

**CENTURY 21  
COMMERCIAL®**

Everest

**BUILT TO SUIT**

**EVEREST COMMERCIAL**  
**801.719.9252**

**BUILT TO SUIT**

20 W 300 N, CLEARFIELD, UT 84015



**PROPERTY SPECS:**

- Build to Suit
- .77 Acres
- Zone: (CC)  
Gateway Corridor-Commerce
- Rent: Upon Request
- Term: Negotiable



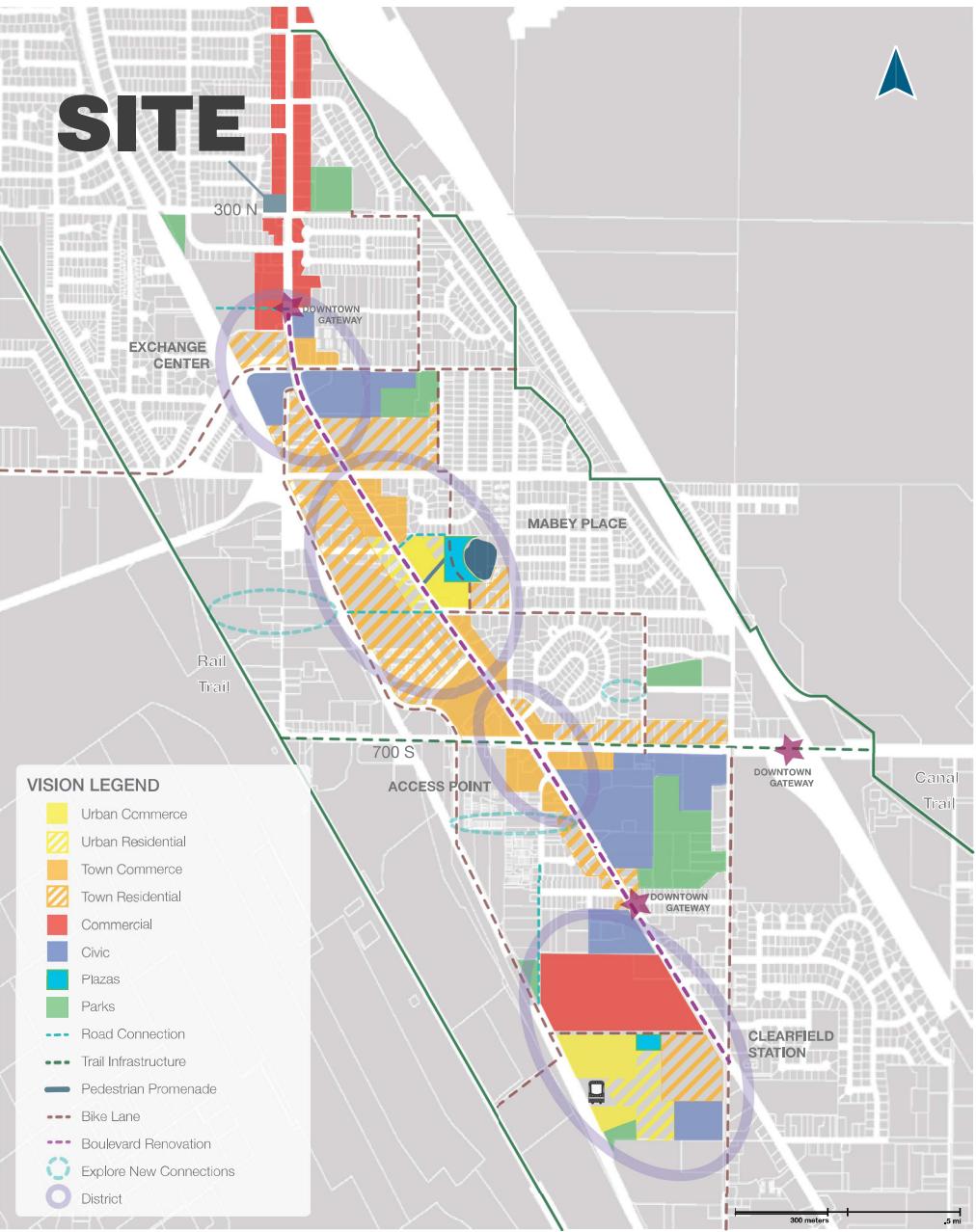
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**HEAVEN BASSETT**  
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chapter  
**1.2**

## The Downtown Vision



**Table 3.3 (1) Permitted Uses by Zone**

Uses	Zones					CC
	UC	UR	TC	TR	CV	
<b>1. Residential &amp; Lodging</b>						
Residential	U	P	D	P		
Lodging	U	P	P	P		P
Group/Shared Residential	U	P	P	P		
<b>2. Civic</b>						
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
<b>3. Retail</b>						
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
<b>4. Service</b>						
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
<b>5. Office</b>						
Hospital & Clinic	P	P	P	P	P	P
Office	P	P	P	P	P	P
<b>6. Craft Industry</b>						
Craft Industries	D	D	D	D	D	D
<b>7. Parking</b>						
Parking Lot/Parking Structure	D	D	D	D	D	D
<b>8. Utility/Infrastructure</b>						
Public Utility Facility						P
<b>9. Agricultural</b>						
Beekeeping/Greenhouses	P	P	P	P	P	P
Community Garden	D	D	P	P	P	P
<b>10. Accessory Uses</b>						
Home Occupation	P	P	P	P	P	P
Outdoor Display of Goods	D	D	D	D	D	D

**USE KEY:**

P = Permitted

U = Permitted in Upper Stories Only

D = Permitted with Development standards.

Blank = Not Permitted

**DISTRICT KEY:**

UC = Urban Core Commerce

UR = Urban Mixed Residential

TC = Town Mixed Commerce

TR = Town Neighborhood Residential

CV = Civic

CC = Gateway Corridor Commerce

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