

CLEARFIELD CITY ORDINANCE 2026-15

AN ORDINANCE AMENDING TITLE 11 OF THE CLEARFIELD CITY CODE AND THE DOWNTOWN FORM BASED CODE TO ESTABLISH TRAILER SALES AS A SEPARATE LAND USE, REMOVE TRAILER SALES AS A PERMITTED USE IN THE T-C ZONE, AND ESTABLISH TRAILER SALES AS A CONDITIONAL USE IN THE M-1 ZONE

WHEREAS, Clearfield City has adopted a Land Use Code and Downtown Form Based Code (FBC) to regulate land uses and development within the City, including the T-C and M-1 zoning districts; and

WHEREAS, the City's Land Use Code separately defines a "Motor Vehicle" as a self-propelled vehicle and a "Trailer" as a vehicle without motive power that is designed to be drawn by a motor vehicle, creating a distinction between the two types of vehicles; and

WHEREAS, Trailer Sales was not originally identified as a permitted use in the Town Commerce (T-C) Zone, while Motor Vehicle Sales was permitted, and the absence of a separate Trailer Sales land use created uncertainty regarding whether trailer sales could be considered part of Motor Vehicle Sales; and

WHEREAS, in 2025, the City amended the FBC to establish Trailer Sales as a permitted use in the T-C Zone, subject to development standards, and City staff has since continued to evaluate the appropriate land use classification and zoning treatment of Trailer Sales; and

WHEREAS, the City has determined that Trailer Sales is a distinct land use from Motor Vehicle Sales and that its typical operational characteristics, including outdoor display and storage, stacking, and the movement of large and heavy inventory, are more compatible with the Manufacturing (M-1) Zone than the mixed-use and transitional character intended for the T-C Zone; and

WHEREAS, the City desires to establish Trailer Sales as a separately defined land use, remove Trailer Sales as a permitted use in the T-C Zone, establish Trailer Sales as a conditional use in the M-1 Zone, and retain the existing FBC Trailer Sales development standards for any legal nonconforming Trailer Sales use in the T-C Zone; and

WHEREAS, establishing Trailer Sales as a conditional use in the M-1 Zone will allow the City to evaluate site-specific characteristics and, where appropriate, establish conditions addressing outdoor display and storage, site circulation, screening, residential adjacency, noise, and other potential operational impacts; and

WHEREAS, the proposed amendments support the City's General Plan by aligning land uses with the intended character and function of the City's zoning districts while maintaining an opportunity for Trailer Sales within the City; and

WHEREAS, the Planning Commission and City Council have considered the proposed amendments in accordance with applicable City ordinances, and public notice of the proposed zoning text amendment and public hearing was provided as required by law.

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

Section 1. Enactment:

Title 11, Chapter 3, Section 3, – Land Use, Definitions, Terms Defined is hereby amended by adding Trailer Sales as follows:

11-3-3

TRAILER SALES: The retail sale of trailers from a commercial building or lot.

Title 11, Chapter 3, Section 3, – Land Use, Definitions, Terms Defined is hereby amended for Motor Vehicle Sales as follows:

11-3-3

MOTOR VEHICLE SALES: The retail sale of a motor vehicle from a commercial building or lot. **Motor Vehicle Sales does not include the retail sale of trailers.**

Title 11, Chapter 11, Article D, Section 2, Paragraph B – Land Use, Commercial and Manufacturing Zone, Manufacturing Zone (M-1), Permitted and Conditional Uses is hereby amended as follows:

11-11D-2(B)

B. The following buildings, structures, and uses of land shall be allowed in the M-1 manufacturing zone upon compliance with the requirements set forth in this code and upon obtaining a conditional use permit as specified in chapter 4 of this title:

Daycare facilities.

Greenhouses.

Landscape supply yards.

Sexually oriented businesses.

Tattoo or body piercing establishment.

Trailer Sales.

Vocational and technical training facilities.

Title 11, Chapter 11, Article G, Chapter 3.0, Section 3.3, Table 3.3(1) – Land Use, Commercial and Manufacturing Zone, Form Based Code, Uses, Use Type Standards, Table 3.3(1) Permitted Uses by Zone is hereby amended as follows:

Table 3.3(1) of the Downtown Form Based Code is amended to remove **Trailer Sales** from the list of permitted uses in the **T-C Zone**. See Exhibit A.

Title 11, Chapter 11, Article G, Chapter 3.0, Section 3.3, Table 3.3(2) – Land Use, Commercial and Manufacturing Zone, Form Based Code, Uses, Use Type Standards, Table 3.3(2) Permitted Uses by Building Type is hereby amended as follows:

Table 3.3(2) of the Downtown Form Based Code is amended to remove **Trailer Sales** from the list of permitted uses with development standards in the **T-C Zone**. See Exhibit A

Section 2. Retention Of Trailer Sales Development Standards

The Trailer Sales development and operational standards contained in Section 3.4 of the Downtown Form Based Code shall remain in effect.

Those standards shall apply to any **legal nonconforming Trailer Sales use** located within the T-C Zone, to the extent permitted by and consistent with the City's applicable nonconforming use regulations.

Nothing in this section shall be interpreted to authorize the establishment of a new Trailer Sales use in the T-C Zone after the effective date of this ordinance.

Section 3. Nonconforming Use

Any Trailer Sales use lawfully established in the T-C Zone before the effective date of this ordinance shall be considered a **legal nonconforming use** following the effective date of this ordinance.

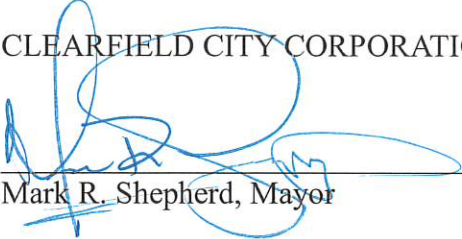
Such use shall be regulated in accordance with the City's applicable nonconforming use provisions. Nothing in this ordinance shall be interpreted to require the immediate discontinuation of a lawfully established Trailer Sales use solely because Trailer Sales is no longer a permitted use in the T-C Zone.

Section 4. 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 22nd day of September, 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, Peterson, and Wurth

NAY: Councilmember Thompson

Table 3.3 (1) Permitted Uses by Zone

Uses	Zones					
	UC	UR	TC	TR	CV	CC
Residential	D	P	D	P		
Lodging	D	P	D	P		P
Group/Shared Residential	D	P	P	P		
Auditorium/Library/Museum/Post Office (no distribution)	P	P	P	P	P	P
Police & Fire	P	P	P	P	P	P
School	P	P	P	P	P	P
Open Space	P	P	P	P	P	P
Neighborhood Retail	P	P	P	P	P	P
General Retail	P	P	P	D	D	P
Motor Vehicle Sales w/ Outdoor Sales Lot			D			D
Trailer Sales w/ Outdoor Sales Lot			D			
Neighborhood Service	P	P	P	P	P	P
General Service	P	P	P	D	D	P
Residential Care	D	P	P	P		P
Vehicle Service/Automobile Repair			D			D
Hospital & Clinic	P	P	P	P	P	P
Office	P	P	P	P	P	P
Craft Industries	D	D	D	D	D	D
Parking Lot/Parking Structure	D	D	D	D	D	D
Public Utility Facility						P
Beekeeping/Greenhouses	P	P	P	P	P	P
Community Garden	D	D	P	P	P	P
Home Occupation	P	P	P	P	P	P
Outdoor Display of Goods	D	D	D	D	D	D

P = Permitted

U = Permitted in Upper Stories Only

D = Permitted with Development standards.

Blank = Not Permitted

UC = Urban Core Commerce

UR = Urban Mixed Residential

TC = Town Mixed Commerce

TR = Town Neighborhood Residential

CV = Civic

CC = Gateway Corridor Commerce

3.0 Uses

Table 3.3 (2) Permitted Uses by Building Type

Uses	Building Types						
	MU	MF	OF	CM	CV	TH	GC
Residential	U	P				P	P
Lodging	U	P	P	P		P	P
Group/Shared Residential	U	P		P		P	P
Auditorium/Library/Museum/Post Office (no distribution)	P		P	P	P		
Police & Fire	P		P	P	P		
School	P		P	P	P		
Open Space	P		P	P	P	P	P
Neighborhood Retail	P		D	P	D	D	D
General Retail	P			P			
Motor Vehicle Sales w/ Outdoor Sales Lot				D			
Trailer Sales w/ Outdoor Sales Lot				D			
Neighborhood Service	P		P	P	D	D	D
General Service	P			P			
Residential Care	D	P	P	P		P	P
Vehicle Service/Automobile Repair				D			
Hospital & Clinic	P		P	P	D		
Office	P		P	P	D	D	D
Craft Industries	D		D	D			
Parking Lot/Parking Structure	D		D	D	D		
Public Utility Facility							
Beekeeping/Greenhouses	P	P		P	P	P	P
Community Garden	D	D		P	P	P	P
Home Occupation	P	P				P	P
Outdoor Display of Goods	D	D	D	D	D	D	D

P = Permitted
 U = Permitted in Upper Stories Only
 D = Permitted with Development standards.
 Blank = Not Permitted

 MU = Mixed Use/Core Commercial
 MF = Multi-Family Residential
 OF = Office
 CM = Commercial
 CV = Civic
 TH = Townhouse
 GC = Garden Court

3.4 Use Development Standards

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

1. Development Standards by Use Category

(1) Residential and Lodging Uses

- (a) Townhouses and Multi-Family building types shall only be allowed on secondary or side streets in the TC and UC districts.

(2) Retail Uses

- (a) Pawn and secondhand businesses are limited to a maximum of 5,000 square feet of retail space in the TR zone. This includes pawn and secondhand businesses for general merchandise, military surplus, precious metals and/or gems dealers/processors.
- (b) Motor vehicle sales shall have a 1 acre minimum lot size; a permanent on-site office is required. No cars may be displayed outside within 10 feet of the primary street right of way.
- (c) **Any legal non-conforming trailer sales use shall comply with the following development standards:**

Trailer sales shall have a 1.5 acre minimum lot size; a permanent on-site office is required. No trailers may be displayed within 10 feet of a street right-of-way. Trailers displayed between the primary street right-of-way and the primary street facing façade of the on-site office shall maintain a minimum separation of three feet (3') between each trailer. Stacking of trailers for display purposes is not permitted between the primary street right-of-way and the primary street facing façade of the on-site office or within fifty feet (50') of an abutting secondary street. Trailers stacked for display shall not exceed a total height of twelve feet (12'). Trailers stacked for the purpose of receiving multiple trailers or to prepare for the removal of multiple trailers shall be stacked no longer than seventy-two (72) hours.

(3) Service Uses

(a) Vehicle Services

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

(v) Outdoor Activities

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

(vi) Fuel pumps must be in rear or side of building.

(b) Residential Care

- (i) The first 40' of the ground floor shall be used for administrative and/or shared common spaces, such as an activity room, dining room, or offices.
- (ii) Residential dwelling units shall not be located in the first 40' of the ground floor.

(4) Craft Industry Uses

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