

Eagle Mountain City  
Notice of  
**OCCUPANCY RESTRICTION**  
Residential Structures Having Second Kitchens  
or “Kitchenettes”

All prospective, current, and future owners, and heirs of the property identified in this document are hereby notified that the residence is permitted the use of an additional kitchen, so long as its use complies with the conditions set forth in this document.

***Document must be original, single sided, and filled out with blue ink to be accepted***

Address: \_\_\_\_\_ Eagle Mountain City, Utah  
In Lot \_\_\_\_\_, Plat \_\_\_\_\_, in the \_\_\_\_\_ Subdivision,  
Eagle Mountain, Utah, or as described as follows:

Utah County Parcel No: \_\_\_\_\_  
The property is located in the \_\_\_\_\_ Zone.  
Building Permit #: \_\_\_\_\_

**Conditions for Approval of a Second Kitchen or Kitchenette:**

1. The residence shall be considered a single-family residence and not as two separate dwelling units and have only one front entrance.
2. The residence shall have only one address.
3. An interior access shall be maintained to all parts of the residence to assure that an accessory unit or apartment is not created. No keyed or dead bolt locks or any other manner of restricting access from the second kitchen to the rest of the residence will be permitted.
4. The residence shall have no more than one electrical meter.
5. The residence shall have no more than one water, and one sewer hookup.
6. Additional Kitchen(s) may exist as part of the primary structure or be installed in an accessory or outbuilding provided the use and occupancy limitations of this document are met and no accessory apartment or second dwelling unit is established in the primary or accessory buildings.
7. Upon request made by the Eagle Mountain City Planning Director, residents of the dwelling unit shall allow, within reasonable hours, an inspection of the dwelling unit and any accessory buildings which has an additional kitchen in order to determine compliance with this policy.

8. Upon City approval and recordation with Utah County Recorders office of the second kitchen agreement, the approved use for current and future residence owners shall be limited to a single family residence.
9. If the property owner or future owner(s) requests to apply for an owner occupied accessory apartment permit and a permit is granted the limitations of the second kitchen agreement shall be null and void.
10. Construction of any kitchen will be required to comply with International Building Code standards.

Planning Department Approval by: \_\_\_\_\_ Date: \_\_\_\_\_

I/We \_\_\_\_\_, as owner(s) of the subject property, declare this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, that I/We understand the requirements for the creation/existence of an additional kitchen in the residence identified above. In accordance with these requirements, I/we declare that I/we will in no way attempt to modify the existing residence in order to create an accessory apartment or a second living unit. Further, I/we agree that I/we shall allow Eagle Mountain City staff to make an inspection of the subject home within reasonable hours, in order to determine compliance with the second kitchen agreement in single-family residences.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

STATE OF UTAH  
 COUNTY OF UTAH                      SS

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me, a Notary Public, \_\_\_\_\_, and identified him/herself/themselves as the signer(s) of the foregoing instrument who duly acknowledged that he/she/they executed the same.

Signed: \_\_\_\_\_

NOTARY PUBLIC in and for the County of \_\_\_\_\_,  
 State of Utah. My Commission expires: \_\_\_\_\_.

Print Name: \_\_\_\_\_