

CHAPTER 12-25 LANDSCAPE STANDARDS

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12-25-101. Purpose and Applicability.

These standards apply to commercial, light industrial, business park, mixed use, planned unit development, and multi-family residential developments only. Developments consisting exclusively of single family or two-family dwellings are excluded and subject to the provisions of the City's Supplementary Regulations, Section 12-28-109 - Yard, Landscaping, Maintenance and Storage, as amended.

The purpose of this chapter is to promote aesthetically pleasing properties, to protect property values through the preservation and planting of vegetation, screening, and landscaping materials, and to promote the conservation of limited resources such as water in landscape design. Specifically, these standards are intended to reduce excessive heat, glare, and accumulation of dust; to provide privacy from noise and visual intrusions; to prevent the erosion of soil and excessive runoff of drainage water; and to promote the conservation of water.

12-25-102. Landscape and Irrigation Plans Required; Installation Completion Deadlines.

(a) Landscape and irrigation plans, signed and stamped by a licensed landscape architect,¹ shall be submitted with any application for approval of any subdivision, development, building, structure, addition, or change in use as part of the site plan and development approval process.

(b) All landscape and irrigation improvements shall be installed in accordance to approved plans prior to the issuance of a certificate of occupancy. An extension not to exceed 180 days to accommodate seasonal conditions may be approved by the Director upon application. An extension will only be granted on the condition that the developer posts a bond in an amount equal to 100% of the cost of landscape improvements to guarantee construction of improvements.

¹ As used herein the term "landscape architect" means a landscape architect who hold a current landscape architect license issued by the Utah Division of Occupational and Professional Licensing. See U.C.A. §§58-53-101, *et seq.* and Utah Administrative Rule R156-53 Landscape Architects Licensing Act Rule.

(c) Landscape and irrigation plans for commercial, light industrial, heavy industrial, airport, business park, mixed use, planned dwelling groups, including planned dwelling groups, multi-family residential developments, public and quasi-public developments and similar uses shall comply with the requirements of Chapter 12-26 governing Water Efficient Landscape and Irrigation Requirements.

12-25-103. Landscape Setbacks.

Minimum landscape setbacks are required in all zone districts and uses covered by this Chapter (Figure 1).

(a) Minimum Depth of Landscape Setbacks.

(1) 25' when adjacent to an expressway or freeway as identified in the City's Master General Plan' "Street Classification".

(2) 20' when adjacent to an arterial street as identified in the City's General Plan.

(3) 10' when adjacent to any collector or smaller public street.

(4) When adjacent to a non-street boundary of the zone district, there is no minimum depth requirement. Applicant must, however, utilize required "non-street (interior) boundary" trees detailed elsewhere in this chapter, and may need to meet "buffer" requirements described in Section 12-25-106 - Required Internal Landscaping as applicable).

(5) Public sidewalks may be permitted to "meander" into a required landscape setback area if landscaping is provided and maintained in the right-of-way to adequately compensate for the loss of landscaping in the setback area.



**Figure 1
Typical Landscape Setbacks**

(b) Minimum Number of Trees in Landscape Setbacks and Non-street Interior Boundaries.

(1) Adjacent to an expressway, or freeway: minimum of one (1) tree for every twenty feet (20') of street frontage.

(2) Adjacent to an arterial street: minimum of one (1) tree for every twenty-five feet (25') of street frontage.

(3) Adjacent to a collector street or other smaller street: minimum of one (1) tree for every thirty feet (30') of street frontage.

(4) Perimeter trees adjacent to any non-street (interior) boundary: minimum of one (1) tree for every thirty feet (30') of non-street (interior) boundary of the lot or parcel. These trees do not need to be located in a landscaped setback of a minimum size but shall be designed and implemented in a manner that accommodates the growth of the trees and to prevent damage to the trees by vehicles. If planter areas are used, specifications shall be consistent with the requirements of this Chapter.

(5) Landscape setback and boundary trees may be clustered along a particular frontage or perimeter boundary. The trees shall be selected from the list provided in Appendix "A".

(6) The required trees may be placed in the landscaped setback area within fifty feet (50') of the street. Non-street boundary trees shall be located within fifty feet (50') of the non-street (interior) boundary.

(7) Trees located within the required landscape setback may be also be located within an adjacent public right-of-way area, if: (1) no conflicts exist with utility easements; (2) approved by the Planning Commission, and, if applicable, (3) the UDOT District Engineer approves the installation of the trees.

12-25-104. Landscape Buffers.

(a) Buffer Between Non-Residential and Residential Projects Separated by a Non-Arterial Street.

(1) A buffer is required along the street-side property line in any non-residential project that is separated from a residential district by a non-arterial street. Non-arterial streets are those not designated as arterial streets in the City's General Plan. Non-street public rights of way, including without limitation the A-1 drain, are considered non-arterial streets for the purposes of this sub-section.

(2) Design Standards. The buffer shall be a minimum of fifteen feet (15') in depth. The minimum number of trees in such buffers shall be one (1) tree for every fifteen feet (15') of frontage length of the buffer. A minimum of one-third (1/3) of the trees shall be evergreen.

(b) Non-Street Related Buffers.

(1) A buffer shall be required along the common property line(s) in the following circumstances:

(A) Between a non-residential and a single-family or two-family residential use;

(B) Between a non-residential and multi-family residential use; and

(C) Between a single-family or two-family and multi-family use.

(c) Design Standards.

(1) Buffers shall be a minimum of fifteen feet (15') in depth, measured from the property line. The minimum number of trees in a buffer area shall be one (1) tree for every fifteen linear feet (15') of the buffer. A minimum of one-third (1/3) of the trees shall be evergreen trees.

(2) Subject to the City's water efficient landscape and irrigation requirements, buffers shall not require that a minimum area be covered by living materials. Any portion

of a buffer utilizing non-living materials shall be covered with bark, wood chips, rock, stone, or similar materials. The Director may require installation of a weed barrier where deemed appropriate.

(3) A concentration of small ornamental trees with open branching and foliage and relatively slow growth is prohibited.

(4) Where the characteristics of the non-residential project tend to have a negative effect on adjacent residential uses (such as storefronts, service docks, parking areas, etc. facing residential entries, yards, patios, etc.), the Director may require additional restrictions to minimize the said negative effects. This may be accomplished by requiring installations such as additional trees and plant materials, opaque fencing or walls, etc.

(5) The Planning Commission may approve variations from the foregoing regulations where it is determined that due to the unique characteristics of the site, strict adherence to the standards is impracticable or unfeasible to meet the standards set forth above. The developer shall have the burden of demonstrating that adherence is impracticable or unfeasible.

(6) See Figure 2 for an example of a Landscape Buffer.

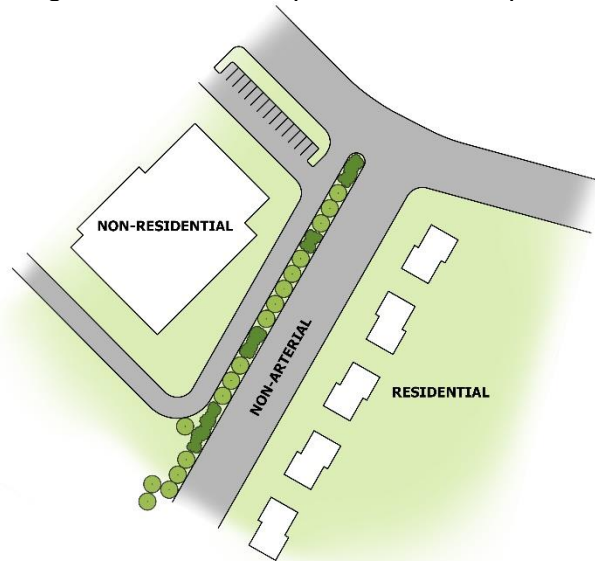


Figure 2
Typical Landscape Buffer Diagram

12-25-105. Screening of Loading Docks, Vehicle Repair Bays and Vehicle Fueling Areas from View from Adjacent Residential Properties.

(a) Industrial and commercial loading docks and areas, vehicle repair bays and vehicle fueling stations shall be shielded from residential uses with completely opaque fencing or similar facilities to mitigate the visual and auditory impact of such uses.

12-25-106. Required Internal Landscaping.

(a) Purpose.

(1) "Internal" landscaping requirements are intended to augment the "boundary" landscaping requirements (such as landscaped setbacks and buffers) and parking lot landscaping requirements. The purpose of "internal" landscaping is to visually soften the mass of buildings and to visually separate building areas from parking and loading areas. The City recognizes that flexibility in the design of spaces and tree selection is needed. This flexibility is needed because of: (1) the diversity of building designs, (2) the possible limitations on plant selections due to building foundation problems posed by the root growth of some trees, and (3) building foundation problems posed by the irrigation of expansive soils.

(2) For purposes of this section the phrase "net area" means the entire project, less any lands dedicated as public streets. By way of example, if the entire project consists of 20 acres, 4 acres of which are dedicated as public streets, the net area would be 16 acres.

(b) Requirements for multi-family projects, including planned dwelling groups, that include multi-family structures in any zone district.

(1) Minimum internal landscaping area is fifteen percent (15%) of the net area.

(2) Tree Requirement. A minimum of one (1) tree for every 500 square feet of the required minimum internal landscaping area.

(c) Requirements for non-residential projects in any zone district.

(1) Minimum internal landscaping area. A minimum of five percent (5%) of the net area.

(2) Tree Requirement. A minimum of one (1) tree for every 500 square feet of the required minimum internal landscaping area.

(3) Up to one-half (1/2) of the required trees may be substituted by shrubs adjacent to retail storefronts where the view of wall signs may be obstructed. Ten (10) shrubs with a minimum container size of five (5) gallons shall be provided for each tree that is replaced.

(4) Standards for the minimum internal landscaping area and minimum number of trees (see Figure 3).

(A) The landscape area shall be located as follows in order to meet the minimum area requirement credit toward the internal landscaping area

(i) Adjacent to those building elevations which provide major public views of the project from adjacent streets and properties and to the users of the project;

(ii) Within a plaza or courtyard between buildings or portions of buildings;

(iii) In a space provided to separate building areas from parking spaces areas; or

(iv) In a similar location in which substantially conforms to the stated purpose of the required internal landscaping area (see above), if approved by the Planning Commission.

(v) The location of spaces credited toward the minimum internal landscaping area requirement shall be consistent with the requirements of this Chapter.

(vi) The minimum internal landscaping area and its minimum number of trees may not include the minimum requirements of other sections of this Chapter, including landscaped setbacks, buffers, or parking lot trees.

(d) Design Standards.

(1) The minimum required internal landscaping area shall consist of a minimum of fifty percent (50%) ground covered by living grass or other plant materials. This provides flexibility for situations where plants and their irrigation should be limited next to building foundations.

(2) The intent of the internal landscaping area is to provide relief from structures and hard surfaces in a project through the use of plantings. Therefore, sidewalks which provide basic pedestrian circulation only shall not be credited toward the minimum internal landscaping area requirement. Paved plazas may be credited to a maximum of fifty percent (50%) of the required internal landscaping area if such plazas have trees which provide visual relief to those building elevations which form the major public views of the project.

(3) To provide for flexibility of design in the minimum internal landscaping area, the developer may select the types of and the planting spaces between the required trees. However, the trees shall be selected from the tree types listed in Appendix "25-A". The planting spacing should allow for the growth characteristics of the trees without adversely affecting the maintenance of structures, walks, or drives.

(4) The minimum planting sizes of trees shall comply with the specifications provided in Section 12-25-107.

(e) Policies.

(1) Parking lot landscape areas and tree planters with a ground covering by living materials may be approved by the Planning Commission to be credited to a maximum 50% minimum internal landscaping area if the following conditions exist.

(A) The provided number of trees meets the required number of parking lot trees and internal landscaping area trees. These landscaped spaces or

tree planters serve the purpose of providing desirable pedestrian oriented landscaped spaces within the interior of the project or visually softening the mass of the buildings.

(B) The Planning Commission can justify such a credit because parking lot planters are not otherwise required to have a ground covering by living materials.

(2) That portion of a landscaped setback which is in excess of the minimum depth may be approved by the Planning commission as a credit toward the required internal landscaping area. However, such portion should be located within 50 feet of the project's buildings and should include trees that provide visual relief to those building elevations which form the major public views of the project.

(3) Each building area within a development site containing multiple buildings is not required to meet the 5% internal landscaping requirement, as long as the entire overall development complies. The internal landscaping should be generally distributed among the building areas with a greater emphasis near those building facades that form the major public views of the project.

(f) Examples.

(1) See Figure 3 for an example of "internal" landscaping and trees in a typical project.



Figure 3
Typical Internal Landscape Diagram

12-25-107. Percentage of Ground Cover in Required Landscape Areas.

Unless otherwise specified, all required landscape areas, such as a "minimum landscape setback" or "required internal landscaping", shall consist of a minimum of fifty percent (50%) living plant material, which may then consist of no more 50% turfgrass (no more than net 25% turfgrass). The foliage crown of trees shall not be used when calculating the fifty percent (50%) or other required percentage calculation, and the planting sizes and spacings of shrubs and ground cover requirement shall be consistent with requirements of this Chapter. The area not covered with living plant materials may be covered with bark, wood chip, rock, stone, or other similar mulch materials acceptable to the Planning Commission.

(a) Policies.

(1) In order to be considered a "ground cover of living materials", all shrubs and ground covers utilized shall substantially comply with the planting sizes and spacings described in Appendix A of this Chapter.

(A) The spacing between two plants with different spacing requirements shall be an approximate average of two spacing requirements.

(B) Native grass seed mixes may be proposed for fulfilling the requirement for required ground cover, although the seed mix should consist predominantly of native grasses. The dominant or sole use of wildflower seed mixes is discouraged, especially in locations where minimal irrigation is proposed. Specifications should be included in the landscape plan providing detail as to the specific composition of the proposed seed mix, including descriptions of the methods, amounts (in ounces per 1000 square feet), and processes for planting the seeds.

12-25-108. Tree Selection.

(a) Purpose. The purpose of this section is to define permitted and prohibited trees for use in the zones covered by this Chapter, as expressed in the following goals and objectives:

(1) To protect public safety, health and welfare;

(2) To promote the general welfare of the City by establishing and maintaining the maximum amount of canopy coverage provided by trees;

(3) To preserve and enhance the City's environmental, economic and social character with mature trees;

(4) To encourage site and utility planning, building, and development practices to prevent indiscriminate removal or destruction of trees and avoid unnecessary disturbance to trees within the City;

(5) To establish and maintain species diversity and age classes as part of providing a stable and sustainable community forest; and

(6) To implement the goals and objectives of the General Plan.

(b) Application.

(1) The selected species of trees shall comply with the standards in this Chapter, unless otherwise approved in writing by the Director. A request for a variation of these rules may be denied if the Director has any rational basis for the denial.

(c) Tree Selection.

(1) Tree(s) selected under this section shall meet all requirements of this Chapter and shall be on the City's Approved Street Tree Lists.

(2) Trees not included on the Approved Street Tree Lists may not be included on a site plan but shall not be planted without written permission from the Director.

(d) Minimum Standards.

(1) Nursery Stock Specifications

(A) Trees should be grown in a recognized nursery in accordance with good horticultural practice (American Association of Nurseryman Standards, ANSI Z60.1, as amended, or similar).

(B) Trees should be healthy, vigorous stock grown under climatic conditions similar to the locality of the project and free of disease, insects, eggs, larvae, and defects such as knots, sun-scale, injuries, abrasions, or disfigurement.

(2) Minimum Tree Size.

(A) The minimum size of all deciduous trees shall be 2-inch caliper minimum, measured as provided in the American Association of Nurseryman Standards, ANSI Z60.1, as amended, or similar.

(B) Evergreen trees shall be not less than six (6) feet in height, measured from ground level, unless approved in writing by the Director.

(e) Prohibited Tree List. The following trees are prohibited:

(1) American Elm – *Ulmus americana* (exceptions are provided for species and cultivars that are resistant to Dutch Elm disease, such as 'Frontier', 'New Harmony' and 'New Horizon' cultivars).

(2) Ash – *Fraxnius sp.*

(3) Birch – *Betula sp.*

(4) Black Locust – *Robinia pseudoacacia*

(5) Box Elder – *Acer negundo* (exception provided for *Acer negundo* 'Sensation', an improved cultivar with characteristics that may be suitable for street trees in particular).

(6) Cottonwood, Quaking Aspen and Poplars – *Populus sp.*

(7) Flowering Plum – *Prunus cerasifera*

(8) Idaho Locust – *Robinia x ambigua*

(9) London Plane Tree – *Platanus*

(10) Russian Olive – *Elagnus angustifolia*

(11) Siberian Elm – *Ulmus pumilla*

(12) Silver Maple – *Acer saccharinum*

(13) Trees of Heaven – *Alianthus*

(14) Willow – *Salix sp*

(15) Blue Spruce – *Picea sp.*

(f) Tree Selection Criteria.

Street trees shall be selected based on a combination of their approximate size at maturity, location in the City, and the size of the soil/planting area, as described below and detailed in the three lists contained in Appendix 25-A. In addition to those requirements, tree restrictions may be subject to requirements of other government agencies (e.g., UDOT, etc.) and utility providers (e.g., electric power providers, fuel pipelines, etc.).

(1) Size at maturity.

(A) Small Trees – Less than 30 feet tall at maturity

(B) Medium Trees – 30 to 45 feet tall at maturity

(C) Large Trees – 45 feet tall or greater at maturity

(2) Planting Area Conditions.

(A) Small Planting Areas: Select trees from the Small Tree List.

(i) Planting area minimum 3 to 5 feet wide

(a) Space for root or canopy growth is limited

(B) Medium Planting Areas: Select from the Medium Tree List.

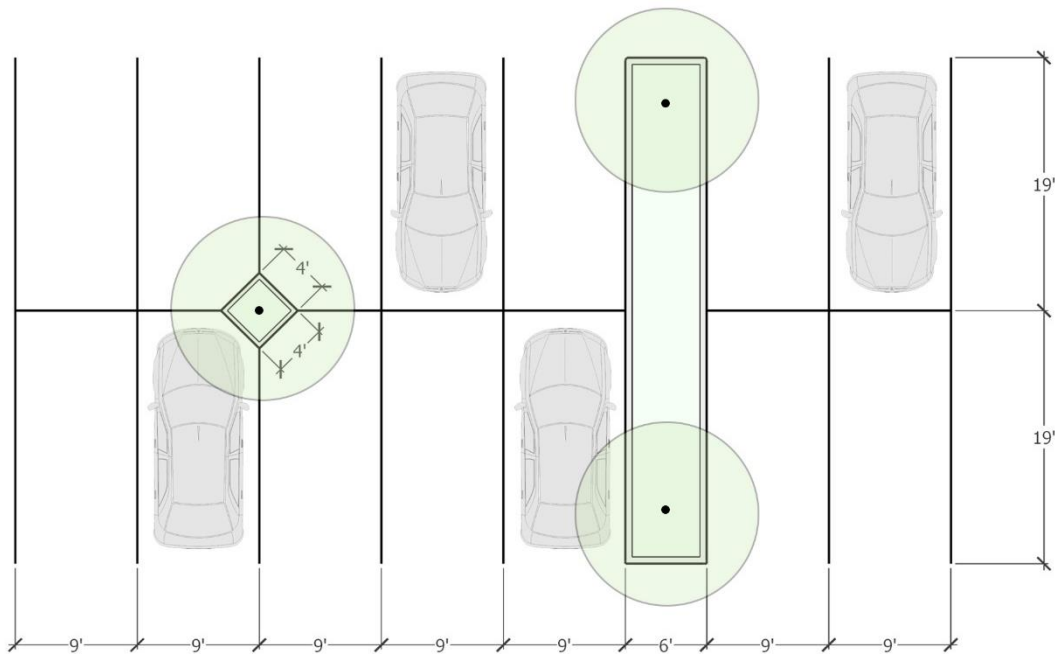
(i) Planting area minimum 5-8 feet wide

- (a) Intermediate size is compatible with site
- (C) Large Planting Areas: Select from the Large Tree List.
 - (i) Planting area exceeding 8 feet wide
 - (a) Planting area will accommodate large tree with maximum size, shade and energy conservation benefits
 - (b) Space for root and branch growth will not conflict with site features

12-25-109. Parking Lot Trees.

(a) One (1) tree of a type suitable for parking lots (as defined in the appendices to these regulations) shall be provided for every fifteen (15) vehicular parking stalls in parking lots with fifteen (15) or more stalls. The tree types and minimum planter island sizes shall be consistent with the requirements of this Chapter and the appendices. The required trees may be laid out in rows or clustered depending on specific site and design requirements, for dividing and breaking up expanses of paved surfaces and for creating a discernable shaded canopy in the parking lot.

(b) In order to be located within the parking lot, trees must be located in planters that are bounded on at least three (3) sides by parking lot paving. These landscape islands shall be a minimum dimension equal to the area of a single parking space (6' x 18') for each tree planted (see Figure 4).



**Figure 4
Landscape Parking Islands**

(c) Only trees in such landscaped "islands" will contribute toward meeting parking lot tree requirements. Planters shall be of sufficient size and design to accommodate the growth of the trees and to prevent damage to the trees by vehicles.

(d) The trees used as the required parking lot trees shall substantially conform to the types marked in Appendix 25-A of this Chapter.

(e) The City acknowledges that trees not included in the lists in Appendix 25-A may be considered if special conditions exist. For example, a small proportion of deciduous ornamental trees may be approved if the resulting ratio of trees to parking spaces is significantly greater than the minimum requirement described herein.

(f) Required parking lot trees shall be located within the parking lot where vehicles park and maneuver. Utilization of areas outside of this area for meeting this requirement is prohibited.

(1) The City recognizes that parking lot trees have the greatest beneficial impact in large parking lots associated with shopping centers and other large uses, while smaller parking lots may not significantly benefit from the planting of trees within the parking area. In such situations associated with small parking lots, trees may be provided adjacent to the parking area in conjunction with other required trees provide visual relief and shading, with approval of the Director.

(2) See Figure 5 for an example illustrating typical parking lot tree layout in an area determined to be the "parking lot area".

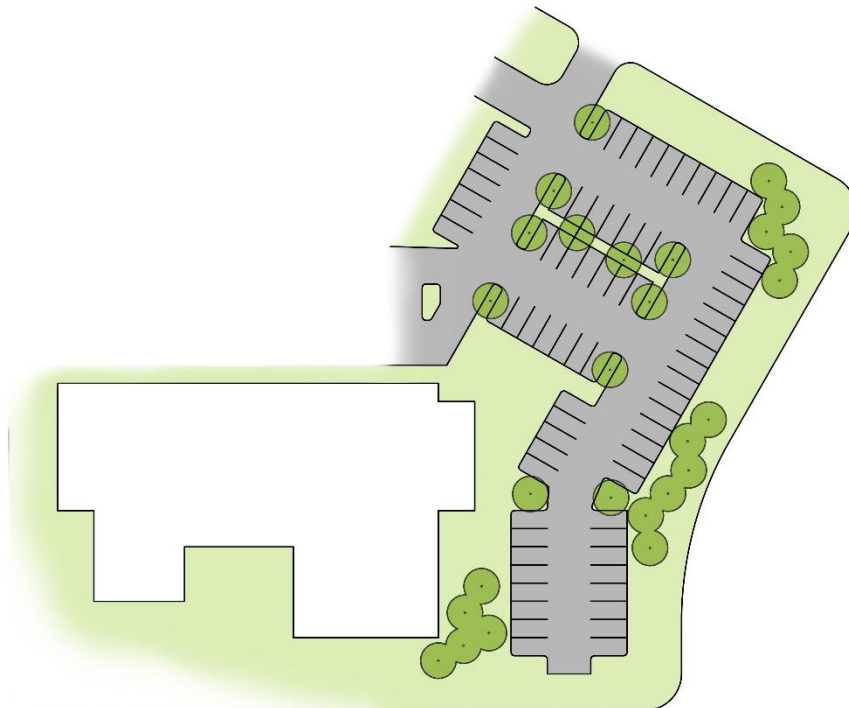


Figure 5
Typical Parking Lot Tree Layout

12-25-110. Limitations on Certain Trees Within 25' of Rights-of-Way.

The planting of trees with large and invasive roots and trunks is prohibited within 25 feet of any street, sidewalk or public utility right-of-way.

12-25-111. Completion of Landscape Improvements – Assurances for Completion.

(a) A Certificate of Occupancy shall not be issued prior to completion of all landscape improvement as shown on the site plan and landscape plan.

(b) In the event of seasonal changes, inclement weather or similar circumstances, the completion of landscape requirements may be delayed for a period not to exceed 120 days, provided that the developer delivers to the City a completion bond in an amount equal to 100% of the value of the work and materials for the remaining landscaping improvements. The value of the remaining work shall be determined by the Director and substantiated by a detailed submittal from the developer showing costs of material and labor. Said bond shall be in a form acceptable to the City and generally consistent with the form required by Title 11 of the City Code.

(c) Where seeding is contemplated in the site plan and landscape plan, the bond shall not be released until the Director determines that the seeded vegetation is well established and likely to remain in a healthy state if properly cared for.

12-25-112. Non-conforming Uses and Development Plans.

(a) An owner's application for approval of a change of a use or structure that would create a nonconforming use or a nonconforming structure shall be accompanied by a proposed landscape design that complies with this Chapter. If the owner's application for approval of a nonconforming use or structure meets the requirements of Chapter 12-35, as amended, the Planning Commission may impose requirements that meet the general intent and standards of this Chapter.

12-25-113. Administrative Relief – Variances from Requirements of Chapter.

(a) Purpose and Intent. The City recognizes that there may be circumstances where the literal enforcement of the requirements of this Chapter may create unreasonable hardship for an owner or developer that is not necessary to carry out the general purpose and intent of these landscape requirements. Such circumstances may include, for example, lots whose size do not meet the requirements of the applicable zone or other circumstances unique to the specific parcel. The purpose of this section is to provide a framework within which the Planning Commission may, in such circumstances, evaluate proposals for variances from the literal requirements of this Chapter.

(b) Application. A written request for administrative relief or variance from the literal requirements of this Chapter shall be submitted in conjunction with the development application required by this Title. The request shall be accompanied by: (1) landscape plans that conform with the requirements of Section 102, above; and (2) a detailed description of the unreasonable hardship created by the compliance with the literal requirements of this Chapter. The applicant shall bear the burden of proving that all conditions justifying the administrative relief or variance are met.

(c) Evaluation of Request for Administrative Relief or Variance – Imposition of Additional Requirements.

The Planning Commission may grant the administrative relief or variance requested only if the conditions and circumstances set forth in Utah Code Ann. §10-9a-702(2)(a), (b) and (c) are met. If the Planning Commission finds that those conditions and circumstances are met, it may impose reasonable conditions that will mitigate any harmful effects of the relief or variance or serve the purpose of the specific standard or requirement that is waived or modified.