

**ORDINANCE NO. 2024-03-10**

**AN ORDINANCE AMENDING SECTION 17.4.403(B) OF THE AMERICAN FORK CITY, UTAH, MUNICIPAL CODE RELATING TO PERMITTED AND CONDITIONAL USES IN THE CC-2 CENTRAL COMMERCIAL ZONE.**

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, City Council desires to amend the requirements for permitted and conditional uses in the CC-2 Central Commercial Zone;

WHEREAS, the proposed amendment is in the best interest and general welfare of the residents of American Fork;

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

**PART I**

**TEXT OF ORDINANCE**

**SECTION 1.** Section 17.4.403(B) of the American Fork City Municipal Code is hereby amended to read as follows:

**Sec 17.4.403 CC-2 Central Commercial Zone**

B. Permitted and conditional uses. The following buildings, structures and uses of land shall be permitted upon compliance with the requirements set forth in this code:

1. Residential structures, provided that said structure existed as a residence prior to the effective date of this chapter. Also, customary residential accessory structures (i.e. swimming pools, detached garages, private greenhouses etc.) when appurtenant to and on the same lot as a residence.
2. Home occupations, when conducted as an incidental part of a residence permitted pursuant to paragraph 1 above, and subject to the provisions of Section 17.5.123.
3. General retail stores and shops providing goods and services for sale at retail in the customary manner.
4. Office buildings, medical clinics.
5. Commercial recreation enterprises including movie theaters, bowling alleys, recreation centers, athletic clubs, reception centers, etc.
6. Accessory signs in accordance with the provisions of Section 17.5.128.
7. Historic building conservation projects, subject to the applicable provisions of Section 17.7.801 of this code.
8. Specialty schools subject to the approval of a site plan in accordance with the provisions of section 17.6.101.
9. Pre-schools and day-care nurseries subject to approval of a site plan in accordance with the provisions of section 17.6.111.

10. Residential facility for handicapped persons, when occupying a residential structure constructed prior to the classification of the property into the CC-2 zone and subject to the standards and conditions set forth under Section 17.6.107.
11. Residential facilities for elderly persons and residential health care facilities (small scale), when occupying a residential structure constructed prior to the classification of the property into the CC-2 zone and subject to the standards and conditions set forth in Section 17.6.108.
12. Youth group housing facilities, when occupying a residential structure constructed prior to the zoning of the property into the CC-2 zone and subject to the standards and conditions set forth in Section 17.6.109.
13. 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.
14. Personal service establishments, such as barber and beauty shops, photographic studios, shoe repair, laundries (commercial and self-service).

## 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 – 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 4 – 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 12TH DAY OF MARCH 2024.**



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Mayor Bradley J. Frost

ATTEST:  


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City Recorder Terilyn Lurker

