

18.30.040: LOT REQUIREMENTS:

- A. Density, Area And Width Requirements: The maximum project density, and minimum lot area and width requirements of a zoning lot shall be set forth as follows:
1. When the lot is contained within an approved subdivision project:
 - a. Use: One-family dwellings.
 - b. Maximum project density: One lot for every three (3) acres of buildable area in project plus one lot for every twenty (20) acres of nonbuildable area in the project.
 - c. Minimum lot area: Three (3) acres.
 - d. Minimum lot width: Two hundred fifty feet (250'), except as otherwise noted in this code.
 2. When the lot is not included as part of an approved subdivision project and is legally exempt therefrom:
 - a. Use: One-family dwellings.
 - b. Minimum lot area: Three (3) acres.
 - c. Minimum lot frontage: Two hundred fifty feet (250'), all of which shall front a dedicated public right of way (city street).
- B. Access Requirements: Each lot shall abut upon and have direct access to a city maintained dedicated public street that meets all of the requirements as outlined in title 17 of this code. Each street shall be formally accepted by action of the city council. The distance of said abutting side shall not be less than the minimum lot width requirement of the zone except that the length of said abutting side may be reduced to not less than eighty feet (80') when the lot fronts upon a cul-de-sac or sharp curve in a designated city street and the side lot lines radiate in such a manner that the width of the lot, measured between the side lot lines at points one hundred sixty feet (160') from the front lot line, will meet or exceed the minimum width requirements of the zone.
- C. Location Requirements:
1. Main Buildings: All dwellings and other main buildings and structures shall be set back in accordance with the following:
 - a. Front Setback: All dwellings and other structures shall be set back not less than fifty feet (50') from the front lot line, provided that on lots qualifying under the provisions of subsection B of this section, the front setback shall be the distance from the front lot line at which the minimum width requirements are met, but not less than fifty feet (50').
 - b. Side And Rear Setback: All dwellings and other structures shall be set back not less than fifty feet (50') from the side or rear lot line.
 - c. Bonneville Bench: All new buildings that are situated along a Bonneville bench ridgeline shall be set back two hundred fifty feet (250') from the crest of the Bonneville bench. The Bonneville bench line is at the approximate elevation of five thousand one hundred thirty five feet (5,135') above sea level as quoted by the United States geologic survey (USGS).

D. Utility Requirements:

1. Culinary Water: All structures to be used for human occupancy shall be served by the city's water system and shall be capable of providing water to the structure in volumes and under pressure sufficient for both culinary and firefighting purposes as determined by the city engineer.
2. City Sewage Disposal: All structures intended for human occupancy shall be served by the city sewer system. Septic systems or other means of sewage disposal shall not be permitted.

E. Buildable Area Required; All Buildings To Be Located On A Buildable Area: Each lot shall contain at least one area of not less than fourteen thousand five hundred (14,500) square feet which qualifies as a "buildable area" as defined in this title and which is accessible over a driveway having a width of not less than twelve feet (12') and which conforms to the minimum standards of subdivision streets with respect to slope, grading, drainage and design features ¹. The site plan required pursuant to subsection 18.84.320B of this title shall delineate the location of the territory qualifying as buildable area and also the alignment of the proposed driveway access. All dwellings and other habitable structures and accessory buildings shall be located within the designated buildable area. All other areas within the designated buildable area shall be protected and preserved as open space. For purposes of determining compliance herewith, the toe of any slope greater than thirty percent (30%) shall not be cut to provide a building site.

F. Structural Requirements:

1. Location On Fault Traces Prohibited; Minimum Setbacks To Be Determined: No portion of any structure intended for human occupancy shall be located over any fault trace or zone of deformation identified in the geotechnical and geology report submitted as provided in this chapter. The minimum setback distance from any fault trace or zone of deformation, or from the base or crest or any potentially unstable slope shall be as established by the city engineer following the receipt of a recommendation on the subject from the geotechnical engineer as part of the technical reports.
2. Site Specific Geotechnical Study And Structural Calculations Required Before Building Permit Issuance: Prior to the issuance of a building permit, the city must receive a site specific geotechnical study conducted by an engineer licensed by the state of Utah, along with blueprints, which blueprints must be prepared by a registered structural engineer. The blueprints must take into consideration concerns stated in the geotechnical study.
3. Construction Standards: All structures intended for human occupancy shall be designed and constructed to the recommendation of the structural engineer, after his review of the site specific geotechnical study.
4. Architectural Design Standards:
 - a. Exterior Building Colors: The exterior of any building or structure shall blend with the natural materials and predominant colors and hues of the surrounding foothills. Colors permitted include grays, browns, greens, tans and other earth tones. White or bright colors shall be limited to window casings, doors, eaves and other trim areas.
 - b. Exterior Building Glass: Windows and other glass surfaces shall have an outdoor visible light reflective value no more than eighteen percent (18%) as defined and measured by ASTM E308-90 or its successor.

c. **Roof Materials And Colors:** Roof colors shall be earth tones. White, bright and reflective materials are prohibited from roofs. Tile, slate, architectural asphalt shingles and fire retardant wood are permitted as roofing materials.

d. **Mechanical Equipment:** Mechanical equipment including, without limitation, swamp coolers, air conditioning equipment, heat pumps, vents, blowers and fans shall be screened from view or painted to match the building color adjacent to the equipment. Roof mounted mechanical equipment shall not extend above the highest roof ridgeline. Roof mounted solar collection panels need not be screened or painted so long as they are mounted parallel to and flush with the roof slope and do not project above the ridgeline of the roof segment upon which they are mounted. Except as provided in the foregoing sentence, solar collection panels shall not be mounted upon any roof. Satellite antennas shall be painted nonreflective black or other dark earth tone colors.

5. **Exterior Lighting:** Floodlighting of buildings and structures is prohibited. Exterior lighting shall be architecturally integrated decorative lighting. Yard areas may be lit only with "directional" lighting and no direct light beam may impact any other property, except for security lights intended to be activated only at limited times as necessary for immediate security.

6. **Fence Restrictions:** Fences and walls shall only be constructed after first obtaining a building permit subject to the standards of this section.

a. **Site Plan Submittal:** As part of the site plan review process, a fencing plan shall be submitted which shall show:

(1) Any specific subdivision approval conditions regarding fencing.

(2) Material specifications and illustrations necessary to determine compliance with specific approval limitations and the standards of this section.

b. **Field Fencing Of Designated Undevelopable Areas:** Fencing on areas identified as undevelopable areas or transitional areas on any subdivision granted preliminary approval by the planning commission after December 6, 1994, or any lot previously platted which identifies undevelopable areas or transitional areas shall be limited to the following standards:

(1) Low visibility see through fencing shall consist of flat black colored steel "T" posts and not more than four (4) strands of nonbarbed steel wire, strung at even vertical spacing between such "T" post, and erected to a height of not more than forty two inches (42") above the natural ground surface.

(2) When fencing lot boundary lines, vegetation or native brush shall not be cleared so as to create a visible demarcation from off site.

(3) The existing surface of the ground shall not be changed by grading activities when erecting boundary fences.

(4) Fence materials and designs must not create a hazard for big game wildlife species.

(5) No field fencing shall be erected in conflict with pedestrian easements dedicated to Mapleton City.

c. **Buildable Area Fencing:** Fencing on any portion of a lot identified as buildable area or required side yard on any subdivision granted preliminary approval by the planning

commission after December 6, 1994, or any lot previously platted which identifies undevelopable area or transitional areas shall be limited to the following standards:

- (1) Open, see through fencing constructed of tubular steel, wrought iron or similar materials, finished with a flat black, nonreflective finish constructed to a height of six feet (6') or less; or
- (2) Sight obscuring or privacy type fencing shall be of earth tone colors, or similar materials to the primary dwelling, and located in a way which screens private outdoor living spaces from off site view. (Ord. 2003-04, 2-5-2003, eff. 3-5-2003)