

ORDINANCE NO 2017-03-13

AN ORDINANCE AMENDING SECTIONS 17.4.206 (TITLE), 17.4.206.A, 17.4.206.D AND 17.4.206.E.1.b OF THE AMERICAN FORK CITY DEVELOPMENT CODE RELATING TO THE R-2-7,500 RESIDENTIAL ZONE AND PROVIDING FOR THE ADOPTION AND ENFORCEMENT OF THE AMENDMENTS.

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

PART I

TEXT OF ORDINANCE

SECTION 1. The title of Section 17.4.206 of the Development Code of American Fork, Utah, is hereby amended to read as follows:

17.4.206 – R-2-7,500 and R-2-7,500 (O) residential zone

SECTION 2. Section 17.4.206.A of the Development Code of American Fork, Utah, is hereby amended to read as follows:

A. *Intent.* The R-2-7,500 residential zone has been established for the purpose of providing a place where one and two-family dwellings on individual lots can be constructed having attractively landscaped yards and a favorable environment for family life. The R-2-7,500 Overlay (O) is established to provide additional development options for those wishing to live on separate, smaller lots; with densities as permitted under the “two family dwelling” option as found in the zone, but without the requirement of a common wall between residences. Somewhat smaller lots and dwellings are characteristic of this zone than are characteristic of the R-1-7,500 residential zone. Duplexes and other types of two-family dwellings are also characteristic of this zone as are planned unit developments. High density apartment houses and commercial and industrial uses are not permitted in this zone.

SECTION 3. Section 17.4.206.D of the Development Code of American Fork, Utah, is hereby amended to read as follows:

D. *Lot Area, width, and depth requirements.* The minimum area, width and depth requirements for a zoning lot shall be as follows:

Use	Minimum Area (in sq. ft.)	Minimum Width (at minimum setback line)	Depth of Lot (in ft.)

One-family dwellings	7,500	75	100
One-family dwellings in the *R-2-7,500 (O)	6,000 *2 acres minimum project size	45	100
Two-family dwellings	12,000	90	100
Churches	2 acres	250	none

SECTION 3. Section 17.4.206.E.1.b of the Development Code of American Fork, Utah, is hereby amended to read as follows:

b. *Side setback – Interior lots.* All dwellings and other main buildings including any attached garage or similar structure 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, except that where a garage or carport is attached to the side of a dwelling, the minimum required setback for such garage or carport may be reduced to not less than six feet, as measured from the lot line to the closest part of the building, and the combined required distance of the two side setbacks shall be not less than fourteen feet. All dwellings and other main buildings in the R-2-7,500 (O), including any attached garage or similar structures shall be set back not less than six feet from either side lot line and the combined total distance of the two side setbacks shall be not less than fourteen feet.

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.

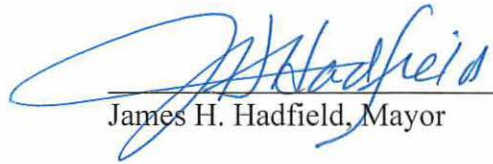
SECTION 3 – Amendment to be Added to Development Code. The City Council hereby authorizes and directs that insert pages reflecting the provisions enacted hereby shall be

made and placed in the Official copies of the American Fork Development Code in the office of the City Recorder.

SECTION 4 – 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 5 – 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 14 DAY OF JANUARY, 2017.


James H. Hadfield, Mayor

ATTEST:


Terilyn Lurker, City Recorder

