

**ORDINANCE NO. 2024-05-23**

**AN ORDINANCE AMENDING SECTION 17.4.406(E) OF THE AMERICAN FORK MUNICIPAL CODE, PO-1 PROFESSIONAL OFFICE 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;

**WHEREAS**, the City desires to modify regulations related to setbacks for commercial structures abutting residential zones; and

**WHEREAS**, the adoption of this ordinance will promote the public health, safety and welfare of the City.

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

**PART I  
TEXT OF ORDINANCE**

E. Location requirements.

1. Front setback.

- a) Main buildings. All main buildings and structures shall be set back not less than thirty feet from the front lot line.
- b) Accessory buildings. All accessory buildings shall be set back not less than twelve feet to the rear of the closest rear wall line of the main building and not less than twelve feet from any side wall of the main building. Accessory buildings which are located twelve feet or closer to a main building shall be considered as part of the main building. Where no main building exists on a lot, a detached accessory building shall be set back not less than sixty feet from the front lot line.

2. Side setback—Interior lots.

- a) Main buildings. All main buildings shall be set back not less than eight feet from either side lot line, and the combined total distance of the two side setbacks shall be not less than eighteen feet.
- b) Accessory buildings. All accessory buildings shall be set back not less than five feet from the lot line, except that no minimum side setback shall be required when all the following conditions are met:
  1. The accessory building is located more than twelve feet from an existing dwelling on the same or an adjacent lot.

2. The accessory building contains no openings on the side contiguous to the lot line.
  3. No drainage from the roof will be discharged onto an adjacent lot.
  4. The accessory building shall have fire resistive walls rated at one hour or more.
  5. The building will not be placed on land designated as a utility easement.
- c) When abutting a residential zone, a setback distance for any new structure equivalent to the height of the proposed structure shall be required.

2. Side setback—Corner lot.

- a) Side abutting on a street. All main and accessory buildings shall be set back not less than twenty feet from the side lot line which abuts on a street.
- b) Interior side. Same as required for interior lots.
- c) When abutting a residential zone, a setback distance for any new structure equivalent to the height of the proposed structure shall be required.

3. Rear setback—Interior lots.

- a) Main buildings. All main buildings shall be set back not less than thirty feet from the rear lot line.
- b) Accessory buildings. Same as required under side setback - interior lots.
- c) When abutting a residential zone, a setback distance for any new structure equivalent to the height of the proposed structure shall be required.

4. Rear setback—Corner lots.

- a) Main buildings. All main buildings shall be set back not less than ten feet from the rear lot line.
- b) Accessory buildings. All accessory buildings shall be set back not less than five feet from the rear lot line, except that no minimum rear setback shall be required when all the following conditions are met:
  1. The accessory building is located more than twelve feet from an existing dwelling on the same or an adjacent lot.
  2. The accessory building contains no openings on the side contiguous to the lot line.
  3. No drainage from the roof will be discharged onto an adjacent lot.
  4. The accessory building shall have fire resistive walls rated at one hour or more.
  5. The building will not be placed on land designated as a utility easement.
  6. The accessory building will be set back not less than fifty feet from the side lot line abutting the street.

- c) When abutting a residential zone, a setback distance for any new structure equivalent to the height of the proposed structure shall be required.

**PART II**  
**CONFLICTING ORDINANCES, SEVERABILITY, 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 ADOPTED BY THE CITY COUNCIL OF AMERICAN FORK CITY,  
STATE OF UTAH, ON THIS THE 28<sup>TH</sup> DAY OF MAY 2024.**

AMERICAN FORK CITY



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BRADLEY J. FROST, MAYOR

ATTEST:



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CITY RECORDER