MAPLETON
UTAH

Frequently Asked Questions

Below is a list of frequently asked questions followed by a brief response. It should be noted that if there is a discrepancy between the information provided below and the Mapleton City Municipal Code (MCC), the adopted standards in the MCC shall rule. It is recommended that you contact the Community Development Department if you have questions on any of these items.

When do I need a building permit?

Obtaining a building permit ensures that your project complies with adopted building standards and protects you and future owners from potential hazards. A building permit is required whenever an individual intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building, or to erect, install, enlarge repair, remove, convert or replace any electrical, gas, mechanical or plumbing system. A building permit is not required under limited circumstances including, but not limited to the following:

- Single story detached structures that do not exceed 200 square feet in size;
- Fences not over 7 feet in height;
- Retaining walls that are not over 4 feet in height (measured from the bottom of the footing to the top of the wall);
- Decks not exceeding 200 square feet in area and not more than 30 inches above grade that are not attached to a dwelling;
- Painting, papering, tiling, carpeting, cabinets, counter tops and similar finished works; and
- Minor electrical, gas and/or mechanical repairs.

Do I need a permit to finish my basement?

Unless the basement finish only involves items that are exempt from building permit requirements (see “When do I need a permit” above), then a building permit is required. Applications should identify the proposed use of all finished space, show all electrical outlets and account for the proper window egress in bedrooms.

What is my property zoned and what does that mean?

The City is divided into various zoning districts. Each zone has adopted standards that govern the types of uses that are permitted (commercial, residential, agricultural, etc.), development standards for new construction (building heights, setbacks, minimum lot sizes, etc.) and applicable parking requirements.

The following is a link to the official Zoning Map:

https://cms9files.revize.com/mapletonut/Document_Center/Departments/Community%20Development/Resources/Maps/July-2021-Mapleton-Zoning-Map.pdf

Once you've identified the zoning, you can click on the following link to review the zoning standards for your particular zone in the Mapleton City Code (zoning is found in title 18).

https://codelibrary.amlegal.com/codes/mapletonut/latest/overview

What are my setback requirements?

See the following table. For setbacks in planned unit development zones, or zones not listed below, please contact the Community Development Department.

Zone	Front	Side/Corner	Side	Rear	Garage Facing a Street
A-2	30'	30'	10'	25'	25' from back of sidewalk
RA-1	30'	30'	10'	25'	25' from back of sidewalk
RA-2	30'	30'	10'	25'	20' from back of sidewalk
R-2	30'	30'	10'	25'	20' from back of sidewalk
R-2-B	30'	30'	10'	25'	20' from back of sidewalk
*All setbacks measured from property line except Garage Facing a Street, which is measured from back of sidewalk regardless of location of property line.					

Can I subdivide my parcel? What is the process?

There are various factors that determine whether your property could be subdivided. The city is divided into various zoning districts and each zone has specific requirements for minimum lot sizes, length of lot frontage along a city street, etc. For example, property in the A-2 zone requires a minimum of 2 acres per lot with at least 200 feet of frontage on a city street.

Both state law and the Mapleton City Code require property owners to following an adopted process in order to subdivide land. The process typically includes the preparation of a subdivision plat by a property owner and the review and approval of

the plat by the City. Subdivision laws are intended to ensure orderly development, to provide a safe and efficient road system and to encourage the provision of adequate public utilities.

Occasionally, well intentioned property owners bypass the City's process by simply recording a deed with the County Recorder transferring ownership of portions of their property. This is considered a violation of City Code that can result in the withholding of building permits, the issuance of citations and/or the recording of a Notice of Noncompliance on the property's title among other enforcement actions.

If you are thinking about subdividing your property for development, estate planning, or any other purpose, please contact the Community Development Department to ensure that you understand the requirements of the law.

What are Transferable Development Rights (TDRs)?

Click on the following link for a summary of the City's TDR program.

https://cms9files.revize.com/mapletonut/Document_Center/Departments/Community%20Development/Planning/TDR%20Program%20Summary%20(2023).pdf

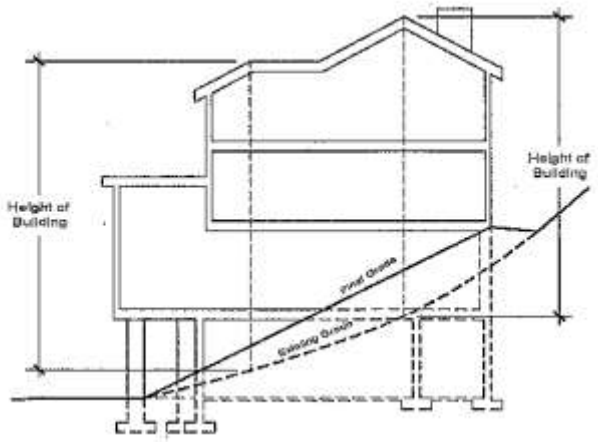
What are impact fees and how much are they?

Impact fees are imposed when property is developed to pay for all or a portion of the costs of providing public services to and for the new development. These fees are implemented to help reduce the economic burden on the City that result from population growth. The City charges impact fees for culinary water, pressurized irrigation, sewer, public safety (police & fire), and parks and recreation.

https://mapleton.org/departments/community_development/resources/fee_schedules.php#outer-16

What are the residential height requirements?

The height requirement for new structures is forty (40') in all zones except the PO-1 zone, which has a thirty (30') foot limit. The height of a building is measured as the plumb vertical distance from any point on the roof to the natural or finished grade, whichever is more restrictive (see diagram below).



Can I have a second kitchen?

A single-family residence may have a second kitchen provided a building permit is obtained and the second kitchen is for family use only. The issuance of a permit for a second kitchen does not authorize the creation of an accessory apartment.

Can I have an accessory apartment?

With the exception of the SDP-1 (Harvest Park) and R-2-B (Fox Hollow) zones, accessory apartments are allowed in residential zones. The property owner must live in either the primary dwelling or the accessory apartment. A permit is required to establish an accessory apartment along with the following conditions:

<u>Attached Unit (basement or otherwise attached to primary dwelling)</u>

- Minimum lot size of 6,000 square feet.
- Entrance must be on the side or rear of the primary dwelling.
- One designated parking space.

<u>Detached Unit</u>

- Minimum lot size of ½ an acre.
- The maximum interior floor area of the accessory apartment shall not exceed 40% of the square footage of primary dwelling or the following, whichever is less:
    a. 1,000 square feet for lots between one acre and 1.99 acres.
    b. 1,200 square feet for lots between two and three acres.
    c. 1,400 square feet for lots of three acres and larger.
- One designated parking space.
- Must be located 10’ behind the front wall of the main dwelling.

Where can I build a fence and how tall can it be?

A solid fence of up to three feet tall or an open fence up to five feet tall are allowed within the front yard. No chain link fences are allowed in the front yard. When the fence parallels a sidewalk or paved trail, the fence shall be setback at least 1' from the back of sidewalk or trail. Fences and other tangible barriers may be up to 6 feet tall in the side and rear yards. An additional two feet in height is allowed for deer fencing if the top two feet is at least 50% open. Homeowners should be advised that fences cannot be constructed in such a manner that traffic visibility is impaired. Taller fences that serve a specific purpose, such as tennis court or baseball backstops, may be approved by the Planning Commission.

What are the requirements for a detached accessory building?

- Accessory buildings cannot cover more than 20% of the rear yard of the property.
- Accessory buildings less than 15' in height may be as close as 3' from a side or rear property line but not closer than 30' to a front or street facing side yard property line.
- Accessory buildings between 15' and 24' must be setback at least 10' from the side and rear property lines. For every 1' of height above 24', the building must be set back 2 additional feet from the rear yard.
- Max building heights:
  - -30' for lots less than ½ an acre
  - -35' for lots between ½ an acre and 2 acres
  - -40' for lots of 2 acres or larger
- No unpainted metal or reflective roof materials are permitted.
- For metal buildings of 500 square feet or larger, 30% of the siding material shall be something other than metal (e.g. brick, stone, stucco, wood, hardy board, etc.).

Do I have animal rights?

Most zones allow one animal unit per 20,000 square feet of lot size. However, some zones such as the R-1-B, R-2, SDP-1, GC-1, CC-1, NC-1 and I&M-1 do not allow animal rights. An "animal unit" is one or a proportionate combination of the following:

- 2 cows, or 2 horses, or 2 pigs, or 2 llamas, or 2 other similar large animals
- 8 adult sheep or feeder lambs, or 4 alpacas (similar to llama).
- 4 goats.
- 36 rabbits, or 36 similar small animals.
- 4 large birds such as ostriches, or emus, or peacocks.
- 16 turkeys.
- 1 deer, or 1 elk, or 1 moose, or 1 bison, or 1 other such wild animal.

Can I have a home-based business?

A modest level of business activity is allowed within the home if it can be conducted under conditions and levels of operation that don't adversely affect or undermine the residential character of the area. Home businesses do require a business license and a home occupation permit which is facilitated through the Mapleton Community Development Department. The home occupation license approval process is intended to ensure that the business does not significantly alter the residential character of the neighborhood. Very minor home occupations can be approved by city staff while moderately intense home occupations are approved by the City Planning Commission.

Generally, home occupations can be permitted or permitted with conditions that:

- Occupy less than 500 square feet if they are located in a building,
- Employ no more than one person who does not reside within the home,
- Do not include the storage of heavy equipment,
- Are secondary to the use of the home as a residence and do not change the character of the home,
- Do not include the parking of more than 6 cars at any one time,
- Do not include the use of hazardous materials or chemicals,
- Do not produce noise, glare, light, fumes, or dust that is obvious from outside of the home, and
- The physical appearance, traffic and other factors do not negatively affect the surrounding property values or the residential qualities of the neighborhood.

The Community Development Department can help you determine if your business might be appropriate in a residential setting.