

ORDINANCE NO. 2023-03-12

AN ORDINANCE AMENDING SECTION 17.4.608 SEC. 6 (E) OF THE AMERICAN FORK CITY MUNICIPAL CODE RELATING TO LOT PLANS.

WHEREAS, American Fork City seeks to promote the health, safety, morals, convenience, order, prosperity, and general welfare of American Fork City;

WHEREAS, the American Fork City Council finds it in the best interest of the City to amend the municipal code related to Lot Plans;

WHEREAS, the American Fork City Council finds that the adoption of this ordinance would promote the health, safety and welfare of the City and its residents.

NOW THEREFORE, be it ordained by the city council of American Fork, Utah, that:

**PART I
TEXT OF ORDINANCE**

SECTION 1. Section 17.4.608 Sec. 6 (E) of the Municipal Code of American Fork City, relating to Lot Plans, shall read as follows:

Section 6 - Lot Plans

E. Building Use Standards

1. Density

- a. The maximum density of each lot is calculated in terms of *development units* (DU) per gross lot area where one development unit (DU) equals one residential unit or 1,100 square feet of non-residential. Gross lot area is calculated as the net lot area plus the area of adjacent thoroughfares, *alleys* and passages between lot lines and centerlines.

LT-1	LT-2	LT-3	LT-4	LT-5	LT-6	LT-7	LT-8	LT-9
2 DU's per gross acre	4 DU's per gross acre	8 DU's per gross acre	14 DU's per gross acre	20 DU's per gross acre	30 DU's per gross acre	42 DU's per gross acre	50 DU's per gross acre	65 DU's per gross acre

- b. Maximum density is limited to the following ratios per each lot type except where a minimum density must be achieved as set forth in c. below:
- c. Where a project is located in the Transit Core-Mixed Use Core, a project must achieve a minimum density of 55 units per gross acre.
- d. Maximum density of each lot may not be less than one DU. Fractional remainders are rounded downwards in one-half unit increments.

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.

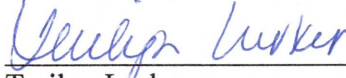
SECTION 2. Provisions Severable. This Ordinance and the various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause, or phrase is adjudged to be unconstitutional or invalid, it is hereby declared that the remainder of the ordinance shall not be affected thereby. This amended ordinance shall take effect immediately upon its passage and publication as prescribed by law.

Passed by the American Fork City Council this 14th day of March 2023.



Bradley J. Frost
American Fork City Mayor

ATTEST:



Terilyn Lurker
City Recorder

