

Community Standards Guide

Frequently Asked Questions

- Residential Animal Rights
- Secondary Kitchen/Accessory Apartments
- Tiny Houses
- Setbacks
- Landscaping
- Neighborhood Improvement
- Building Improvements

Residential Animal Rights

Prohibited Pets:

alligators, crocodiles, bears, cat family (all except commonly accepted domestic house cats), dog family (all except commonly accepted domesticated dogs), porcupine, primates, raccoons, skunks, venomous fish, piranha, venomous snakes, venomous lizards, weasels, martens, wolverines, ferrets, badgers, otters, ermine, mink, mongoose.

Permitted Livestock in Residential Zones

Max Number of Animals Allowed on Lots						
Animal	1/2 to 1 Acre	1 to 3 Acre	3+ Acres	Fenced area per animal	Setback from Residences	Minimum Lot Size
Horse/Mule	0	4	12	22,000 SF up to 4	50	1 Acre
Buffalo	0	2	6	22,000 SF up to 4	150	1 Acre
Cattle	2	4	12	2,500 SF	50	1/2 Acre
Donkey	2	4	12	2,500 SF	50	1/2 Acre
Llama	2	4	12	2,500 SF	50	1/2 Acre
Emu/Ostrich	4	8	16	500 SF	50	1/2 Acre
Sheep/Goat	4	8	16	500 SF	50	1/2 Acre
Pig	2	4	8	500 SF	150	1/2 Acre

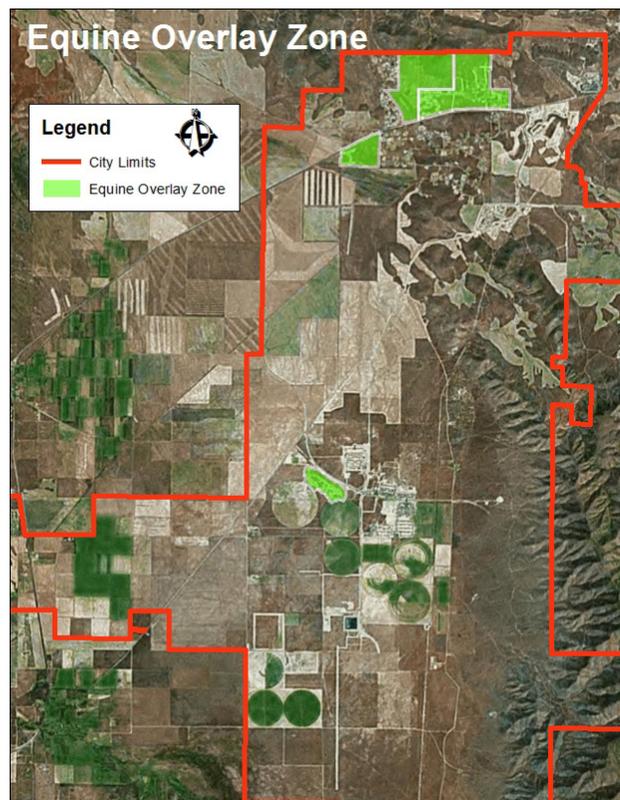
Source: Chapter 17.85

Permitted Pets

Other commonly owned pets, including chicken, ducks, other fowl, rabbits, etc. are subject to noise and foul odor ordinances.*



*more than 4 requires Kennel or Hobby Breeders Permit (Chapter 6.05)



Equine Overlay Zone (left)

Homes in the Equine Overlay Zone may have up to two equine animals in a residential neighborhood on lots from 1/2 to 1 acre in size.

Current neighborhoods under the Equine Overlay Zone:

Overland Trails

Sage Valley

Meadow Ranch

Valley View

Second Kitchen Agreement?

Accessory Apartments?

The typical single family home is only allowed to be built with one kitchen, but what if you want to add a second kitchen to your home? Eagle Mountain does allow both second kitchens and accessory apartments in single family homes. Both are easy to get. It just depends on what is right for you. If you're planning on renting out a room or a basement, you'll want to get an accessory apartment. If you want to have a canning kitchen, or just a basement kitchen but don't intend to rent out a portion of your house, a second kitchen agreement is what you want.

Second Kitchen

- 1: Permitted with a deed restriction
- 2: Residence shall be considered a single family* residence, and **NOT** as two separate dwelling units. (only one front entrance)
Family: One or more persons related by blood, marriage, adoption or legal guardianship; **OR A group of not more than three persons not related by blood, marriage, adoption, or legal guardianship; **OR**. Two unrelated persons and their children living together*
- 3: One address
- 4: Interior access must be maintained to all parts of residence (no keyed or deadbolt locks or any other manner of restricting access permitted)
- 5: One electrical meter
- 6: One water connection
- 7: One sewer hookup
- 8: Must be recorded with the City and Utah County
- 9: Must comply with International Building Code Standards

Accessory Apartment

- 1: Conditional use
- 2: Owner-occupied (owner must live in the dwelling in which the apartment was created)
- 3: Floor area shall not comprise more than 30% of a building's total floor area (50% if located in a basement) or be greater than 800 finished square feet (whichever is greater)
- 4: Must meet fire, building, and health codes
- 5: Must maintain exterior appearance of a single family home
- 6: One additional off-street parking space required
- 7: Only one accessory apartment permitted within a single-family dwelling.
- 8: Occupants of Accessory Apartment shall be related to each other by blood, marriage, or adoption ; Or consist of no more than two unrelated individuals
- 9: Notarized Letter required: stating applicant will occupy home
- 10: Floor Plan must be provided (1/4" to 1' scale)
- 11: Parking Plan required
- 12: Number 5 Class 2A10BC fire extinguisher required
- 13: Public notice must be sent
- 14: Two Addresses, Two Mailboxes required
- 15: Fee required in consolidated Fee schedule must be paid

TINY Homes

With the popularity of television shows such as Tiny Home Nation, and Tiny House Hunters many people wonder how they can build their own miniscule house of their dreams in Eagle Mountain.

Tiny homes on wheels are allowed as accessory apartments in Eagle Mountain, provided they conform to the standards adopted in chapter 17.70 of the Eagle Mountain Municipal Code:

17.70.080 Tiny homes on wheels.

A. Permitted as accessory apartments in base and Tier I residential.

B. A tiny home on wheels is not allowed in addition to any other approved accessory apartment.

C. Requirements.

1. Must be licensed and registered with the State Department of Motor Vehicles.
2. Must meet ANSI 119.2 or 119.5 (NFPA 1192) requirements.
3. Must be towable by a bumper hitch, frame-towing hitch, or fifth-wheel connection.
4. Cannot (and is designed not to) move under its own power.
5. Is no larger than allowed by state law for movement on public highways.
6. When sited on a parcel the wheels and undercarriage shall be skirted.
7. Must contain at least 140 square feet of first floor interior living space.
8. Must be designed and built to look like the conventional primary building structure.



Setbacks?

Setbacks are the distances structures must be behind property lines typically homes in Eagle Mountain will have the following Setbacks:

Front: Distance from Front Property Line to front wall of house at nearest point to property line

Driveway: Distance from property line to garage, space to facilitate a drive way

Rear: Distance from Rear Property Line to back wall of house at nearest point to property line

Side Yard: Distance from the side property line to side wall of house at nearest point. Typically side yard setbacks will have a minimum side yard setback, and a minimum setback which the two side yards must provide together

Corner Side Yard: Setback for side yard on corner lots, applies only to street side yard.

Standard Setbacks

The standard setbacks in Eagle Mountain are below, but they do vary by subdivision so call the Planning Department at (801) 789-6617 to confirm your setbacks.

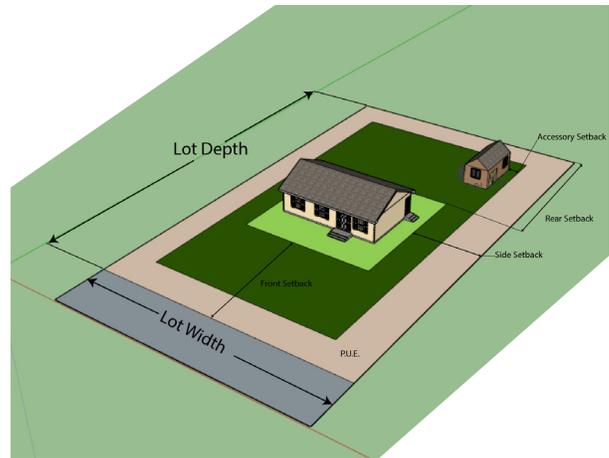
Front: 15'

Drive way: 22'

Rear Yard: 20'

Side Yard: (5' minimum 15' total)

Street Side Yard: 15'



Some features are allowed to project into the setbacks a bit, you can find more details in chapter 17.25.180

Allowed projections into Setbacks							
Projecting Feature	Base & Tier I Front Yard	Base & Tier I Rear Yard	Base & Tier I Side Yards	Tier II & III Front Yard	Tier II & III Rear Yard	Tier II & III Side Yards	Minimum distance of projection from Property Line
Awnings, canopies, Only over windows, no wider than 12' beyond edges of window or door	5'	5'	5'	3'	3'	2'	3' *
Balconies, open and unenclosed.	2'	2'	2'	2'	2'	2'	3' *
Bay windows (Width of window shall not exceed 10' in front and rear yards, or 7' in side yard)	5'	5'	2.5'	5'	5'	2'	3' *
Cantilevered building projections (shall not exceed 8' in length)	2'	2'	2'	2'	2'	2'	3' *
Chimney or fireplace	2.5'	2.5'	2.5'	2.5'	2.5'	2.5'	2.5' *
Cornices, belt courses, and similar architectural features	1'	1'	1'	1'	1'	1'	N/A
Dormer, gable, and/or gable end	3'	3'	3'	3'	3'	3'	N/A
Eaves, roof overhangs	3'	3'	3'	3'	3'	3'	N/A
Porch, deck, landing - covered	6'	6'	6'	5'	5'	-	N/A
Porch, deck, landing - uncovered	10'	10'	10'	5'	5'	-	N/A

* At least 5' wide access must be maintained from front yard to rear yard through one side yard.

Landscaping Standards

17.60.100:

All single-family dwellings shall have the front yards landscaped within one year and back yards within two years of receiving a certificate of occupancy, unless required sooner through the project's CC&Rs



Water Wise Landscaping

Water-Wise Landscaping Standards. The following are the minimum standards for water-wise landscaping for any park strip, median, or landscaped area located within a public right-of-way, a commercial, or industrial development:

1. At least 50 percent of the required landscape area shall be live vegetation.
2. Live vegetation shall be distributed throughout the landscape area, and shall not be segregated.
3. Bark, lawn clippings, chipped wood, and similar loose materials are not permitted.
4. Decorative rock material shall be a minimum of one-inch aggregate, and shall be at least three inches deep and be placed completely on top of a weed fabric barrier that allows the permeation of water. Rock materials shall not exceed the height of the sidewalk/trail or the top back of curb, when placed along a public right-of-way.
5. White quartz rock, lava rock, and gravel, or any other material that approximates the color of concrete, are not permitted.
6. All water-wise landscaped areas shall be improved with a drip irrigation system.
7. Any individual, corporation, or other entity that uses water-wise landscaping in an area within a public right-of-way shall be responsible for any damage caused by rocks or other materials that migrate onto a sidewalk, trail, street, storm drain, or other public facility, regardless of how such migration occurs.



Neighborhood Improvement FAQ

Neighborhood Improvement Officers, help residents improve the appearance of neighborhoods, resolve disputes concerning City Code, and coordinate with various City departments. The Neighborhood Improvement Officers are responsible for enforcing most codes and ordinances and can be reached at **(801) 789-6690**.



Snow Parking

It is unlawful to park vehicles, trailers, or other property constituting an obstruction on City streets from November 1 to March 15 whenever snow accumulates on streets.

Weeds

It is the responsibility of a property owner to keep the property clean of weeds, refuse, dog manure, waste, unsightly or deleterious objects or structures. Weeds shall not be permitted to reach a height of more than six inches at any time.



Yard SALE SIGNS

Yard sale signs (maximum size of 4 sf) that are registered with the city (www.emcity.org/yardsale) may be placed along major roads between sidewalks and private property lines. On local roads registered signs may be placed in the park strip.

Signs are NEVER allowed on utility poles, light poles, fences, or trees

Building Permits?

Any structure over 200 square feet, and all structures that have either power or water running to them require building permits. But did you also know that:

Square Footage

The combined square footage of ALL accessory structures on a lot is limited to:

- * **1/2 to 1 acre lots** 75% of the square footage of the footprint of dwelling including attached garage
- * **Lots smaller than 1/2 Acre** 50% of the square footage of the footprint of dwelling including attached garage

Exterior Lighting

All exterior lights must conform to Eagle Mountain's Dark Sky Lighting Standards found in chapter 17.56 of the Eagle Mountain Municipal code. This code ensures that light is directed downwards, not up. This ensures the continued existence of the beautiful starry skies, as well as fulfills City commitments to Camp Williams to keep light pollution down to assist in nighttime training missions critical for the base.

This means all lights are required to be full cutoff lights.

