

**ORDINANCE NO. 2021-02-13**

AN ORDINANCE AMENDING SECTION 17.4.608.B OF THE MUNICIPAL CODE OF AMERICAN FORK CITY, UTAH, RELATING TO THE TRANSIT ORIENTED DEVELOPMENT (TOD) ZONE RELATING TO REQUIREMENTS TO PROVIDE OFFICE AND/OR RETAIL USES.

WHEREAS, Chapter 17.4.608.B of the American Fork Municipal Code relating to the Transit Oriented Development (TOD) Zone;

WHEREAS, City Council desires to amend this section of code relating to the requirements to provide for office and/or retail uses within the zone;

WHEREAS, it is in the best interest and general welfare of residents of American Fork to amend the Code relating to District Framework Plans; and

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

**PART I**

**TEXT OF ORDINANCE**

SECTION 1. Chapter 17.4.608.B of the Municipal Code of American Fork City, relating to the Transit Oriented Development (TOD) Zone regarding requirements to provide office and/or retail uses is hereby amended to read as follows:

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 within project areas 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). The 25% equivalent may be satisfied collectively in one building, or dispersed throughout the project area in various buildings. Delivery of the office/retail use shall occur no later than at completion of 75% build-out of any residential portions of the project area.

**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.

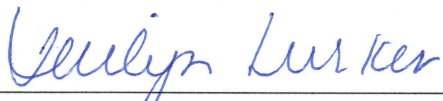
**SECTION 2. Provisions Severable.** This Ordinance and the various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause, or phrase is adjudged to be unconstitutional or invalid, it is hereby declared that the remainder of the ordinance shall not be affected thereby.

**SECTION 3. Effective Date.** This amended ordinance shall take effect immediately upon its passage and publication as prescribed by law.

Passed by the American Fork City Council this 23<sup>rd</sup> day of February, 2021.

  
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Bradley J. Frost  
American Fork City Mayor

ATTEST:

  
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Terilyn Lurker  
City Recorder

