

ORDINANCE NO. 2024-05-24

AN ORDINANCE AMENDING SECTION 17.4.403(D) OF THE AMERICAN FORK MUNICIPAL CODE, CC-2 CENTRAL COMMERCIAL 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**

D. Location requirements. Buildings shall be set back from the lot lines as follows:

1. Front setback. All buildings shall be set back not less than thirty (30) feet.
2. Side and Rear setback.
 - a) When abutting a street. Same as required for the R-4-7500 zone.
 - b) Interior side and Rear. There shall be no minimum interior side or rear setback requirement, except that any proposed structure shall be located outside of easements along an interior side or rear property line.
 - c) Except, when abutting a residential zone, a setback equivalent to the height of the proposed structure shall be required (for example a 30 ft tall building shall have a 30 ft setback requirement).

**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 28TH DAY OF MAY 2024.**

AMERICAN FORK CITY



BRADLEY J. FROST, MAYOR

ATTEST:



CITY RECORDER

