

ORDINANCE NO. 2021-05-22

AN ORDINANCE AMENDING SECTION 17.7.507.F.6 OF THE AMERICAN FORK CITY MUNICIPAL CODE RELATING TO THE PRIMARY ORIENTATION OF BUILDINGS.

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

PART I

TEXT OF ORDINANCE

17.7.507.F.6

- b. Multiple unit residential, commercial, office, manufacturing and mixed use structures.
 1. For portions of the project area intended for development of multiple unit residential, commercial, office, manufacturing and mixed use structures, the plan shall show the location, height, and intended use, number of residential units and square footage of commercial, office, manufacturing or other non-residential uses within each structure.
 2. The plan shall show the areas intended for use as off-street parking and landscaping and any other major use or activity to be included as a part of the project.
 3. Standards.
 - A. Building primary orientation shall be toward a public or private street, drive aisle, common area or other public or private open space rather than the parking area.
 - B. At least sixty percent of the street frontage shall have buildings within ten feet of the property line. Parking is not permitted in this area.
 - C. Trash storage areas, mechanical equipment, and similar areas are not permitted to be visible from the street.
 - D. The principal entrance must be designed to be readily apparent. Buildings that are open to the public and are within thirty feet of the street shall have an entrance for pedestrians from the street to the building interior. This entrance shall be designed to be attractive and functional, be a distinctive and prominent element of the architectural design, and shall be open to the public during all business hours.

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.

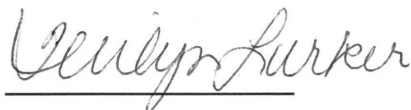
SECTION 5 – Effective Date. This Ordinance shall take effect upon its passage and publication as required by law.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH, THIS 11TH DAY OF MAY 2021.



Bradley J. Frost, Mayor

ATTEST:



Terilyn Lurker, City Recorder

