

ORDINANCE NO. O-32-2025

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,  
AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE  
SECTION 17.10.030 DEFINITIONS (LOT FRONTAGE & PROPERTY WIDTH) AND  
SECTION 17.25.040 RESIDENTIAL DEVELOPMENT STANDARDS TABLE

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code Section 17.10.030 Definitions, and Section 17.25.040 Residential Development Standards Table, as described in Exhibit A.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code Section 17.10.030 Definitions, and Section 17.25.040 Residential Development Standards Table, as described in Exhibit A.
2. The amendment described in Exhibit A is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 15<sup>th</sup> day of July, 2025.



EAGLE MOUNTAIN CITY, UTAH

  
Tom Westmoreland, Mayor

ATTEST:

  
Lacie Messerly  
Deputy Recorder

## CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 15<sup>th</sup> day of July, 2025.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
<input checked="" type="checkbox"/> Donna Burnham	<input type="checkbox"/> Donna Burnham	<input type="checkbox"/> Donna Burnham	<input type="checkbox"/> Donna Burnham
<input checked="" type="checkbox"/> Melissa Clark	<input type="checkbox"/> Melissa Clark	<input type="checkbox"/> Melissa Clark	<input type="checkbox"/> Melissa Clark
<input checked="" type="checkbox"/> Jared Gray	<input type="checkbox"/> Jared Gray	<input type="checkbox"/> Jared Gray	<input type="checkbox"/> Jared Gray
<input type="checkbox"/> Rich Wood	<input type="checkbox"/> Rich Wood	<input checked="" type="checkbox"/> Rich Wood	<input type="checkbox"/> Rich Wood
<input checked="" type="checkbox"/> Brett Wright	<input type="checkbox"/> Brett Wright	<input type="checkbox"/> Brett Wright	<input type="checkbox"/> Brett Wright



  
\_\_\_\_\_  
Lacie Messerly  
Deputy Recorder

Posted on 8/12/25 by UM.

# Exhibit A

### **17.10.030 Definitions.**

“Lot frontage” means that portion of a property abutting a public or private street or the fact that having such abutment exists.

“Property width” means the measurement of a portion of a property along its frontage between its side property lines or a side property line and corner or street side line using a horizontal line.

### **17.25.040 Residential development standards.**

This development standards table contains required standards for each residential zone in the city. More details and clarification are included as footnotes and as generally applicable provisions later in this chapter.

**Residential Development Standards**

General Plan Residential Category	Ag/Rural Density 1		Ag/Rural Density 2		Foothill Residential		Neighborhood Residential 1		Neighborhood Residential 2		Neighborhood Residential 3	
	RA1	RA2	RD1	RD2	FR	R1	R2	R3	RC	MF1	MF2	
Minimum Lot Frontage <sup>2</sup>	150'	150'	125'	100'	90'	85'	80'	62'	58'	Townhouses <sup>2b</sup> Apartments <sup>2c</sup>	Townhouses <sup>2b</sup> Apartments <sup>2c</sup>	
Minimum Lot Frontage (cul-de-sac or circle)	100'	100'	75'	60'	50'	45'	40'	20'	20'	Townhouses <sup>2b</sup> Apartments <sup>2c</sup>	Townhouses <sup>2b</sup> Apartments <sup>2c</sup>	

<sup>1</sup> Height is measured from the average of the highest finished grade and the lowest finished grade of the structure to the highest point of the roof, excluding ancillary structures. Where permitted by EMMC 17.25.030, the maximum height of accessory dwelling units (ADUs) located above a detached garage is 35 feet.

<sup>2</sup> Lot frontage is measured at the street property line. Lot frontage shall vary by at least five feet every three or four lots in the R3 and RC zones.

<sup>2a</sup> Townhouse buildings in MF1 and MF2 Zones shall completely front/about on, and be accessed via, streets, not service drives.

<sup>2c</sup> Lots with apartment buildings thereon in MF-1 and MF-2 Zones shall front/about streets, but may have their parking spaces/lots accessed either via service drives or streets.

<sup>3</sup> Setbacks shall only apply to structures that require a city building permit or approval. No structure which cannot be removed shall be constructed across an easement. Up to a 10 percent variation in setbacks may be approved by the planning director and building official if the variation is deemed appropriate due to an issue with slope, unique lot configuration, or other unique circumstance. Guidance regarding allowed projections into setbacks is outlined in EMMC 17.25.060.

<sup>4</sup> Maximum footprint coverage is the total coverage on the lot of all accessory structures.

<sup>5</sup> Driveway length exceptions for multifamily developments may be requested and considered at the discretion of the approval authority with a preliminary plat or site plan.

<sup>6</sup> Ancillary structures include chimneys, television antennas, or other structures that are generally located on the roof of a residential building.

<sup>7</sup> For approval of a preliminary plat or amended preliminary plat, the minimum average lot size is calculated across an entire preliminary plat or large neighborhood, and is verified by the approval authority of a preliminary plat. If a preliminary plat exceeds 80 acres, the average lot size may be required in smaller neighborhoods/plats. Each original final plat does not have to comply with the average lot size, but shall include some variation of lot sizes in the plat. Outlier lots that are substantially larger than the others will not be counted in the average lot size calculation. Amended final plats shall comply with the average lot size requirements of this section. For amended final plats, the minimum average lot size is calculated using only the portion of the plat that the amendment changes.

<sup>a</sup> Multifamily dwelling structures shall contain no more than three stories.

<sup>a</sup> Multifamily dwelling structures with a minimum roof pitch of 5/12 or flat roofs with rooftop amenities may be constructed with three stories up to 45 feet high.

[Ord. [O-08-2024](#) § 2 (Exh. A); Ord. [O-50-2023](#) § 2 (Exh. A); Ord. [O-22-2023](#) § 2 (Exh. A); Ord. [O-41-2021](#) § 1 (Exh. A); Ord. [O-15-2021](#) § 2 (Exh. A); Ord. [O-24-2019](#) § 2 (Exh. A)].