

CHAPTER 18.79
PD-1 PLANNED DEVELOPMENT-1 MAPLETON VILLAGE DISTRICT

18.79.010: PURPOSE AND OBJECTIVES:

The planned development-1 Mapleton village district (PD-1 MV) describes a proposed residential mixed use development set in the southern area of Mapleton City, east of Highway 89. This zone consists of five hundred ninety eight (598) residential dwelling units on stated properties identified on exhibit A of the development agreement. (Ord. 2006-29, 11-7-2006)

18.79.020: ADEQUATE PUBLIC FACILITIES:

In addition to the specific development standards contained in this chapter, areas zoned to the PD-1 MV shall comply with section [17.04.130](#), "Availability Of Adequate Public Facilities", of this code. (Ord. 2006-29, 11-7-2006)

18.79.030: PERMITTED USES:

Accessory buildings, in conjunction with and incidental to the main use of the property, such as a shed or detached garage no larger than forty percent (40%) of the main building footprint.

Attached townhomes and condominiums.

Clubhouse and other recreational amenities for the development.

Cultural or civic uses.

Detached single-family residential dwelling unit.

Duplex (vertical or horizontal).

Home occupations, subject to the provisions of section 18.84.380 of this title.

Park and playground areas.

Public parks and recreation.

Swimming pools and related equipment.

Utility facilities. (Ord. 2006-29, 11-7-2006)

18.79.040: CONDITIONAL USES:

Accessory apartment that may or may not be located within the primary dwelling unit, with no more than thirty (30) units with accessory apartments. Section [18.84.030](#) of this title shall not be construed to prohibit accessory apartments within the PD-1 MV. Section [18.84.410](#) of this title shall apply to accessory apartments within the PD-1 MV district with the following limited exceptions:

The minimum lot size where the home is located shall not be less than five thousand (5,000) square feet (subsection [18.84.410B1a](#) of this title).

A single-family dwelling with an owner occupied accessory apartment shall provide at least one additional parking space (subsection [18.84.410C2](#) of this title).

Detached buildings (second floor of a garage) may be permitted as accessory apartments

in the PD-1 MV district and may have external entrances (subsection [18.84.410C7](#) of this title).

Daycare nursery.

Educational institutions. (Ord. 2006-29, 11-7-2006)

18.79.050: LOT AREA:

There shall be no minimum lot size requirement; however the total number of residential dwelling units shall not exceed five hundred ninety eight (598). (Ord. 2006-29, 11-7-2006)

18.79.060: LOT REQUIREMENTS:

There are no lot requirements other than the general layout of the lots as presented in the PD-1 MV final plat. (Ord. 2006-29, 11-7-2006)

18.79.070: RESIDENTIAL DENSITY:

The overall residential density in the PD-1 MV shall not exceed five hundred ninety eight (598) dwelling units as defined in this chapter. (Ord. 2006-29, 11-7-2006)

18.79.080: SETBACK REQUIREMENTS:

For the purpose of this chapter, the "lower village" is defined as those lands within the PD-1 MV west of the irrigation canal. The "estate" is defined as lands within the PD-1 MV east of the irrigation canal and west of the CE-1 district.

A.Lower village lot setbacks:

1. Front yard setbacks shall be no less than zero feet (0') and no more than fifteen feet (15') measured from the property line to the foundation of the home. Front porches, stairs and other features may encroach into the setback no more than five feet (5').
2. Corner lot side yard setbacks at the street side shall be treated as front yards.
3. Rear yard setbacks shall be no less than ten feet (10') measured from the rear property line to the foundation of the dwelling unit or garage (whichever is closer).
4. Side yard setbacks shall be no less than:
 - 3.5 feet measured from the property line to the foundation of the single-family detached dwelling unit.
 - 7.5 feet measured from the property line to the foundation of the attached dwelling units (duplex, townhome, etc.).

B.Estate lot setbacks:

1. Front yard setbacks shall be no less than fifteen feet (15') measured from the property line to the foundation of the home or garage, whichever is closer. Front porches, stairs and other features may encroach on the setback no more than five feet (5').
2. Rear yard setbacks shall be no less than fifteen feet (15') measured from the rear property line to the foundation of the dwelling unit.
3. Side yard setbacks shall be no less than ten feet (10') measured from the property line to the foundation of the dwelling unit. (Ord. 2006-29, 11-7-2006)

18.79.090: BUILDING HEIGHT:

Single-family detached dwelling units shall not exceed thirty five feet (35') maximum height from the existing grade at the foundation (as depicted on the final plat) to the highest point of the roof. Chimneys and other minor features may exceed this height but may not exceed forty feet (40').

Townhomes, other attached dwelling units and community structures shall not exceed forty five feet (45') measured from the existing grade at the foundation (as depicted on the final plat) to the midpoint of the roof. This height limit may be exceeded with the permission of the city council if site conditions warrant such a waiver. However, under no circumstance shall the height of any structure exceed fifty five feet (55') in height. (Ord. 2006-29, 11-7-2006)

18.79.100: ARCHITECTURAL REVIEW:

The architectural pattern book may specify more specific standards for setbacks, height, bulk, landscaping, and other criteria as may be warranted. These additional standards may be more restrictive than those expressed in this chapter. However, they shall not exceed or otherwise act contrary to the standards set forth in this chapter.

All proposed improvements in the PD-1 MV shall be reviewed and approved by a licensed architect ("the village architect") as appointed and employed by the declarant of Mapleton village to ensure that all improvements and landscaping within the zone conform to this chapter and the architectural pattern book (exhibit X). (Ord. 2006-29, 11-7-2006)

18.79.110: PARKING REQUIREMENTS:

Parking requirements shall be governed by section 18.84.270 of this title. However, given the pedestrian friendly nature of the PD-1 MV, exceptions to section [18.84.270](#) of this title regarding minimum number of parking spaces may be granted by the city council. Additionally, no dwelling unit shall have more than two (2) on site parking spaces outside of the garage. (Ord. 2006-29, 11-7-2006)

18.79.120: OPEN SPACE, STREET TREE AND LANDSCAPING REQUIREMENTS:

A minimum of thirty five percent (35%) of the site shall be preserved as permanent open space designated for public recreation and/or natural habitat. Open space may include storm water management facilities, trails, play fields, greens, and natural areas. Such preserved open space shall be preserved in perpetuity through a deed restriction as approved by the city council. (Ord. 2006-29, 11-7-2006)

18.79.130: DESIGN STANDARDS:

Design elements including, but not limited to, street width, curb radii, drainage facilities, sidewalks, curb and gutter, and block standards shall conform to the Mapleton village plan and development agreement. Where the Mapleton village plan and development agreement conflict with [chapter 17.12](#) of this code, the Mapleton village plan and development agreement shall govern.

All landscaping shall conform to the requirements found in [chapter 17.15](#) of this code and the master landscape plan for the PD-1 MV.

Street trees shall be required, where appropriate, between the sidewalk and the curb of every street. Said trees shall be a minimum size of no less than two inch (2") caliper and one tree shall be placed at least every twenty feet (20') and no closer than is recommended by a landscape architect for each specific species of street tree. Tree species shall be the same as required in the adopted street tree list for the city of Mapleton City or as otherwise approved by the city council. (Ord. 2006-29, 11-7-2006)

18.79.140: ENFORCEMENT:

If the city deems that open space and parks are not being kept to Mapleton City standards, the city shall have said improvements and maintenance done and any such expenses by the city shall be assessed to any of the homeowners' associations of the PD-1 MV. (Ord. 2006-29, 11-7-2006)

18.79.150: EXCEPTIONS TO DEVELOPMENT AND DESIGN STANDARDS:

The Mapleton village development agreement and development standards associated with this zone shall be strictly construed. No variations shall be made from the development plan and standards adopted in the zone unless expressly approved by the city council with recommendation from the planning commission for the purpose of achieving better design. In taking such action the planning commission and city council shall:

A. Make a finding that the amendment will result in better design;

B. Will not unduly impact adjacent neighbors or detract from the overall intent of the concept plan and architectural pattern book; and

C. Be bound by the standards set forth in the PD-1 MV development agreement. (Ord. 2006-29, 11-7-2006)