

# **CHAPTER 9**

(Amended 11/05)

## **LANDSCAPING AND BUFFERS**

### **Section**

- 9.1 Purpose.**
- 9.2 Enforcement of Landscape Requirements**
- 9.3 Landscape Plan.**
- 9.4 Selection, Installation, and Maintenance of Plant Materials.**
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### **9.1 PURPOSE.**

(1) The landscaping and buffering requirements specified in this Chapter are intended to foster aesthetically pleasing development which will protect and preserve the appearance, character, health, safety, and welfare of the community. These regulations are intended to increase the compatibility of adjacent uses and, in doing so, minimize the harmful impacts of noise, dust and other debris, motor vehicle headlight glare or other artificial light intrusions, and other objectionable activities or impacts conducted or created by an adjoining or nearby use, thereby fostering compatibility among different land uses. These regulations are also intended to preserve, enhance and expand the urban forest and promote the prudent use of water and energy resources.

### **9.2 ENFORCEMENT OF LANDSCAPE REQUIREMENT.**

(1) Whenever the submission and approval of a landscape plan is required by this Ordinance, such landscape plan shall be an integral part of any application for a building permit and occupancy permit. No permit shall be issued without City approval of a landscape plan as required herein. Failure to implement the approved landscape plan shall be cause for revocation of the occupancy permit. However, the requirements of this Chapter may be modified by the Zoning Administrator, on a case by case basis, in response to input from the City Police Department regarding the effects of required landscaping on crime prevention.

### **9.3 LANDSCAPE PLAN.**

(1) Except for the construction of detached single-family residences and two-family residences a landscape plan shall be required for any change in use, building additions or increases in occupancy. Such landscape plan shall be drawn in conformance with the requirements specified in this chapter. Landscape plans must be approved by the Zoning Administrator prior to issuance of a building permit. Landscape plans for planned unit developments or conditional uses, or other uses requiring site plan approval shall be reviewed and approved by the Planning Commission.

(2) Unless specifically waived by the Zoning Administrator, all landscape plans submitted for approval shall contain the following information:

- (a) The location and dimensions of all existing and proposed structures, property lines, easements, parking lots and drives, roadways and rights-of-way, sidewalks, bicycle paths, ground signs, refuse disposal and recycling areas, bicycle parking areas, fences, freestanding electrical equipment, tot lots and other recreational facilities, and other freestanding structural features as determined necessary by the Zoning Administrator;
- (b) The location, quantity, size and name, both botanical and common names, of all proposed woody plant materials;
- (c) The location, quantity, size (where applicable) and name, both botanical and common names, of all proposed herbaceous plant material including ground cover, annuals/perennials and turf;
- (d) The location, quantity, size and name, both botanical common names, of all existing plant materials, including trees and other material in the parkway, and indicating plant material to be retained and removed;
- (e) The location of existing buildings, structures and plant materials on adjacent property within 20 feet of the site, as determined necessary by the Zoning Administrator;
- (f) Existing and proposed grading of the site indicating contours at two foot intervals. Proposed berming shall be indicated using one foot contour intervals;
- (g) Elevations of all fences and retaining walls proposed for location on the site;
- (h) Elevations, cross-sections and other details as determined necessary by the Zoning Administrator.
- (i) Water efficient irrigation system (separate plan required); and
- (j) Summary data indicating the area of the site in the following conditions:
  - i Total area and percentage of the site in landscape area;
  - ii Total area and percentage of the site in domestic turf grasses; and
  - iii Total area and percentage of the site in drought tolerant plant species.

#### **9.4 SELECTION, INSTALLATION, AND MAINTENANCE OF PLANT MATERIALS.**

(1) Planting materials used in conformance with the provisions of this Chapter shall be of good quality, of a species normally grown in Northern Utah, and capable of withstanding the extremes of individual site microclimates. Size and density of plant material, both at the time of planting and at maturity, are additional criteria which shall be considered when

selecting plant materials. The use of drought tolerant plant material is preferred.

**(2)** All landscaping materials shall be installed in accordance with the current planing procedures established by the American Association of Nurserymen. The installation of all plant material required by this Chapter may be delayed until the next optimal planting season, as determined by the Zoning Administrator. The owner of the premises shall be responsible for the maintenance, repair, and replacement of all landscaping materials and barriers, including refuse disposal areas, as may be required by the provisions of this Chapter. All landscaping materials shall be maintained in good condition so as to present a healthy, neat and orderly appearance, and plant material not in this condition shall be replaced when necessary and shall be kept free of refuse and debris. Fences, wall and hedges shall be maintained in good repair. Irrigation systems shall be maintained in good operating condition to promote the conservation of water.

## **9.5 PARKWAY LANDSCAPING.**

**(1)** The intent of these requirements is to maintain the appearance of parkways, protect the users of parkways, expand landscape design flexibility, accommodate drought tolerant design options and improve environmental conditions. The following requirements shall apply to all lots abutting parkways, the ground area within the street right-of-way situated between the back of curb (or edge of pavement) and the sidewalk. However, these requirements shall not apply to official beautification districts where exceptions to parkway standards are approved.

**(2)** All parkways shall be landscaped in conformance with the provisions of this Section. In general, this will involve improving the ground surface of the parkway with turf or other plant material, or hard surface treatments where permitted. Parkway trees shall be required and meet the following specifications:

- (a)** Parkway trees shall be provided at the equivalent of not more than 30 feet apart in the right-of-way adjacent to the parcel;
- (b)** Parkway trees may be clustered or spaced linearly in the right-of-way as determined appropriate by the Zoning Administrator;
- (c)** Parkway trees shall have a minimum trunk size of two and one-half inches in caliper;
- (d)** A variety of compatible species should be included in the planting plan for a specific site or development. The selecting of a tree species shall be reviewed and approved by the Zoning Administrator; and
- (e)** The Zoning Administrator may waive or otherwise modify the requirements of this Section to better achieve the intent of this Section and address site specific conditions. This could also include requiring the planting of parkway trees on the lot adjacent to the right-of-way if adequate space is not available in the parkway.

**(3)** Materials prohibited in parkways referenced in Table 9-1 include rocks, gravel, bark,

asphalt, thorn bearing plant species, ground cover and shrubs which exceed 18 inches in height at maturity. These materials are prohibited for the reasons stated below:

- (a) Rocks, gravel, and bark are hazardous to pedestrians and bicyclists, are difficult to walk across particularly when covered with snow, are kicked or washed into the street and sidewalk causing potential traffic hazards and clog storm drainage systems, and requires additional City street cleaning and maintenance costs;
- (b) Asphalt is inconsistent with the City’s urban design policy, and deteriorates quicker than concrete or pavers;
- (c) Thorn bearing plant species are hazardous to pedestrians and bicyclists, and are difficult to walk across; and
- (a) Ground cover and shrubs which exceed eighteen inches in height at maturity are hazardous to pedestrians due to sight distance problems, are difficult to walk across, provides a visual barrier to promote crime, and limits access to vehicles parked adjacent to the parkway.
- (e) The developer in a subdivision or planned unit development is responsible for the planting of street trees.

**Table 9-1, Parkway Design Standards<sup>①</sup>**

<b>Parkway Materials</b>	<b>Parkway</b>
Turf,	Permitted
Evergreen Ground Cover <sup>f</sup>	Permitted - less than 18" in height at maturity
Shrubs,,	Permit - less than 18" in height at maturity
Trees	Permitted - See Section 9.5.6
Flowers...	Permitted- flower bed not to exceed 24" in height at maturity
Bark and Mulch	Permitted
Driveway and Walkways (carriage to street)	Permitted
Other Impervious Materials (brick pavers, concrete)	Not to exceed 25% of the parkstrip area
Street Trees	Street trees shall be planted within one growing season

Parkway Materials	Parkway
	from the date the certificate of occupancy was issued. The developer in a subdivision or P.U.D., is responsible for the planting of street trees.
Irrigation†	Required for plant materials
Prohibited Materials‡	Large rocks, asphalt, thorny bearing plants, ground cover and shrubs exceeding 18" in height

**Notes:**

① These standards apply to all properties in the City that have street curb and/or gutter. Owners of property on streets that do not have curb and gutter, and vacant lot owners do not have to maintain landscaping within the public right-of-way. However, these properties shall not maintain rocks, gravel, bark, or other similar materials within the public right-of-way. In addition, vacant property owners shall maintain native grasses and weeds to a maximum height of six inches.

, Turf is permitted on slop grades up to fifty percent. Turf is not recommended on slopes greater than fifty percent.

*f* Ground covers are defined as any perennial evergreen plant material species that cover one hundred percent of the ground all year. Perennial is defined as a plant having a life span of more than two years. Evergreen is defined as a plant having foliage that remains on the plant throughout the year. Ground covers shall not exceed 18 inches in height at maturity. Flowers as permitted above are an exception to this definition and shall not exceed 36 inches in height at maturity. Thorn bearing ground covers are prohibited.

„ A limited variety of shrubs are available that will not exceed 18 inches in height at maturity. Thorn bearing shrubs are prohibited.

... Flowers shall not include thorn bearing species.

† Irrigation shall be provided to adequately maintain all plant materials in parkway areas. Irrigation may include a permanent “in-ground” system or manual hose and sprinkler application.

‡ Retaining walls, fences, steps, and other similar structural encroachments shall be prohibited unless they are specifically approved through the City. Retaining wall is defined as a wall designed to resist the lateral displacement of soil or other material.