

ORDINANCE NO. 2020-03-11

AN ORDINANCE AMENDING SECTION 17.4.608 OF THE AMERICAN FORK CITY CODE RELATING TO THE TRANSIT ORIENTED DEVELOPMENT SECTION 6 LOT PLANS AND PROVIDING AN EFFECTIVE DATE FOR THE ORDINANCE.

Whereas, American Fork City has adopted Section 17.4.608 titled Transit Oriented Development (TOD); and

Whereas, the city recognizes the need for periodic updates; and

Whereas, the city has identified the following sections to be updated.

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

1. That Section 17.4.608, Sec 6 Lot Plans, (B) Submission Requirements, (1)(e) Exhibit 5: Building Use shall read as follows:
 1. For multiple uses on a single lot, plans illustrating the location and extent of each use on the lot, including common areas. For vertically mixed uses, the location and extent of each use must be depicted for each floor,
 2. A data table describing the permitted density, including the lot type, gross lot area, maximum permitted density per acre, and the resulting maximum DUs permitted on the lot,
 3. A data table describing the proposed density and use, including the area in square feet and DUs allocated to each use and a row including the total DUs and building area in square feet. For vertically mixed uses, each floor must be listed individually,
 4. For multiple buildings on a single lot, the above data tables must include a key to the building ID where each use is located, coordinated with Exhibit 7.
 5. For buildings within the Mixed Use Core sub-district, all buildings abutting 200 South shall have an equivalent of 100% ground floor area designated for office and/or retail use (Table 6E-Building Use). For all buildings abutting streets other than 200 South, an equivalent of 25% ground floor area shall be designated for office and/or retail use (Table 6E-Building Use).

2. That Section 17.4.608, Sec 6 Lot Plans, (E) Building Use Standards, (4) Required Use – Mixed Use Core be added as follows:
 4. Required Use - Mixed Use Core
 1. For buildings within the Mixed Use Core sub-district, all buildings abutting 200 South shall have an equivalent of 100% ground floor area designated for office and/or retail use (Table 6E-Building Use). For all buildings abutting streets other

than 200 South, an equivalent of 25% ground floor area shall be designated for office and/or retail use (Table 6E-Building Use).

3. That Table 6A – LT-6 Building Form be amended to read as follows:

BUILDING CONFIGURATION	
Number of Bldgs per Lot	limited by max. density
Height - Principal Building	2 stories min. 4 stories max.
Height - Outbuilding	2 stories max.
Height - Structured Parking	40 foot max.
Lot Coverage	70% max.
Lot Frontage	16 ft. - 100 ft.
Second Lot Layer	20 feet
SETBACKS - PRINCIPAL BUILDING	
(a) Front Setback Principal	0 ft. min. 12 ft. max.
(b) Front Setback Secondary	0 ft. min. 12 ft. max.
(c) Side Setback	0 ft. min. 12 ft. max.
(d) Rear Setback	3 foot min.
Frontage Buildout	70% min. at setback
SETBACKS - OUTBUILDING	
(e) Front Setback	40 ft. max. from rear lot line
(f) Side Setback	0 ft. min. or 2 ft. min. at corner lot
(g) Rear Setback	3 foot min.

4. That Table 6A – LT-7 Building Form be amended to read as follows:

BUILDING CONFIGURATION	
Number of Bldgs per lot	limited by max. density
Height - Principal Building	2 stories min. 5 stories max.
Height - Outbuilding	3 stories max.
Height - Structured Parking	60 foot max.
Lot Coverage	80% max.
Lot Frontage	16 ft. - 200 ft.
Second Lot Layer	20 feet
SETBACKS - PRINCIPAL BUILDING	
(a) Front Setback Principal	0 ft. min. 8 ft. max.
(b) Front Setbacks Secondary	0 ft. min. 8 ft. max.
(c) Side Setback	0 ft. min. 8 ft. max.
(d) Rear Setback	3 foot min.
Frontage Buildout	70% min. at setback
SETBACKS - OUTBUILDING	
(e) Front Setback	40 ft. max. from rear lot line
(f) Side Setback	0 ft. min. or 2 ft. min. at corner lots
(g) Rear Setback	5 foot min.

5. That Table 6A – LT-8 Building Form be amended to read as follows:

BUILDING CONFIGURATION	
Number of Bldgs per lot	limited by max. density
Height - Principal Building	3 stories min. 7 stories max.
Height - Outbuilding	n/a
Height - Structured Parking	60 ft. max.
Lot Coverage	100% max.
Lot Frontage	16 ft. - 240 ft.
Second Lot Layer	20 feet
BUILDING SETBACKS	
(a) Front Setback Principal	0 ft. min. 8 ft. max.
(b) Front Setback Secondary	0 ft. min. 8 ft. max.
(c) Side Setback	0 ft. min. 24 ft. max.
(d) Rear Setback	5 foot min.
Frontage Buildout	80% min. at setback

6. That Table 6A – LT-9 Building Form be amended to read as follows:

BUILDING CONFIGURATION	
Number of Bldgs per lot	limited by max. density
Height - Principal Building	4 stories min. 10 stories max.
Height - Outbuilding	n/a
Height - Structured Parking	60 ft. max.
Lot Coverage	100% max.
Lot Frontage	16 ft. - 260 ft.
Second Lot Layer	20 feet
BUILDING SETBACKS	
(a) Front Setback Principal	0 ft. min. 8 ft. max.
(b) Front Setback Secondary	0 ft. min. 8 ft. max.
(c) Side Setback	0 ft. min. 8 ft. max.
(d) Rear Setback	5 foot min.
Frontage Buildout	80% min. at setback

EFFECTIVE DATE. This ordinance shall take effect immediately upon its passage and publication as prescribed by law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF AMERICAN FORK, STATE OF UTAH, ON THIS 10th DAY OF MARCH, 2020.


Bradley J. Frost, Mayor

ATTEST:


Terilyn Lurker, City Recorder

