

**Mapleton City, Utah**  
Notice of  
**OCCUPANCY RESTRICTION**  
**Where Residential Structures Have Second Kitchens,**  
**“Kitchenettes” or Wet-bars**

All prospective, current, and future owners, and heirs to the property identified below, are hereby notified that the residence is permitted the use of a second kitchen, so long as its use complies with the conditions specified in Section 18.84.415 of the Mapleton City Zoning Ordinance, listed herein.

Address: _____ Mapleton, Utah _____
Legal Description: Lot _____, Plat _____, in the _____ Subdivision. Mapleton City, Utah, or as otherwise described legally as follows:
Utah County Parcel No: _____ The property is located in the _____ Zone.

**18.84.415. Second Kitchens Permitted.**

- A. One second kitchen shall be permitted in any single family residential detached dwelling unit, in any zone, as long as the following requirements are met:
1. The residence shall not be considered as two dwelling units, and shall have only one front entrance.
  2. The residence shall have only one address.
  3. An interior access shall be maintained to all parts of the residence to assure that an accessory unit or apartment is not created. There shall be no keyed and dead bolt locks, or other manner of limiting or restricting access from the second kitchen to the remainder of the residence.
  4. The residence shall have no more than one electrical meter, and no more than one water or sewer hook-up.
  5. A second kitchen shall exist only as part of the primary structure and shall not be installed in an accessory or “out” building.
  6. Upon a twenty-four hour notice of request made by the Mapleton City Planning Director or Building Official, the residence owner shall allow, within reasonable hours, an inspection of the residence which has a second kitchen, in order to determine compliance with this section.
  7. The residence owner shall sign a written document prescribed by Mapleton City which declares that the residence will not be converted into two or more units. The signature on such a document shall be notarized and the document shall be recorded with the Utah County Recorder’s Office prior to issuance of a building permit. Once a second kitchen is approved under the above criteria, both present and future owners of the residence shall limit use of the single family residence to a family only.
  8. If the property owner, or a latter applicant wishes to apply for an owner occupied accessory pursuant to Section 18.84.410, the limitations of the second kitchen agreement, if located in the accessory apartment, shall become null and void.
  9. Construction of any such kitchen shall meet International Building Code standards.
- B. A second kitchen shall not be established in a single family residential structure which contains

an accessory apartment, whether or not such accessory apartment was established pursuant to Chapter 18.84.410.

- C. Outbuildings, such as detached garages or barns, shall not be permitted a kitchen, however, a “wet-bar kitchenette” shall be allowed for parcels of property that have a home located on the same lot or parcel. For the purpose of this section a “wet-bar” or “kitchenette” shall be defined as a one or two bay sink, a refrigerator, cabinets, and temporary cooking utensils, such as a microwave, or toaster oven for the preparation of snacks. Stoves shall be prohibited. The “wet-bar” or “kitchenette” shall not be intended for use to prepare meals on a regular basis, and shall be considered as a facility for family entertainment. In no case shall an outbuilding be considered separate living quarters. Outbuildings that resemble a separate living quarters, such as a building with bedrooms, bathrooms, and a kitchen, “wet-bar” or “kitchenette”, shall be prohibited. Outbuildings with a wash room (sink) and a toilet, shall not be considered a “bathroom”.

**BUILDING PERMIT #** \_\_\_\_\_ was issued to document the code compliance of the Second kitchen. An inspection was/will be performed to ensure conformance to all applicable codes.

Planning Department Approval by \_\_\_\_\_ Date: \_\_\_\_\_

I/We, \_\_\_\_\_, as owner(s) of the subject property, declare this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, that I/We understand the requirements for the creation/existence of a second kitchen in the residence identified above. In accordance with these requirements, I/We declare that I/We will in no way attempt to modify the existing residence in order to create an accessory apartment or a second living unit. Further, I/We agree that I/We shall allow Mapleton City staff to make an inspection of the subject home within reasonable hours, in order to determine compliance with the Mapleton City Ordinance regarding second kitchens in single family residences.

Signed: \_\_\_\_\_ Date Signed: \_\_\_\_\_

Signed: \_\_\_\_\_ Date Signed: \_\_\_\_\_

STATE OF UTAH )  
COUNTY OF UTAH ) SS.

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me, a Notary Public, \_\_\_\_\_ and identified him\herself\themselves as the signer(s) of the foregoing instrument and who duly acknowledged that he\she\they executed the same.

Signed: \_\_\_\_\_  
NOTARY PUBLIC, in and for the County of \_\_\_\_\_,  
State of Utah. My Commission Expires: \_\_\_\_\_.  
Print Name: \_\_\_\_\_.