

ORDINANCE NO. 2019-05-32

AN ORDINANCE AMENDING SECTIONS 17.4.101.E.1(d, e), 17.4.102.E.1(d, e), 17.4.201.E.1(d, e), 17.4.202.E.1(d, e), 17.4.203.E.1(d, e), 17.4.204.E.1(d, e), 17.4.205.E.1(d, e), 17.4.206.E.1(d, e), 17.4.301.E.1.e, and 17.4.302.E.1(d, e) OF THE DEVELOPMENT CODE RELATING TO REAR SETBACKS ON CORNER LOTS, 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. Sections 17.4.101.E.1(d, e), 17.4.102.E.1(d, e), 17.4.201.E.1(d, e), 17.4.202.E.1(d, e), 17.4.203.E.1(d, e), 17.4.204.E.1(d, e), 17.4.205.E.1(d, e), 17.4.206.E.1(d, e), 17.4.301.E.1.e, and 17.4.302.E.1(d, e) of the Development Code of American Fork, Utah, are hereby amended to read as follows:

d. Rear setback—Interior lots. All dwellings and other main buildings and structures shall be set back not less than twenty-five feet from the rear lot line, except that a portion of a dwelling may project up to five feet into the required rear setback area, provided that the width of the projecting portion shall not exceed fifty percent of the total width of the dwelling.

e. Rear setback—Corner lots. All dwellings and other main buildings shall be set back not less than twenty-five feet from the rear lot line, except as follows: (i) a portion of a dwelling may project up to five feet into the required rear setback area, provided that the width of the projecting portion shall not exceed fifty percent of the total width of the dwelling, or (ii) where a garage is attached to the rear of the dwelling, the required rear setback for said garage may be reduced to not less than twelve feet, as measured from the rear lot line to the closest part of the garage, or (iii) a portion of a dwelling may project up to fifteen feet into the required rear setback area, provided that the width of the projecting portion shall not exceed fifty percent of the total width of the dwelling and the rear area of the corner lot abuts a side setback of an adjacent lot.

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.

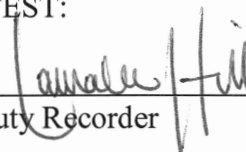
SECTION 5 – Effective Date. This Ordinance shall take effect upon its passage and publication as required by law.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH, THIS 28 DAY OF MAY 2019.



Mayor

ATTEST:



Deputy Recorder

