

ORDINANCE NO. O-46-2026

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING
EAGLE MOUNTAIN MUNICIPAL CODE SECTION 17.25.040
RESIDENTIAL 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 17.25.040 (Residential Standards Table), as set forth in Exhibit A, to provide for the continued recognition of existing lots smaller than 4,500 square feet that are rezoned to the RC Zone as legally nonconforming lots; and

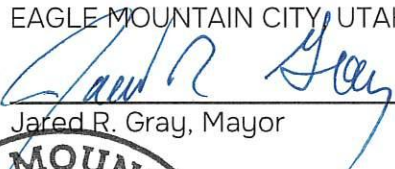
WHEREAS the amendment would also provide for the continued recognition of existing building setbacks on such lots that do not meet the minimum setbacks otherwise required in the RC Zone.

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 procedural requirements for consideration and adoption of amendments to Eagle Mountain Municipal Code Section 17.25.040 (Residential Standards Table), as set forth in Exhibit A, have been satisfied.
2. The amendments to Eagle Mountain Municipal Code Section 17.25.040 as set forth in Exhibit A, are hereby approved and adopted.
3. The City Council has considered the impact of this Ordinance on and found it consistent with family health, stability, and formation as required by Utah law.
4. This Ordinance shall become effective immediately upon its passing.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 6th day of October, 2026.

EAGLE MOUNTAIN CITY, UTAH


Jared R. Gray, Mayor

ATTEST:


Lacie A. Messerly
City Recorder



CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 6th day of October, 2026.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☒ Zachory Huish	☐ Zachory Huish	☐ Zachory Huish	☐ Zachory Huish
☒ Craig Whiting	☐ Craig Whiting	☐ Craig Whiting	☐ Craig Whiting
☒ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright





Lacie A. Messerly
City Recorder

Posted on 10/8/2026 by SA.

Exhibit A

Chapter 17.25 RESIDENTIAL ZONES

Sections:

- 17.25.010** What this chapter does.
- 17.25.020** Future land uses and residential zones.
- 17.25.030** Land use table.
- 17.25.040** Residential development standards.
- 17.25.050** Generally applicable provisions.
- 17.25.060** Projection into setbacks.

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
Zone Designation	RA1	RA2	RD1	RD2	FR	R1	R2	R3	RC	MF1	MF2
Minimum Residential Lot Sizes	5+ acres (217,800 sq ft)	2.5 acres (108,900 sq ft)	1 acre (43,560 sq ft)	1/2 acre (21,780 sq ft)	1/4 acre (10,890 sq ft)	1/4 acre (10,890 sq ft)	8,000 sq ft	6,500 sq ft	4,500 sq ft ¹²		
Minimum Average Lot Sizes ⁷				3/4 acre (32,670 sq ft)	1/2 acre (21,780 sq ft)	1/3 acre (14,520 sq ft)	1/4 acre (10,890 sq ft)	8,500 sq ft	6,000 sq ft		

¹² Lots smaller than 4,500 square feet that lawfully existed prior to being rezoned from a non-codified zone to the RC Zone shall be deemed legally conforming upon rezoning. Nothing in this provision authorizes the creation of new lots smaller than 4,500 square feet within the RC Zone. Primary structure setbacks less than allowed by the RC zone for existing structures are also deemed legally conforming.