

ORDINANCE NO. 2022-09-40

AN ORDINANCE AMENDING SUBSECTION 17.4.608 SECTION 5 PART E OF THE AMERICAN FORK CITY CODE RELATED TO PLANNED COMMERCIAL DEVELOPMENT PROJECTS AND PROVIDING FOR THE ADOPTION AND ENFORCEMENT OF THE AMENDMENT.

WHEREAS the City is authorized to enact ordinances as are necessary and proper to promote the health, safety, morals, convenience, order, prosperity, and general welfare of American Fork;

WHEREAS the City is authorized by law to enact ordinances establishing regulations for development within the City;

WHEREAS, it is in the best interest and general welfare of residents of American Fork to amend the city code relating to the Transit Oriented Development Zone.

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

PART I

TEXT OF ORDINANCE

Sec 17.4.608 Transit Oriented Development Zone

Section 5 – Block Plan

E. Lot Type Assignments

1. A *block plan* must identify a lot type assignment to each lot. Lots must be assigned one lot type.
2. Lot type assignments are limited by *block* type according to Table 5C - Block Type to Lot Type Assignments.
 1. The percentage of each lot type is calculated as the sum of the gross lot area for each lot in the lot type divided by the total acreage of the *block* type.
 2. *Block types* under 6 gross acres may deviate from lot type assignment percentages as determined by the Planning Department.
3. Transitioning of lot types between higher and lower lot types, for providing transitions in *intensity*, must occur sequentially (i.e. LT-4 to LT-5 to LT-6).
4. Transitions between lot types should occur at rear lot lines, private rear lanes, and along public thoroughfares, not across public thoroughfares.

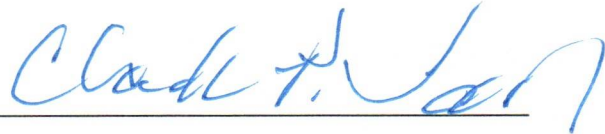
PART II

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

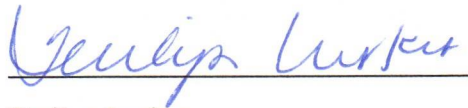
PASSED, by the American Fork City Council this 13th day of September 2022.



Clark P. Taylor

American Fork City Mayor Pro Tem

ATTEST:



Terilyn Lurker

City Recorder

