

ORDINANCE NO 2019-10-65

AN ORDINANCE AMENDING SECTIONS 17.4.402 (GC-1 ZONE) AND 17.4.403 (CC-2 ZONE) OF THE AMERICAN FORK CITY DEVELOPMENT CODE RELATING TO SETBACKS, AND PROVIDING FOR THE ADOPTION AND ENFORCEMENT OF THE AMENDMENTS.

BE IT ORDAINED BY THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH, AS FOLLOWS:

PART I

TEXT OF ORDINANCE

SECTION 1. Section 17.4.402.C.2(b) and (c) of the American Fork City Development Code is hereby amended to read as follows:

b. *Side and Rear setback.*

- (1) When abutting a street: Same as required for front setback.
- (2) When abutting a residential zone, the Land Use Authority may require a setback of up to thirty (30) feet.
- (3) Interior side and rear: There shall be no minimum side or rear setback requirement, except that any proposed structure shall be located outside of easements along an interior side or rear property line.

SECTION 2. Section 17.4.403.D.1 and 2 of the American Fork City Development Code is hereby amended to read as follows:

1. *Front setback.* All buildings shall be set back not less than 30’.

2. *Side and Rear setback.*

- a. *When abutting a street.* Same as required for the R-4-7,500 zone.
- b. When abutting a residential zone, the Land Use Authority may require a setback of up to thirty (30) feet.
- c. *Interior side and Rear.* There shall be no minimum interior side or rear setback requirement, except that any proposed structure shall be located outside of easements along an interior side or rear property line.

PART II

PENALTY AND ADOPTION

SECTION 1 – Conflicting Provisions. Whenever the provisions of this Ordinance conflict with the provisions of any other ordinance, resolution or part thereof, the more stringent shall prevail.

SECTION 2 – Provisions Severable. This Ordinance and the various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid it is hereby declared that the remainder of the ordinance shall not be affected thereby.

SECTION 3 – Amendment to be Added to Development Code. The City Council hereby authorizes and directs that insert pages reflecting the provisions enacted hereby shall be made and placed in the Official copies of the American Fork Development Code in the office of the City Recorder.

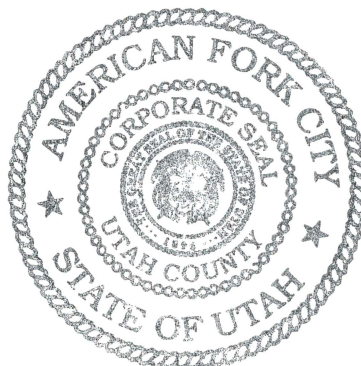
SECTION 4 – Penalty. Hereafter these amendments shall be construed as part of the Development Code of American Fork City, Utah, to the same effect as if originally a part thereof, and all provisions of said Code shall be applicable thereto, including, but not limited to, the enforcement, violation and penalty provisions.

SECTION 5 – Effective Date. This Ordinance shall take effect upon its passage and publication as required by law.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH, THIS 22 DAY OF OCTOBER, 2019.



Mayor



ATTEST:



City Recorder