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, October 2, 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.

CALL TO ORDER - PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: None

PLANNING COMMISSION CHAIR STATEMENT

DECISION ITEMS

None

DISCUSSION ITEMS

1. Staff Discussion
   a) Downtown Form-Based Code Update Review
2. Planning Commissioners’ Minute
3. Staff Communications

**PLANNING COMMISSION MEETING ADJOURNED**

Dated this 26th day of September, 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.
TO: Clearfield City Planning Commission
FROM: Brad McIlrath, Senior Planner
MEETING DATE: Wednesday, October 2nd, 2019
SUBJECT: Downtown Form-Based Code Update – Progress and Discussion

RECOMMENDED ACTION

Staff recommends that the Planning Commission members review the proposed changes and come prepared to discuss them and provide feedback with staff regarding the Form-Based Code code update.

DESCRIPTION / 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 this proposed ordinance and comments for changes as you see necessary. Comments provided by the Planning Commission are vital to finalizing this code in a way that will create positive change for Clearfield for years to come. The purpose of this discussion item is for the Planning Commission to review the changes that have taken place so far and provide feedback regarding the changes.

On July 30, 2019 the Clearfield City Council and Planning Commission reviewed the progress of the code update in a joint work session. On August 28, 2019 Planning and FFKR staff met with UDOT Region 1 staff to discuss access management for the Downtown FBC area. Based upon the meeting it was decided that the City and UDOT should work together to develop a Corridor Agreement that will outline the type of changes needed along SR-126 (State/Main Street) and SR-193 (700 South) as those areas redevelop. This agreement will allow for flexibility on both side and would constitute the formal agreement for the access management and right-of-way design for these two major arterials. Based upon the need to execute this agreement the timeline for adoption of the code update has been pushed back to December 2019.

CURRENT CHANGES

The following are changes that have been made as part of this update which will be apparent to the Planning Commission as you review the document. A brief description of the chapters is also provided below along with possible questions to consider.

- Updated format, chapter titles, layout, street graphics, and the addition of regulating plan.
Building types are still being calibrated.

Chapter 1 – Introduction

This chapter has been modified to provide a cleaner look and more precise background of the code and its purpose.

Chapter 2 – Zoning Districts

This chapter includes the regulating plan and the update to the zoning districts. The building types that are allowed in each zoning district are reviewed and provided with information for detail. Minor tweaking still needed for this chapter. Likely a better picture for the adaptive re-use building type, explanation about the townhomes in the T-C Zone, and graphics that match the maximum height that is allowed in each zone. The names of each zone have been changed slightly by the consultant.

- Do you think they should change this way or remain the same as they currently are?

Please provide input on the location of the zones, potential new streets, building types and how they function (i.e. bungalow), and your overall take on this chapter.

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. Please provide feedback regarding the uses that are allowed, the standards (if any) that are tied to them, the layout of the chapter, and other thoughts that you have.

Chapter 4 – Street and Block Network

This chapter has been modified to provide more detail about the streets and blocks that exist in Downtown Clearfield. The current ordinance does not provide this type of detail and lacks the information that is sensitive 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 context. The Public Works Director and Street Superintendent are currently reviewing these standards and will provide comments for Planning Staff and the Consultant to address. Please provide feedback you feel necessary to provide a strong urban and pedestrian oriented environment.

Chapter 5 – Street and Streetscape Standards

This chapter has seen significant modifications to provide updated graphics, street standards, and streetscape design standards to provide a welcoming and safe pedestrian environment. The Public Works Director, Street Superintendent, and City Forester are reviewing this chapter and will provide
comments and recommendations to be included in the next 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. Please review each street and provide feedback regarding the standards for each element of the streets (travel lane widths, bike lanes, on-street parking, landscape or furnishing zones, sidewalks, etc.). Please review the tables for consistency with the graphics as well.

**Chapter 6 – Building Types**

This chapter has been modified to address building and unit amenities for residential developments and the differentiation of the amount that is required from the Urban zones to the Town zones based upon the types of development that would be seen within each. This chapter includes the most that still needs to be updated when it comes to building standards. The Mansion building type has been replaced with a Garden Court building type. Please review this chapter for the current changes and provide as much feedback as possible for the amenities section.

- Would you like to see the amenities outlined and a table format or left in the paragraphs?
- What are your thoughts on other standards in this chapter?
- Are there things that you still feel need to be addressed that you see as problems with the current code?

**Chapter 7 – Site Landscape and Amenity Standards**

This chapter has been modified to include more information and standards for site amenities. Additional review must be completed regarding the landscaping standards found in the tables and the graphics. Please review and provide comments regarding the new sections of this chapter, but also the existing standards for site landscaping.

- Do you understand what each standard means?
- Do you agree or disagree with the standards as they are written (depth of landscaping, number of trees and shrubs, parking lot islands and medians, etc.)?
Chapter 8 – Civic Open Space Standards

This chapter likely has some of the most impactful changes from the current code. Instead of requiring an open space individually on each development, civic open spaces must be provided for developments of a certain size or with an additional development fee in lieu of the open space.

- One major question that must be answered is, how should the fee in lieu of open space be calculated? There is currently no calculation in the consolidated fee schedule for this.
- Should only residential developments be required to pay this fee, or should all developments?
- Should it be calculated on a per unit basis, square footage basis, acreage number or by another method?

The updates to this chapter are a great improvement from the current code and will be of great value to the downtown redevelopment efforts.

Chapter 9 – Parking Standards

These standards have remained relatively unchanged, but should be looked at and evaluated to determine if they are requiring too much or too little with each development.

- Should additional visitor parking be required in addition to the parking for the residential (currently 15% must be added) or should those numbers be modified to accommodate visitor parking (i.e. instead of 1 space per 1 bedroom or studio unit, 1.125 or 1.25 spaces are required)?

Staff will request that information be provided by the consultant to address these potential issues. Please review this chapter for these concerns and others you see necessary to address.

Chapter 10 – Signs

This chapter has been cleaned up to address formatting and had additional information provided regarding the different sign types and standards. Please review and compare to Chapter 15 of the Land Use Ordinance for sign standards and provide feedback regarding these signs and their applicability and standards in the downtown.

Chapter 11 – Administration

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. Please review the processes, timelines, and definitions outlined in this chapter and provide feedback.
• What, if any, changes do you see are necessary in the administration of this code?

• Should there be changes in the timelines and review process?

• Are additional definitions necessary to help you administer this code and the community understand the code?

REMAINING CHANGES

As mentioned previously in this report, Planning Staff is awaiting comments from the Public Works Director, Streets Superintendent, and the City Forester. Comments have been provided by the North Davis Fire District, Community Services Director, and UDOT Region 1. Planning Staff sees the need to fine tune the building type standards, provide more accurate graphics and additional detail so some graphics, as well as a thorough final review with the consultant of the code.

Based upon the feedback from this body, department staffs, and the execution of a corridor agreement with UDOT, the draft code will be updated for review and adoption by the Planning Commission and City Council in November and into December. All final revisions and a document that meets the expectations of Clearfield City is required to be delivered by December 31, 2019.

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.

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• Form-Based Code, September 25, 2019 Draft
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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

Downtown Clearfield is centered on a major arterial that is also a state highway (Hwy 126). This major arterial, State Street/Main Street, connects three districts that comprise Downtown Clearfield. The regulations of the Downtown Clearfield Form-based Code will connect these nodes by providing a consistent streetscape and urban form. The location of Downtown offers proximity and easy access from surrounding residential neighborhoods and major transportation corridors, including Interstate 15 and the FrontRunner commuter rail station.
1.0 Introduction
2.0 Zoning Districts

2.1 Purpose

1. Intent

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

2.2 Regulating Plan

1. Mapped Districts.

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

2.3 Districts

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

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

- Commercial
- Adaptive Re-use
- Civic

3. Scale

Buildings will generally be One to Three Stories.
2.0 Zoning Districts

2.5 Mixed Town Commerce

1. Description & Intent

The Mixed Town 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.

2. Building Types

- Mixed-Use
- Townhouse
- Office
- Adaptive Re-use
- Civic

3. Scale

Buildings will generally be Two to Four Stories.
2.6 Town Neighborhood

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.

2. Building Types
- Townhouse
- Garden Court/Courtyard Bungalows
- Mixed-Use

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

Townhouse Building Type

Garden Court Building Type

Mixed-Use Building Type
2.0 Zoning Districts

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
• Mixed-Use
• Multi-Family
• Office
• Civic

3. Scale
Buildings will generally be Two to Six Stories.
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. A mix of building types is allowed, with residential allowed as part of a mixed-use building or project.

2. Building Types
- Mixed-Use
- Multi-Family Residential
- Office

3. Scale
Buildings will generally be Two to Six Stories

Office Building Type

Mixed-Use Building Type

Multi-Family Building Type
2.0 Zoning Districts

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 help activate daytime uses of the Urban Core areas in Downtown.

2. Building Types
- Civic
- Adaptive Re-use
- 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 Provisions

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

1. Permitted Uses

   (1) A lot/parcel may contain more than one use.

   (2) Each of the uses may function as either a principal use or accessory use on a lot, unless otherwise specified.

   (3) Permitted uses are defined both by zoning district AND building type.

   (4) Uses are permitted by-right (Permitted Uses – “P”) upon compliance with the requirements set forth in this code; or permitted by-right with specific development or design standards (Conditional Development Uses – “D”) and upon obtaining a conditional development standards permit as set forth in Chapter 11.0 - Administration.

   (5) Each use shall be located within a permitted Building Type (refer to Chapter 6.0 - Building Types) or an existing structure, unless otherwise specified. Some uses are permitted by-right only in the upper stories of some building types (Upper Story Uses – “U”).

   (6) Each use may have both indoor and outdoor facilities, unless otherwise specified in this Chapter or in Chapter 6.0 - Building Types.

2. Unspecified Uses/Uses Not Listed

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

   (1) Unlisted Similar Use. If a use is not listed but is similar in nature and impact to a use permitted within a zoning district, the Zoning Administrator shall interpret the use as permitted.

      (a) The unlisted use will be subject to any development standards applicable to the similar permitted use.

   (2) Unlisted Dissimilar Use. If a use is not listed and cannot be interpreted as similar in nature, then the use is not permitted and may only be approved through an amendment of this ordinance.

3. Use Categories

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

- Residential & Lodging
- Civic/Public Facilities
- Retail
- Service
- Office
- Manufacturing/Distribution/Warehouse/ Craftsman Industries
- Parking
- Utilities
- Agricultural
- Accessory

Additional subcategories and/or types of uses are included in Table 3.3 (1) to indicate permitted uses (P), conditional uses with development standards (C), and uses permitted as upper story uses only (U) by zone district and building type.
3.3. Uses by Category

The uses listed for each category are permitted uses (P), conditional uses with development standards (C), and/or uses permitted as upper story uses only (U). Uses not listed are referred to 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
- 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 hospitals.

- Auditoriums
- Churches
- Colleges and Universities
- Parks and Open Space
- Public Uses
- Schools
- Specialized Schools
- Vocational and Technical Training Facilities

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.

- Convenience Stores
- Mobile Food Vendors
- Motor Vehicle Sales
- Pawn and Secondhand Businesses
- Produce Sales
- Retail Stores
- Retail Tobacco Specialty Businesses
- Sexually Oriented Businesses
- Temporary or Seasonal Merchants

(1) Neighborhood Retail. A use in this category occupies a space of less than 12,000 square feet.

(2) General Retail. A use in this category includes all Neighborhood Retail uses occupying a space of 12,000 square feet or greater.
3.0 Uses

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
• Taverns
• Theaters
• Restaurants
• Business Services
• Convalescent Facilities
• Daycare Facilities
• Daycares, Residential
• Non-depository Lending Establishments
• Personal Services
• Pet Grooming Facilities
• Physical Therapy Facilities
• Preschools, Commercial
• Preschools, Residential
• Tattoo or Body Piercing Establishments
• Taxidermists
• Veterinary Services
• Behavior, Drug, or Alcohol Treatment Facilities
• Fireworks Stands
• Automobile Repair Shops

(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.

• Laboratories
• Hospitals
• Medical Clinics
• Offices

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

• Craftsman Industries
• Distribution, limited
• Landscape Supply Yards
• Manufacturing, Light

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 Storage Yards
<table>
<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>
<tr>
<td>Beekeeping</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Greenhouses</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td><strong>10. Accessory Uses</strong></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Home Occupation</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Outdoor Storage of Goods</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></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 Commerce
UR = Urban Residential
TC = Town Commerce
TR = Town Residential
CV = Civic
CC = Commercial Corridor

Table 3.3 (1). Uses by Zone.
4.0 Street & Block Network

4.1 Purpose

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

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

4.2 Street Layout Requirements

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

(1) Interconnected Network. The network of streets shall form an interconnected pattern with multiple intersections.

(2) Existing Streets. The arrangement of streets shall provide for the continuation of existing streets from adjoining areas into new subdivisions and developments.

(a) Existing stub streets adjacent to a proposed subdivision shall be connected.

(b) Existing half streets adjacent to a proposed subdivision 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. (See Disconnected Streets, section XX.YY)

(5) Terminating Vista. Streets leading to a “T” intersection shall terminate at a natural feature, an open space type (Chapter 7.0), or the front facade of a building.

2. Street Types
The street network of Downtown Clearfield is comprised of a range 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 Arterial
(2) Collector/Boulevard
(3) Neighborhood/Local
(4) Access Road/Private Local (new - create standards)
(5) Shared Street (new - create standards)
(6) Alley
(7) Pedestrian Way (new - create standards)
DRAFT street network & hierarchy diagram
3. 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 bio-swale.

   (d) A pedestrian sidewalk connection shall be provided from the cul-de-sac to the next closest street or pedestrian right-of-way.

4.3 Block Layout Requirements

1. Block Configuration

   (1) New blocks 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.

   (3) To maintain consistency with Downtown Clearfield’s existing urban form, and for increased energy efficiency opportunities, rectangular block orientation shall be along an east-west longitudinal axis to the extent feasible.

2. Maximum Block Size

   Block sizes for new development and redevelopment shall be formed by a maximum perimeter of 2000 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.

3. Block Access

   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 up to 10 acres. For developments larger than 10 acres, one additional access point is required for each additional 5 acres or fraction thereof.

   (1) 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 Configuration

(1) Blocks may include alleys or access roads that generally meet the following configurations (see Figure 4.10.3).

(a) Mid-Block Configuration. This configuration includes one alley or access road in the center of the block, which allows development to front on two block faces.

(b) “T” Configuration. This configuration includes two alleys or access roads perpendicular to each other forming a “T,” which allows development to front on three block faces.

(c) “H” Configuration. This configuration includes three alleys or access roads, with one perpendicular to the other two, which allows development to front on all four block faces.

(2) Access to blocks shall be aligned with the access for blocks across the street to create an intersection.

(3) Mid-Block Pedestrian ways. Mid-Block pedestrian ways are required on blocks longer than 500 feet.

(a) Mid-Block pedestrian ways shall generally be located in the middle third of a block face.

(b) The minimum width for mid-block pedestrian ways is 16 feet.

(c) When a mid-block street crossing occurs on the same block as a mid-block pedestrian way, the pathways shall align to facilitate pedestrian movement.

5. Block Layout

Blocks shall be fronted with lots on at least two faces, with lots generally placed along the longest 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.

4.4 Lot Layout Requirements

(1) Typical Lot Dimensions. All lots of record shall be developed to meet the requirements outlined in 6.0 Building Type requirements.

(2) Typical Lot Configuration. All lots shall have frontage along a public street unless otherwise specified in 6.0 Building Type requirements.

(a) Lot Shape. To create regular, rectangular lots, side property lines shall be perpendicular to the vehicular right-of-way to the extent practical.

(b) Through Lots. Through lots fronting on two parallel streets are not permitted except for a lot covering 50 percent or more of a block and the two longest parallel street faces are treated as front property lines per building type requirements (refer to 5.0 Building Types).

(c) Corner Lots. Corner lots have a front yard along one street and a corner yard along the other street. The front yard of a corner lot should be consistent with one adjacent Parcel.

(i) The rear yard of a corner lot is typically the yard against an alley or another lot's rear yard.

(ii) The side yard of a corner lot is adjacent to another lot.

(d) Flag Lots. Flag lots are prohibited.

(3) Lot Orientation. For increased energy efficiency, the recommended lot orientation is typically along an east-west longitudinal axis. For single buildings, this lot orientation will usually encourage development of buildings with smaller east and west facades, allowing for energy efficiency.
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, included pedestrian traffic, bicycle traffic, transit, and vehicular traffic.
2. Address all features of the street right-of-way, including sidewalks, parkways, traffic lanes, bicycle lanes, and medians.
3. Create streets that are appropriate for their contexts in residential, commercial, or mixed-use districts and 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 improved quality of stormwater runoff.

2. Applicability

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

5.2 General Requirements

1. Dedicated Vehicular Rights-of-Way

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

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

2. Street Construction Specifications

All construction in the right-of-way shall follow specifications defined by the Clearfield Public Works.

3. Stormwater Management

Incorporation of stormwater management best practices into the right-of-way design is encouraged, such as incorporating drainage swales and slotted curbs into landscape areas or permeable paving in the parking lane.

4. Fire Access

Street configurations have been calculated to provided fire truck access. Where the total width of all travel lanes totaled is narrower than 20 feet, the following shall apply.

1. Room to Pass. At 120-foot increments, a 20-foot opening in the on-street parking or a 20-foot dedicated pull-off space must be provided to allow vehicles to pull over for a fire truck to pass.
2. Driveway or Fire Hydrant Zone. A driveway or fire hydrant zone may be utilized to fulfill the requirement.

Figure 4.3 (1). Actual Right Turn Radius with On-Street Parking.

Figure 4.3 (2). Wide Street Crossing with Pedestrian Refuge Median.
5. Intersections
(1) Curb Radii. The following curb radii shall be utilized unless otherwise authorized by the Clearfield City Engineer.
   (a) Intersections should be designed for actual turning radius of the typical design vehicle as opposed to the maximum design vehicle. Small curb radii at intersections shorten pedestrian crossing distances and reduce vehicle turning speeds, thereby balancing the ease of travel of the vehicles and pedestrians. Refer to Figure 5.3 (1).
   (b) Mabey Place and Residential Streets. At the intersection of any street with a Neighborhood or a Connector Street, the following curb radii shall be utilized.
      (i) With on-street parking on both streets, a 15-foot radius may be utilized.
      (ii) Without on-street parking, a 15-foot radius is required.
   (c) Commercial Streets. Commercial Streets the following curb radii shall be utilized.
      (i) With on-street parking on both streets, a 15-foot radius is required.
      (ii) Without on-street parking on either of the streets, a 25-foot radius is required.
   (d) Larger Radius. For State Street and Main Street radii shall be according to the City and UDOT.
   (e) Alley Intersections. The curb radius at intersections involving Alleys shall be no greater than 10 feet.

6. Pedestrian Crossings
1) Crosswalks. Crosswalks shall be required at all intersections involving streets listed in 5.0 and arterials.
   (a) Dimensions. Crosswalks shall be minimum six feet in width, measured from mid-stripe to mid-stripe, per Manual on Uniform Traffic Control Devices (MUTCD).
   (b) Markings. Crosswalks shall be appropriately indicated on the finished street surface with painted markings and/or textured or colored pavement.
   (c) Crossing Distances. To encourage pedestrian activity, typical crosswalks shall not extend over 38 feet without a landscape median, bulb-outs and/or other pedestrian refuge to mitigate the effects of vehicular traffic on crossing and increase pedestrian safety and comfort. Refer to Figure 5.3 (2).
   (d) Accessible ramps and warning panels, per the American Disabilities Act or any more stringent state requirement, are required where all sidewalks or trails terminate at a crosswalk or curb.
   (e) Ramp Orientation. Ramps shall be oriented perpendicular to traffic, requiring two ramps per corner at intersecting streets.
2) Bulb-outs. To shorten pedestrian crossing distances, bulb-outs should be utilized at all intersections, unless otherwise required by the Clearfield Public Works Department and UDOT. Refer to Figure 5.3 (3).
   (a) The depth of the bulb-out shall match the utilized on-street parking, either the width of the parallel space or the depth of the diagonal space.
   (b) The radius of the bulb-out shall match the requirements for the intersection.
3) Mid-block crossings. Mid-block crossing are bulb outs and pedestrian crosswalks.
   (a) Mid-block crossings are required on all non-UDOT streets when block lengths or sections between intersections are longer than 500 feet. The crossing should generally occur at a location in the middle of the streets. Typical pedestrian crosswalks standards apply.

Figure 4.3 (3). Bulb Out.

Figure 4.10 (2). Photo Example Mid Block Crossing.
5.3 General Street Type Standards

1. Street Types
Street Types defined in this section outline acceptable street configurations. New streets should be designed using the principles and characteristics defined by each street type. Clearfield Public Works may require additional right-of-way, pavement width, or additional street elements depending on unique site characteristics.

2. Graphics
The graphics provided here, illustrating each street type, are samples of recommendations and illustrate a possible configuration of that street type. By applying the standards outlined here and following Public Works, other configurations are possible.

3. Typical Street Elements
Typical elements of a vehicular right-of-way are divided into the vehicular and pedestrian realm. Each street type detailed in this article outlines which facilities are applicable. Refer to Figure 5.2 (1): Typical Right-of-Way Elements.

1) Vehicular Realm. The vehicular realm is comprised of the travel lanes, bicycle lanes, and on-street parking spaces.

2) Pedestrian Realm. The pedestrian realm is comprised of pedestrian facilities, such as sidewalk, path/trail, or off-street bicycle path, and a buffer area, consisting of a landscape zone and/or furnishings zone that serves to buffer pedestrians and/or bicyclists from the movements of higher speed vehicles in the vehicular realm.

(a) Landscape Zone. A landscaped area between the back of curb or edge of pavement to the sidewalk in which street trees, vegetation/plantings, swales, 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 4.2 (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 the Street Type.

2. Vehicular On-Street Parking

On-street parking, as permitted on designated street types, shall meet the following requirements.

(1) Parallel and diagonal parking is permitted on designated street types.

(2) Vehicular Parking Space Dimensions. The appropriate dimensions for on-street parking spaces are outlined in Table 5.2 (2). On-Street Parking Space Dimensions and Figure 5.2 (3&4). On-street Parking Layout. The width of a parking space shall be measured from the center of a stripe.

3. Bicycle Travel Facilities

The following types of bicycle accommodations are permitted in the vehicular realm per Street Type. Refer to Figure 5.2 (5).

(1) Cycle Track. 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 only bicycle use. This lane occurs on both sides of the street and shall be five to six feet wide.

(3) Designated Shared Lane. A designated shared lane is a lane that is shared between vehicles and bicycles. This lane is typically wider than a standard vehicular lane, minimum 13 feet, in order to accommodate both types of users, and includes a painted bicycle marker combined with a double arrow (known as a “sharrow”). This improvement occurs on both directions.

(4) Shared Lane. A shared lane refers to a street that does not have bicycle lanes or a designated shared lane, but the speed and configuration of the street is such that bicycles can comfortably share lanes with traffic.

![Figure 4.2 (5). On-Street Bicycle Facility Types.](image-url)
5.0 Street & Streetscape Standards

5.5 Pedestrian Realm

1. Sidewalks

The width of the sidewalk is determined by the Street Type.

2. Street Trees

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

(1) Street trees shall be located either in a Landscape Zone within a planting bed or lawn, or in a Furnishings Zone in tree wells with a grate as required.

(2) Tree grates are required for all trees located in tree wells in Pedestrian Realms less than ten feet in width.

(3) Spacing for street trees and a streetscape plan for trees are specified in Section 5.4 and on each Street Type page in Section 5.5.

3. Street Tree Requirements

The following standards apply to the installation of street trees.

(1) Exception. Street Trees are not required on Alley Street Types (refer to 5.4 Street Types).

(2) Clear Branch Height. Minimum clear branch height is eight feet.

(3) Street Tree Type. Medium and large shade trees are required to be installed as street trees see Table 7.3 (3)/(4).

(4) Street Tree Spacing. Street trees shall be planted as follows.

(a) Each Lot is required to have minimum of one tree. Medium trees shall go in a park strip less than 6 feet and Large trees shall go in a park strip greater than 7 feet.

(b) Tree Spacing.

(i) Large trees must be spaced a minimum of 30 and a maximum of 60 feet on center.

(ii) Medium trees must be spaced a minimum of 20 and a maximum of 40 feet on center.

(c) 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 Clearfield to determine the appropriate tree species.

(5) Tree Wells. In commercial districts, where the sidewalk extends from the back of curb to the property line, tree wells shall be utilized.

(a) For tree wells adjacent to sidewalks five feet wide or less, open pit is not permitted.

(i) The opening must be covered with a tree grate or pervious pavement.

(ii) The opening in a tree grate for the trunk must be expandable.

(6) Streets shall have the same tree species per block on both sides of the streets with changes at intersections.

### Permitted Large Street Trees

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

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

### Permitted Medium Street Trees

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

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

### Permitted Small Street Trees

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

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

(1) Decorative street lighting is required on all streets within the Clearfield Downtown. All light posts shall have arms for flag banners. All lamps shall be LED.

(2) The City standard is to be used on all streets within the City Downtown including but not limited to Mabey Place Street, commercial streets, neighborhood streets, etc. See City for standard.

(3) All street light fixtures shall be Dark Sky compatible and have shields blocking up lighting.

(4) Light fixture spacing for Mabey Place street shall be a maximum of 60 feet and a maximum distance of 90 feet on all other streets.

5.6 Streetscape Design

1. Intent

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

2. Applicability

The requirements herein apply to all new development in all Districts.

3. Streetscape Design Submittal

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

(1) Street Trees. Trees meeting the minimum requirements of 7.3.4, below, shall be included in the streetscape design, with details related to tree pits, tree planting to meet the requirements of 7.2.5 Tree Installations.

(1) Sidewalk Pavement Design. Sidewalk paving materials and pattern shall be set for each street type (refer to 5.7 to 5.12 Street Types).

(2) Street Furnishings. Benches, seatwalls, planters, planter fences, trash receptacles, and bicycle racks at the least shall be specified and quantities and locations listed for each street type (refer to Section 5.5 Street Types). Benches are required on street frontage every 100 feet for Mabey Place Street and 200 feet on all other street frontages.

(3) Landscape Design. Ground plane vegetation shall be designated for any landscape bed areas, planter areas, and tree wells.

(4) Lighting. Pedestrian and vehicular lighting shall be specified, and locations and quantities noted. Street lighting shall comply with Public Works Standards.

(5) Identity Elements. Any other elements designed to establish the identity of each Street, such as banners, pavement markers, artwork, or signage, shall be included in the streetscape design submittal.
5.0 Street & Streetscape Standards

5.7 Alley

1. Intent

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

2. General Requirements

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

<table>
<thead>
<tr>
<th>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**

| Travel Lanes | 1 or 2 |
| Lane Width | 10’ - 20’ (20’ one-way only) |
| Center Turn Lanes | None |
| Parking Lanes | None |
| Back of Curb to Back of Curb Width | Minimum 20’ (one way traffic only if Fire Access is provided and/or buildings are fire sprinkled.)  
Maximum 24’ |
| Median | None |
| Bicycle Facilities | Shared |

**Pedestrian Realm**

| Pedestrian Facilities | Travel lanes are shared among drivers, pedestrians, and bicyclists |
| Street Buffer | None required |

1 Reference 5.2.6 for bicycle facility types and requirements
5.8 Access Road (Private or Public)

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

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

### Access Road Requirements

<table>
<thead>
<tr>
<th>Permitted 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>39’ - 41’</td>
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</table>

#### Vehicular Realm

<table>
<thead>
<tr>
<th>Travel Lanes</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Lane Width</td>
<td>8’ - 9’</td>
</tr>
<tr>
<td>Center Turn Lanes</td>
<td>None</td>
</tr>
<tr>
<td>Parking Lanes</td>
<td>None</td>
</tr>
<tr>
<td>Back of Curb to Back of Curb Width</td>
<td>Minimum 21’; Maximum 24’</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 if buildings on one side of road only)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Buffer</td>
<td>Minimum 4’; 5’ if Street Trees (not required if buildings on one side of road only)</td>
</tr>
</tbody>
</table>

1 Reference 5.2.6 for bicycle facility types and requirements
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>Neighborhood Street 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>
<tr>
<td>Vehicular Realm</td>
</tr>
<tr>
<td>Travel Lanes</td>
</tr>
<tr>
<td>Lane Width</td>
</tr>
<tr>
<td>Allowable Turn Lanes</td>
</tr>
<tr>
<td>Parking Lanes ¹</td>
</tr>
<tr>
<td>Pavement Width</td>
</tr>
<tr>
<td>Median</td>
</tr>
<tr>
<td>Bicycle Facilities ²</td>
</tr>
<tr>
<td>Pedestrian Realm</td>
</tr>
<tr>
<td>Pedestrian Facilities</td>
</tr>
<tr>
<td>Street Buffer</td>
</tr>
</tbody>
</table>

¹ Reference 5.2 for on-street parking requirements
² Reference 5.2 for bicycle facility types and requirements
5.10 Commercial Street

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

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

<table>
<thead>
<tr>
<th>Permitted Districts</th>
<th>UC, UR, TC, TR*, CV</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Adjacent Building Types</td>
<td>All</td>
</tr>
<tr>
<td>Typical Right-of-Way Width</td>
<td>73-91'</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>10'</td>
</tr>
<tr>
<td>Allowable Turn Lanes</td>
<td>Turning Lane at Intersections</td>
</tr>
<tr>
<td>Parking Lanes ¹, *</td>
<td>Diagonal (18') or Parallel (8') *Parallel only if street fronts TR</td>
</tr>
<tr>
<td>Pavement Width</td>
<td>Minimum 51' Maximum 71' for 45º parking on both sides</td>
</tr>
<tr>
<td>Median</td>
<td>Turning Lane at Intersections</td>
</tr>
<tr>
<td>Bicycle Facilities ²</td>
<td>Dedicated Bike Lane - 5'</td>
</tr>
</tbody>
</table>

**Pedestrian Realm**

| Pedestrian Facilities | Minimum 6' |
| Street Buffer | Minimum 5' |

¹ Reference 5.2 for on-street parking requirements
² Reference 5.2 for bicycle facility types and requirements
5.0 Street & Streetscape Standards

5.11 State/Main Street Highway 126 - Urban Core

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>
<thead>
<tr>
<th>State/Main Street Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Districts</td>
</tr>
<tr>
<td>Permitted Adjacent</td>
</tr>
<tr>
<td>Building Types</td>
</tr>
<tr>
<td>Typical Right-of-Way Width</td>
</tr>
<tr>
<td><strong>Vehicular Realm</strong></td>
</tr>
<tr>
<td>Travel Lanes</td>
</tr>
<tr>
<td>Lane Width</td>
</tr>
<tr>
<td>Allowable Turn Lanes</td>
</tr>
<tr>
<td>Parking Lanes ¹</td>
</tr>
<tr>
<td>Pavement Width</td>
</tr>
<tr>
<td>Median</td>
</tr>
<tr>
<td>Bicycle Facilities ²</td>
</tr>
<tr>
<td><strong>Pedestrian Realm</strong></td>
</tr>
<tr>
<td>Pedestrian Facilities</td>
</tr>
<tr>
<td>Street Buffer</td>
</tr>
</tbody>
</table>

¹ Reference 5.2 for on street parking requirements
² Reference 5.2 for bicycle facility types and requirements
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>
<thead>
<tr>
<th>State/Main Street 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>Travel Lanes</th>
<th>2 lanes in each direction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lane Width</td>
<td>12'</td>
</tr>
<tr>
<td>Allowable Turn Lanes</td>
<td>12 - 14' Center turn pockets with Median</td>
</tr>
<tr>
<td>Parking Lanes</td>
<td>Optional if room.</td>
</tr>
<tr>
<td>Pavement Width</td>
<td>80' - 82'</td>
</tr>
<tr>
<td>Median</td>
<td>12 - 14' wide planted median with turn lane pockets</td>
</tr>
<tr>
<td>Bicycle Facilities</td>
<td>Designated Protected Bike Lanes</td>
</tr>
</tbody>
</table>

**Pedestrian Realm**

| Pedestrian Facilities         | Minimum 6' wide clear sidewalk on both sides |
| Street Buffer                 | Minimum 8' - Planted                     |

¹ Reference 5.2 for on-street parking requirements
² Reference 5.2 for bicycle facility types and requirements
5.0 Street & Streetscape Standards
6.0 Building Types

6.1. Purpose

1. Intent

The Building Types detailed in 5.0 Building Types, outline the required building forms for new construction and renovated structures within the Districts defined in Section 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 5.1 (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 of the lot.

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.

---

### Building Types by Districts

<table>
<thead>
<tr>
<th>Building Types</th>
<th>Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Urban Commerce (UC)</td>
</tr>
<tr>
<td>Mixed-use</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>Commercial</td>
<td></td>
</tr>
<tr>
<td>Adaptive Re-use</td>
<td>P</td>
</tr>
<tr>
<td>Townhouse</td>
<td></td>
</tr>
<tr>
<td>Mansion</td>
<td></td>
</tr>
<tr>
<td>Civic</td>
<td>P</td>
</tr>
</tbody>
</table>

*P = Permitted*

Table 5.1 (1). Permitted Building Types by District

Footnotes:

1. Only permitted as part of a master development and not allowed on Mabey Place Street.
6.3 Building & Site Standards

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

1. Building Site

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

(1) Minimum & Maximum Lot or Building Width. Depending on the Building Type, either the minimum or maximum building or unit width will be noted or the minimum and maximum width of a lot, all measured at or parallel to the front property line. (1) Multiple Principal Structures. The allowance of more than one principal structure on a lot.

(2) Front Property Line Coverage. Measuring Front Property Line Coverage. Measurement defining the minimum percentage of street wall or building facade required to be along the front property line. The width of the principal structure(s) (as measured within the front build-to zone) shall be divided by the maximum width of the front build-to zone (BTZ).

(a) Certain buildings have this number set to also allow the development of a courtyard along the front property line.

(3) Occupation of Corner. Occupying the intersection of the front and corner build-to zones with a principal structure.

(4) Maximum Impervious Coverage. The maximum percentage of a lot permitted to be covered by principal structures, accessory structures, pavement, and other impervious surfaces.

(5) Additional Semi-Pervious Coverage. The additional percentage of a lot beyond the Maximum Impervious Coverage, which may be surfaced in a semi-pervious material, including a green roof or pavers.

2. Building Massing/Location

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

(1) Front Build-to Zone. The build-to zone or setback parallel to the front property line. Building components, such as awnings or signage, are permitted to encroach into the build-to zone

(a) All build-to zone and setback areas not covered by building must contain either landscape, patio space, or sidewalk space.

(2) Corner Build-to Zone. The build-to zone or setback parallel to the corner property line.

(a) All build-to zone and setback areas not covered by building must contain either landscape, patio space, or sidewalk space.

(3) Minimum Side Yard Setback. The minimum required setback along a side property line.

(4) Minimum Rear Yard Setback. The minimum required setback along a rear property line.

(5) Minimum Overall Height. The minimum overall height for the building shall be located within the build-to zone; stories above the required minimum height may be stepped back from the facade.

(6) Maximum Overall Height. The sum of a building’s total number of stories.

(a) Half stories are located either completely within the roof structure with street-facing windows or in a visible basement exposed a maximum of one half-story above grade.

(b) A building incorporating both a half story within the roof and a visible basement shall count the height of the two half stories as one full story.

(c) Some Building Types require a building facade to step back as its height increases. If required, the upper stories of any building facade with street frontage shall be setback a designated amount beyond the building facade of the lower stories.
6.0 Building Types

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

(1) Blank Wall Limitations. A restriction of the amount of windowless area permitted on a facade with street frontage. If required, the following shall both be met for each story:
   (a) No rectangular area greater than 30% of a story’s facade, as measured from floor to floor, may be windowless; and
   (b) No horizontal segment of a story’s facade greater than 15 feet in width may be windowless.

(2) Entrance Type. The Entrance Type(s) permitted for the entrance(s) of a given Building Type.

(3) Vertical Facade Divisions. The use of a vertically oriented expression line or form to divide the facade into increments no greater than the dimension shown, as measured along the base of the facade. Elements may include a column, pilaster, or other continuous vertical ornamentation a minimum of one and one-half inch depth.

(4) Horizontal Facade Divisions. The use of a horizontally oriented expression line or form to divide portions of the facade into horizontal divisions. Elements may include a cornice, belt course, molding, string courses, or other continuous horizontal ornamentation a minimum of one and a half inch depth.

4. Building Fenestration
(1) Ground Story and Upper Story, Minimum and Maximum Height (Measuring Height). Each frontage type includes a permitted range of height in feet for each story. Additional information is as follows:
   (a) Floor height is measured in feet between the floor of a story to the floor of the story above it.
   (b) Floor height requirements apply only to street facing facades.
   (c) For single story buildings and the uppermost story of a multiple story building, floor to floor height shall be measured from the floor of the story to the tallest point of the ceiling.

(2) Minimum Ground Story and Upper Floor Transparency, (Measuring Transparency per Facade). The minimum amount of transparency required on street facades with street frontage.
   (a) Transparency is any glass in windows and/or doors, including any mullions, that is highly transparent with low reflectance.
   (i) Ground Story Transparency, when defined separately from the overall minimum transparency, shall be measured between two feet and eight feet from the average grade at the base of the front facade.
   (ii) A general Minimum Transparency requirement shall be measured from floor to floor of each story.

(3) Principal Entrance Location. The facade on which the primary building entrance is to be located.

(4) Required Number of Street Entrances. The minimum number of and maximum spacing between entrances on the ground floor building facade with street frontage.

5. Roof Type
The following explains the roof requirements for each Building.

(1) Permitted Roof Type. The roof type(s) permitted for a given Building Type. Refer to 5.12. Roof Types for more specific requirements.

(2) Tower. A vertical building extension that may be permitted in conjunction with another roof type on certain Building Types. Refer to 5.12. Roof Types.

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

(1) Ground and Upper Story. The uses or category of uses which may occupy the ground and/or upper story of a building.

(2) Parking Within Building. The area(s) of a building in which parking is permitted within the structure.

(3) Required Occupied Space. The area(s) of a building that shall be designed as occupied space, defined as interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.
7. Site Access & Parking

(1) Parking, Loading Location and Parking Structure. The yard or structure in which a parking lot, detached garage, attached garage door access, loading and unloading, and associated drive is permitted.

(2) Vehicular Access. The permitted means of vehicular ingress and egress to the lot.
   (a) Alleys, when present, shall always be the primary means of vehicular access.
   (b) When alleys are not present, a driveway may be permitted per Building Type and, if an alternative is available, shall not be located off a Primary Street.

7. Building Amenities for Residential Development

(1) To ensure quality development and livability for tenants, each Multi-Family and Mixed-Use building (with residential) must provide a mix of building amenities from each category listed below. Site and Landscape amenity requirements are detailed in Chapter 7.
   (a) Building Features
   (b) Tenant Amenities

(2) Building Features. Each Multi-Family or Mixed-Use Building in the Urban Core Commerce or Urban Mixed Residential must provide a minimum of four (4) amenities. Each Multi-Family or Mixed-Use Building in the Town Commerce or Town Neighborhood must provide a minimum of three (3) amenities.
   (a) Installation of renewable energy source
   (b) Rooftop/Stepback Terrace (located on street frontage, no higher than two floors in Town; three floors in Urban)
   (c) Designed to allow solar access into adjacent open spaces or landscaping
   (d) A minimum of 5% transparency increase over requirements for upper stories
   (e) Landscape/Site Amenity above requirements (Chapter 7)
   (f) Upgraded floor coverings
   (g) Upgraded finishes in units
   (h) Full-time on-site management
   (i) Public art along a street-facing facade or in a lobby area visible from the street
   (j) Washer and Dryer in each unit
   (k) Electric Vehical Charging Station
   (l) Green roof (may count toward site amenity and landscape requirements)
   (m) Use of daylighting for interior common spaces
   (n) Water efficient fixtures

(3) Tenant Amenities. Each Multi-Family or Mixed-Use Building in the Urban Core Commerce or Urban Mixed Residential must provide a minimum of two (2) amenities. Each Multi-Family or Mixed-Use Building in the Town Commerce or Town Neighborhood must provide a minimum of four (4) amenities.
   (a) Lobby of at least 500 square feet
   (b) Interior social area, such as a common kitchen/dining area, media room, or event room
   (c) Indoor Fitness room
   (d) Outdoor Dining Patio (may count toward site amenity and landscape requirements)
   (e) Secure bike storage
   (f) Sport Court (indoor or outdoor)
   (g) Enclosed storage units (indoor for Urban; indoor or outdoor for Town)
   (h) Pool (indoor for Urban; indoor or outdoor for Town)
   (i) Hot tub
   (j) Community Garden (may count toward site amenity and landscape requirements)
   (k) First-floor cafe/eatery

6.0 Building Types
### 6.0 Building Types

#### (1) Building Site

<table>
<thead>
<tr>
<th></th>
<th>Minimum Lot Width</th>
<th>Maximum Lot Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>a</td>
<td></td>
<td>50'</td>
</tr>
</tbody>
</table>

#### (2) Building Massing/Location

<table>
<thead>
<tr>
<th></th>
<th>Front Build-to Zone</th>
<th>Corner Build-to Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>b</td>
<td>0'-5'</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Minimum Side Yard Setback</th>
<th>Minimum Rear Yard Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>c</td>
<td>0'</td>
<td>5'</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Minimum Overall Height</th>
<th>Maximum Overall Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>d</td>
<td>50'</td>
<td>none</td>
</tr>
</tbody>
</table>

#### (3) Building Fenestration

<table>
<thead>
<tr>
<th></th>
<th>Principal Entrance Location</th>
<th>Required Number of Street Entrances</th>
</tr>
</thead>
<tbody>
<tr>
<td>g</td>
<td>0'-5'</td>
<td>0' to 5'</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Ground Story: Minimum Height</th>
<th>Ground Story: Maximum Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>h</td>
<td>50'</td>
<td>none</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Upper Story: Minimum Height</th>
<th>Upper Story: Maximum Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>i</td>
<td>50'</td>
<td>none</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Minimum Ground Story Transparency</th>
</tr>
</thead>
<tbody>
<tr>
<td>j</td>
<td>Measured between 2' and 8' above grade street facing</td>
</tr>
</tbody>
</table>
6.0 Building Types

- Table 5.2 (1). Mixed-use Building Type
- Table 5.2 (2). Multi-family Residential Building Type
- Table 5.2 (3). Office Building Type
- Table 5.2 (4). Commercial Building Type
- Table 5.2 (5). Townhouse Building Type
- Table 5.2 (6). Garden Court Building Type
- Table 5.2 (7). Civic Building Type
- Table 5.2 (8). Adaptive Re-use Building Type
5.3 Mixed-Use Building

1. Description & Intent

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

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

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

2. Regulations

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

#### 6.0 Building Types

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Permitted Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Mixed-Use</strong></td>
<td>UC</td>
</tr>
<tr>
<td><strong>(1) Building Siting</strong></td>
<td>Refer to Figure 5.3 (1).</td>
</tr>
<tr>
<td>Multiple Principal Buildings</td>
<td>not permitted</td>
</tr>
<tr>
<td>Front Property Line Coverage</td>
<td>80%</td>
</tr>
<tr>
<td>Occupation of Corner</td>
<td>required</td>
</tr>
<tr>
<td>Front Build-to Zone</td>
<td>0'-5'</td>
</tr>
<tr>
<td>Corner Build-to Zone</td>
<td>0' to 5'</td>
</tr>
<tr>
<td>Minimum Side Yard Setback</td>
<td>0'</td>
</tr>
<tr>
<td>Minimum Rear Yard Setback</td>
<td>5'</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>50'</td>
</tr>
<tr>
<td>Maximum Lot Width</td>
<td>none</td>
</tr>
<tr>
<td>Maximum Impervious Coverage</td>
<td>90%</td>
</tr>
<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>
<tr>
<td><strong>(2) Height</strong></td>
<td>Refer to Figure 5.3 (2).</td>
</tr>
<tr>
<td>Minimum Overall Height</td>
<td>2 story</td>
</tr>
<tr>
<td>Maximum Overall Height</td>
<td>No maximum</td>
</tr>
<tr>
<td>Ground Story: Minimum Height</td>
<td>14'</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>30'</td>
</tr>
<tr>
<td>Upper Stories: Minimum Height</td>
<td>9'</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>14'</td>
</tr>
<tr>
<td><strong>(3) Uses</strong></td>
<td>Refer to 3.0 Uses for permitted uses.</td>
</tr>
<tr>
<td>Ground Story</td>
<td>retail, service, office</td>
</tr>
<tr>
<td>Upper Story</td>
<td>retail, service, office, residential</td>
</tr>
<tr>
<td>Parking within Building</td>
<td>permitted fully in any basement and in rear of upper floors</td>
</tr>
<tr>
<td>Required Occupied Space</td>
<td>40' deep on all full floors from the front facade</td>
</tr>
<tr>
<td><strong>(4) Street Facade Requirements</strong></td>
<td>Refer to Figure 5.3 (3).</td>
</tr>
<tr>
<td>Minimum Ground Story Transparency</td>
<td>65%</td>
</tr>
<tr>
<td>Measured between 2’ and if above grade street facing</td>
<td></td>
</tr>
<tr>
<td>Minimum Transparency per each Story</td>
<td>25%</td>
</tr>
<tr>
<td>Blank Wall Limitations</td>
<td>required per floor refer to 5.2.4 (2)</td>
</tr>
<tr>
<td>Front Facade Entrance Type</td>
<td>Mixed-Use, arcade</td>
</tr>
<tr>
<td>Principal Entrance Location</td>
<td>front facade</td>
</tr>
<tr>
<td>Required Number of Street Entrances</td>
<td>1 per each or min 75' of front facade</td>
</tr>
<tr>
<td>Vertical Facade Divisions</td>
<td>every 30’ of facade width</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>
</tr>
<tr>
<td><strong>(5) Roof Type Requirements</strong></td>
<td>Refer to Figure 5.12</td>
</tr>
<tr>
<td>Permitted Roof Types</td>
<td>parapet, flat</td>
</tr>
<tr>
<td>Tower</td>
<td>permitted</td>
</tr>
</tbody>
</table>

**Footnotes:**

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

5.4 Multi-Family Residential Building

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

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

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

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

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

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

5 Only permitted as part of a master development and not permitted to front Mabey Place Street. Only allowed in conjunction with a mixed use or commercial building, if located behind or attached to the mixed use or commercial building, as part of a master planned development.

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

### Building Types

**Multi-Family Residential**

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Permitted Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>UC</td>
</tr>
<tr>
<td>(1) Building Siting</td>
<td><strong>Refer to Figure 5.4 (1).</strong></td>
</tr>
<tr>
<td>Permitted Building Type</td>
<td>yes</td>
</tr>
<tr>
<td>Multiple Principal Buildings</td>
<td>yes</td>
</tr>
<tr>
<td>Front Property Line Coverage</td>
<td>80%</td>
</tr>
<tr>
<td>Occupation of Corner</td>
<td>required</td>
</tr>
<tr>
<td>Front Build to Zone</td>
<td>0’ to 10’</td>
</tr>
<tr>
<td>Corner Build to Zone</td>
<td>10’ to 20’</td>
</tr>
<tr>
<td>Minimum Side Yard Setback</td>
<td>0’</td>
</tr>
<tr>
<td>Minimum Rear Yard Setback</td>
<td>5’</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>80’</td>
</tr>
<tr>
<td>Maximum Lot Width</td>
<td>none</td>
</tr>
<tr>
<td>Maximum Impervious Coverage</td>
<td>75%</td>
</tr>
<tr>
<td>Parking &amp; Loading Location</td>
<td>rear or side yard</td>
</tr>
<tr>
<td>Vehicular Access</td>
<td>maximum 1 per 200 feet frontage or UDOT requirement</td>
</tr>
<tr>
<td>(2) Height</td>
<td><strong>Refer to Figure 5.4 (2).</strong></td>
</tr>
<tr>
<td>Minimum Overall Height</td>
<td>2 story</td>
</tr>
<tr>
<td>Maximum Overall Height</td>
<td>No Maximum</td>
</tr>
<tr>
<td>All Stories: Minimum Height</td>
<td>9’</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>14’</td>
</tr>
<tr>
<td>(3) Uses</td>
<td><strong>Refer to 3.0 Uses for permitted uses.</strong></td>
</tr>
<tr>
<td>All Stories</td>
<td>residential</td>
</tr>
<tr>
<td>Balcony</td>
<td>minimum 5’ depth and 60 square feet</td>
</tr>
<tr>
<td>Parking within Building</td>
<td>permitted fully in basement and in rear of upper floors</td>
</tr>
<tr>
<td>(4) Street Facade Requirements</td>
<td><strong>Refer to Figure 5.4 (3).</strong></td>
</tr>
<tr>
<td>Minimum Transparency per each Story</td>
<td>25%</td>
</tr>
<tr>
<td>Blank Wall Limitations</td>
<td>required per floor refer to 5.2.4 (2)</td>
</tr>
<tr>
<td>Front Facade Entrance Type</td>
<td>stoop, porch, Mixed-Use</td>
</tr>
<tr>
<td>Principal Entrance Location</td>
<td>front facade</td>
</tr>
<tr>
<td>Required Number of Street Entrances</td>
<td>1 per each 100’ of front facade</td>
</tr>
<tr>
<td>Vertical Facade Divisions</td>
<td>every 25’ of facade width</td>
</tr>
<tr>
<td>Horizontal Facade Divisions</td>
<td>required within 3’ of the top of any visible basement and of the ground story, and at the beginning of the top floor</td>
</tr>
<tr>
<td>Building Stepback</td>
<td>minimum horizontal distance 10 feet required at top of 3rd story</td>
</tr>
<tr>
<td>(5) Roof Type Requirements</td>
<td><strong>Refer to Figure 5.12</strong></td>
</tr>
<tr>
<td>Permitted Roof Types</td>
<td>parapet, pitched, flat</td>
</tr>
<tr>
<td>Tower</td>
<td>permitted</td>
</tr>
</tbody>
</table>

---

6.0 Building Types
### 6.0 Building Types

#### 5.5 Office Building

**1. Description & Intent**

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

**2. Regulations**

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

---

**Footnotes**

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

---

### Table: Building Type Office

<table>
<thead>
<tr>
<th>Building Type Siting</th>
<th>Permitted Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>UC</td>
<td>UR</td>
</tr>
<tr>
<td><strong>(1) Building Siting</strong></td>
<td>Refer to Figure 5.5 (1).</td>
</tr>
<tr>
<td>Multiple Principal Buildings</td>
<td>not permitted</td>
</tr>
<tr>
<td>Front Property Line Coverage 80%</td>
<td>80%</td>
</tr>
<tr>
<td>Occupation of Corner</td>
<td>required</td>
</tr>
<tr>
<td>Front Build to Zone</td>
<td>0’-5’</td>
</tr>
<tr>
<td>Corner Build to Zone</td>
<td>0’ to 5’</td>
</tr>
<tr>
<td>Minimum Side Yard Setback</td>
<td>0’</td>
</tr>
<tr>
<td>Minimum Rear Yard Setback</td>
<td>5’</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>50’</td>
</tr>
<tr>
<td>Maximum Lot Width</td>
<td>none</td>
</tr>
<tr>
<td>Maximum Impervious Coverage</td>
<td>90%</td>
</tr>
<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>
<tr>
<td>(2) Height</td>
<td>Refer to Figure 5.5 (2).</td>
</tr>
<tr>
<td>Minimum Overall Height</td>
<td>2 story</td>
</tr>
<tr>
<td>Maximum Overall Height</td>
<td>6 stories</td>
</tr>
<tr>
<td>All Stories: Minimum Height</td>
<td>9’</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>14’</td>
</tr>
<tr>
<td>(3) Uses</td>
<td>Refer to 3.0 Uses for permitted uses.</td>
</tr>
<tr>
<td>All Stories</td>
<td>office</td>
</tr>
<tr>
<td>Parking within Building</td>
<td>permitted fully in basement and in rear of upper floors</td>
</tr>
<tr>
<td>Balcony</td>
<td>not required</td>
</tr>
<tr>
<td>(4) Street Facade Requirements</td>
<td>Refer to Figure 5.5 (3).</td>
</tr>
<tr>
<td>Minimum Transparency</td>
<td>50%</td>
</tr>
<tr>
<td>Blank Wall Limitations</td>
<td>required per floor refer to 5.2.4 (2)</td>
</tr>
<tr>
<td>Front Facade Entrance Type</td>
<td>stoop, porch, Mixed-Use</td>
</tr>
<tr>
<td>Principal Entrance Location</td>
<td>front facade</td>
</tr>
<tr>
<td>Required Number of Street Entrances</td>
<td>1 per each 100’ of front facade</td>
</tr>
<tr>
<td>Vertical Facade Divisions</td>
<td>every 25’ of facade width</td>
</tr>
<tr>
<td>Horizontal Facade Divisions</td>
<td>required within 3’ of the top of any visible basement and of the ground story, and at bottom part of the top story.</td>
</tr>
<tr>
<td>Building Stepback</td>
<td>not required</td>
</tr>
<tr>
<td>(5) Roof Type Requirements</td>
<td>Refer to Figure 5.12</td>
</tr>
<tr>
<td>Permitted Roof Types</td>
<td>parapet, flat</td>
</tr>
<tr>
<td>Tower</td>
<td>required on corners</td>
</tr>
</tbody>
</table>
6.0 Building Types

5.6 Commercial Building

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

2. Regulations

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

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

---

### Building Type Commercial

<table>
<thead>
<tr>
<th>Permitted</th>
<th>UC</th>
<th>UR</th>
<th>TC</th>
<th>TR</th>
<th>CV</th>
<th>CC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Footnotes</td>
<td>Refer to 3.0 Uses for permitted uses.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. **Building Siting**
   - Refer to Figure 5.6 (1).
   - Permitted: no no yes yes no yes

2. **Minimum Overall Height**
   - 1 story 1 story 1 story

3. **Maximum Overall Height**
   - 4 stories 2/4 4 stories 2/4 4 stories 2/4

4. **Ground Story: Minimum Height**
   - Maximum Height
   - 14’ 24’ 14’ 24’ 14’ 24’

5. **Upper Stories: Minimum Height**
   - Maximum Height
   - 9’ 9’ 9’ 9’ 9’ 14’

6. **Occupation of Corner**
   - Front or corner facade

7. **Vegetative Screening**
   - Permitted no no yes yes no yes

8. **Vehicular Access**
   - From street, no alley exists, 1 driveway per street frontage

9. **Street Facade Service Bay Entrance**
   - Limited to one per street facade, maximum width 18’

10. **Street Loading**
    - Rear & side yard

11. **Parking & Loading**
    - Rear & side yard

12. **Vehicular Access**
    - From street, no alley exists, 1 driveway per street frontage

13. **Base of Story**
    - 1 per 100’ of facade; service bay door not included; 1 per 150’ of facade

14. **Minimum Ground Story Transparency**
    - Measured between 2’ and 8’ above grade
    - 55%, Service Bay door shall be transparent

15. **Minimum Transparency per each Story**
    - 15% 15% 15%

16. **Blank Wall Limitations**
    - Required per floor

17. **Front Facade Entrance Type**
    - Mixed-Use, stoop

18. **Principal Entrance Location**
    - Front or corner facade

19. **Required Number of Street Entrances**
    - 1 per 100’ of facade; service bay door not included; 1 per 150’ of facade

20. **Horizontal Facade Divisions**
    - Required within 3’ of the top of the ground story for all buildings over 2 stories

21. **Parapet Type**
    - Permitted

22. **Tower**
    - Permitted
5.7. Townhouse Building

1. Description & Intent

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

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

2. Regulations

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

Footnotes

1 For the purposes of the Townhouse Building, a building consists of a series of units. When permitted, multiple buildings may be located on a lot with the minimum required space between them. However, each building shall meet all requirements of the Building Type unless otherwise noted.

2 Each building shall meet the front property line coverage requirement, except one of every five units may front a courtyard with a minimum width of 30 feet. The courtyard shall be defined on three sides by units.

3 Rear yard setback on alleys is five feet.

4 When the Mixed-Use entrance type is utilized, the maximum ground story transparency for the unit is 55% as measured between two feet and eight feet above grade.

5 The Mixed-Use entrance type is permitted only on corners or buildings that are designated for live/work units.

6 In conjunction with a planned community, single story townhouses may be constructed for up to 25% of the community.

7 In the TC zone Townhouses shall be located behind commercial buildings and not occupy the commercial street frontage.

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Permitted Distincts</th>
</tr>
</thead>
<tbody>
<tr>
<td>UC</td>
<td>UR</td>
</tr>
<tr>
<td>Permitted</td>
<td>no</td>
</tr>
</tbody>
</table>

1) Building Siting Refer to Figure 5.7 (1).

<table>
<thead>
<tr>
<th>Side</th>
<th>Permitted Siting</th>
</tr>
</thead>
<tbody>
<tr>
<td>a</td>
<td>Multiple Principal Buildings permitted 1 permitted 1</td>
</tr>
<tr>
<td>b</td>
<td>Front Property Line Coverage 65%2 65%2</td>
</tr>
<tr>
<td>c</td>
<td>Occupation of Corner no required</td>
</tr>
<tr>
<td>d</td>
<td>Front Build to Zone 10' to 20' 10' to 20'</td>
</tr>
<tr>
<td>e</td>
<td>Corner Build to Zone 5' to 15' 5' to 15'</td>
</tr>
<tr>
<td>f</td>
<td>Minimum Side Yard Setback 0' per unit; 20' between buildings 0' per unit; 20' between buildings</td>
</tr>
<tr>
<td>g</td>
<td>Minimum Rear Yard Setback 15' 15' 15' 15'</td>
</tr>
<tr>
<td>h</td>
<td>Minimum Unit Width 20' per unit maximum of 6 units per building 20' per unit maximum of 6 units per building</td>
</tr>
<tr>
<td>i</td>
<td>Maximum Building Width</td>
</tr>
<tr>
<td>j</td>
<td>Maximum Impervious Coverage 65% 65%</td>
</tr>
<tr>
<td>k</td>
<td>Additional Semi-Pervious Coverage 20% 20%</td>
</tr>
<tr>
<td>l</td>
<td>Parking rear yard/ facade rear yard/ facade</td>
</tr>
<tr>
<td>m</td>
<td>Vehicular Access From alley; if no alley exists, 1 driveway per building per street frontage</td>
</tr>
</tbody>
</table>

2) Height Refer to Figure 5.7 (2).

<table>
<thead>
<tr>
<th>Height</th>
<th>2 story 4 2 story</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Minimum Overall Height</td>
</tr>
<tr>
<td>2</td>
<td>Maximum Overall Height 3 stories 3 stories</td>
</tr>
<tr>
<td>3</td>
<td>All Stories Minimum Height</td>
</tr>
<tr>
<td>4</td>
<td>Maximum Height 9' 14'</td>
</tr>
</tbody>
</table>

3) Uses Refer to 3.0 Uses for permitted uses.

<table>
<thead>
<tr>
<th>Ground Story</th>
<th>Upper Story</th>
</tr>
</thead>
<tbody>
<tr>
<td>residential only</td>
<td>residential only</td>
</tr>
</tbody>
</table>

4) Street Facade Requirements Refer to Figure 5.7 (3).

<table>
<thead>
<tr>
<th>Transparency per Story</th>
<th>15%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Blank Wall Limitations</td>
<td>required per floor (refer to 5.2.8)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Front Facade Permitted Entrance Type</th>
<th>stoop, porch</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Principal Entrance Location per Unit</th>
<th>front</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Vertical Facade Divisions</th>
<th>each townhome unit shall have a vertical division with materials per unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Horizontal Facade Divisions</td>
<td>for buildings over 3 stories, required within 3' of the top of any visible basement or ground story</td>
</tr>
</tbody>
</table>

5) Roof Type Requirements Refer to 5.12

<table>
<thead>
<tr>
<th>Permitted Roof Types</th>
<th>parapet, pitched, flat</th>
</tr>
</thead>
</table>

| Tower | permitted |
6.0 Building Types
5.8. 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

Footnotes

1. Each building shall meet all requirements of the Garden Court Building Type.

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

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

4. End units may be 1 story.

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Permitted Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garden Court</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Permitted</th>
<th>UC</th>
<th>UR</th>
<th>TC</th>
<th>TR</th>
<th>CV</th>
<th>CC</th>
</tr>
</thead>
<tbody>
<tr>
<td>no</td>
<td>no</td>
<td>no</td>
<td>yes</td>
<td>no</td>
<td>no</td>
<td>no</td>
</tr>
</tbody>
</table>

(1) Building Siting

Refer to Figure 5.8 (1).

- Multiple Principal Buildings: permitted
- Front Property Line Coverage: 65%
- Occupation of Corner: required
- Front Setback: 15'
- Corner Setback: 10'
- Minimum Side Yard Setback: 7.5'
- Minimum Rear Yard Setback: 25'
- Minimum Lot Width: 50'
- Maximum Lot Width: 100'
- Maximum Impervious Coverage: 60%
- Additional Semi-Pervious Coverage: 20%
- Parking: rear yard/facade
- Vehicular Access: From alley; if no alley exists, 1 driveway per street frontage

(2) Height

Refer to Figure 5.8 (2).

- Minimum Overall Height: 2 story
- Maximum Overall Height: 3 stories
- All Stories: Minimum Height: 9'
- Maximum Height: 14'

(3) Uses

Refer to 3.0 Uses for permitted uses.

- Residential only
- Required Occupied Space: 30' deep on all full floors from the front facade

(4) Street Facade Requirements

Refer to Figure 5.8 (3).

- Minimum Transparency per each Story: 15%
- Blank Wall Limitations: required
- Front Facade Entrance Type: stoop, porch
- Principal Entrance Location per Unit: front, corner, or corner side facade
- Required Number of Street Entrances: 1 per building
- Vertical Facade Divisions: not required
- Horizontal Facade Divisions: not required

(5) Roof Type Requirements

Refer to 5.12

- Permitted Roof Types: parapet, pitched, flat
- Tower: permitted
6.0 Building Types

5.9. 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.

---

**Building Type**

<table>
<thead>
<tr>
<th>Civic</th>
</tr>
</thead>
</table>

**Permitted Districts**

<table>
<thead>
<tr>
<th>UC</th>
<th>UR</th>
<th>TC</th>
<th>TR</th>
<th>CV</th>
<th>CC</th>
</tr>
</thead>
<tbody>
<tr>
<td>yes</td>
<td>yes</td>
<td>yes</td>
<td>yes</td>
<td>yes</td>
<td>yes</td>
</tr>
</tbody>
</table>

**(1) Building Siting** Refer to Figure 5.9 (1).

- Multiple Principal Buildings permitted permitted permitted permitted permitted permitted
- Front Property Line Coverage not required
- Occupation of Corner not required
- Front Setback 5’ 10’ 15’ 15’ 15’ 15’
- Corner Setback 0’ 5’ 5’ 5’ 5’ 5’
- Minimum Side Yard Setback 5’ 5’ 5’ 5’ 5’ 5’
- Minimum Rear Yard Setback 5’ 5’ 5’ 5’ 5’ 5’
- Minimum Lot Width 50’ none 50’ none 50’ none 50’ none 50’ none
- Maximum Lot Width none none none none none none
- Maximum Impervious Coverage 75% 75% 75% 75% 75% 75%
- Additional Semi-Pervious Coverage 20% 15% 15% 15% 15% 15%
- Parking & Loading rear rear rear & interior side yard rear & interior side yard rear & interior side yard rear & interior side yard
- Vehicular Access From alley; if no alley exists, 1 driveway per street frontage

**(2) Height** Refer to Figure 5.9 (2).

- Minimum Overall Height 2 story 2 story 1 story 1 story 1 story 1 story
- Maximum Overall Height 6 stories No maximum 6 stories 4 stories 4 stories 4 stories
- All Stories: Minimum Height 9’ 20’ 9’ 20’ 9’ 20’
- Maximum Height 20’ 2 20’ 2 20’ 2 20’ 2 20’ 2

**(3) Uses** Refer to 3.0 Uses for permitted uses.

- All Stories limited to civic & institutional uses only
- Parking within Building permitted fully in basement and in rear of upper floors
- Required Occupied Space 30’ deep on all full floors from the front facade

**(4) Street Facade Requirements** Refer to Figure 5.9 (3).

- Minimum Transparency per each Story 20%
- Blank Wall Limitations not required
- Front Facade Permitted Entrance Type arcade, stoop
- Principal Facade Permitted Entrance Location front or corner facade front or corner facade front or corner facade front or corner facade front or corner facade front or corner facade
- Required Number of Primary Street Entrances 1 per 100’ of facade 1 per 150’ of facade 1 per 150’ of facade 1 per 150’ of facade
- Vertical Facade Divisions not required
- Horizontal Facade Divisions not required

**(5) Roof Type Requirements** Refer to 5.12

- Permitted Roof Types parapet, pitched, flat; Tower permitted

Footnotes

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

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

5.10 Adaptive Re-use Building

1. Description & Intent

The Adaptive Re-use Building is for exterior retrofits, additions or remodels greater than 10% of the building of the building footprint.

2. Regulations

Regulations for the Adaptive Re-use Building Type are defined in the adjacent table.

Footnotes

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

2 Upper stories above the third story on any building facade with street frontage shall have a step back from the lower stories that is a minimum of six feet.

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

4 Lots or buildings with rear or side yards adjacent to single family or townhome residential shall have a maximum height of 3 stories within 20 feet of a residential property line.

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

---

### Building Type

#### Adaptive Re-use

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Permitted Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>UC</td>
</tr>
<tr>
<td>(1) Building Siting</td>
<td>Refer to Figure 5.10 (1).</td>
</tr>
<tr>
<td>Permitted</td>
<td>yes</td>
</tr>
<tr>
<td>Multiple Principal Buildings</td>
<td>not permitted</td>
</tr>
<tr>
<td>Front Property Line Coverage</td>
<td>65%</td>
</tr>
<tr>
<td>Occupation of Corner</td>
<td>required</td>
</tr>
<tr>
<td>Front Build to Zone</td>
<td>0’ to 15’</td>
</tr>
<tr>
<td>Corner Build to Zone</td>
<td>0’ to 10’</td>
</tr>
<tr>
<td>Minimum Side Yard Setback</td>
<td>5’</td>
</tr>
<tr>
<td>Minimum Rear Yard Setback</td>
<td>5’</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>50’</td>
</tr>
<tr>
<td>Maximum Lot Width</td>
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<tr>
<td>Maximum Impervious Coverage</td>
<td>70%</td>
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<tr>
<td>Additional Semi-Pervious Coverage</td>
<td>70%</td>
</tr>
<tr>
<td>Parking &amp; Loading</td>
<td>rear &amp; side yard</td>
</tr>
<tr>
<td>Street Facade Service Bay Entrance</td>
<td>limited to one per street facade, maximum width 18’</td>
</tr>
<tr>
<td>Vehicular Access</td>
<td>Frontage if no alley exists, 1 driveway per street frontage</td>
</tr>
<tr>
<td>(2) Height</td>
<td>Refer to Figure 5.10 (2).</td>
</tr>
<tr>
<td>Minimum Overall Height</td>
<td>1 story</td>
</tr>
<tr>
<td>Maximum Overall Height</td>
<td>4 stories</td>
</tr>
<tr>
<td>Ground Story: Minimum Height</td>
<td>14’</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>24’</td>
</tr>
<tr>
<td>Upper Stories: Minimum Height</td>
<td>9’</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>14’</td>
</tr>
<tr>
<td>(3) Uses</td>
<td>Refer to 3.0 Uses for permitted uses.</td>
</tr>
<tr>
<td>Ground Story</td>
<td>retail, service, office, craftsman industrial</td>
</tr>
<tr>
<td>Upper Story</td>
<td>retail, service, office, craftsman industrial</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>
</tr>
<tr>
<td>Required Occupied Space</td>
<td>30’ deep on all full floors from the front facade</td>
</tr>
<tr>
<td>(4) Street Facade Requirements</td>
<td>Refer to Figure 5.10 (3).</td>
</tr>
<tr>
<td>Minimum Ground Story Transparency</td>
<td>55%, Service Bay door shall be transparent</td>
</tr>
<tr>
<td>Measured between 2’ and 8’ above grade</td>
<td>55%, Service Bay door shall be transparent</td>
</tr>
<tr>
<td>Minimum Transparency per each Story</td>
<td>15%</td>
</tr>
<tr>
<td>Blank Wall Limitations</td>
<td>required per floor</td>
</tr>
<tr>
<td>Front Facade Entrance Type</td>
<td>Mixed-Use, stoop</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 100’ of facade; service bay door not included; 1 per 150’ of facade</td>
</tr>
<tr>
<td>Vertical Facade Divisions</td>
<td>every 25’ of facade width</td>
</tr>
<tr>
<td>Horizontal Facade Divisions</td>
<td>required within 3’ of the top story for all buildings over 2</td>
</tr>
</tbody>
</table>

### Footnotes

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

2 Upper stories above the third story on any building facade with street frontage shall have a step back from the lower stories that is a minimum of six feet.

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

4 Lots or buildings with rear or side yards adjacent to single family or townhome residential shall have a maximum height of 3 stories within 20 feet of a residential property line.

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

5.11 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 5.3 through 5.10).

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

1. General Requirements

Frontage type standards apply to the ground story and visible basement of front facades of all Building Types as defined in this Section. Refer to the Building Type Table Requirements, Sections 5.3 through 5.10.

The following provisions apply to all entrance types.

(3) Measuring Transparency. Refer to 5.2 Explanation of Building Type Table Standards, for information on measuring building transparency.

2. Mixed-Use Entrance Type

(Refer to Figure 5.11 (1)). The Mixed-Use entrance type is a highly transparent ground story treatment designed to serve primarily as the display area and primary entrance for retail or service uses.

(1) Transparency. Minimum transparency is required per Building Type.

(2) Elevation. Mixed-Use elevation shall be between zero and one foot above sidewalk.

(3) Visible Basement. A visible basement is not permitted.

(4) Horizontal Facade Division. Horizontally define the ground story facade from the upper stories.

(5) Entrance. All entries shall be recessed from the front facade closest to the street.

   (a) Recess shall be a minimum of three feet and a maximum of eight feet deep, measured from the portion of the front facade closest to the street.

   (b) When the recess falls behind the front build-to zone, the recess shall be no wider than eight feet.

Figure 5.11 (1). Mixed-Use Entrance Type
3. Arcade Entrance Type
(Refer to Figure 5.11 (2)). An Arcade entrance type is a covered pedestrian walkway within the recess of a ground story.

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

4. Stoop Entrance Type
(Refer to Figure 5.11 (3)). A stoop is an unroofed, open platform.

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

(Refer to Figure 5.11 (4)). A porch is a raised, roofed platform that may or may not be enclosed on all sides.

(1) Transparency.
   (a) Minimum transparency per Building Type is required.
   (b) If enclosed, a minimum of 40% of the enclosed porch shall be comprised of highly transparent, low reflectance windows.

(2) Porch Size. The porch shall be a minimum of five feet deep and eight feet wide.

(3) Elevation. Porch elevation shall be located a maximum of 2'-6" above the sidewalk without a visible basement and a maximum of 4'-6" above the sidewalk with a visible basement.

(4) Visible Basement. A visible basement is permitted.

(5) Height. Porch may be two stories to provide a balcony on the second floor.

(6) Entrance. All entries shall be located off a porch.

Figure 5.11 (4). Porch Entrance Type
6.0 Building Types

5.12 Roof Types

(1) Intent. To guide the design of the cap of all buildings.

(2) Applicability. All buildings shall meet the requirements of one of the roof types permitted for the Building Type. Roof type standards apply to the roof and cap of all Building Types as defined in this Section. Refer to the Building Type Table Requirements, Sections 5.3 through 5.10.


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 5.12 Roof Types, i.e. a dome, spire, vault.

(c) The building shall warrant a separate status within the community from the fabric of surrounding buildings, with a correspondence between the form of the roof type and the meaning of the building use.

2. Parapet Roof Type

(Refer to Figure 5.12 (1), Parapet Roof Type). A parapet is a low wall projecting above a building's roof along the perimeter of the building. It can be utilized with a flat or low-pitched roof and serves to limit the view of roof-top mechanical systems from the street.

(1) Parapet Height. Height is measured from the top of the upper story to the top of the parapet.

(a) Minimum height is two feet with a maximum height of six feet.

(b) The parapet shall be high enough to screen the roof and any roof appurtenances from view of the street(s).

(2) Horizontal Expression Lines. An expression line shall define the parapet from the upper stories of the building and shall also define the top of the cap.

(3) Occupied Space. Occupied space shall not be incorporated behind this roof type.

Figure 5.12 (1). Parapet Roof Type
3. Pitched Roof Type

(Refer to Figure 5.12 (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 5.12 (2) Low Pitched Roof).

(2) Allowable Pitched Configurations.
   (a) Hipped, gabled, and a combination of hips and gables with or without dormers are permitted.
   (b) Gambrel, butterfly and mansard roofs are not permitted.

(3) Parallel Ridge Line. When the ridge line runs parallel to the front lot line a gabled end or perpendicular ridge line shall occur at least every 100 feet of roof (Refer to Figure 5.12 (3). Parallel Ridge Line).

(4) Roof Height. Roofs without occupied space and/or dormers shall have a maximum height on street-facing facades equal to the maximum floor height permitted for the Building Type.

(5) Occupied Space. Occupied space may be incorporated behind this roof type.
4. Flat Roof Type
(Refer to Figure 5.12 (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.

5. Towers
(Refer to Figure 5.12 (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.
5.13 Building Design Standards

1. Intent

The Design Standards are intended to establish a high quality appearance of buildings, enhance the pedestrian experience, and create a cohesive character for Downtown Clearfield.

1. Materials

(1) Primary Facade Materials. Primary materials shall be used for a minimum of 75% of each facade. For facades over 500 square feet, more than one primary material may be used.

(a) Permitted Primary Materials. Primary building materials include high quality, durable, natural materials.

(i) Stone
(ii) Brick
(iii) Wood Siding
(iv) Fiber Cement Board
(v) Glass

(vi) such as stone, brick; wood lap siding; fiber cement board lapped, shingled, or panel siding; glass. Other high-quality synthetic materials may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Vinyl and aluminum slats are not permitted. Refer to Figure 5.13 (1).

(b) Non-Permitted Primary Materials. Primary building materials may not include vinyl siding or aluminum slat siding.

(2) Secondary Facade Materials. Secondary materials are limited to details and accents and include gypsum reinforced fiber concrete for trim and cornice elements; metal for beams, lintels, trim, and ornamentation, and exterior architectural metal panels and cladding.

(a) Exterior Insulation and Finishing Systems (EIFS) are permitted for trim only or on upper floor facades only.

(3) Roof Materials. Acceptable roof materials include 300 pound or better, dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. "Engineered" wood or slate may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Refer to Figure 5.13 (2).
2. Color Palette

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

3. Windows, Awnings, Shutters and Doors

(1) Windows. All upper story windows on all residential, and mixed-use buildings shall be recessed, double hung. Percent of transparency is required per Building Type.

(2) Awnings. All awnings shall be canvas or metal. Plastic and vinyl awnings are not permitted. Awning types and colors for each building face shall be coordinated. Refer to Figure 5.13 (4).

(3) Shutters. If installed, shutters, whether functional or not, shall be sized for the windows. If closed, the shutters shall not be too small for complete coverage of the window. Shutters shall be wood. “Engineered” wood may be approved during the site plan process with an approved sample and examples of successful, high quality local installations.

(4) Appropriate Grade of Materials. Commercial quality doors, windows, and hardware shall be used on all Building Types except for the Townhouse Building and the Mansion Building. Refer to Figure 5.13 (3).
3. Balconies

The following applies in all locations where balconies are incorporated into the facade design facing any street or parking lot. Refer to Figure 5.13 (5).

1. Size. Balconies shall have a minimum dimension of six feet deep and eight feet wide, with a total square footage of not less than 60 square feet. Balconies are required for a minimum of 40% of the units.

2. Connection to Building. Balconies that are not integral to the facade shall be independently secured and unconnected to other balconies.

3. Facade Coverage. A maximum of 40% of the front and corner side facades, as calculated separately, may be covered with balconies, including street-facing railing and balcony structure.

4. Treatments at Terminal Vistas

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

1. If the parcel is open space, any Open Space Type except for the Pocket Park shall be utilized, and a vertical element shall terminate the view. Acceptable vertical elements include a stand or grid of trees, a sculpture, or a fountain.

2. If the parcel is not utilized as an Open Space Type, the front or corner side of a building, whether fronting a Primary Street or not, shall terminate the view. The building shall incorporate one of the following treatments to terminate the view: a tower, a bay, or a courtyard. Refer to Figure 5.13 (6) for one illustration of this requirement.
5. Building Variety
Building design shall vary between vertical facade divisions, where required per the Building Types, and from adjacent buildings by the type of dominant material or color, scale, or orientation of that material and at least two of the following. Refer to Figure 5.13 (6) for two 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.

6. Drive-through Structures
Refer to Figure 5.13 (8) for one illustration of the following requirements.

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

7.1 Purpose

1. Intent

The site landscape and amenity standards are intended to provide landscaped areas and/or amenities in an urban neighborhood context that serve as visual and/or functional enhancements. The landscape standards outlined in this chapter are designed to enhance lots and streetscape frontages, buffer parking areas, provide opportunities for enjoyment of the outdoors, and facilitate stormwater management. The site amenity standards outlined in this chapter are designed to meet the following goals.

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

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

LocalScapes/Waterwise Plantings and Design:
(3) To promote the prudent use of water and energy resources by achieving and maintaining sustainable, functional landscapes. Water conservation and stewardship is very important to the City.

Parking & Site Access Related Buffers:
(4) To promote the prudent use of water and energy resources by achieving and maintaining sustainable, functional landscapes.

(5) To shade large expanses of pavement and reduce the urban heat island effect.

1. General Compliance

(1) General Compliance. Application of this section to existing uses shall occur with the following developments.

(a) Any development of new or significant improvements to existing parking lots, loading facilities, and driveways. Significant improvements include new driveways, new spaces, new medians, new loading facilities, or complete reorganization of the parking and aisles.

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

(c) When compliance is triggered for existing parking lots, landscape improvements shall take precedence over parking requirements.

(2) Temporary Uses. These provisions do not apply to temporary uses, unless determined otherwise by the City.

(3) Modification: The percentage of required landscaped open space may be modified through a development agreement, subject to planning commission recommendation and city council approval. No modification shall be granted, however, unless the following standards are met:

(a) The granting of the modification will not adversely affect the rights of adjacent landowners or residents;

(b) The modification desired will not adversely affect the public health, safety or general welfare; and

(c) The granting of the modification will not be opposed to the general spirit and intent of this title or the general plan. (Ord. 2010-13, 7-27-2010)
3. General Landscape Requirements

1. Landscaped Areas

(1) All areas of a development and/or lot that are not covered by building(s), pavement for parking and/or circulation, or streetscape enhancements shall be landscaped and meet the standards of this chapter.

(2) In no case shall the total landscaping – site enhancement and parking lot enhancement combined - be less than 10% of the gross land area. For lots with full coverage by impervious and semi-pervious elements, landscaping requirements may be met by enhancing the active streetscape with additional improvements to the street buffer zone and/or creation and/or enhancement of landscaped/green roofs.

(3) An active streetscape that meets the requirements of section 7.XX may be counted as part of the required landscape in applicable building types and zone districts. Active streetscapes require additional improvement to the street buffer zone. Active streetscape square footage above the minimum required setback area may be counted toward landscape requirements.

(4) Landscaped roof gardens count towards required landscape areas and plant requirements.

2. Required Amounts of Landscaping

(1) Plant Amount Requirements.

(a) Tree Requirements. 20 trees are required per 1 acre of project. Street trees do not count toward this requirement. [Current city standard: 1 tree per 500 square feet of landscaped area (approx. 1.1% of an acre.)

(b) Shrub Requirements. 50 shrubs are required per 1 acre of project. Two (2) ornamental grasses or perennials count as one (1) shrub up to 60% of required shrubs. [Current city standard: 1 shrub per 300 square feet of landscaped area. (approx. .70% of an acre)

(c) Plant material shall be placed around the perimeter of the building footprint in a four (4) foot minimum planting strip except for entrances, utilities and where setbacks are less than four feet.

(d) The maximum percentage of landscape area that may be turf grass is sixty percent (60%) and the remaining landscape area should be planter bed areas or xeric/water wise plantings. Parks and sports fields do not have a limited turf grass requirement.

(2) Types of Plants/Plant Selection

Planting selection should be water wise and it is recommended to select plants from the waterwise list https://waterwiseplants.utah.gov/

(3) Size of Plants

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

7.2 Installation of Landscape

1. Intent

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

2. Applicability

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

3. General Requirements

The installation of landscaping shall adhere to the following standards.

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

4. Installation Timing Requirements

(1) Installation Timing. Landscaping and Site Amenities shall be fully installed prior to the issuance of a certificate of occupancy, or in cases of inclement weather, within the following time periods.

(a) For non-residential and multi-family residential projects, 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 TownHome or Mansion building types in all zones shall be landscaped within twelve (12) months of the date of initial occupancy for the building or structure with which they are associated. The rear yard shall be landscaped within eighteen (18) months of the date of initial occupancy. Date of initial occupancy will be the date that a certificate of occupancy is issued for the dwelling unit.

Complete installation is required within nine months of the issuance of the temporary certificate of completeness or occupancy permit or the cash escrow or letter of credit may be forfeited.

If seasonal conditions preclude the complete installation, a cash escrow or irrevocable letter of credit, equal to 1.5 times the installation costs as estimated by a qualified professional shall be completed and posted with the City.

(2) Bond Required. In order to ensure that all required landscaping is installed in an acceptable manner, the developer shall post a separate cash bond with the city recorder or establish an escrow account with an appropriate financial institution. The cash bond or escrow account shall be subject to approval by the city engineer, and shall be in an amount equal to one hundred twenty five percent (125%) of the estimated costs of construction and installation of all required landscaping, parks, playgrounds, recreation facilities, fences, walls, and other amenities shown on the final landscape plan or site plan, as applicable.

(a) The bond or escrow account shall be posted or established in accordance with all other city regulations.

(b) The bond or escrow account shall be posted or established prior to the issuance of a certificate of occupancy for the site.

(c) The bond shall be accompanied by a schedule of anticipated completion dates for such improvements. In no case shall the time period for completion exceed the time periods set forth in subsection B of this section.

(d) In the event that the improvements are not completed in reasonable conformance with said schedule, the city may undertake to complete the improvements and pay for such improvements from the bond or escrow account.

(e) This section shall not pertain to the completion or installation of private landscaping on individual building lots for single-family dwellings. (Ord. 2015-19, 12-8-2015)

(4) Guarantee: Twenty five percent (25%) of the amount of the bond required in subsection C of this section shall be retained by the city for one year after the landscaping is installed to guarantee the survival of all landscaping improvements. (Ord. 2009-40, 11-24-2009)
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 the list of permitted street tree types, available in this document).

(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 Maintenance. Tree trimming, fertilization, and other similar work shall be performed by or under the management of an ISA certified arborist.

(3) Tree Size. All trees to be installed to meet the requirements of this section shall have a minimum of one and one-half inch caliper at the time of installation.

(4) Permeable Surface. For each tree preserved or planted, a minimum amount of permeable surface area is recommended, unless otherwise stated in this ordinance.

(a) At least 50% of the future mature canopy limits of preserved trees should have a permeable surface.
(b) Planted trees have a suggested minimum permeable area and soil volume based upon tree size; refer to Table 7.2 (2) for details.
(c) Permeable area for one tree cannot count toward that of another tree.

(5) Structural Soil. When the Soil Surface Area (per Table 7.2 (2)) of a tree will extend below any pavement, structural soil is required underneath that pavement. Structural soil is a medium that can be compacted to pavement design and installation requirements while still permitting root growth. It is a mixture of gap-graded gravels (made of crushed stone), clay loam, and a hydrogel stabilizing agent to keep the mixture from separating. It provides an integrated, root penetrable, high strength pavement system that shifts design away from individual tree pits.

<table>
<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>8’ in height</td>
</tr>
<tr>
<td>Ornamental Tree</td>
<td>1.5” caliper</td>
</tr>
<tr>
<td>Shrubbery - Deciduous</td>
<td>3 gallon</td>
</tr>
<tr>
<td>Shrubbery - Evergreen</td>
<td>3 gallon</td>
</tr>
<tr>
<td>Groundcover</td>
<td>3” in height</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 (1). Plant Material Size at Installation.
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.

G. Preservation, Maintenance, And Ownership:

1. The planning commission and city council shall require the preservation, maintenance and ownership of all required open space through one or a combination of the following:
   a. Dedication of the land as a public park or parkway system;
   b. Dedication of the land as permanent open space on the recorded plat;
   c. Granting the city a permanent open space easement on the private open spaces to guarantee that the open space remain perpetually in recreation use, with ownership and maintenance being the responsibility of a homeowners’ association; or
   d. Through compliance with the provisions of the condominium ownership act as outlined in title 57 of the Utah code, which provides for the payment of common expenses for the upkeep of common areas and facilities.

2. In the event that open space or other required landscaping improvements or facilities are not landscaped or maintained in a manner consistent with the approved site plan or landscaping plan, the city may at its option cause such landscaping or maintenance to be performed and assess the costs to the affected property owner(s) or other responsible association or entity. (Ord. 2009-40, 11-24-2009)

H. Exempt: Except as otherwise specified, the provisions of this section shall not pertain to the completion or installation of private landscaping on individual building lots for single-family dwellings.
7.3 Individual Outdoor Space

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

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

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

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

   (1) Connection to Building. Balconies that are not integral to the facade shall be independently secured and unconnected to other balconies.

   (2) Railings. May vary and may promote privacy within the balcony; railings do not have to be open.

   (3) Projection of Balconies. Balconies may be cantilevered for up to 2 feet; projection of up to 6 feet into the build-to-zone or setback is permitted.

   (4) Privacy. Railings, walls and landscape may extend up to 4’ above sidewalk elevation to permit privacy of residential units at street level.

   (5) Screening. Balconies that face onto primary street frontages in the Urban Core must be screened to 75% opacity at a minimum height of 36 inches.

   (6) Storage. Balconies cannot be used for storage.

5. Balcony Standards

   (1) Dimensions
   Minimum Size 50 square feet (5 X10)
   Maximum Size 75 square feet per bedroom of unit
   Minimum Dimension (feet) 5’ in each direction
   Minimum Access/Exposure None, orientation toward open space is encouraged

   (2) Clear Zones
   6’ minimum pedestrian clear zone maintained around outdoor furnishings and merchandising
7.0 Landscape

7.5 Lot Buffer

1. Intent & Applicability

(1) Intent. To minimize the impact that one zoning district may have on a neighboring district and to provide a transition between districts.

(2) General Applicability. Applies to all directly adjoining properties;

(3) The frontage buffer may be used for storm water drainage with a maximum depth of one foot and no more than a 2 to 1 slope on the edges. Such areas shall be creatively landscaped with a combination of trees, shrubs, inert mulches, boulders, etc.

Figure 7.5 (1). Landscape Screen Plan View.

Figure 7.5 (2). Landscape Screen Section.

Table 7.5 (2). Buffer Requirements between Districts

<table>
<thead>
<tr>
<th>Buffer Required by these Districts</th>
<th>UC/UR/CV</th>
<th>TC/CC</th>
<th>TR</th>
</tr>
</thead>
<tbody>
<tr>
<td>UC/UR/CV</td>
<td>not required</td>
<td>not required</td>
<td>not required</td>
</tr>
<tr>
<td>TC/CC</td>
<td>not required</td>
<td>not required</td>
<td>not required</td>
</tr>
<tr>
<td>TR</td>
<td>5'</td>
<td>5'</td>
<td>not required</td>
</tr>
<tr>
<td>existing single family adjacent to downtown</td>
<td>10'</td>
<td>10'</td>
<td>not required</td>
</tr>
</tbody>
</table>

Table 7.5 (2). Buffer Requirements between District.
7.4 Parking Lot Buffer

1. Intent & Applicability

(1) Intent. To lessen the visual impact of vehicular parking areas on streets and adjacent properties.

(2) General Applicability. Applies to properties in all districts where a vehicular parking area is located along a front, rear, or side property line or adjacent to a right-of-way.

(a) Exceptions. Parking lots may and should directly adjoin and landscape buffers are not required between lots provided interior lot landscaping requirements are met. Vehicular areas along alleys, except when a residential district is located across the alley; Single- and two-family residences.

---

7.4 Parking Lot Buffer Requirements

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Buffer Depth &amp; Location 1</td>
<td>Depth 7’</td>
</tr>
<tr>
<td>2. Buffer Landscape Requirements</td>
<td>Uses &amp; Materials: Uses and materials other than those indicated are prohibited in the buffer</td>
</tr>
<tr>
<td></td>
<td>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</td>
</tr>
<tr>
<td></td>
<td>Hedge: Required continuous hedge on street side of fence, between shade trees &amp; in front of vehicular areas</td>
</tr>
<tr>
<td></td>
<td>Hedge Composition: Individual shrubs with a minimum width of 24&quot;, spaced no more than 36&quot; on center, height maintained no more than 48&quot;.</td>
</tr>
<tr>
<td>3. Fence (optional)</td>
<td>Existing Vegetation: May be credited toward buffer area</td>
</tr>
<tr>
<td></td>
<td>Location: 2’ from back of curb of vehicular area</td>
</tr>
<tr>
<td></td>
<td>Materials: Steel or colored PVC; Masonry columns (maximum width 2’6&quot;) and base (maximum 18” height) permitted</td>
</tr>
<tr>
<td></td>
<td>Minimum Height: 30”</td>
</tr>
<tr>
<td></td>
<td>Maximum Height: 36”</td>
</tr>
<tr>
<td></td>
<td>Colors: Black, gray, or dark green</td>
</tr>
<tr>
<td></td>
<td>Opacity: Minimum 30%; Maximum 60%</td>
</tr>
<tr>
<td></td>
<td>Gate/Opening: One gate permitted per street frontage; Opening width maximum 6’</td>
</tr>
</tbody>
</table>

Notes:

1. This screening requirement does not prohibit the installation of or provision for openings necessary for allowable access drives and walkways connecting to the public sidewalk.

2. In front, corner, and rear yards (on a through lot), when the parking area is located adjacent to any building on the lot, the buffer must be located so that it aligns with or is behind the face of the adjacent building back to the vehicular area. The area between the buffer and the property line must be landscaped.
7.0 Landscape

7.6 Interior Parking Lot Landscape

1. Intent & Applicability

(1) Intent. To provide shade, minimize paving & associated stormwater runoff, & improve the aesthetic look of parking lots.

(2) General Applicability. All Districts.

(3) Other Internal Parking Lot Areas. Internal areas not dedicated to parking or drives shall be landscaped with a minimum of one medium or large shade tree for the first 150 square feet and one medium or large shade tree for every 650’ thereafter.

(4) Existing Vegetation. Existing vegetation may be credited toward these requirements.

<table>
<thead>
<tr>
<th>Required Island Locations</th>
<th>Terminal ends of free standing rows or bays of parking; After every ninth parking space for rows of parking greater than 12 spaces in length. Landscape islands are not required specifically for stalls with covered parking, this only applies to covered parking areas.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Width</td>
<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>

| Required Trees and Storm Water | Minimum of 1 medium or large shade tree per island. Islands shall be designed to accommodate storm (as bio-swales) water run off where the drainage plan can be reasonably designed to accomplish that objective. |

2. Landscape Median Requirements

<table>
<thead>
<tr>
<th>Required Median Location</th>
<th>Required in each free-standing bay of parking along the length of the bay</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Width</td>
<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</th>
<th>Each parking space must be located within 50’ of a tree planted within parking lot interior</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum</td>
<td>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>

| Tree Shade Goal               | Within 20 years of tree installation, 25% of the interior of the parking lot should be shaded by tree canopy. Refer to Table 7.6 (1) for calculation. |

1 Parking lot interior is defined as the area dedicated to parking on a given parcel as measured from edge of pavement to edge of pavement.

2 Freestanding rows or bays of parking are those not abutting the parking lot perimeter or building face, and may have a single or double row of parking.

3 There shall be no more than 12 continuous parking spaces in a row without a landscape island.

4 Trees within a designated buffer area may not be utilized to meet these requirements.

Figure 7.6 (1). Interior Parking Lot Landscaping.
7.7 Landscape Screening

1. Intent & Applicability

(1) Intent. To reduce the visibility of open storage, refuse areas, and utility appurtenances from public areas and adjacent properties.

(2) General Applicability. All dumpsters, open storage, refuse areas, and utility appurtenances in all Districts.

<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 7.6 (2). Estimated Canopy and Height at Maturity.
8.0 Civic Open Space

8.1 Purpose

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

8.2 General Requirements

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

   (1) The required amount of Open Space may be provided through creation of an Open Space Type as part of the development and/or through a fee-in-lieu process, based on total size of the development.

       (a) For developments totalling less than 5 acres,

           a. a fee-in-lieu will be implemented for the creation or enhancement of Civic Open Space off-site to meet the Open Space amount requirement.

       (b) For developments totalling 5 acres and larger,

           a. Civic Open Spaces may be created on site and dedicated as Civic Open Space; or

           b. A fee-in-lieu will be implemented for creation of Civic Open Space off site to meet the Open Space requirement; or

           c. A combination of on-site Civic Open Space creation and fee-in-lieu shall be used to meet the Open Space amount requirement.

     (2) For residential developments, or the residential portion of a mixed-use development, a per unit requirement of 500 square feet of open space is assessed.

     (3) For commercial developments, or the commercial portion of a mixed-use development, open space is required that meets or exceeds 10% of the total development floor area is required.

     (4) On-site Civic Open Spaces may be combined with required site landscaping areas to create a larger open pace, provided it remains open to the public.

     (5) Landscaped roofs (like roof garden or green roof) may count towards fifty 50% of the open space requirement, upon approval by the City.

     (6) Fee-in-lieu will be assessed in accordance with Clearfield City's impact fee schedule.

2. Ownership and Platting of Open Space

   (1) Ownership. Civic Open Space shall be publicly owned.

   (2) Open Space Types shall be platted as a lot.
8.3 General Open Space Standards

All Open Space shall meet the following requirements.

1. Open Space Types

All new Civic Open Space shall meet the standards of an Open Space Type, as outlined in Section 7.x through 7.y.

1. Commons
2. Plaza
3. Square
4. Green
5. Park
6. Greenway

2. Access and Parking

3. Access. All Civic Open Space shall provide public access from a vehicular right-of-way.

4. Parking Requirements.
   a. For Civic Open Space 1 acre or smaller Off-street Parking shall not be required for any Civic Open Space Type.
   b. For Civic Open Space larger than 1 acre:
      Off-street parking shall be provided. Parking may include on-street parking, unless a use other than Open Space is determined by the City. [Review – if publicly owned then parking should be provided?]

3. Connections to Trails and Open Space

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

4. Fencing

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

1. Height. Fencing shall be a maximum height of 60 inches, unless approved or directed by the City, for such circumstances as proximity to railroad right-of-way and use around swimming (6 feet) pools, ball fields, and ball courts.

2. Level of Opacity. Fence opacity shall be no greater than 60%.

3. Type. Chain-link fencing is not permitted along any street frontage, except for dedicated sports field or court fencing approved by the City.

4. Spacing of Openings. Openings or gates shall be provided on every street face at a minimum of every 200 feet.

4. Open Water

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

4. Definitions and Requirements

[Add intro diagrams similar to building types?]

1. Size. (See Figure 8.1 (1) below)

a. Minimum and Maximum Size. The minimum and maximum size of the Open Space Type is measured within the parcel lines of the property.

b. Minimum Dimension. The minimum length or width of the Open Space Type, as measured along the longest two straight lines intersecting at a right angle defining the maximum length and width of the lot.

2. Minimum Percentage of Vehicular Right-of-Way Frontage Required. The minimum percentage of the civic Open Space perimeter, as measured along the outer parcel line, that shall be located directly adjacent to a vehicular right-of-way, excluding alley frontage. This requirement provides access and visibility to the Open Space.

3. Adjacent Parcels. Parcels directly adjacent to, as well as across a street from an Open Space Type

a. Districts Permitted on Adjacent Parcels. The zoning districts permitted directly adjacent to, as well as directly across the street from the Open Space Type. Refer to 2.0 for information on Districts.

b. Frontage Orientation of Adjacent Parcels. The preferred orientation of the adjacent parcels’ frontages to the civic Open Space. Front, corner side, side, and rear refer to the property line either adjacent to the Open Space or facing the Open Space across the street.

4. Improvements. The following types of development and improvements are permitted on an Open Space Type.

a. Designated Sports Fields Permitted. 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, climbing walls, and skate parks are permitted.

b. Playgrounds Permitted. Playgrounds include a defined area with play structures and equipment typically for children under 12 years of age, such as slides, swings, and climbing structures.

c. Fully Enclosed Structures Permitted. Fully enclosed structures may include such uses as park offices, maintenance sheds, community centers, and restrooms.

i. Maximum Area. For some civic Open Space types, fully enclosed structures are permitted, but limited to a maximum building coverage as a percentage of the Open Space area.

ii. Semi-Enclosed Structures. Open-air structures, such as gazebos, are permitted in all Open Space types.

d. Site Amenities Permitted. Site amenities and furniture including, but not limited to, lighting, seating, and bicycle parking are permitted.
8.0 Civic Open Space

(d) Maximum Impervious and Semi-Pervious Surface Permitted. The amounts of impervious and semi-pervious coverage are provided separately to allow an additional amount of semi-pervious surface, such as permeable paving, above the Impervious surfaces permitted, including, but not limited to, parking facilities, driveways, sidewalks, paths, and structures as permitted.

(e) Maximum Percentage of Open Water Body. The maximum amount of area within an Open Space Type that may be covered by an open water body, including, but not limited to, ponds, lakes, and pools.

5. Stormwater in Open Space Types

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

(1) Stormwater Features. Stormwater features may be designed as formal or natural amenities with additional uses other than stormwater management, such as an amphitheater, sports field, or a pond or pool as part of the landscape design. Stormwater features shall not be fenced and shall not impede public use of the land they occupy.

(2) Qualified Professional. A qualified landscape design professional, such as a landscape architect or landscape designer, shall be utilized to incorporate stormwater features into the design of the Civic Open Spaces to maximize the benefit to both public use and natural systems.

(3) Size of Stormwater feature: A maximum of ten (10%) of the Open Space required area may be used for Stormwater detention/retention. [A higher percentage if designed as a functional/aesthetic approach? What about sunken sports fields?]

[Landscape elements used in Open Space types must meet the installation and other general requirements of the Landscape Chapter 7.0]

8. In Lieu Substitutions for Open Space Requirements

1. Intent

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

2. Types of In Lieu Substitutions Available

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

(1) Cash in lieu: The City may, at its sole discretion, accept cash in lieu of Open Space requirements where such funds can be more effectively used to acquire land at a more appropriate or significant location consistent with the Creating Downtown Clearfield Plan, as described in this ordinance. Cash in lieu payments shall not be accepted until a qualified appraisal, authorized by the City and at the cost of the applicant, identifies the value of the original land for which the in-lieu substitution is proposed, based on the use that will be permitted if the Open Space requirement is removed, and for which cash in lieu shall be offered. The City shall be obligated to use in-lieu funds within the Downtown Clearfield area for creating or enhancing civic Open Spaces and shall diligently pursue purchase of the land for this purpose to prevent erosion of purchasing power. If the developer wishes to provide features within an open space, the same appraisal method shall be used.

(2) Land in lieu: The City may, at its sole discretion, accept land in lieu of Open Space requirements under one of the following conditions:

(a) The proposed land to be substituted is consistent with the Creating Downtown Clearfield plan identifying sites for Civic Open Space;

(b) The proposed land to be substituted is in a location within a one-quarter mile buffer of Downtown Clearfield that is acceptable to and approved by the City as a substitute site for Civic Open Space.

(1) In lieu substitutions of land intended to fulfill the requirements for Open Space may be allowed when it is factually established, by a qualified land appraiser, that the substituted land is at least equal to or greater than the value of land compared with the development property as if developed fully as proposed. The City may determine to approve the land area to be appraised both from the original site and the proposed substituted site prior to the appraisal. The appraiser will be selected by and contract with the City. Appraisal fees will be reimbursed to the City at cost by the developer. New appraisals may not be required if recent information or appraisals are readily available.

(2) Any land which has been dedicated, set-aside, platted, or otherwise approved as Civic Open Space may not be substituted or used for any purpose other than those allowed in this Chapter.

4. Review and Approval. In lieu substitution applications shall first be reviewed by the Zoning Administrator as a part of the initial application. Approval of the in-lieu substitution shall be obtained from the City Council as part a development agreement before the Final Site Plan or issuance of a building permit, whichever occurs first.
8.6 Pocket Park

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

2. Pocket Park Requirements

<table>
<thead>
<tr>
<th>(1) Dimensions</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Size (acres)</td>
<td>0.10</td>
</tr>
<tr>
<td>Maximum Size (acres)</td>
<td>1</td>
</tr>
<tr>
<td>Minimum Dimension (feet)</td>
<td>None</td>
</tr>
<tr>
<td>Minimum % of Vehicular ROW Frontage Required</td>
<td>30%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>(2) Adjacent Parcels</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Districts</td>
<td>UR, TR</td>
</tr>
<tr>
<td>Frontage Orientation of Adjacent Parcels</td>
<td>Any</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>(3) Improvements</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Designated Sports Fields Permitted</td>
<td>Not permitted</td>
</tr>
<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>30% + 10%</td>
</tr>
<tr>
<td>Maximum % of Open Water</td>
<td>30%</td>
</tr>
</tbody>
</table>
8.0 Civic Open Space

8.5 Commons

1. Intent

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

2. Commons Requirements

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) Dimensions</td>
<td></td>
</tr>
<tr>
<td>Minimum Size (acres)</td>
<td>0.25</td>
</tr>
<tr>
<td>Maximum Size (acres)</td>
<td>1.5</td>
</tr>
<tr>
<td>Minimum Dimension (feet)</td>
<td>45'</td>
</tr>
<tr>
<td>Minimum % of Vehicular ROW Frontage Required</td>
<td>10%; 2 access points required, minimum width each of 20'</td>
</tr>
<tr>
<td>(2) Adjacent Parcels</td>
<td></td>
</tr>
<tr>
<td>Permitted Districts</td>
<td>TR, CC</td>
</tr>
<tr>
<td>Frontage Orientation of Adjacent Parcels</td>
<td>Side or Rear</td>
</tr>
<tr>
<td>(3) Improvements</td>
<td></td>
</tr>
<tr>
<td>Designated Sports Fields Permitted</td>
<td>Not permitted</td>
</tr>
<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>30% + 10%</td>
</tr>
<tr>
<td>Maximum % of Open Water</td>
<td>30%</td>
</tr>
</tbody>
</table>

(4) Additional Design Requirements

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

1. Intent

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

2. Plaza Requirements

<table>
<thead>
<tr>
<th>(1) Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Size (acres)</td>
</tr>
<tr>
<td>Maximum Size (acres)</td>
</tr>
<tr>
<td>Minimum Dimension (feet)</td>
</tr>
<tr>
<td>Minimum % of Vehicular ROW Frontage Required</td>
</tr>
</tbody>
</table>

(2) Adjacent Parcels

<table>
<thead>
<tr>
<th>Permitted Districts</th>
<th>ALL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frontage Orientation of Adjacent Parcels</td>
<td>Front or Corner Side</td>
</tr>
</tbody>
</table>

(3) Improvements

<table>
<thead>
<tr>
<th>Designated Sports Fields Permitted</th>
<th>Not permitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Playgrounds Permitted</td>
<td>Not permitted</td>
</tr>
<tr>
<td>Fully Enclosed Structures Permitted</td>
<td>Permitted; maximum 10% of area</td>
</tr>
<tr>
<td>Maximum Impervious + Semi-Pervious Surface</td>
<td>minimum: 40% maximum: 80% + 10%</td>
</tr>
</tbody>
</table>

| Maximum % of Open Water | 50% |

(4) Additional Design Requirements

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

8.3 Square

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

2. Square Requirements

(1) Dimensions
- Minimum Size (acres) 0.25
- Maximum Size (acres) 3
- Minimum Dimension (feet) 80'
- Minimum % of Vehicular ROW Frontage Required 25%

(2) Adjacent Parcels
- Permitted Districts: UC, UR, TC, TR, CV, CC
- Frontage Orientation of Adjacent Parcels: Front or Corner Side

(3) Improvements
- Designated Sports Fields Permitted: Not permitted
- Playgrounds Permitted: Not permitted
- Fully Enclosed Structures Permitted: Permitted; maximum 5% of area
- Maximum Impervious + Semi-Pervious Surface: 40% + 20%
- Maximum % of Open Water: 30%

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

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

2. Green Requirements

<table>
<thead>
<tr>
<th>(1) Dimensions</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Size (acres)</td>
<td>0.50</td>
</tr>
<tr>
<td>Maximum Size (acres)</td>
<td>3</td>
</tr>
<tr>
<td>Minimum Dimension (feet)</td>
<td>45'</td>
</tr>
<tr>
<td>Minimum % of Vehicular ROW Frontage Required</td>
<td>25%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>(2) Adjacent Parcels</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Districts</td>
<td>UC, UR, TC, TR, CV, CC</td>
</tr>
<tr>
<td>Frontage Orientation of Adjacent Parcels</td>
<td>Front or Corner Side</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>(3) Improvements</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Designated Sports Fields Permitted</td>
<td>Not permitted</td>
</tr>
<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>
</tr>
</tbody>
</table>
8.0 Civic Open Space

8.7 Park

1. Intent

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

<table>
<thead>
<tr>
<th>2. Park Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) Dimensions</td>
</tr>
<tr>
<td>Minimum Size (acres)</td>
</tr>
<tr>
<td>Maximum Size (acres)</td>
</tr>
<tr>
<td>Minimum Dimension (feet)</td>
</tr>
<tr>
<td>Minimum % of Vehicular ROW Frontage Required</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>(2) Adjacent Parcels</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Districts</td>
</tr>
<tr>
<td>Frontage Orientation of Adjacent Parcels</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>(3) Improvements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Designated Sports Fields Permitted</td>
</tr>
<tr>
<td>Playgrounds Permitted</td>
</tr>
<tr>
<td>Fully Enclosed Structures Permitted</td>
</tr>
</tbody>
</table>

| Maximum Impervious + Semi-Pervious Surface | 20% + 10% |
| Maximum % of Open Water | 30% |

<table>
<thead>
<tr>
<th>(4) Additional Design Requirements</th>
</tr>
</thead>
<tbody>
<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>
8.8 Greenway

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

2. Greenway Requirements

<table>
<thead>
<tr>
<th>(1) Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Size (acres)</td>
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<tr>
<td>Maximum Size (acres)</td>
</tr>
<tr>
<td>Minimum Dimension (feet)</td>
</tr>
<tr>
<td>Minimum % of Vehicular ROW Frontage Required</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>(2) Adjacent Parcels</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Districts</td>
</tr>
<tr>
<td>Frontage Orientation of Adjacent Parcels</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>(3) Improvements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Designated Sports Fields Permitted</td>
</tr>
<tr>
<td>Playgrounds Permitted</td>
</tr>
<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>
</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 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 section 10 Site Plan Approval for more information.

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 state Accessibility Code and ADA, including quantity, size, location, and accessibility.

2. Requirements for Unlisted Uses. Upon receiving a site plan and parking study approval, occupancy certificate, or other permit application for a use not specifically addressed in this section, the Zoning Administrator is authorized to apply off-street parking standards specified for the use deemed most similar to the proposed use. In instances where an equivalent may not be clearly determined or the standard is in question, the Zoning Administrator may require the applicant to submit a parking study or funding for the City to order 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 zoning lot 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 500 feet from the entrance of the use to the closest parking space measured along a dedicated 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 Townhouses and Mansion building types.
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.

(5) 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) Gross Square Footage. Unless otherwise expressly stated, parking standards for non-residential Uses shall be computed on the basis of gross floor area in square feet.

   (iii) Occupancy- or Capacity-Based Measurements. Parking spaces required per available seat or per employee, student, or occupant shall be based on the greatest number of persons on the largest shift, the maximum number of students enrolled, or the maximum fire-rated capacity, whichever measurement is applicable.

   (iv) Bench Seating. For uses in which users occupy benches, pews, or other similar seating facilities, each 24 inches of such seating shall be counted as one seat.

(b) Fractions. When computation of the number of required off-street parking spaces results in a fractional number, any result of 0.5 or more shall be rounded up to the next consecutive whole number. Any fractional result of less than 0.5 may be rounded down to the previous consecutive whole number.

(c) Multiple Uses on a Lot. When there are multiple uses on a lot, required spaces shall be calculated as an amount equal to the total requirements for all uses on the lot, unless the uses qualify for shared, cooperative, or other credits to reduce parking (Refer to 9.2 (1)).
## 9.0 Parking

### 3. Multiple Use Reductions

The following reductions may be taken:

1. **Shared Vehicular Parking.** An arrangement in which two or more non-residential uses with different peak parking demands use the same off-street parking spaces to meet their off-street parking requirements.
   - **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.
   - **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.
   - **Description of Uses with Weekday, Nighttime, and Sunday Peak Parking.**
     1. The following uses are considered predominantly weekday uses: office and industrial uses and other similar uses as authorized by the Zoning Administrator.
     2. 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:
   - **General Provisions.** Shared parking will be approved in accordance with the following. Refer to Table 9.2 (1).
   - **Weekends**

<table>
<thead>
<tr>
<th>Use</th>
<th>Weekdays Midnight- 7:00 am</th>
<th>Weekdays 7:00 am- 6:00 pm</th>
<th>Weekdays 6:00 pm- Midnight</th>
<th>Weekends Midnight- 7:00 am</th>
<th>Weekends 7:00 am- 6:00 pm</th>
<th>Weekends 6:00 pm- Midnight</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>100%</td>
<td>50%</td>
<td>80%</td>
<td>100%</td>
<td>80%</td>
<td>80%</td>
</tr>
<tr>
<td>Retail &amp; Service</td>
<td>5%</td>
<td>100%</td>
<td>80%</td>
<td>5%</td>
<td>100%</td>
<td>60%</td>
</tr>
<tr>
<td>Hotel &amp; Inn</td>
<td>100%</td>
<td>65%</td>
<td>100%</td>
<td>100%</td>
<td>65%</td>
<td>100%</td>
</tr>
<tr>
<td>Place of Worship</td>
<td>0%</td>
<td>30%</td>
<td>50%</td>
<td>0%</td>
<td>100%</td>
<td>75%</td>
</tr>
<tr>
<td>Eating &amp; Drinking Establishment</td>
<td>50%</td>
<td>70%</td>
<td>100%</td>
<td>70%</td>
<td>60%</td>
<td>100%</td>
</tr>
<tr>
<td>Office</td>
<td>5%</td>
<td>100%</td>
<td>5%</td>
<td>5%</td>
<td>5%</td>
<td>5%</td>
</tr>
<tr>
<td>Theater /</td>
<td>5%</td>
<td>30%</td>
<td>100%</td>
<td>5%</td>
<td>80%</td>
<td>100%</td>
</tr>
</tbody>
</table>
| Entertainment    | (i) For each applicable land use category, calculate the number of spaces required as if it were the only use. Refer to Table 9.2 (2).
| (ii) Use the figures for each individual land use to calculate the number of spaces required for that use for each time period specified in Table 9.2 (2). This table establishes six time periods per use.
| (iii) For each time period, add the number of spaces required for all applicable land uses to obtain a grand total for each of the six time periods.
| (iv) Select the time period with the highest total parking requirement and use that as the total number of parking spaces required.

(b) **Uses in Different Buildings.** Through review of the site plan the Zoning Administrator may approve the cooperative agreement if any of the uses are not located in the same structure or building.

(c) **Location of Cooperative Parking.** Any cooperative parking must be within 660 feet from the entrance of the use to the closest parking space within the cooperative parking lot, measured along a dedicated pedestrian path.

(d) **Off-Site Cooperative Parking Agreement.** An agreement approved by the City Attorney providing for cooperative use of off-site parking spaces, executed by the parties involved, shall be reviewed by the Zoning Administrator during review of the site plan.

(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.
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 project may be used to fulfill the parking requirement at a ratio of one space on-street reduces the parking demand by one space. On street credit for retail uses and office uses shall be credited to off street parking requirements, but such spaces shall only be applied to the guest parking requirements for residential uses in mixed use or multi-family buildings.

(a) Spaces shall be designated on-street parking available 24 hours of every day but are subject to other applicable ordinances concerning snowplow accessibility during the evening hours.

(2) Transit Credit. For all uses, vehicular parking requirements may be reduced with proximity to any commuter rail station or transit line with up to 15 minutes headways. Proximity is measured along a walking path from any point along the property line to the platform or transit stop.

(a) Within 400 feet. A reduction of 10% of the required off-street parking.

(b) Within 800 feet. A reduction of 5% of the required off-street parking.

(3) Car-Share Parking Credit. The vehicular parking requirements can be reduced with the inclusion of car-share parking spaces as follows.

(a) Per each car-share parking space provided, required parking spaces shall be reduced by two spaces.

(b) Required parking spaces may be reduced up to 25%.

(c) Approval. Applicant must provide documentation of an agreement with a car-share company. If this agreement should terminate at any point, applicant shall be required to provide parking as otherwise required herein.

(4) Other Parking Reductions. Additional reductions 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)

### 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>&lt;sup&gt;1, 3&lt;/sup&gt;</td>
<td></td>
</tr>
<tr>
<td>Multifamily, Studio / 1 Bedrooms</td>
<td>1 / Dwelling Unit 1</td>
</tr>
<tr>
<td>Multifamily, 2 Bedrooms</td>
<td>1.5 / Dwelling Unit 1</td>
</tr>
<tr>
<td>Multifamily, 3+ Bedrooms</td>
<td>2 / Dwelling Unit 1</td>
</tr>
<tr>
<td>Hotel &amp; Inn</td>
<td>1 / Room &amp; 1 / 200 sq. ft. Office and Dining Room</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</td>
<td>1 / 5 Seats</td>
</tr>
<tr>
<td>Transit Station</td>
<td>Per Zoning Administrator</td>
</tr>
<tr>
<td>Hospital</td>
<td>.20 / Bed &amp; .66 / Employee</td>
</tr>
<tr>
<td>Library / Museum / Post Office</td>
<td>1 / 600 sq. ft.</td>
</tr>
<tr>
<td>(no distribution)</td>
<td></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</td>
<td>1 / Classroom, 1 / 200 sq. ft Office, .17 / Student</td>
</tr>
<tr>
<td><strong>Retail</strong></td>
<td></td>
</tr>
<tr>
<td>Neighborhood Retail</td>
<td>1 / 500 sq. ft.</td>
</tr>
<tr>
<td>General Retail</td>
<td>1 / 350 sq. ft.</td>
</tr>
<tr>
<td><strong>Service</strong></td>
<td></td>
</tr>
<tr>
<td>Neighborhood Service</td>
<td>1 / 500 sq. ft.</td>
</tr>
<tr>
<td>General Service</td>
<td>1 / 350 sq. ft.</td>
</tr>
<tr>
<td>Neighborhood Eating &amp; Drinking Establishments</td>
<td>10 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</td>
<td>20 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>Craftsman Industrial</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>
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 shall follow the standards outline in Clearfield City Code, Title 11, Chapter 14 (11-14-5E).

(2) Location of Parking. Refer to 5.0 Building Type Standards for information on the location of parking facilities.

(3) Landscape Screening. All parking areas shall meet the requirements of 7.0 Landscape 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. Refer to Figure 9.3 (2).
3. Required Bicycle Parking & Design

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

(1) Dimensions.

(a) Required bicycle parking spaces shall have minimum dimensions of two by six feet (2’x6’) in length.
(b) An aisle a minimum of five feet wide shall be provided behind bicycle parking facilities to allow for maneuvering.
(c) A minimum of two feet shall be provided beside each parked bicycle to allows access. This access may be shared by adjacent bicycles.
(d) Racks shall be installed a minimum of two feet from any wall or other obstruction.

(2) Location. Bicycle parking should be located within 50 feet of the entrance of the use.

(a) Indoor or outdoor spaces are permitted, provided they are located on the lot with which they are associated.
(b) Spaces located within individual dwelling units may not be counted toward bicycle parking requirements.
(c) Bicycle parking facilities shall be separated from vehicular parking areas to protect parked bicycles from damage. The separation may be accomplished through grade separation, distance or physical barrier, such as curbs, wheel stops, poles or other similar features.

(3) Racks and Structures. Racks and structures shall be provided for each unprotected parking space and shall be designed to accommodate both chain and U-shaped locking devices supporting the bicycle frame at two points.

(4) Bicycle Storage. In multifamily or office uses bicycle storage shall be lockable and enclosed.

(5) Surface. The parking surface shall be designed and maintained to be mud and dust free. The use of rock or gravel areas for bicycle parking is permitted provided that edging materials are used that clearly demarcate the bicycle parking area and contain the rock material.

(6) Signage. If required bicycle parking for public use is not visible from the street, signs must be posted indicating their location.

(7) Maintenance and Lighting. Areas used for required bicycle parking must be well-lit with acceptable drainage to be reasonably free of mud and standing water. Accessory off-street parking for bicycles shall include provision for secure storage of bicycles. Such facilities shall provide lockable enclosed lockers or racks or equivalent structures in or upon which a bicycle may be locked by the user.

(8) Shower Facilities. Office and manufacturing uses with more than 50 employees shall provide shower and changing room facilities.

(9) Long Term Parking. For multifamily residential uses, half of the bicycle parking spaces should be provided as long-term parking, safe and secure from vandalism and theft, and protected from the elements.

---

**Bicycle Parking by Use**

<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>

Footnotes

1 Visitor parking is 15% of required amounts. On street parking directly in front of buildings may count towards required parking.
2 The Residential Multi-family standards apply to all visitor Residential Building Types.
9.0 Parking

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 be connected to 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 & lodging, 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 zoning lot 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 zoning lot 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 that if it shall be located closer than fifty feet (50') to any residential zone, it shall be enclosed by a brick or stone wall, or landscaping not less than six feet (6') in height. (Ord. 2009-41, 11-24-2009)
9.5 Site Access and Driveways

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 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 maximum width of 11 feet when crossing the front or corner property line.
   (b) Maximum width for one-way driveways is 16 feet at the property line.
   (c) City engineer may direct driveway to be wider.
   (d) Distance between corner and driveway (Figure 9.5 (1) per city engineering standards.

(2) Maximum Width. When a garage door is located on the front facade of the structure, the driveway shall be no more than two feet wider than the garage door at any location.

(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 three or more non-residential users, a dedicated turn lane may be constructed, allowing an increase in the maximum driveway width from 24 feet to 34 feet provided that:
      (i) A traffic impact study states its necessity.
      (ii) Access must be to a street larger than alley.

(4) Sidewalk Pavement. Sidewalk pavement elevation, width, design, scoring, material, and design shall extend continuously over the driveway pavement with the intent of prioritizing the sidewalk path over the driveway. If the driveway and sidewalk are of the same material, the sidewalk path shall be scored or designated linearly over the driveway.

(5) Driveways shall maintain a clear view area defined by a triangle conforming to current AASHTO standards.

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

(1) Driveways accessing rear yard garages are permitted within the side or rear yard setback, no closer than two feet from a side or rear property line, unless the driveway is shared.

(2) Driveways shall not be closer than 25 feet from the intersection of two streets (corner), unless otherwise stated in 5.0 Building Type Standards.

Figure 9.5 (1). Driveway Width and Location.
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 Chapter 11-15 (Sign Regulations) for information on prohibited signs, temporary signs and exemption for sign requirements.

3. Maximum Sign Area

(1) Maximum Quantity of Signage. Total signage for an building may not exceed 15% of the area of the primary façade of any building or 150 square feet, which ever is less.

(a) Window Signs. Window Signs shall not count towards a lot’s maximum permitted amount of signage. Refer to 10.8 Window Signs.

(b) 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 chapter 11-15 of the Clearfield City code.

(2) Computation

(a) Height for freestanding signs is measured from the average grade at the front property line to the top of the sign, sign cabinet, or cap, whichever is highest.

(b) For the purposes of determining sign area, lot width or frontage is measured along the front property line.

(i) If the lot is a corner lot, the width shall be measured along the primary street frontage.
4. **Sign Location**

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

(1) Certain Sign types may extend beyond a property line into the right-of-way or public property with permission from the City and in accordance with the regulations outlined in this section.

(2) No sign shall be attached to a utility pole, light pole, tree, standpipe, gutter, or drain.

(3) Signs shall be erected to permit free ingress to or egress from any door, window, the roof, or any other exit-way required by the building code or by fire department regulations.

(4) No Sign shall be erected or maintained in such a manner as to obstruct free and clear vision of, interfere with, or be confused with any authorized traffic sign, signal, or device.

5. **Illumination**

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

(1) Signs shall be internally lit to emphasize the lettering or flooded via down lighting to prevent dark sky illumination.

(2) Individual letters or logos may be internally illuminated as permitted per each sign type; no other portion of the sign shall be internally illuminated, except as permitted for Electronic Message Boards or unless otherwise stated.

(3) When an external artificial light source is used to illuminate a Sign, the lamp (or bulb) shall be located, shielded, and directed so as to not be visible from any public street or private residence.

   (a) No receptacle or device housing a permitted light source which is attached to the sign itself shall extend more than 18 inches from the face of the Sign.

(4) The illumination of any sign, resulting from any internal or external artificial light source, shall not exceed 250 nits at the Sign face during the day and 125 nits at the Sign face after sunset, with no light trespass onto adjacent property.

(5) If externally lit, all signs 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 four feet in any direction, included in 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.
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 and Painted Signs. Murals or painted signs are permitted with an additional review process.

3. Sign Size Computation

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

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

---

### Wall Sign Requirements

<table>
<thead>
<tr>
<th>Permitted Districts</th>
<th>All districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sign Area</td>
<td>No maximum area for sign type; Refer to Table 10.2 (1) for maximum per lot</td>
</tr>
<tr>
<td>Height</td>
<td>2’ maximum letter or element height</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>18” maximum projection from building face</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, masonry &amp; neon glass; Plastic &amp; synthetics permitted only as separate alphanumeric characters or logos</td>
</tr>
</tbody>
</table>

---

Table 10.3 (1), Wall Sign Requirements.
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>
<thead>
<tr>
<th>Permitted Districts</th>
<th>UR, UC, TC, TR</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 all facades; 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; 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, masonry &amp; neon glass; Plastic &amp; synthetics permitted only as separate alphanumeric characters or logos</td>
</tr>
</tbody>
</table>

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

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

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

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

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

![Figure 10.5 (1). Projecting Marquee Sign.](image_url)

![Figure 10.5 (2). Projecting Marquee Sign Plan.](image_url)

![Figure 10.5 (3). Projecting Marquee Sign Plan Picture Example.](image_url)
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 (2). Measuring Awning Signs.

Figure 10.6 (1). Awning Sign.

Figure 10.6 (3). Awning Sign Picture Examples.
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).

### Canopy-Mounted Sign Requirements

<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; Cannot project more than 2’ above roof line of canopy</td>
</tr>
<tr>
<td>Location on the Building or Site</td>
<td>Permitted on all facades; not intended for the principal 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>

Table 10.7 (1). Canopy-Mounted Sign Requirements.
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 10.2.1 (2) Exempt Signs.

(4) Temporary Window Signs. Temporary Window Signs must be included in the total percentage of signage per window calculation. Refer to 10.2.1 (2) Temporary Signs.

(5) Window Signs may not be internally illuminated by neon or similar lighting.

![Set of Continuous Windows, consisting of 3 Window Panels.](image)

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>

Table 10.8 (2). Window Sign Picture Example.

![Figure 10.8 (1). Measuring Window Signs.](image)
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’ Setback1 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 50% of sign area)

Figure 10.9 (3). Monument Sign Picture Examples.
10.10 Center Identification Sign

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

1. A sign mounted onto a double set of poles.
2. A sign mounted on a single pole.
3. A sign hanging from a single pole.
4. Signs may be electronic.

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

3. Sign Size Computation
The area of a Pole-Mounted Sign is equal to the area of one sign face.

### Ped-Scale Pole-Mounted Sign Requirements

<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>

Table 10.10 (1). Center Identification Sign Requirements.

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 development, construction, and establishment of uses within the limits of this code occurring after the effective date of this code shall be subject to all applicable regulations of this code.

(2) Renovated Structures. All building renovations affecting greater than 15% gross square footage of a structure within the limits of this 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 or zoning certificate (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 10.2 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 designee.

Where provisions of this code differ from other provisions of this Title, 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 Clearfield Downtown Form Based Code listed in Chapter 2 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 Clearfield Downtown shall be considered an administrative application and processed as a permitted use.

(2) The application shall generally follow the procedures in Title 11 Chapter 5 of the Clearfield City Code and include the following processes:

(a) Pre-Application Meeting. Refer to 10.1.7.

(b) Site Plan Approval, including building, site, landscaping, open space, signs, and streetscape. Refer to 10.1.8.

(c) Subdivision approval, if required.

(3) Exempt Activities. The following activities are exempt from the requirements of 10.0 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 Site Plan Approval within the Clearfield Downtown upon review by applicable City staff.

(1) The Staff Review shall include members of each regulatory agency, and a representative of each affected City Department.

(2) The Staff shall review applications and forward them to the Planning Commission within 60 days.

(3) The decision regarding approval, denial of the application if City Standards are not met, or approval with conditions of a Site Plan shall be stated in writing the reasons for the action.

(4) If a dispute arises, the applicant may appeal the Planning Commission’s decision to the Appeal Authority then to District Court.
(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 formal project 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 Site Plan applications shall be reviewed using the following criteria.

(a) Plan’s design is consistent with the intent, character, and planning criteria of this Code.

(b) Plan’s design meets all the requirements of this code.

(c) Proposed development is sufficiently served by or provides essential public facilities, such as access and open space, and services, such as utilities and emergency services.

(d) Plan is designed with regard to preserving natural features and topography.

7. Pre-Application Meeting

(1) Intent. To afford the applicant an opportunity to receive the advice and assistance of the professional staff before preparing formal plans and making an official application.

(2) Eligible Applicant. Applicant must schedule a pre-Application meeting prior to submitting an application for Site Plan 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 Clearfield Downtown 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 Clearfield Downtown.

(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 2.0 Districts, 3.0 Uses, 4.0 Building Types, 6.0 Open Space Types (when submitting an application for development of a Open Space Type), 7.0 Landscape, 8.0 Parking, and 9.0 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 Plan. Existing topography, vegetation, drainageways, floodplain/way, or other unique features either on an aerial photograph or site survey.

(vi) Site Plan. A Site Plan delineating all proposed structures and surfaces, including parking, pavement, decks, patios, landscape, and retaining walls.

(vii) Building Plan(s). Floor plans for all buildings illustrating compliance with the requirements of 5.0 Building Types.

(viii) Table of Uses. A table of uses is required on the Building Plan delineating locations and gross square footages of categories of uses and illustrating compliance with 3.0 Uses.

(ix) Building Elevations. Building elevations of all facades, rendered to illustrate compliance with the requirements of 5.0 Building Types.

(x) Landscape Plan. Landscape Plan illustrating compliance with the requirements of 7.0 Landscape. All ground plane vegetation shall be illustrated. For sites with less than ten percent landscape area, the Landscape Plan may be combined with the Site Plan.

(xi) Parking Plan. Parking layout plan with table of spaces keyed to plan, illustrating compliance with 8.0 Parking. Driveways, shared parking arrangements, cooperative parking, and any other parking reductions shall be included and noted for compliance with 8.0 Parking.

(xii) Signage Plan, if Signage is included. Signage Plan illustrating compliance with the requirements of 9.0 Sign Types.
11.0 Administration

(xiii) Open Space Plan, if Open Space is included. Open Space Plan shall define all paving, structures, site furnishings, and landscape areas.

(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 be used to further establish conditions of approval or to amend/modify provisions of this Clearfield Downtown Form Based Code. 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.

(1) Intent. To provide a set of regulations for legal nonconforming structures and uses and to specify those circumstances and conditions under which those nonconformities may be gradually eliminated.

(2) Applicability. The standards in this section apply as follows.

(a) The provisions detailed in this section apply to all structures, uses, or site characteristics that lawfully existed prior to the adoption of or Amendment to this code, but that may not occur under the current provisions of this code.

(b) Structures, uses, and site characteristics that did not lawfully exist prior to the effective date or amendment to this code shall not be considered legal nonconformities and therefore are not protected under the provisions of this section.

(3) Continuation. All nonconformities are permitted to continue subject to the restrictions outlined in this section.

(4) Maintenance. All nonconformities shall be maintained as required by law to protect public health, safety, and welfare, provided said maintenance does not result in the expansion of the nonconformity.


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


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 15% 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 15% or more.

(d) 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.


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

2. Defined Terms.

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

(1) Animal. All non-human members of the animal kingdom, including domestic and livestock species.

(2) Animal Boarding. The commercial keeping of animals overnight: including kenneling and boarding.

(3) Applicant. The owner of a subject property or the authorized representative of the owner on which a land development application is being made.

(4) Block. The aggregate of lots, passages, lanes, and alleys bounded on all sides by streets.

(5) Block Depth. A block measurement that is the horizontal distance between the front property line on a block face and the front property line of the parallel or approximately parallel block face.

(6) Block Ends. The lots located on the end of a block; these lots are often larger than the lots in the interior of the block or those at the opposite end of the block and can be located on a more intense street type. They are typically more suitable for more intensive development, such as multiple family or mixed-use development.

(7) Block Face. The aggregate of all the building facades on one side of a block.

(8) Block Length. A block measurement that is the horizontal distance along the front property lines of the lots comprising the block.

(9) Build-to-Zone. An area in which the front or corner side facade of a building shall be placed; it may or may not be located directly adjacent to a property line. The zone dictates the minimum and maximum distance a structure may be placed from a property line.

(10) Building Type. A structure defined by the combination of configuration, form, and function.

(11) Courtyard. An outdoor area enclosed by a building on at least two sides and is open to the sky.

(12) Coverage, Building. The percentage of a lot developed with a principal or accessory structure.

(13) Coverage, Impervious Site. The percentage of a lot developed with principal or accessory structures and impervious surfaces, such as driveways, sidewalks, and patios.

(14) Critical Root Zone. Also referred to as drip line. The area of soil and roots within the radius beneath the tree's canopy, within the dripline, or within a circular area of soil and roots with a radius out from the trunk a distance of 1.5 feet for every inch of the tree's width (measured at 4.5 feet above the mean grade of the tree's trunk, noted as diameter breast height or DBH throughout this code).

(15) Dedication. The intentional appropriation of land by the owner to the City for public use and/or ownership.

(16) Density. The number of dwelling units located in an area of land, usually denoted as units per acre.

(17) Dwelling Unit. A room or group of connected rooms that include facilities for living, sleeping, cooking, and eating that are arranged, designed, or intended to be used as living quarters for one family, whether owner occupied, rented, or leased.

(18) Easement. A legal interest in land, granted by the owner to another person or entity, which allows for the use of all or a portion of the owner's land for such purposes as access or placement of utilities.

(19) Eave. The edge of a pitched roof; it typically overhangs beyond the side of a building.

(20) Entrance Type. The permitted treatment types of the ground floor Facade of a Building Type. Refer to 5.9 for more information and a list of permitted Entrance Types.

(21) Expression Line. An architectural feature. A decorative, three-dimensional, linear element, horizontal or vertical, protruding or indented at least two inches from the exterior facade of a building typically utilized to delineate floors or stories of a building.

(22) Facade. The exterior face of a building, including but not limited to the wall, windows, windowsills, doorways, and design elements such as expression lines. The front facade is any building face adjacent to the front property line.

(23) Family. Family as defined by "Federal Law".

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(24) **Grade.** The average level of the finished surface of the ground story adjacent to the exterior walls of a building.

(25) **Gross Floor Area.** The sum of all areas of a building, including accessory storage areas or closets within sales spaces, working spaces, or living spaces and any basement floor area used for retailing activities, the production or processing or goods, or business offices. It shall not include attic space having headroom of seven feet or less and areas devoted primarily to storage, balconies, off-street parking and loading areas, enclosed porches, roof decks, roof gardens, or basement floor area other than specified above.

(26) **Impervious Surface.** Also referred to as impervious material. Any hard surface, man-made area that does not absorb water, including building roofs, sidewalks, parking, driveways, and other paved surfaces.

(27) **Landscape Area.** Area on a lot not dedicated to a structure, parking or loading facility, frontage buffer, side and rear buffer, or interior parking lot landscaping.

(28) **Lot.** Also referred to as parcel. A plot of land intended to be separately owned, developed, or otherwise used as a unit.

(29) **Lot, Corner.** A parcel of land abutting at least two vehicular rights-of-way, excluding an alley, at their intersection.

(30) **Lot, Flag.** A parcel of land having its only access to the adjacent vehicular right-of-way, excluding an alley, through a narrow strip of land.

(31) **Lot, Interior.** A parcel of land abutting a vehicular Right-of-Way, excluding an Alley, along one (1) Property Line; surrounded by Lots along the remaining Property Lines.

(32) **Lot, Through.** Also referred to as a double frontage lot. An interior lot having frontage on two approximately parallel vehicular rights-of-way, excluding an alley.

(33) **Lot Area.** The computed area contained within the property lines; it is typically denoted in square feet or acres.

(34) **Lot Depth.** The smallest horizontal distance between the Front and Rear Property Lines measured approximately parallel to the Corner and/or Side Property Line.

(35) **Lot Frontage.** The horizontal distance between the Side Property Lines, measured at the Front Property Lines.

(36) **Mullion.** A vertical bar between the panes of glass in a window.

(37) **Nit.** A unit of visible-light intensity, commonly used to specify the brightness of a cathode ray tube or liquid crystal display computer display.

(38) **Nonconformance.** A structure, use, lot, or site characteristic that was legally constructed or operated prior to the effective date of or Amendment to this code, but that cannot be constructed, platted, or operated after the effective date of or Amendment to this code.

(39) **Occupied Space.** Interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.

(40) **Open Space Type.** The permitted and regulated types of open spaces in this code. Refer to 6.0 Open Space Types for more information and a list of the permitted types.

(41) **Open Water.** A pond, lake, reservoir, or other water feature with the water surface fully exposed.

(42) **Owner.** The legal or beneficial titleholder of land or holder of a written option or contract to purchase the land.

(43) **Pedestrian way.** A path designed for use by pedestrians; it can be located mid-block allowing pedestrian movement from one street to another without traveling along the block’s perimeter.

(44) **Pervious Surface.** Also referred to as pervious material. A material or surface that allows for the absorption of water into the ground or plant material, such as permeable pavers or a vegetated roof.

(45) **Plat.** A map or chart of a division and/or combination of lots.

(46) **Primary Street.** A street designated on the Zoning Map that receives priority over other streets in terms of setting front property lines and locating building entrances.

(47) **Property Line.** Also referred to as lot line. A boundary line of a parcel of land or lot.

(48) **Property Line, Corner.** A boundary of a lot that is approximately perpendicular to the front property line and is directly adjacent to a public Right-of-Way, other than an alley or railroad.

(49) **Property Line, Front.** The boundary abutting a right-of-way, other than an Alley, from which the required setback or build-to zone is measured, with the following exceptions. (a) Corner and Through Lots that abut a Primary Street shall have the front property line on that Primary Street. (b) Corner and Through Lots that abut two Primary Streets or do not abut a Primary Street shall utilize the orientation of the two directly adjacent lots or shall have the front property line determined by the Zoning Administrator.

(50) **Property Line, Rear.** The boundary of a lot that is approximately parallel to the front property line; this line separates lots from one another or separates a lot from an alley.

(51) **Property Line, Side.** The boundary of a lot that is approximately perpendicular to the front and rear property lines; it is not adjacent to the public right-of-way.

(52) **Right-of-Way.** Land dedicated or utilized for a Street Type, trail, pedestrian way, utility, railroad, or other similar purpose.

(53) **Roof Type.** The detail at the top of a building that finishes a Facade.

(54) **Scale.** The relative size of a building, street, sign, or other element of the built environment.

(55) **Semi-Pervious Surface.** Also referred to as semi-pervious material. A material that allows for at least 40% absorption of water into the ground or plant material, such as pervious pavers, permeable asphalt and concrete, or gravel.

(56) **Setback.** The horizontal distance from a property line inward, beyond which a structure may be placed. Structures or other impervious surfaces are not permitted within a setback, unless specifically permitted in this code.
(57) **Sign.** An object, device, or structure used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by such means as words, letters, figures, images, designs, symbols, or colors. Flags or emblems of any nation, state, city, or organization; works of art which in no way identify a product; and athletic field score boards are not considered signs.

(58) **Solar Reflectance Index (SRI).** A measure of a constructed surface's ability to reflect solar heat, as shown by a small temperature rise. The measure utilizes a scale from 0 to 100 and is defined so that a standard black surface is 0 and a standard white surface is 100. To calculate for a given material, obtain the reflectance value and emittance value for the material; calculate the SRI according to ASTM E 1980-01 or the latest version.

(59) **Story.** A habitable level within a building measured from finished floor to finished floor.

(60) **Story, Ground.** Also referred to as ground floor. The first floor of a building that is level to or elevated above the finished grade on the front and corner facades, excluding basements or cellars.

(61) **Story, Half.** A story either in the base of the building, partially below grade and partially above grade, or a story fully within the roof structure with transparency facing the street.

(62) **Story, Upper.** Also referred to as upper floor. The floors located above the ground story of a building.

(63) **Street Face.** The facade of a building that faces a public right-of-way.

(64) **Street Frontage.** Also refer to lot frontage. The portion of a building or lot directly adjacent to a vehicular right-of-way.

(65) **Street Type.** The permitted and regulated types of streets in this code. Refer to 4.0 Street Types for more information and a list of the permitted Street Types.

(66) **Streetwall.** The vertical plane created by building facades along a street. A continuous streetwall occurs when buildings are located in a row next to the sidewalk without vacant lots or significant setbacks.

(67) **Structure, Accessory.** The general term for a subordinate structure detached from but located on the same Lot as the Principal Structure; it may or may not be inhabitable.

(68) **Structure, Principal.** Also referred to as the principal building. A building that contains the dominant Use of the Lot. It is typically located toward the front of the lot in the front Build-to Zone or behind the Front Yard Setback.

(69) **Swale.** A low lying, naturally planted area with gradual slopes that facilitate the transport, absorption, and/or filtration of stormwater.

(70) **Tree Canopy.** The uppermost area of spreading branches and leaves of a tree.

(71) **Tree Canopy Coverage.** The area of ground covered or shaded by a tree's canopy, measured in square feet.

(72) **Use.** Also referred to as land use. A purpose or activity that may occur within a building or a lot.

(73) **Use, Accessory.** A use customarily, incidental, and subordinate to the principal use or structure and located on the same lot with such principal use or structure.

(74) **Use, Principal.** The specific, primary purpose for which a lot or building is utilized.

(75) **Visible Basement.** A half story partially below grade and partially exposed above with required transparency on the street facade.

(76) **Water Body.** A body of water, such as a river, pond, or lake that may be man-made or naturally occurring.

(77) **Yard.** The space on a lot that is unoccupied and unobstructed from the ground to the sky by the principal structure. Lots without a structure do not have yard designations.

(78) **Yard, Corner Side.** A yard extending from the corner side building facade along a corner side property line between the front yard and rear property line.

(79) **Yard, Front.** A yard extending from the front facade of the principal structure along the full length of the front property line, between the side property lines or side and corner side property lines.

(80) **Yard, Rear.** A yard extending from the rear building facade along the rear property line between the side yards or, on a corner lot, the corner side and side yards.

(81) **Yard, Side.** A yard extending from the side building facade along a side property line between the front yard and rear property line.

(82) **Zoning District.** A designation given to each lot within the city that dictates the standards for development on that Lot. Refer to 2.0 Places and Districts for more information and a list of permitted Zoning Districts.