

ORDINANCE NO. 2022-09-43

AN ORDINANCE AMENDING SUBSECTION 17.7.503 OF THE AMERICAN FORK CITY CODE RELATED TO PLANNED UNIT DEVELOPMENTS – CONSERVATION SUBDIVISION PROJECTS

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 Planned United Development – Conservation Subdivision Projects

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

**PART I
TEXT OF ORDINANCE**

Section 17.7.503.H.(4)

Building sites. Dwellings within the project area will be placed on individual lots. The plan shall provide for a range of lot size options in accordance with the following:

1. No interior lot (lots having adjacent lots on both sides) shall be larger than seven thousand five hundred square feet.
2. No corner lots proposed as a single-family dwelling shall be smaller than seven thousand five-hundred square feet.
3. No corner lot proposed to contain a two-family dwelling shall be smaller than twelve thousand square feet or larger than fifteen thousand square feet.

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 27th day of September 2022.



Bradley J. Frost, Mayor

ATTEST:



Terilyn Lurker, City Recorder

