

ORDINANCE NO. 2022-09-41

AN ORDINANCE AMENDING SUBSECTION 17.7.502(G)(3) OF THE AMERICAN FORK CITY CODE RELATED TO PLANNED COMMERCIAL DEVELOPMENT PROJECTS AND PROVIDING FOR THE ADOPTION AND ENFORCEMENT OF THE AMENDMENT.

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 is authorized by law to enact ordinances establishing regulations for development within the City;

WHEREAS, it is in the best interest and general welfare of residents of American Fork to amend the city code relating to the Planned Unit Development Projects.

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

PART I

TEXT OF ORDINANCE

Sec 17.7.502 Planned Unit Developments - Flexible Lot Projects

(G)(3)

PR-3.0 zone district.

1. Average lot size: Nine thousand eight-hundred square feet to twelve thousand square feet, to be determined as follows: $\text{Total area in lots} / \text{Number of dwellings} = \text{Average lot size in project}$
2. Minimum lot size: One-family dwelling: Seven thousand five hundred square feet. Two-family dwelling: Twelve thousand square feet.
3. Maximum lot size: Twenty-five thousand square feet. Lots may exceed the maximum lot size area; however, portions of any lot containing an area greater than the maximum will not be included in determining compliance with the average lot size standard.
4. Distribution of lots within project:

% of Units in Project	Dwelling type	Lot Size Standard
Not less than 20%	1-family	16,000 sq. ft. or larger

Optional, but not greater than 25%	2-family	12,000 sq. ft. or larger
At least 10% but not greater than 40%	1-family	7,500 to 9,000 sq. ft. per lot
Remainder in project	1-family	9,000 sq. ft. or larger

PART II

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, by the American Fork City Council this 13th day of September 2022.

Clark P. Taylor

American Fork City Mayor Pro Tem

ATTEST:

Terilyn Lurker

City Recorder

