

CLEARFIELD CITY ORDINANCE 2026-16

AN ORDINANCE AMENDING TITLE 11 OF THE CLEARFIELD CITY CODE RELATING TO RESIDENTIAL DEVELOPMENT STANDARDS, MINIMUM DWELLING SIZE, GARAGE REQUIREMENTS, AND PARKING STANDARDS; PROVIDING FOR COMPLIANCE WITH UTAH CODE SECTION 10-20-618; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Clearfield City Council has adopted zoning and development regulations to promote orderly development, protect public health and safety, and establish appropriate standards for residential development within the City; and

WHEREAS, the City's existing zoning and development regulations include standards addressing minimum dwelling size, garage requirements, parking stall dimensions, and related residential development standards that were adopted prior to recent amendments to Utah law; and

WHEREAS, Utah Code Section § 10-20-618, as amended, limits a municipality's authority to impose certain requirements relating to building design elements for one- and two-family dwellings and restricts municipal regulation of certain parking space characteristics, subject to the exceptions and other provisions established by state law; and

WHEREAS, among the building design elements identified in Utah Code Section § 10-20-618 are minimum square footage exceeding 1,000 square feet, minimum building dimensions, the number or type of rooms, interior room layout, certain garage-door characteristics, and other specified architectural or design features; and

WHEREAS, the City has reviewed its existing residential development regulations and determined that certain provisions relating to minimum finished floor area, garage dimensions, parking stall dimensions, and related standards should be amended to ensure that the City's regulations remain consistent with applicable state law; and

WHEREAS, the proposed amendments are intended to remove or revise regulations that exceed the City's authority under state law while preserving the City's ability to regulate land use, development intensity, site design, access, circulation, parking quantity where permitted, and multifamily residential development in accordance with applicable law; 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.

WHEREAS, following a public hearing on the matter, the City Council finds that the amendments will improve regulatory clarity, reduce potential conflicts between City regulations and state law, provide greater certainty to property owners and applicants, and promote the efficient administration of the City's zoning and development regulations; and

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

SECTION 1. Enactment:

Title 11, Chapter 3, Section 3, – Land Use, Definitions, Terms Defined is hereby amended by amending and enacting the following definitions as follows:

DWELLING: A building or structure, or portion thereof, used for the residential occupancy of one or more familyfamilies, providing complete independent living facilities, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

DWELLING UNIT: One or more rooms physically arranged to create independent living facilities for one family, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

DWELLING, MULTIPLE-FAMILY: A building arranged or designed to contain three (3) or more dwelling units on a single lot.~~Three (3) or more attached dwelling units in any configuration.~~

DWELLING, SINGLE-FAMILY: A detached building arranged or designed to contain one (1) dwelling unit located on a single lot.~~One detached dwelling unit. Each single family dwelling shall be built on a separate lot.~~

DWELLING, TOWNHOME: A building arranged or designed to contain one (1) dwelling unit, located on its own individual lot, and attached as part of a row or cluster of three (3) or more such units by common walls extending from foundation to roof. For purposes of this Title, townhome developments shall be regulated as a multifamily development form for site design, open space, landscaping, and other development standards, notwithstanding that each unit constitutes an individual dwelling unit.

DWELLING, TWO-FAMILY: A building, or pair of attached buildings, arranged or designed to contain two (2) dwelling units, whether located on a single lot or divided by a common property line where each dwelling unit is located on its own individual lot.~~Two (2) attached dwelling units.~~

Title 11, Chapter 9, Article D, Section 2, – Land Use, Residential Zones, Residential Zone (R-2), Permitted Uses is hereby amended as follows:

11-9D-2: PERMITTED USES:

The following buildings, structures, and uses of land shall be permitted in the R-2 residential zone upon compliance with the requirements set forth in this code:

Churches.
Daycares, residential.
Group homes for persons with a disability.
Group homes for the elderly.
Home occupations.
Multiple-family dwellings.
Parks and open space.
Preschools, residential.
Schools.
Single-family dwellings.
Townhome dwellings.
Two-family dwellings.

Title 11, Chapter 9, Article D, Section 4, – Land Use, Residential Zones, Residential Zone (R-2), Area and Frontage Regulations is hereby amended as follows:

11-9D-4: AREA AND FRONTAGE REGULATIONS:

A. Lot Size: The minimum lot size shall be six thousand five hundred (6,500) square feet for single-family dwellings and eight thousand (8,000) square feet for two-family dwellings. There shall be no minimum lot size for multiple-family and townhome dwellings. The density shall not exceed the density stated in section 11-9D-7 of this article.

B. Lot Width: The minimum lot width, as measured at the front setback line, shall be sixty five feet (65') for single-family dwellings and eighty feet (80') for two-family dwellings. There shall be no minimum lot width for multi-family and townhome dwellings.

C. Lot Width, Corner Lots: Each corner lot shall have a minimum lot width, as measured at the front setback line, of seventy five feet (75') for single-family dwellings and ninety feet (90') for two-family dwellings.

D. Lot Frontage: The minimum lot frontage for single-family dwellings shall be sixty feet (60') and seventy feet (70') for two-family dwellings. There shall be no minimum lot frontage for multi-family and townhome dwellings.

Title 11, Chapter 9, Article D, Section 11 – Land Use, Residential Zones, Residential Zone (R-2), Other Requirements is hereby amended as follows:

11-9D-11: OTHER REQUIREMENTS:

A. Landscaping And Open Space: A minimum of twenty percent (20%) of the total project area shall be provided as landscaped open space. All landscaping shall comply with the provisions of chapter 21 of this title.

B. Floor Area: Each single-family, ~~and~~ two-family, and townhome dwelling unit shall have

a minimum finished floor area of not less than one thousand ~~two hundred~~ (1,200) square feet. ~~above grade for ramblers with a full basement; all other styles shall have a minimum finished floor area of not less than one thousand five hundred (1,500) square feet above grade.~~ Multiple-family dwellings shall ~~maintain have an average minimum~~ finished floor area of not less than one thousand sixty (1,060) square feet per dwelling unit. In no case, however, shall a multiple-family dwelling unit have a minimum finished floor area of less than seven hundred (700) square feet.

C. Garages: Except for dwellings qualifying as owner-occupied affordable housing under Utah Code Section 10-20-618, as amended, each single-family, townhome, and two-family dwelling unit shall provide an attached two-car garage containing two unobstructed parking spaces that comply with the requirements of Chapter 14 of this Title. ~~Each single-family and two-family dwelling unit shall have an attached two (2) car garage, which shall be a minimum of four hundred (400) square feet in size.~~

D. Development Agreement: A development agreement may be required for all new development in the R-2 zone. All applications for a rezone, preliminary plat, or site plan approval shall be conditioned upon final approval of the development agreement by the city council.

E. Multiple-Family and Townhome Dwelling Exterior Building Materials:

1. Non-Permitted exterior building materials for main buildings are vinyl siding, aluminum siding, fiber cement panels, unfinished poured concrete, rusted metal, and sheet metal.

2. Accessory buildings shall be built with a finished, all weather exterior material. Detached garages and carports shall be finished to match the exterior of the main building.

3. Any front building elevation or elevation facing a street or right of way shall include at least one (1) of the following: brick, stone, or rock.

F. Footings And Foundation Required: All main buildings shall be constructed on a permanent footing and foundation.

G. Restrictions: No area needed to meet the lot width, frontage, area, setback or other requirements of this article may be divided, sold, or leased separate from such lot or building.

H. Design Standards: All new site development or construction in the R-2 residential zone shall incorporate the appropriate design standards described in chapter 18 of this title.

I. Attached Townhome Structural Maximum: No more than six (6) individual townhome dwellings may be structurally attached in a continuous row or cluster. Any group of

attached townhome dwellings must be separated from any other group of dwellings by a minimum of twenty feet (20').

Title 11, Chapter 9, Article E, Section 2, – Land Use, Residential Zones, Residential Zone (R-3), Permitted Uses is hereby amended as follows:

11-9E-2: PERMITTED USES:

The following buildings, structures, and uses of land shall be permitted in the R-3 residential zone upon compliance with the requirements set forth in this code:

Churches.

Daycares, residential.

Group homes for persons with a disability.

Group homes for the elderly.

Home occupations.

Multiple-family dwellings.

Parks and open space.

Preschools, residential.

Schools.

Single-family dwellings.

Townhome dwellings.

Two-family dwellings.

Title 11, Chapter 9, Article E, Section 4, – Land Use, Residential Zones, Residential Zone (R-3), Area and Frontage Regulations is hereby amended as follows:

11-9E-4: AREA AND FRONTAGE REGULATIONS:

A. Lot Size: The minimum lot size shall be six thousand five hundred (6,500) square feet for single-family dwellings and eight thousand (8,000) square feet for two-family dwellings. There shall be no minimum lot size for multiple-family and townhome dwellings. The density shall not exceed the density stated in section 11-9E-8 of this article.

B. Lot Width: The minimum lot width, as measured at the front setback line, shall be sixty five feet (65') for single-family dwellings and eighty feet (80') for two-family dwellings. There shall be no minimum lot width for multi-family and townhome dwellings.

C. Lot Width, Corner Lots: Each corner lot shall have a minimum lot width, as measured at the front setback line, of seventy five feet (75') for single-family dwellings and ninety feet (90') for two-family dwellings.

D. Lot Frontage: The minimum lot frontage for single-family dwellings shall be sixty feet (60') and seventy feet (70') for two-family dwellings. There shall be no minimum lot frontage for multi-family and townhome dwellings.

Title 11, Chapter 9, Article E, Section 13, – Land Use, Residential Zones, Residential Zone (R-3), Other Requirements is hereby amended as follows:

11-9E-13: OTHER REQUIREMENTS:

A. Landscaping And Open Space: A minimum of twenty-five percent (25%) of the total project area shall be provided as landscaped open space. All landscaping shall comply with the provisions of chapter 21 of this title.

B. Floor Area: Each single-family, ~~and two-family, and townhome~~ dwelling unit shall have a minimum finished floor area of not less than one thousand ~~two hundred~~ (1,200) square feet. ~~above grade for ramblers with a full basement; all other styles shall have a minimum finished floor area of not less than one thousand five hundred (1,500) square feet above grade.~~ Multiple-family dwellings shall maintain an average finished floor area of not less than one thousand sixty (1,060) square feet per dwelling unit above grade. In no case, however, shall a multiple-family dwelling unit have a minimum finished floor area of less than seven hundred (700) square feet.

C. Walls And Fences: Walls or fences may be required around all multiple-family developments. The height, type, location, and materials of such walls and fences shall be approved by the planning commission as part of the site plan review.

D. Garages: Except for dwellings qualifying as owner-occupied affordable housing under Utah Code Section 10-20-618, as amended, each single-family, townhome, and two-family dwelling unit shall provide an attached two-car garage containing two unobstructed parking spaces that comply with the requirements of Chapter 14 of this Title. ~~Each single-family and two-family dwelling unit shall have an attached two (2) car garage, which shall be a minimum of four hundred (400) square feet in size.~~

E. Development Agreement: A development agreement may be required for all new development in the R-3 residential zone. All applications for a rezone, preliminary plat, or site plan approval shall be conditioned upon final approval of the development agreement by the city council.

F. Multiple-Family and Townhome Dwelling Exterior Building Materials:

1. Non-Permitted exterior building materials for main buildings are vinyl siding, aluminum siding, fiber cement panels, unfinished poured concrete, rusted metal, and sheet metal.

2. Accessory buildings shall be built with a finished, all weather exterior material. Detached garages and carports shall be finished to match the exterior of the main building.

3. Any front building elevation or elevation facing a street or right of way shall include at least one (1) of the following: brick, stone, or rock.

G. Footings And Foundation Required: All main buildings shall be constructed on a permanent footing and foundation.

H. Restrictions: No area needed to meet the lot width, frontage, area, setback or other requirements of this article may be divided, sold, or leased separate from such lot or building.

I. Design Standards: All new site development or construction in the R-3 residential zone shall incorporate the appropriate design standards described in chapter 18 of this title.

J. Attached Townhome Structural Maximum: No more than six (6) individual townhome dwellings may be structurally attached in a continuous row or cluster.

Title 11, Chapter 9, Article A, Section 11, – Land Use, Residential Zones, Residential Zone (R-1-9), Other Requirements is hereby amended as follows:

11-9A-11: OTHER REQUIREMENTS:

A. Landscaping And Open Space: A minimum of ten percent (10%) of the total project area shall be provided as landscaped open space. All landscaping shall comply with the provisions of chapter 21 of this title.

B. Floor Area: Each dwelling unit shall have a minimum finished floor area of not less than one thousand ~~two hundred~~ (1,200) square feet. ~~above grade for ramblers with a full basement; all other styles shall have a minimum finished floor area of not less than one thousand five hundred (1,500) square feet above grade.~~

C. Garages: Except for dwellings qualifying as owner-occupied affordable housing under Utah Code Section 10-20-618, as amended, each dwelling unit shall provide an attached two-car garage containing two unobstructed parking spaces that comply with the requirements of Chapter 14 of this Title. ~~Each dwelling unit shall have an attached two-car garage, which shall be a minimum of four hundred (400) square feet in size.~~

D. Development Agreement: A development agreement may be required for all new development in the R-1-9 Zone. All applications for a rezone, preliminary plat, or site plan approval shall be conditioned upon final approval of the development agreement by the City Council.

E. Footings And Foundation Required: All main buildings shall be constructed on a permanent footing and foundation.

F. Restrictions: No area needed to meet the lot width, frontage, area, setback or other requirements of this article may be divided, sold, or leased separate from such lot or building.

Title 11, Chapter 9, Article B, Section 11, – Land Use, Residential Zones, Residential Zone (R-1-8), Other Requirements is hereby amended as follows:

11-9B-11: OTHER REQUIREMENTS:

A. Landscaping And Open Space: A minimum of ten percent (10%) of the total project area shall be provided as landscaped open space. All landscaping shall comply with the provisions of chapter 21 of this title.

B. Floor Area: Each dwelling unit shall have a minimum finished floor area of not less than one thousand ~~two hundred~~ (1,200) square feet. ~~above grade for ramblers with a full basement; all other styles shall have a minimum finished floor area of not less than one thousand five hundred (1,500) square feet above grade.~~

C. Garages: Except for dwellings qualifying as owner-occupied affordable housing under Utah Code Section 10-20-618, as amended, each dwelling unit shall provide an attached two-car garage containing two unobstructed parking spaces that comply with the requirements of Chapter 14 of this Title. ~~Each dwelling unit shall have an attached two-car garage, which shall be a minimum of four hundred (400) square feet in size.~~

D. Development Agreement: A development agreement may be required for all new development in the R-1-8 Zone. All applications for a rezone, preliminary plat, or site plan approval shall be conditioned upon final approval of the development agreement by the City Council.

E. Footings And Foundation Required: All main buildings shall be constructed on a permanent footing and foundation.

F. Restrictions: No area needed to meet the lot width, frontage, area, setback or other requirements of this article may be divided, sold, or leased separate from such lot or building.

Title 11, Chapter 9, Article C, Section 11, – Land Use, Residential Zones, Residential Zone (R-1-6), Other Requirements is hereby amended as follows:

11-9C-11: OTHER REQUIREMENTS:

A. Landscaping And Open Space: A minimum of fifteen percent (15%) of the total lot or parcel area shall be provided as landscaped open space. All landscaping shall comply with the provisions of chapter 21 of this title.

B. Floor Area: Each dwelling unit shall have a minimum finished floor area of not less than one thousand ~~two hundred~~ (1,200) square feet. ~~above grade for ramblers with a full basement; all other styles shall have a minimum finished floor area of not less than one thousand five hundred (1,500) square feet above grade.~~

C. Garages: Except for dwellings qualifying as owner-occupied affordable housing under

Utah Code Section 10-20-618, as amended, each dwelling unit shall provide an attached two-car garage containing two unobstructed parking spaces that comply with the requirements of Chapter 14 of this Title.~~Each dwelling unit shall have an attached two-car garage, which shall be a minimum of four hundred (400) square feet in size.~~

D. Development Agreement: A development agreement may be required for all new development in the R-1-6 Zone. All applications for a rezone, preliminary plat, or site plan approval shall be conditioned upon final approval of the development agreement by the City Council.

E. Footings And Foundation Required: All main buildings shall be constructed on a permanent footing and foundation.

F. Restrictions: No area needed to meet the lot width, frontage, area, setback or other requirements of this article may be divided, sold, or leased separate from such lot or building.

Title 11, Chapter 9, Article G, Section 7, – Land Use, Residential Zones, Residential Zone (R-1-O), Two Car Garage is hereby amended as follows:

11-9G-7: TWO CAR GARAGE:

Except for dwellings qualifying as owner-occupied affordable housing under Utah Code Section 10-20-618, as amended, each dwelling unit shall provide an attached two-car garage containing two unobstructed parking spaces that comply with the requirements of Chapter 14 of this Title.~~Each dwelling unit shall have an attached two-car garage, which shall be a minimum of four hundred (400) square feet in size.~~

Title 11, Chapter 9, Article G, Section 12, – Land Use, Residential Zones, Residential Zone (R-1-O), Finished Floor Space is hereby amended as follows:

11-9G-12: FINISHED FLOOR SPACE:

Each dwelling unit shall have a minimum finished floor area of not less than one thousand ~~two hundred~~ (1,200) square feet. ~~for ramblers with a full basement; all other styles shall have a minimum finished floor area of not less than one thousand five hundred (1,500) square feet above grade.~~

Title 11, Chapter 14, Section 2, – Land Use, Off Street Parking and Loading, General Requirements is hereby amended as follows:

11-14-2: GENERAL REQUIREMENTS:

A. Adequate Provisions Required: There shall be provided at the time of erection of any main building or at the time any main building is enlarged or increased in capacity or converted to a new use, minimum off street parking space with adequate provision for

ingress and egress by standard size automobiles in accordance with the requirements herein.

B. Size: For the purpose of this chapter, one uncovered parking space shall be assumed to be one hundred eighty (180) square feet (dimensions of 9 feet x 20 feet). In situations where thea surface parking lot stall allows a portion of the vehicle to extend over landscaping (“nose over landscaping”), the painted lines for the stall may be allowed to be eighteen feet (18') in length. Ten percent (10%) of total surface parking may be developed as “compact parking spaces” with the parking stall dimensions of eight feet six inches by eighteen feet (8'6" x 18').

C. Parking Structures: Parking structures may be developed entirely with parking stall dimensions of nine feet by eighteen feet (9' x 18'). Parking structures shall be required to include an adequate fire suppression system. Parking structures shall have a minimum vertical clearance of eighty-four inches (84"). Parking structures that include ADA parking spaces, the minimum vertical clearance for the level the ADA spaces are located shall be ninety-eight inches (98") to accommodate the vertical clearance for wheelchair lift-equipped vehicles.

D. Alternatives To On Site Parking: For any new use, structure, building or parcel, required off street parking may be provided on other property not more than a two hundred foot (200') distance from the nearest point of the parcel, and shall not require persons to cross a public street. The planning commission may consider such alternatives through the site plan process. (Off-site parking shall not be allowed for dwellings or to accommodate parking needs for property/parcels located either entirely or partially outside of Clearfield City.)

E. Multi-Family Bedroom Counts: In determining parking requirements for multi-family residential developments, the Zoning Administrator shall determine (based upon submitted floor plans) the final number of bedrooms provided per unit. This may include areas labeled as offices, dens, game rooms, etc. that could feasibly be used as a bedroom regardless of compliance with building or fire codes. This does not include common areas that are accessible to all residents of a development, and only applies to the private rooms of each residential unit.

Title 11, Chapter 14, Section 3, – Land Use, Off Street Parking and Loading, Parking Spaces Required is hereby amended as follows:

11-14-3: PARKING SPACES REQUIRED:

A. Floor Area Defined: “Floor area”, in the case of offices, merchandising or service types of uses, shall mean the gross floor area used or intended to be used by tenants or for service to the public as customers, patrons, clients or patients, including areas occupied by fixtures and equipment used for display or sales of merchandise. It shall not include areas used principally for nonpublic purposes, such as storage, incidental repair, processing or packaging of merchandise.

~~A. Floor Area Defined: “Floor area”, in the case of offices, merchandising or service types of uses, shall mean the gross floor area used or intended to be used by tenants or for service to the public as customers, patrons, clients or patients, including areas occupied by fixtures and equipment used for display or sales of merchandise. It shall not include areas used principally for nonpublic purposes, such as storage, incidental repair, processing or packaging of merchandise.~~

B. Specific Requirements: Required off street parking shall be provided for each use as listed below. Numbers listed shall be the minimum required. Parking for uses not specifically listed below shall be provided in the same ratio as the use most nearly approximating the characteristics of the unlisted use, as determined by the planning commission.

Use		Parking Spaces Required
Auditoriums, assembly halls		1 space for every 5 seats or fraction thereof
Batting cages		2 spaces per cage
Bowling alleys		2 spaces per lane
Churches		1 space for every 150 square feet or fraction thereof
Daycare, commercial		1 space per 5 students and 1 space per employee at highest shift.
Distribution		1 passenger vehicle space per 1,000 square feet of floor area. Truck and trailer storage shall be provided on a case-by-case basis.
Distribution, light		1 passenger vehicle space per 1,000 square feet of floor area.
Dwellings ⁴ :		
	Single-family	2 parking spaces
	Two-family ¹	2 spaces per unit

All other multi-family ^{1, 2,3}	1.125 spaces per 1-bedroom unit; 2.125 spaces per 2-bedroom unit; and 2.625 spaces per 3+ bedroom unit. Any fraction of a space raised to the next whole number (example: 3 dwellings = 6.375 spaces, which is rounded up to 7). At least 1 space per unit shall be covered.
Fast food or drive-in restaurant	5 spaces per 1,000 square feet of sales and enclosed eating space or fraction thereof.
General office	2.5 spaces per 1,000 square feet of floor area.
Golf courses	8.5 spaces per hole.
Hospitals, schools, civic buildings	1 space for every 300 square feet of floor area or fraction thereof
Hotel, motel and lodge	1 space per unit, plus 1 space per 200 square feet of assembly, banquet and restaurant area.

Use	Parking Spaces Required
Industrial	0.5 passenger vehicle space per 1,000 square feet of floor area.
Industrial, light (manufacturing)	1 passenger vehicle space per 1,000 square feet of floor area.
Intensive retail commercial shops selling directly to the public	3.5 spaces for each 1,000 square feet of floor area or fraction thereof

Less intensive commercial business, as furniture, appliance and lumber sales	0.75 spaces for each 1,000 square feet of floor area or fraction thereof
Medical and dental offices	3.5 spaces per 1,000 square feet of floor area.

Misc. indoor recreation	2 spaces per 1,000 square feet of floor area.
Mortuary	1 space for every 300 square feet of floor area or fraction thereof
Open space and recreation	Based on a case-by-case parking study.
Rehabilitation treatment center	1 space per 2 beds and 1 space per employee at highest shift.
Residential care (assisted living, rest home, etc.)	0.5 spaces per unit and 1 space per employee at highest shift.
Restaurants, bars	10 spaces per 1,000 square feet of floor area or fraction thereof, or 0.5 spaces per seat, whichever is greater.
Skating rinks, swimming pools	1 space per 1,000 square feet of floor area.
Tennis and pickleball courts	2 spaces per court.

~~1. In cases where tandem garages are used with space for two vehicles, the garage shall only count as 1 space for purposes of meeting minimum parking needs.~~

12. Tandem parking within a parking garage or parking lot shall only be permitted if the parking garage or lot includes parking attendants to park and manage the vehicles at all times the garage or lot is open for use.

23. Parking behind a garage space located in an apartment building or apartment garages is prohibited unless a driveway is provided that meets the standards of footnote #4 below.

34. ~~A dedicated driveway parking space may count toward required parking where it provides a minimum width of nine feet (9') and a minimum length of twenty feet (20'). Driveways shall have a minimum depth of twenty feet (20') to be counted as a parking space to meet the minimum parking standards of this title.~~

Title 11, Chapter 14, Section 5, – Land Use, Off Street Parking and Loading, Parking Area and Parking Lot Requirements Required is hereby amended as follows:

11-14-5: PARKING AREA AND PARKING LOT REQUIREMENTS:

A. Backing Onto Public Street: No off-street parking lot shall be constructed in a manner that would require vehicles to back out onto a public street.

B. Surfacing:

1. Requirements: Except as provided in subsection B2 of this section, parking areas shall be properly surfaced with concrete, asphalt, or masonry pavers, maintained in good condition, and kept free of weeds, dust, trash, and debris.

2. Residential Parking Areas:

a. All new main residential driveways, approaches, and parking spaces required by this title shall be surfaced with concrete, asphalt or other hard surfaced (impermeable) pavement material. A dedicated driveway parking space may count toward required parking where it provides a minimum width of nine feet (9') and a minimum length of twenty feet (20')~~All new main residential driveways shall have a minimum depth from the front property line to the front of the residence or garage of twenty feet (20').~~

b. Any gravel or crushed rock installed for accessory parking in a residential zone ~~after July 1, 2014~~, must be a minimum of two inches (2") deep, compacted, placed atop a weed barrier, be maintained completely free of grass and weeds, and contained within durable borders.

c. Legally established, but nonconforming residential gravel driveways installed prior to July 1, 2014, may continue to be utilized, provided they are properly maintained and kept completely free of grass and weeds.

3. Variations: Variations to the required surface materials set forth in subsection B1 of this section may be permitted for residential parking in the A-1 agricultural zone and for temporary businesses and special events for which the necessary permits or licenses have been issued by the city.

C. Grading: Parking lots shall be graded for proper drainage.

D. Lighting: Lighting used to illuminate an off-site parking area shall be so arranged as to reflect the light away from adjoining premises in any residential district.

E. Design: As a minimum requirement, parking areas shall comply with the standards as shown below. Travel lanes between dual rows of ninety-degree (90°) parking may be developed at twenty-four feet (24') in width subject to prior approval from the city

engineer and the North Davis fire district. Primary access points to the parking lot, or the access lane located closest to the primary structure on the lot must be provided with twenty-six foot (26') travel lanes.

Title 11, Chapter 14, Section 7, – Land Use, Off Street Parking and Loading, Private Garage Standards is hereby amended as follows:

11-14-7: PRIVATE GARAGE STANDARDS:

A. Exception: The requirements of this section shall apply where a garage is required by this title; however, the city shall not require a garage for a townhome, single-family detached dwelling, or a two-family dwelling that qualifies as owner occupied affordable housing under Utah Code Section 10-20-618, as amended.

BA. Single-Family Dwellings, Two-Family Dwellings, and Townhome Dwellings: Each dwelling unit that is required to provide a garage shall have an attached two (2) car garage that complies with the following standards:

1. Minimum Dimensions: The garage shall provide two (2) parking spaces, each having minimum dimensions of ten feet (10') in width and twenty feet (20') in length. Parking spaces shall remain clear of obstructions such as stairs, mechanical equipment, structural elements, or similar features that reduce the usable dimensions of the parking space. Each garage shall have minimum dimensions of no less than twenty-two feet (22') wide by twenty-two feet (22') deep.

~~—2. Minimum Garage Door Opening: Each garage shall have a minimum garage door opening of not less than sixteen feet (16') wide.~~

~~23.~~ Minimum Garage Height: Garages shall have a minimum unobstructed height of not less than eight feet (8') for the entire length and width of the garage.

CB. Two—and Multi-Family Dwellings: If provided, garages shall comply with the following standards:

1. Single-Car Garages:

a. Minimum ~~Area~~/Dimensions: The garage shall provide for one (1) parking space, having minimum dimensions of ten feet (10') in width and twenty feet (20') in length. The parking spaces shall remain clear of obstructions such as stairs, mechanical equipment, structural elements, or similar features that reduce the usable dimensions of the parking space. Each single (1) car garage shall have a minimum area of two hundred and twenty (220) square feet and minimum dimensions of no less than ten feet (10') wide by twenty-two feet (22') deep or eleven feet (11') wide by twenty feet (20') deep. The minimum garage area shall be free of obstructions such as stairs, mechanical equipment, or structural appendages including but not limited to columns.

~~—b. Minimum Garage Door Opening: Each single (1) car garage shall have a minimum garage door opening of not less than eight feet (8') wide.~~

be. Minimum Garage Height: Garages shall have a minimum unobstructed height of not less than eight feet (8') for the entire length and width of the garage.

2. Two-Car Garages:

a. Minimum ~~Area~~/Dimensions: ~~The garage shall provide two (2) parking spaces, each having minimum dimensions of ten feet (10') in width and twenty feet (20') in length. Parking spaces shall remain clear of obstructions such as stairs, mechanical equipment, structural elements, or similar features that reduce the usable dimensions of the parking space. Each two (2) car garage shall have a minimum area of four hundred and forty (440) square feet and minimum dimensions of no less than twenty feet (20') wide by twenty two feet (22') deep. The minimum garage area shall be free of obstructions such as stairs, mechanical equipment, or structural appendages including but not limited to columns.~~

~~—b. Minimum Garage Door Opening: Each two (2) car garage shall have a minimum garage door opening of not less than sixteen feet (16') wide.~~

be. Minimum Garage Height: Garages shall have a minimum unobstructed height of not less than eight feet (8') for the entire length and width of the garage.

Section 4. Repealer: Any provision or ordinances that are in conflict with this ordinance are hereby repealed.

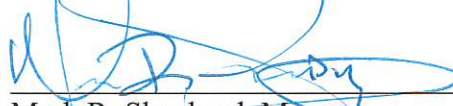
Section 3. Effective Date: This Ordinance shall become effective immediately upon its posting in three public places within Clearfield City.

DATED this 22nd day of September, 2026, at the regularly scheduled meeting of the Clearfield City Council.

ATTEST


Nancy R. Dean, City Recorder

CLEARFIELD CITY CORPORATION


Mark R. Shepherd, Mayor



VOTE OF THE COUNCIL

AYE: Councilmembers King, Peterson, Thompson, and Wurth

NAY: None