

Code Re-Write



Overall

- Goals:
 - Update 1980s codes to present day requirements
 - Streamline code – elimination of unnecessary language
 - Utilization of tables where applicable for ease of locating information
 - Increasing the administrative powers of DRC to eliminate length of time required for approvals that are “check the box” approvals
- Title 14 – Zoning
- Title 15 – Building and Construction
- Title 16 – Development



Standards and Specifications

- Standards and specifications removed from the code
- Benefits of removal:
 - Easy of update
 - Streamlined code
 - Removal of out of date criteria
- “Detriment” of removal:
 - Minimal council oversight (but, these are technical specs. *See next slide*)
 - Minimal planning commission involvement



Standards and Specifications

- The City hereby adopts the “Design Standards and Public Improvement Specifications” for the City, version _____, 2025, as amended from time to time, as authorized herein (the “Standards and Specifications Manual”).
 - Addresses items such as:
 - Type of pipe to be used
 - Thickness of road base and/or asphalt
 - ASHTO Standards
 - DOES NOT INCLUDE LAND USE DECISIONS REQUIRING PLANNING COMMISSION RECOMMENDATION AND COUNCIL APPROVAL



Amendments – Standards and Specs.

- The Standards and Specifications Manual may be amended from time to time, as approved by the Development Review Committee.
- Procedure for approval:
 - Proposed amendments shall be submitted by to the Development Review Committee for review and approval. Approval of an amendment to the Standards and Specifications Manual shall be made by unanimous vote of the quorum present.
 - In the event a proposed amendment is not approved by unanimous vote, the proposed amendment may be presented to the Planning Commission for review and recommendation to City Council.
 - With a recommendation of Planning Commission, the proposed amendment to the Standards and Specifications Manual shall be presented to City Council for action.



Powers, Duties, Appeals

- Staff
 - Direct, review, and general administrative decisions
- Building Authority
 - Review and approve plans
- Appeals Board
 - Hears appeals of Building Authority decisions as outlined in building code
- Board of Adjustment
 - Hears appeals of staff decisions (interpretation or application of land use ordinance)
- Development Review Committee
 - Approves subdivision preliminary and final plats
 - Approves *minor* site plan amendments
 - Recommendation on site plans
- Planning Commission
 - Approves site plans
 - Recommendation on land use ordinances
- City Council
 - Hears appeals of board of adjustment, and planning commission
 - Approves land use ordinances



Zones

ZONES	
Zone Type/Location	
RESIDENTIAL	
R-1-17,000	Single Family Residential
R-1-12,000	Single Family Residential
R-1-7,500	Single Family Residential
R-2-7500	Two-family Residential
R-4-7,500	Multifamily Residential
RA	Residential Agricultural Zone
RETAIL COMMERCIAL AND OFFICE	
CC-1	Central Commercial
GC-1	General Commercial - Central
GC-2	General Commercial - Edge
DC-1	Downtown Commercial
SC-1	Planned Shopping Center
PO-1	Professional Office
MIXED USE	
PC	Planned Community
TOD	Transit-Oriented Development
INDUSTRIAL	
PI-1	Planned Industrial
I-1	Industrial
SPECIAL PURPOSE ZONES	
PF	Public Facilities
SP	Shoreline Preservation
M-1	Marina

- Reduces the numbers of zones
- Reframes commercial zones
- Eliminates zones currently no utilized



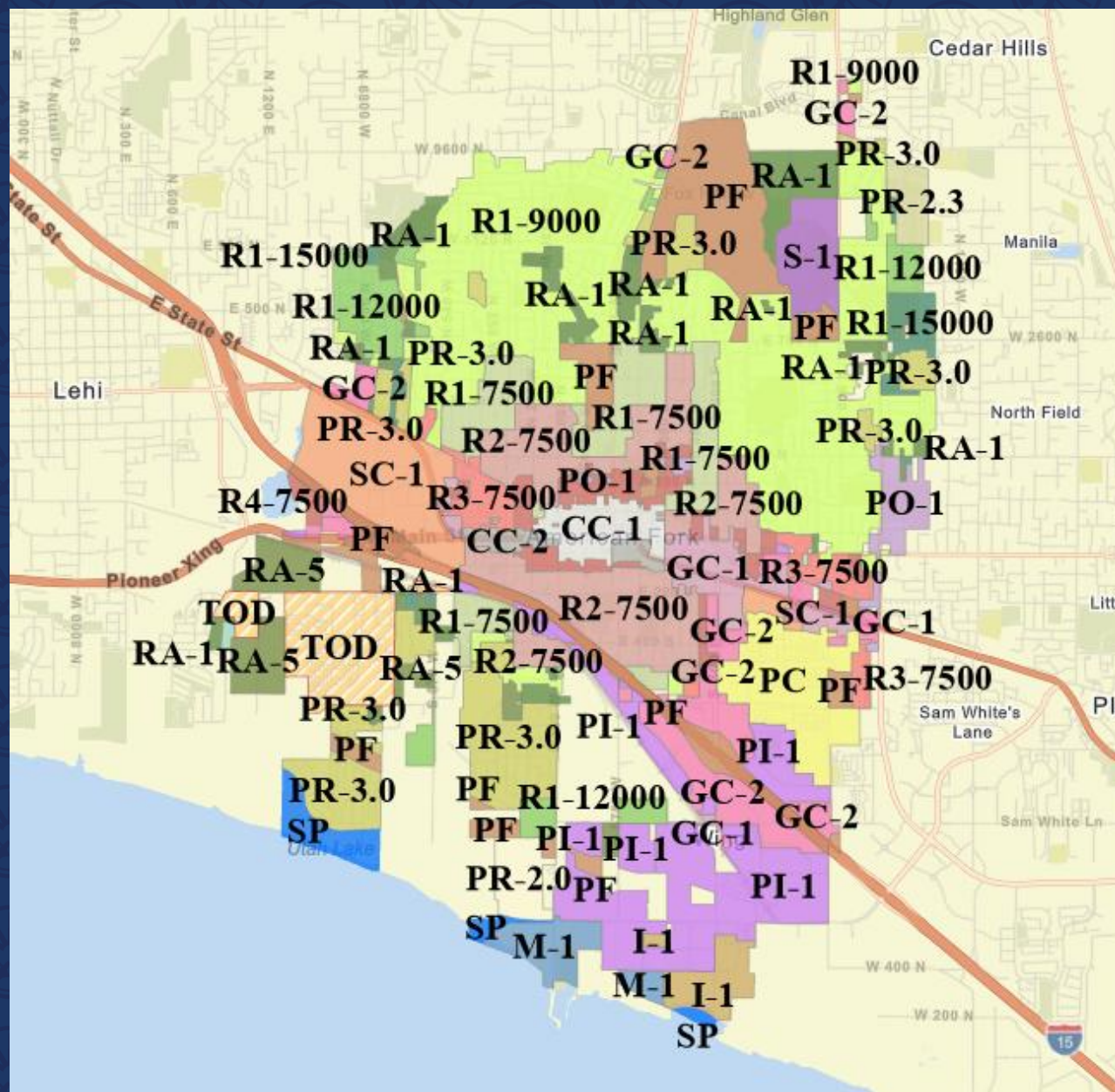
Residential -Agricultural Zones	
RA-5	Residential-Agricultural Zone
RA-1	Residential-Agricultural Zone
One- and Two-Family Residential Zones	
R-1-20,000	Residential Zone
R-1-15,000	Residential Zone
R-1-12,000	Residential Zone
R-1-9000	Residential Zone
R-1-7500	Residential Zone
R-2-7500	Residential Zone
PR-2.0	Planned Residential Zone
PR-2.3	Planned Residential Zone
PR-3.0	Planned Residential Zone
Multi-family Residential Zones	
R-3-7500	Residential Zone
R-4-7500	Residential Zone

Retail Commercial, Office and Mixed Use Zones	
CC-1	Central Commercial Zone
GC-1	Central Commercial Zone
CC-2	Central Commercial Zone
GC-2	Planned Commercial Zone
SC-1	Planned Shopping Center Zone
PO-1	Professional Office Zone
PC	Planned Community Zone
Research Park and Industrial Zones	
PI-1 & PI-1(O)	Planned Industrial Zone
I-1	Industrial Zone
Special Purpose Zones	
PF	Public Facilities Zone
S-1	Special Institutional Zone
	Reserved
SP	Shoreline Preservation Zone
TDR	Transfer of Development Rights Overlay Zone
M-1	Marina Zone
	Utah Lake Shoreline Protection Overlay Zone

ZONES	
Zone Type/Location	
RESIDENTIAL	
R-1-17,000	Single Family Residential
R-1-12,000	Single Family Residential
R-1-7,500	Single Family Residential
R-2-7500	Two-family Residential
R-4-7,500	Multifamily Residential
RA	Residential Agricultural Zone
RETAIL COMMERCIAL AND OFFICE	
CC	Central Commercial
GC	General Commercial - Central
GC-2	General Commercial - Edge
DC	Downtown Commercial
SC	Planned Shopping Center
PO	Professional Office
MIXED USE	
PC??	Planned Community
TOD	Transit-Oriented Development
INDUSTRIAL	
PI	Planned Industrial
I	Industrial
SPECIAL PURPOSE ZONES	
PF	Public Facilities
SP	Shoreline Preservation
M	Marina

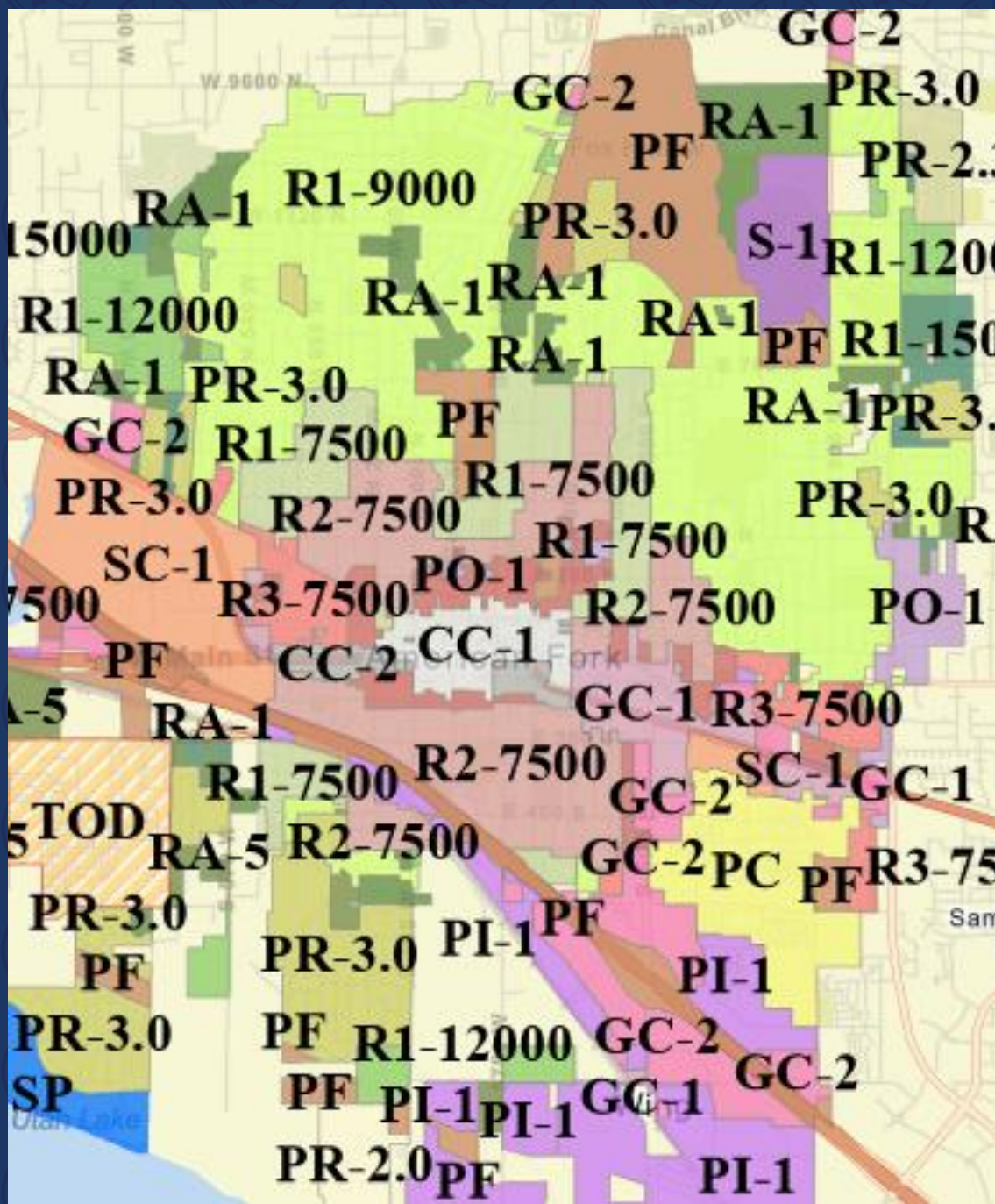
Planned Residential??





AMERICAN FORK





Zoning

Zoning

- CC-1
- CC-2
- GC-1
- GC-2
- I-1
- M-1
- PC
- PF
- PI-1
- PO-1
- PR-2.0
- PR-2.3
- PR-3.0
- R1-12000
- R1-15000
- R1-20000
- R1-7500
- R1-9000
- R2-7500
- R3-7500
- R4-7500
- RA-1
- RA-5
- S-1
- SC-1

AMERICAN FORK



RESIDENTIAL DEVELOPMENT STANDARDS

	R-1-17,000	R-1-12,000	R-1-7,500	R-2-7,500	R-4-7,500	RA
Minimum Lot Area (sq. ft.)	17,000	12,000	7,500	Single family detached: 7,500 sq. ft. Single family attached: 12,000 sq. ft.	Single family detached: 7,500 sq. ft. Single family attached: 12,000 sq. ft. for first two units plus 4,000 sq. feet for each additional attached unit Multifamily: 20,000 for first four units, plus 3,000 for each additional unit	43,560
Minimum Lot Width (ft.) ¹	115 ft.	100 ft.	75 ft.	Single family detached: 45 ft. 2-unit single family attached: 90 ft.	Single family detached: 45 ft. Single family attached: 90 for first 2 attached units plus 15 ft per additional attached unit	125 ft.
Minimum Lot Depth (ft.)	100	100	100	100	100	100
Minimum Footprint, excluding garage, carport, porch, breezeway, or similar area not used as a living area (sq. ft.)	1,000	1,000	800			1,200
Minimum Structure Height – Principal Building ²	8 ft. above ground level	8 ft. above ground level	8 ft. above ground level	8 ft. above ground level	8 ft. above ground level	8 ft. above ground level
Maximum Structure Height – Primary Dwelling ²	36 ft.	36 ft.	36 ft.	36 ft.	36 ft.	36 ft.
Maximum Building Lot Coverage (Principle and accessory buildings)	50%	50%	50%	50%	50%	50%

¹ Lot width is measured at the setback line.

² Chimneys, flag poles, television antennas, and similar ancillary structures not used for human occupancy shall be excluded in determining height.





INTERIOR LOT SETBACKS

	R-1-17,000	R-1-12,000	R-1-7,500	R-2-7,500	R-4-7,500	RA-1
Front ¹	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.
Rear ²	25 ft.	25 ft.	25 ft.	25 ft.	25 ft. ³	25 ft.
Side (Each Side/Total for Both Sides)	10 ft./22 ft.	10 ft./22 ft.	10 ft./22 ft.	10 ft./22 ft.	10 ft./22 ft. ³	10 ft./22 ft.

CORNER LOT SETBACKS

	R-1-17,000	R-1-12,000	R-1-7,500	R-2-7,500	R-4-7,500	RA-1
Front ¹⁴	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.
Rear ²	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Side (Each Side/Total for Both Sides)	10 ft./30 ft.	10 ft./30 ft.	10 ft./30 ft.	10 ft./30 ft.	10 ft./30 ft.	10 ft./30 ft.
Side abutting street	20 ft.	20 ft.	20 ft.	20 ft.		20 ft.

¹ Front setbacks shall be measured from the lot line

² Rear setbacks shall be measured from the lot line

³ Multifamily buildings shall not be permitted adjacent to single family residences (attached or detached) unless the multifamily is at least 30' from the single-family residential building.

⁴ The front setback for any dwelling located between two existing dwellings may be the same as the average for said two existing dwellings, provided the existing dwellings are on the same side of the street and are located within one hundred fifty feet of each other. In no event shall a dwelling be located closer than twenty feet from the right-of-way or easement line of said street

Permitted Uses – Ex.

	R-1- 17,000	R-1- 12,000	R-1- 7,500	R-2- 7,500	R-4- 7,500	RA-1	CC-1	GC-1	GC-2	DC-1	SC-1	PO-1	PC	PI-1	I-1	PF	SP	M-1
One Family Dwelling – Detached	P	P	P	P	P	P												
One Family Dwelling – Attached	X	X	X	P	P													
Two Family Dwelling - Attached	X	X	X	P	P	X												
Three Family Dwelling - Attached	X	X	X	X	P	X												
Four Family Dwelling - Attached	X	X	X	X	P	X												
Multifamily Dwelling Units - Apartments	X	X	X	X	P	X												
Residential Facility for Elderly Persons	C	C	C	X	X	C												
Residential Facility for Persons with Disability	C	C	C	X	X	C												
Religious Facilities	P	P	P	P	P	P												
Accessory Buildings and Structures	P	P	P	X	X	P												
Growing Crops in Fields	P	X	X	X	X	P												
Sheds for Storage of Equipment	P	P	P	X	X	P												
Public and Parochial Schools and Grounds	P	P	P	P	P	P												
Public Buildings, Not Including Storage Yards or Repair Shops	P	P	P	P	P	P												
Household Pets – Not Kennels	P	P	P	P	P	P												
Internal Accessory Dwelling Unit	P	P	P	C	C	P												
Detached Accessory Dwelling Unit	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Home Occupation Business	C	C	C	C	C	C	X	X	X	X	X	X	X	X	X	X	X	X
Preschools and Childcare Nurseries	C	C	C	C	C	C												
Private Home/Charter Schools	P	P	P	P	P	P												



Infill Lots - Defined

- Exceptions to the development standards and setbacks stated above may be allowed for infill developments (contiguous undeveloped land is less than _____ sq. ft.) in the following circumstances...
- WHAT IS MIN SQ. FT. TO BE INFILL LOT?
- WHAT IS MIN WIDTH?
- WHAT IS MIN DEPTH?



Infill Lot – Exception Ideas

- LOT WIDTH. The Planning Commission may approve a subdivision in the single family and two-family zones with lots that have a width less than that required above provided the following conditions are met:
 - The proposed lot width in the R-1-17,000 and the R-1-12,000 zones is at least eighty-five percent (85%) of the minimum lot width required by these zones, and the proposed lot width in the R-1-7,500 and R-2-7,500 zones is at least ninety-five percent (95%) of the minimum lot width required by these zones;
 - The proposed subdivision is created only from a metes and bounds lot that is vacant or occupied only by a single-family dwelling and not from any lot platted in a recorded subdivision;
 - No more than two (2) lots with a reduced lot width are created by the proposed subdivision or from any metes and bounds lot in existence as of _____;
 - Each lot contains at least the minimum square footage required by the zone in which the lot is located;
 - The applicant demonstrates that the buildable area for each lot is at least thirty feet (30') in width and that it is feasible to construct a marketable house on each lot for which the required lot width is reduced. In order to fulfill this requirement, the applicant may be required to submit house plans that could be built on the lot with the reduced lot width;
 - No part of the front lot line of a lot with a reduced width is located on the bulb of a cul-de-sac;
 - Each lot meets all other applicable subdivision and zoning ordinance requirements.



- LOT SIZE. The Planning Commission may approve a subdivision with lots that have an area less than that required by the zoning ordinance provided the following conditions are met:
 - The proposed area of each lot is at least ninety percent (90%) of the minimum lot area required by the zone in which the lot is located;
 - The proposed subdivision is created only from a metes and bounds lot that is vacant or occupied only by a single-family dwelling and not from any lot platted in a recorded subdivision;
 - No more than two (2) lots with a reduced lot area may be created by the proposed subdivision or from any metes and bounds lot in existence as of July 1, 2025;
 - The average lot size of all lots in the subdivision is equal to or greater than the minimum square footage required by the zone in which the lots are located excluding the area of any private drive accessing a deep lot;
 - No deep lot shall have a reduced lot area;
 - The applicant demonstrates that it is feasible to construct a marketable house on each lot for which the required lot area is reduced. In order to fulfill this requirement, the applicant may be required to submit house plans that could be built on the lot with the reduced lot area;
 - The area of a private drive accessing a deep lot is not included toward meeting the reduced lot area requirement of any lot; and
 - Each lot meets all other subdivision and zoning ordinance requirements including setback and lot width requirements.



Accessory Structures - Residential

- Location.
 - Distance from primary structure. Accessory buildings/structures requiring a building permit shall be located at least twelve feet from the primary structure on the lot.
 - Front setback. Accessory buildings/structures shall be at least thirty five (35) feet from the front property line and set back at least five (5) feet from the front of the primary dwelling.
 - Side setback. Accessory buildings/structures shall be at least five (5) feet from the side lot line. In addition, it shall not be placed within a required side yard adjacent to a street, or within any public utility easement.
 - Rear setback. Accessory buildings/structures shall be at least five (5) feet from the rear lot line. In addition, it shall not be placed within a required side yard adjacent to a street, or within any public utility easement.
 - In no case may an accessory building/structure extend beyond property lines.
- Maximum Area Limitations. The total footprint area of all accessory buildings/structures shall not exceed eight percent (8%) of the area of the parcel upon which they are located for single-family lots and twelve percent (12%) for multifamily developments.
- Maximum Height. 24 feet, but not to exceed the height of the primary dwelling.
- Architectural Controls. If the total footprint area of an accessory building/structure exceeds 500 square feet or 50% of the footprint area of the primary structure (whichever is less), the accessory structure must:
 - be designed with residential styling, including:
 - a roof pitch which matches that of the primary structure, but not to be less than four feet of rise to twelve feet of run for single-family lots whereas multifamily developments may have flat roofs for carports; and
 - exterior finishing materials similar to the exterior finishing materials used on the primary structure or primary structures on any surrounding residential property within a 300 foot radius; and
 - have design characteristics that are in harmony with existing residential buildings in the neighborhood; and
 - create no substantial adverse aesthetic or economic impacts on the neighborhood.
- Restriction of Drainage. Accessory buildings/structures shall be constructed in such a manner that water run-off from the accessory building/structure does not flow onto adjoining property.

