

ORDINANCE NO. 2023-08-32

AN ORDINANCE AMENDING SECTION 17.4.402 OF THE AMERICAN FORK CITY CODE RELATING TO PERMITTED USES IN THE GENERAL COMMERCIAL (GC-1) ZONE AND PROVIDING AN EFFECTIVE DATE FOR THE ORDINANCE.

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; and

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

WHEREAS, City Council desires to amend the current regulations governing development within the City's General Commercial (GC-1) Zone;

WHEREAS, it is in the best interest and general welfare of residents of American Fork to amend the zoning regulations.

NOW THEREFORE, be it ordained by the City Council of American Fork, Utah that;

PART I
Text of Ordinance

1. Section 17.12.201(I) read as follows:

SECTION 1. Section 17.4.402 of the American Fork Municipal Code shall be, and hereby is, modified to read as follows:

Sec 17.4.402 GC-1 General Commercial Zone

- A. Intent. The intent in establishing the GC-1 general commercial zone is to provide a place for wholesaling and retailing activities and services, along with the fabrication and processing of goods and material where no fumes, glare, dust, noise, smoke or vibration are emitted beyond the premises. While primacy is given to wholesaling and retailing activities, motels and vacation vehicle courts are also characteristic of the uses of this zone.
- B. Permitted and conditional uses. The following buildings, structures and use of land shall be permitted upon compliance with requirements set forth in this code.
 1. Any use permitted in the CC-1 central commercial zone, except for residential uses, subject to the same conditions and standards.

2. Auction houses.
3. Manufacturing, compounding and processing when a part of and incidental to a permitted primary use provided no noise, fumes, glare, dust, smoke or vibration is emitted beyond the premises.
4. Plumbing shops, carpenter shops, hardware and retail lumber yards.
5. Pasturing of animals.
6. Recreational vehicle courts subject to the provisions of Section 17.6.103 of this code.
7. Reserved.
8. Welding and sheet metal shops.
9. Accessory buildings.
10. Tire recapping establishments.
11. Fences, walls and hedges, subject to conditions as set forth in Section 17.5.115.
12. Other uses similar to the foregoing uses which are interpreted by the planning commission to be in harmony with the intent of the zone.
13. Non-accessory signs-billboards when situated within one hundred feet of the right-of-way of Interstate Highway 15 and subject to the conditions set forth in Section 17.6.115 of this code.
14. Ancillary commercial structures subject to the conditions set forth under Section 17.6.105.
15. Reserved.
16. Low power radio service antenna facilities, subject to the provisions of Section 17.6.112 of this code.
17. Specialty schools, subject to the approval of a site plan in accordance with the provisions of Section 17.6.101.
18. Check cashing and similar businesses subject to the provisions of Section 17.6.114 of this code and Chapter 5.30 of the city code.
19. Body art establishments subject to the provisions of Section 17.6.116 of this code and the provisions of Ordinance 2009-08-30.

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.

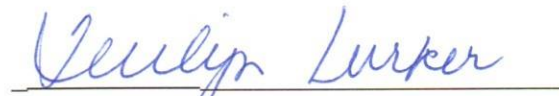
SECTION 3 – Effective Date. This Ordinance shall take effect upon its passage and publication as required by law.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH THIS 22ND DAY OF AUGUST, 2023.

AMERICAN FORK CITY


BRADLEY J. FROST, MAYOR

ATTEST:


TERILYN LURKER, CITY RECORDER

