

Town of New Harmony, Utah

Zoning Ordinance/Definitions 1-6

Updates - 2018

1. Animals/Livestock.

- Animals/Livestock shall include the following:
Large - horse, cow, alpaca, donkey, mule
Medium – sheep, goat
Small – poultry, rabbit
(Any animal not listed above will require approval by the Town council.)
- A minimum of one acre is required for the long term (more than 30 days) maintenance of large and medium sized animals.
(Any lot smaller than 1 acre that wants to do long term maintenance of large or medium animals will require approval by the Town council.)
- A minimum of ¼ acre is required for the long term maintenance of small animals.
- Number of animals:
Large – up to 3 large animals may be maintained on the first acre and up to 1 additional animal for each additional ½ acre.
Medium- 3 medium animals equal 1 large animal.
Small – up to 8 per ¼ acre.
- Animals less than six months of age may be kept until weaned without counting toward the allowable limit.
- The area where animals are kept must be properly fenced and maintained.
- The possession of animals shall not create health hazards or nuisances to the surrounding properties.

2. Tourist Home/Vacation Rental/Short Term Rental (anything under 30 days) - A residence used for short term dwelling purposes in which the entire dwelling or rooms, with or without meals, are rented or otherwise available to transient guests for compensation; including residences listed, or advertised online. All these homes shall be required to register with the Town of New Harmony under the Home Occupations Ordinance Chapter 4. The registered party must be the property owner and the party deemed to be responsible for the residence and primary contact person. As a condition to holding a valid business license for a tourist home, or homes, the licensee agrees to provide or arrange for the following:

- The owner and/or manager must reside on the premises.
- The establishment must not have more than four (4) guest rooms for rent.
- The establishment cannot exceed 2 guests per bedroom or 8 guests total per residence.
- Off-street parking must be provided as noted: two spaces for the owner and /or manager, and one space per guest room.

- All establishments will be required to post town rules/ordinances in the residence for guests.
- All owner/managers must maintain the yard and property and make sure the trash cans are not left on the street for any period in excess of twenty four hours.
- All owner/managers must make sure that guests comply with good neighbor requirements; no loud music or unruly parties, and guests will be courteous to neighbors.
- There shall be no signage other than the residence address and it must be easy to find and lit at night!
- The architectural style and physical size of the structure should comply with the residential character of the community and with all building and zoning ordinances in which it is located.
- Any property owner may be fined \$299.00 per day by the New Harmony Town Council if found in violation of any requirements and any rental property permit can be revoked if three or more complaints concerning the property are recorded with the town clerk.

*If licensee is registered with a reliable online vacation rental service they are covered by that company's business license.