application the applicants are also requesting a rezone of the 10.21 acres from commercial to agricultural for the purpose of “reducing the amount of taxes paid while the property is used for agriculture production”. The current use of the properties as agriculture, which is not a commercial use under the General Plan, would be more consistent with a the General Plan designation of residential, but would be inconsistent with the future Land use map and General Plan goals and objectives for the City. These properties, as part of the larger commercial area, stretching from 160 East to 500 West have been zoned C-2 (Commercial) from at least 2006, in anticipation of commercial development. However at this time, and for the foreseeable future the use of the properties will be agricultural, at least for the next five years.
Public Comment
A property notice was posted on November 20th, 2019. Mailed notices were sent out on November 21st, 2019. As of the date of this report, no public comment has been received.

GENERAL PLAN ANALYSIS

The Clearfield City General Plan outlines the overall community vision and provides land use guidelines located in Chapter 2 - Land Use Element, which should be followed throughout the City. The following table provides an analysis of those guidelines with this request.

<table>
<thead>
<tr>
<th>Review Consideration</th>
<th>Staff Analysis</th>
</tr>
</thead>
<tbody>
<tr>
<td>The proposed amendment is in accordance with the General Plan and Map; or</td>
<td>The requested amendment is inconsistent with the goals and objectives of the Clearfield City General Plan, and the future land use map for the City.</td>
</tr>
<tr>
<td>Changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.</td>
<td>An amendment of the General Plan would allow for the properties owners desired continued agriculture use of these properties, as well as allow for the possibility of single family development in the future, with 1/3 acre lots. The General Plan encourages zone changes to provide for the highest and best use of the property, which would not be the case if the General Plan was amended to allow for a rezone of the property.</td>
</tr>
</tbody>
</table>

STAFF RECOMMENDATION/CONCLUSION

Staff recommends that the Planning Commission forward a recommendation of DENIAL to the City Council for the proposed General Plan Amendment, based upon the following findings:

1. The proposed general plan amendment is inconsistent with the land use guidelines, goals, and objectives of the Clearfield City General Plan.

ATTACHMENTS

1. General Plan Map
2. Zoning Map
GPA 2019-100016, Commercial to Residential
4 December 2019 PC Meeting

GENERAL PLAN

Residential

Subject Properties

ZONING MAP

R-3

M-1

C-R

C-2

P-F

R-3

R-1-8

R-1-9

Subject Properties
TO: Clearfield City Planning Commission

FROM: Spencer W. Brimley, Community Development Director
Spencer.Brimley@Clearfieldcity.org
801-525-2785

MEETING DATE: Wednesday, December 4th, 2019


STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation of DENIAL for RZN 2019-100016, a zoning map amendment request by Sam Chelemes and MADEC Enterprises, to rezone 10.21 acres of the property from C-2 (Commercial) to A-1 (Agricultural) located at approximately 175 West Antelope Drive. (TINs: 12-242-0009 & 12-243-0003), based on conditions outlined in the staff report.

COMMISSION RECOMMENDATION OPTIONS:

Following careful consideration of the information included in this report the commission may decide to vary from Staff’s recommendation and may choose to forward the following recommendations:


2. Move to table RZN 2019-100016 and request additional time to consider the request.

BACKGROUND

The applicant is requesting the approval for the rezone of the properties from C-2 (Commercial) to A-1 (Agricultural). The owners desire to change the zoning is twofold, given the current use of the properties. First, to reduce the taxes for the properties while they are being used for the purpose of agriculture production. Second, the owners of the properties have not been able to accomplish the goal of commercial development, and would like to change the zoning on the parcel to continue to accommodate the current agricultural use, as permitted until such time that is no longer viable and ceases.
This properties are shown on the future land use map for the City as Commercial, with similar C-2 (Commercial) zoning. The owners request for the change in the property designation is inconsistent with long-term goal and objectives and would down zone the property for a use which is currently allowed on the property, under Title 11 chapter 17 of the Clearfield City Code.

Public Comment
A public hearing notice was posted at the property on November 20, 2019. Mailed notices were sent out on November 21, 2019. As of the date of this report, no public comment has been received.

GENERAL PLAN ANALYSIS

<table>
<thead>
<tr>
<th>Review Consideration</th>
<th>Staff Analysis</th>
</tr>
</thead>
<tbody>
<tr>
<td>The proposed amendment is in accordance with the General Plan and Map; or</td>
<td>If the proposed residential designation amendment to the General Plan is approved, this rezone will be consistent with the goals and objectives of the General Plan. Prior to that happening the request for an agricultural zoning designation is inconsistent with the long-term plans for the City and Future Land Use Map.</td>
</tr>
<tr>
<td>Changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.</td>
<td>The General Plan encourages zone changes to provide for the highest and best use of the property. The current property owners wish to continue using the property for agricultural use. Rezoning the parcel at this time would not be a path to the highest and best use of the property, nor is it consistent with the long term plans and objectives for this area. Changing the zoning would not support the purpose of the General Plan for the City.</td>
</tr>
</tbody>
</table>

STAFF RECOMMENDATION/CONCLUSION

Staff recommends that the Planning Commission forward a recommendation of **DENIAL** to the City Council of **RZN 2019-100016**, for the proposed zoning map amendment, based upon the following findings:

1. The proposed zoning map amendment is inconsistent with the land use guidelines, goals, and objectives of the Clearfield City General Plan.
2. The proposed rezone is contingent on the approval of GPA 2019-100016 for the change in the future land use map of the City.

LIST OF ATTACHMENTS

1. Clearfield City General Plan
2. Zoning Map
General Plan

Residential

Zoning

Subject Properties

Subject Properties
TO: Clearfield City Planning Commission

FROM: Brad McIlrath, Senior Planner
brad.mcilrath@clearfieldcity.org
(801) 525-2784

MEETING DATE: Wednesday, December 4th, 2019


STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation of APPROVAL of RZN 2019-100017 to the City Council for the proposed rezone of a portion of the subject property from A-1 (Agricultural) to R-1-8 (Residential). This recommendation is based upon the findings outlined in this report.

PLANNING COMMISSION RECOMMENDATION OPTIONS:

Following careful consideration of the information included in this report the commission may decide to vary from Staff’s recommendation and may choose to forward the following recommendations:

1. Move to recommend approval of RZN 2019-100017, to the Clearfield City Council, for the proposed rezone of a portion of the subject property from A-1 (Agricultural) to R-1-8 (Residential).

2. Move to recommend denial of RZN 2019-100017, to the Clearfield City Council, for the proposed rezone of a portion of the subject property from A-1 (Agricultural) to R-1-8 (Residential).

3. Move to table RZN 2019-100017 and request additional time to consider the request.

BACKGROUND & ANALYSIS

The applicant is requesting approval to rezone a portion of the property that is owned by Lawrence and Marcia Hamblin. This would be the long flag stem like portion of their property that extends north from the larger property to the south (see attached maps). The purpose of this rezone is to incorporate this land into the Hamblin Estates single-family subdivision to the east (see attached preliminary plat). With the inclusion of this property the applicant will be able to develop single-family lots along the west end of the project in conformance to the development standards of the R-1-8 zone.

General Plan Analysis
The Clearfield City General Plan recommends that this area of the City be developed as single-family residential uses. The proposed rezone from A-1 to R-1-8 is consistent with the goals and objectives of
the General Plan and will allow this property to be incorporated into the proposed single-family subdivision.

Public Comment
Mailed notices were sent to adjacent properties on November 20, 2019. As of the date of this report, no public comment has been received.

GENERAL PLAN ANALYSIS

<table>
<thead>
<tr>
<th>Review Consideration</th>
<th>Staff Analysis</th>
</tr>
</thead>
<tbody>
<tr>
<td>The proposed amendment is in accordance with the General Plan and Map; or</td>
<td>This rezone is consistent with the goals and objectives of the General Plan. The General Plan states, the R-1-8 Zone “is Clearfield City’s default residential single family zone, and is the preferred zone for future development of single family housing” (p. 4). Based upon this guidance, the proposed rezones are supported by the General Plan.</td>
</tr>
<tr>
<td>Changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.</td>
<td>With changes to encourage more single-family development when possible, the proposed rezone is appropriate and necessary to allow for the development of a single-family residences in this area of the City.</td>
</tr>
</tbody>
</table>

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 rezone is consistent with the land use guidelines, goals, and objectives of the Clearfield City General Plan.
2. The proposed rezone of this portion of this agricultural property to R-1-8 will be consistent with the land use guidelines, goals, and objectives of the Clearfield City General Plan if the General Plan amendment is approved.
3. With the rezone to R-1-8 and future development of this area as residential the use will be consistent with existing residential uses in the area.
4. Development of residential with the existing infrastructure will have minimal impact on City services.

ATTACHMENTS

1. General Plan: Future Land Use Map
2. Zoning Map
3. Preliminary Subdivision Plat
GENERAL PLAN: FUTURE LAND USE MAP

Subject Portion of Property

Residential

ZONING MAP

Subject Portion of Property

R-1-8

R-1-Open

A-1
TO: Clearfield City Planning Commission

FROM: Brad McIlrath, Senior Planner
brad.mcilrath@clearfieldcity.org
(801) 525-2784

MEETING DATE: Wednesday, December 4th, 2019


RECOMMENDATION

Staff recommends that the Planning Commission move to approve as conditioned, PSP 2019-100012, a preliminary subdivision plat request by Jason Hamblin for the proposed single-family subdivision involving the properties located at approximately 741 West 300 North (TIN: 12-019-0121, 12-019-0030, & 12-019-0029). This recommendation is based on the subdivision discussion and findings in the Staff Report.

PROJECT SUMMARY

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Hamblin Estates</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Location</td>
<td>Approximately 741 West 300 North</td>
</tr>
<tr>
<td>Tax ID Number</td>
<td>12-019-0121, 12-019-0030, &amp; 12-019-0029</td>
</tr>
<tr>
<td>Applicant</td>
<td>Jason Hamblin</td>
</tr>
<tr>
<td>Owners</td>
<td>Delmer, Deloris, and Roger Smith &amp; Larry and Marcia Hamblin</td>
</tr>
<tr>
<td>Proposed Actions</td>
<td>Preliminary Subdivision Plat Approval</td>
</tr>
<tr>
<td>Current &amp; Proposed Zoning</td>
<td>R-1-8</td>
</tr>
<tr>
<td>General Plan Land Use Classification</td>
<td>Residential</td>
</tr>
<tr>
<td>Gross Site</td>
<td>12.41</td>
</tr>
</tbody>
</table>
BACKGROUND

Site Overview
The applicant is requesting preliminary approval to subdivide two properties and a portion of another for a 33-Lot single-family subdivision. The proposed subdivision will have public residential streets and will connect to 300 North to the north. Along the east side of the subdivision is an existing ninety foot (90’) Jordan Valley Water Conservation District (JVWCD) easement. To accommodate buildable areas for homes on those properties, each of the east lots have an area greater than 11,000 square feet and

<table>
<thead>
<tr>
<th>Surrounding Properties and Uses:</th>
<th>Current Zoning District</th>
<th>General Plan Land Use Classification</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential Single-Family</td>
<td>A-1 (Agricultural) &amp; R-1-8 (Residential)</td>
</tr>
<tr>
<td>East</td>
<td>Residential Single-Family</td>
<td>R-1-8 (Residential)</td>
</tr>
<tr>
<td>South</td>
<td>Residential Single-Family</td>
<td>A-1 (Agricultural)</td>
</tr>
<tr>
<td>West</td>
<td>Residential Single-Family</td>
<td>A-1 (Agricultural)</td>
</tr>
</tbody>
</table>

Aerial Image & Zoning

Subject Properties
will need to be developed similarly to the homes in the Autumn Ridge Estates Phase 2 subdivision to the south.

**Lot Area, Frontage, and Setback Regulations**
The R-1-8 Zone requires that each lot have a minimum area of 8,000 square feet a lot width of seventy feet (70') for interior lot and eighty feet (80') for corner lots, with a minimum frontage of seventy feet (70'). The difference between the frontage requirement and width requirement is that the frontage standard is measured at the front property line and the width is measured at the front setback line. All the proposed lots comply with the area, frontage, and width requirements of the R-1-8 Zone.

The R-1-8 Zone requires the following building setbacks:

- **Front Yard:** Twenty feet (20')
- **Side Yard:** Eight feet (8')
- **Side Yard, Corner Lots:** Twenty feet (20')
- **Rear Yard:** Twenty feet (20')

The proposed lots are designed for the future homes to meet the minimum setbacks of the zone. It is important to note that with the JVWCD easement, the homes on the east properties will have a greater rear yard setback than others in the subdivision. Future homes will also be required to be constructed outside of any other public utility easements that will be placed on the lots.

**Roadway Design and Access**
As outlined in the subdivision ordinance under Section 12-9-7, “The arrangement of streets in new subdivisions shall make provisions for the continuation of the existing streets in adjoining areas and shall provide access to unsubdivided adjoining areas so as not to cause unnecessary hardship to owners of adjoining property when they plat their own land or seek to provide convenient access to it.” Based upon these standards the subdivision is providing future connections to the south, but will need to provide at least one connection for properties to the west. That connection will need to line up with either 250 North or 200 North. Based upon the design of the proposed subdivision it will likely make the most sense to connect to 250 North and straighten out the roadway. Lot 27 could become a regular shaped lot and the road to the south would connect into 250 North at a 90 degree angle. If a connection is not provided at 200 North as well, then there should be a connection provided at 75 North when the property to the south is subdivided in the future.

As required by International Fire Code (IFC), any time a subdivision is created there must be more than one road access provided if the development exceeds thirty (30) residential lots. The proposed subdivision will need to be reduced from thirty-three (33) lots to thirty (30) lots to comply with this standard. Otherwise, the developer will need to provide a secondary access that complies with IFC standards. This concern is called out by the North Davis Fire District Deputy Fire Chief in his attached review letter.

**General Plan and Zoning**
The three parcels included in the proposed subdivision are designated as residential in the General Plan. The two larger parcels are already zoned R-1-8 and the applicant is requesting to rezone of the third from A-1 to R-1-8. The proposed subdivision conforms to the development standards of the R-1-8 zone.
PRELIMINARY SUBDIVISION PLAT REVIEW

The proposed preliminary subdivision plat submission did not include a full civil set of plans to review which will need to be submitted as part of the final subdivision plat review. Submittal of final versions of those plans that meet the City Engineer’s requirements outlined in the attached review letter is a requirement of preliminary approval. No application for final approval will be accepted without submission of those plans. The Clearfield City Engineer has reviewed the preliminary plat and provided comments with the attached review letter dated 18 July 2019. As required by ordinance, the applicant will need to provide a Geotechnical report for review by the City Engineer. Planning Staff’s review of the preliminary plat confirms that the subdivision complies with the development standards of the R-1-8 zone.

Public Comment
Public notices were posted on November 20, 2019 along with the notices for the rezone of a portion of this subdivision. As of the date of this report, no comments have been received.

PRELIMINARY SUBDIVISION PLAT - CONDITIONS OF APPROVAL

1) Plans shall be revised to address Clearfield City Engineering requirements prior to the submittal of plans for Final Plat review and approval.

2) A full civil set of plans shall be submitted as part of the final subdivision plat review which shall include but not be limited to: site plan, grading and drainage plan, utility plan, storm water pollution prevention plan (SWPPP), roadway cross sections, etc.

3) The applicant shall submit a geotechnical report as part of the final subdivision plat application.

4) The subdivision shall not exceed thirty (30) lots unless a secondary access that meets IFC standards is provided.

5) The subdivision shall be revised to provide a future connection to either 250 North or 200 North as outlined in this report.

6) The applicant is responsible for the replacement or repair of deteriorated, damaged or missing surface improvements surrounding the perimeter of the subdivision. This includes, but is not limited to: curb and gutter, sidewalks, landscaping park strip improvements, driveways, etc.

7) An Escrow agreement will be subject to approval by the City Engineer and City Attorney and an escrow account shall be established prior to obtaining any permits being issued for the properties or plat being recorded. Installation of required improvements or an escrow account shall be established prior to recordation of the Final Plat as outlined in 12-4-6.

ATTACHMENTS

1. Preliminary Subdivision Plat
2. Engineering Review Letter dated 18 July 2019
18 July 2019

Clearfield City
55 South State Street
Clearfield City, Utah 84015

Attn: Brad McIlrath, Senior Planner
Proj: **Hamblin Estates Subdivision – Preliminary Plan**
Subj: Review #1

Dear Brad,

Attached is our review of the above referenced Subdivision Improvement Drawings for your consideration. The drawings are somewhat preliminary, and the following comments are somewhat general until we get more detail drawings:

**General Notes:**

*Please request the Developer or his Engineer, submit a response letter with their re-submittal of drawings answering all Engineering review comments contained herein.*

**Plat**

1. A Plat will need to be created to dedicate the proposed City Streets, the utility easements culinary water, storm drain and sanitary sewer piping and the Public Utility Easements.

2. All other Plat requirements.

**Improvement Drawings**

1. Notes need to be placed on the Subdivision Improvement Drawings indicating all deteriorated, damaged or missing surface improvements 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. A Geotechnical Report/Study will need to be submitted.

3. A Storm Water Study will need to be prepared and submitted. The design will need to be based upon a 24-hour storm – 100-year event with a 0.2 cfs controlled outlet.

   - In order to check the storm water calculations which have been presented in the drawings we will need to have tabulated the following areas:
     - Hard Surfacing Areas - _______________ total square footage.
     - Roof Areas - _______________ total square footage.
     - Landscaping Areas - _______________ total square footage.
   - The strength class of the storm water pipe needs to be shown on the drawings.
   - An over-flow spillway will need to be designed and installed and cannot discharge storm water across property lines.
   - The detention basin will be required to have a 12” tall perimeter “free board” and the finish contours need to be shown.
   - Following installation of all storm water storage facilities the Design Engineer must survey and certify to Clearfield City the capacity of storage provided.

4. The culinary water piping will need to be extended to the South and connected to the Autumn Ridge Phase #3 Subdivision, looping the water system.

   - This development must be connected with two-culinary water sources.
   - All irrigation water systems which are to receive culinary water for irrigation use, must be connected to the culinary water system utilizing a double-check (“RP”) assembly testing connection and associated facilities.

5. Prepare plan and profile drawings of utilities and roadways.

Should you have any questions, feel free to contact our office.

Sincerely,

CEC, Civil Engineering Consultants, PLLC.

[Signature]

N. Scott Nelson, P.E., S.E.

City Engineer

Cc. Adam Favero, Public Works Director
    Brad Wheeler, Street Superintendent
    Kenny England, Utilities Superintendent
TO:       Brad McIlrath / Clearfield City Planner
          Jason Hamblin / Developer

FROM:     John Taylor / Fire Marshal

RE:       Hamblin Estates

DATE:     November 21, 2019

I have reviewed the site plan submitted for the above referenced project. The Fire Prevention
Division of this Fire District has the following comments/concerns.

1. The plans that I received on November 14\textsuperscript{th} still show 33 lots with only one access. I know we
   have discussed this many times over the discussions for this property but I am still very
   concerned with allowing 3 extra lots to be developed but then not given a building permit until
   the fire access is obtained. I agree that I am not a developer but it seems obvious to me that it
   makes more sense that lots 10, 11, and 12 be omitted from the development. That road could
   end at the south of 13 and 9 and fenced off for the future. This would give a 30 lot project with
   no questions or concerns. I feel that if lots are allowed to be developed but not built upon, this
   will cause issues in the future with someone possibly not realizing the stipulations and
   inadvertently issuing a building permit.

   I am sorry but I must stand firm on the code and only allow 30 lots to be submitted and developed
   for my approval of the project.

These plans have been reviewed for Fire District requirements only. Other departments must review these
plans and will have their requirements. This review by the Fire District must not be construed as final
approval from Clearfield City.