

CLEARFIELD CITY ORDINANCE 2026-12

AN ORDINANCE OF THE CLEARFIELD CITY COUNCIL AMENDING THE CLEARFIELD CITY DOWNTOWN FORM-BASED CODE TO REMOVE MULTI-FAMILY RESIDENTIAL AS A PERMITTED BUILDING TYPE ON SECONDARY STREETS WITHIN THE URBAN CORE COMMERCE (UC) ZONE; AMENDING SECTIONS 2.8, 3.4, TABLE 6.2(1), TABLE 6.5(1), AND RELATED PROVISIONS OF TITLE 11; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING ORDINANCES; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Clearfield City Council directed City Staff during a public work session to prepare a zoning text amendment to the Downtown Form Based Code concerning Multi-Family Residential development on Secondary Streets within the Urban Core Commerce (UC) Zone; and

WHEREAS, pursuant to that direction, Staff prepared Zoning Text Amendment No. 2026-0704 for review by the Planning Commission and City Council; and

WHEREAS, the City is undertaking a Civic & Town Center Vision and Implementation Plan to establish a long-term vision for the area surrounding City Hall and the adjacent Clearfield Town Square property, emphasizing civic open space, recreation-based placemaking, community programming, and implementation strategies that support commercial, civic, and mixed-use redevelopment; and

WHEREAS, Clearfield Town Square, located within the UC Zone, has been identified as a significant redevelopment opportunity and potential catalyst for achieving the City's long-term Downtown vision; and

WHEREAS, the proposed zoning text amendment is separate from, but complementary to, the Civic & Town Center planning process and is intended to preserve opportunities for commercial and mixed-use redevelopment while maintaining flexibility until completion of that planning effort; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing, considered the proposed amendment, reviewed the staff report and public testimony, and forwarded its recommendation to the City Council; and

WHEREAS, the City Council conducted a duly noticed public hearing and finds that the proposed amendment satisfies the requirements of Clearfield City Code Section 11-6-3 for zoning ordinance text amendments; and

WHEREAS, the proposed amendment meets the City's goals and objectives, is consistent with the General Plan, and is in the best interest of the City

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
CLEARFIELD CITY, UTAH:**

Section 1. Amendment to Downtown Form-Based Code.

The Clearfield City Downtown Form-Based Code is hereby amended as follows:

- A. **Section 2.8 – Urban Core Commerce (UC) Zone** is amended to remove **Multi-Family Residential** as a permitted building type on **Secondary Streets** within the UC Zone.
- B. **Section 3.4 – Use Development Standards**, under the **Residential and Lodging Uses** category, is amended to remove the development standard permitting the Multi-Family Residential building type within the UC Zone on Secondary Streets.
- C. **Table 6.2(1) – Permitted Building Types by Districts** is amended to remove Multi-Family Residential as a permitted building type on Secondary Streets within the UC Zone.
- D. **Table 6.5(1) – Multi-Family Residential Building Type** is amended as necessary to reflect the foregoing changes.
- E. Any additional cross-references, formatting, or related provisions necessary to implement these amendments are hereby adopted as shown in Zoning Text Amendment No. 2026-0704.

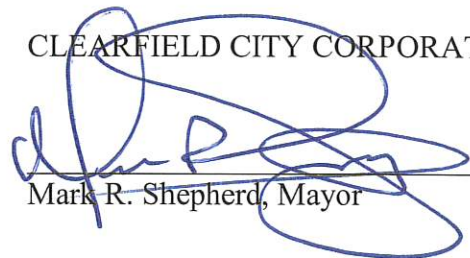
Section 2. Repealer: Any provision or ordinances that are in conflict with this ordinance are hereby repealed.

Section 3. Effective Date: This Ordinance shall become effective immediately upon its posting in three public places within Clearfield City.

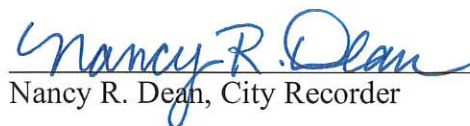
DATED this 11th day of August, 2026, at the regularly scheduled meeting of the Clearfield City Council.



CLEARFIELD CITY CORPORATION


Mark R. Shepherd, Mayor

ATTEST


Nancy R. Dean, City Recorder

VOTE OF THE COUNCIL

AYE: Councilmembers King, Ratchford, and Wurth

NAY: Councilmember Thompson