

CHAPTER 21A.48

LANDSCAPING AND BUFFERS

SECTION:

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21A.48.010: PURPOSE AND INTENT:

The purpose of this chapter is to promote water conservation, preserve and expand Salt Lake City's urban tree canopy, improve air quality, and reduce urban heat islands and stormwater runoff. These regulations are intended to encourage low impact development principals into overall landscape design in a way that is attractive, and to mitigate impacts through buffering between dissimilar zoning districts. (Ord. 12-24, 2024)

21A.48.020: APPLICABILITY:

- A. The provisions of this chapter apply to all properties within the city.
- B. Any modification of required landscaping shall come into greater compliance with this chapter.

C. Public infrastructure projects within the right-of-way that are unable to meet required landscaping standards due to the design of the project, safety issues or the inability to provide sufficient park strip width to allow for healthy conditions for vegetation or trees are exempt from the standards of this chapter. Turf and artificial turf are prohibited, and minimum rock or gravel sizes standards apply in these areas.

21A.48.030: AUTHORITY:

A. The requirements of this chapter may be modified by the zoning administrator, on a case-by-case basis due to unique property conditions where innovative landscaping design that furthers the purpose and intent of this chapter is implemented, ~~or in response to input from: For the purpose of making modifications as authorized by this section, a unique property conditions shall be related to the dimensions or shape of the property, topography, existing easements, or safety impacts not created by the actions of the property owner. Any request for a modification under this section may be reviewed by the following to determine if the modification is justified:~~

1. Police Department;
2. Public Utilities; ~~or~~
3. Urban Forestry.Or
4. Engineering.

21A.48.040: RESPONSIBILITY AND MAINTENANCE:

A. All landscaping shall:

1. Maintain a clearance from grade level to 7 feet above the sidewalk, or 10 feet above a street;
2. Not create a hedge or visual barrier between the sidewalk and street;
3. Not create obstructions within a sight distance triangle, as defined and illustrated in Chapter 21A.62 of this title;
4. Be maintained in live condition to present a reasonably healthy appearance; and
5. Be kept free of refuse, debris, and noxious weeds.

B. Landscape Yards: The owner of the property shall be responsible for the correct installation, maintenance, repair, or replacement of all landscaping, and obtain permits as required by the provisions of this chapter.

C. Park Strips.

1. The owner of the property abutting the park strip shall be responsible for the correct installation, maintenance, repair, or replacement of all landscaping and obtain permits as required by the provisions of this chapter.
2. Exclusions: Any street tree planting or maintenance pursuant to Subsections 21A.48.040.D.1 and 21A.48.040.D.2.

D. Street Trees.

1. Salt Lake City's expectation is to preserve street trees. Planting, cutting, removing, pruning, and any other maintenance of street trees is subject to approval by the Salt Lake City Urban Forestry Division as described in Section [2.26.210](#) of this code.

2. It is the abutting property owner's responsibility to:

a. Contact the Salt Lake City Urban Forestry Division to request maintenance on a street tree and obtain required approval for any changes made to a street tree.

b. Provide sufficient irrigation to a street tree located in the abutting park strip.

3. Root Zone Protection: The root zone of all street trees shall be protected when impacted by any construction work on the abutting property or within the right-of-way when a street tree is present.

4. Irrigation.

a. When a Landscaping Plan is required, as described in Section [21A.48.050](#), street trees shall be irrigated with a permanent automatic irrigation system.

b. Street tree irrigation systems are the responsibility of the abutting property owner to install and maintain. It shall provide water adequately and efficiently to each street tree, as determined by the Salt Lake City Urban Forestry Division.

E. Irrigation Systems:

1. Shall be maintained in good operating condition to eliminate water waste or runoff into the public right-of-way.

2. Shall be appropriate for the designated plant material and achieves the highest water efficiency.

3. All irrigation systems, including drip irrigation shall be equipped with a pressure regulator, filter, flush-end assembly, and backflow preventer.

4. Each valve shall irrigate landscaping with similar site, slope, soil conditions, and similar watering needs.

5. Turf and planting beds shall be irrigated on separate irrigation valves; and,

6. Drip emitters and sprinklers shall be placed on separate irrigation valves.

7. Irrigation systems are required to use an irrigation controller that can automatically adjust the frequency and duration of irrigation in response to changing weather conditions and have a US-EPA WaterSense label.

8. Any fountain, pond, and other similar water feature supplied through the culinary water system shall have a recirculating system.

9. Backflow preventer assemblies shall be designed and installed and maintained according to the standards as outlined in the "Salt Lake City Landscape BMPs For Water Resource Efficiency and Protection" or the documents' successor. (Ord. 12-24, 2024)

21A.48.050: LANDSCAPE PLAN:

A. Landscape Plan Required Applicability: A landscaping plan shall be submitted for all landscaped areas of a property and adjacent rights-of-way unless the requirement to submit a landscape plan is exempt under Utah Code 10-20 or by this Title. All landscaped areas shall comply with the requirements of this Chapter, including when a landscaping plan is not required. A landscape plan shall be required for the following: A landscape plan shall be required for the following:

1. New construction of a primary structure. Single- and two- family dwellings are exempt from this provision.
2. Any addition, expansion or intensification of a property that increases the floor area by 50% or more, increases the number of parking stalls required by 50% or more, or modifies any required landscaping by 50% or more shall bring the entire property into compliance with this chapter. Single- and two-family uses are exempt from this provision.

3. When required elsewhere in this title.

B. Modifications to an Approved Landscape Plan: Any change to an approved landscape plan requires the approval of the zoning administrator, except for changes from one plant species to another plant species that have similar watering needs and meet all other standards within this chapter.

C. Unauthorized Modifications: Landscape improvements made to a lot that are not authorized and not in conformance with a required and approved landscape plan shall be a violation of this title, and subject to the fines and penalties established in Chapter 21A.20.

D. Contents of a Complete Landscape Plan: A complete landscape plan shall include at least the following information unless specifically waived by the zoning administrator. All plans shall be drawn at the same scale:

1. Planting Plan:

- a. Property lines, easements, and street names.

- b. Location and dimensions of existing and proposed structures such as, parking lots, drive aisles, and sidewalks, bicycle paths, fencing ground signs, refuse disposal, freestanding electrical equipment, and all other structures fencing.

- c. Location of existing and proposed sidewalks, bicycle paths, ground signs, refuse disposal, freestanding electrical equipment, and all other structures. Sight distance triangles at curb cuts or corners, as defined and illustrated in Chapter 21A.62.
- d. The location of existing buildings, structures, and trees on adjacent property within 20 feet of the site subject property line.
- e. The location, size, and common names of all existing trees.
- f. Sight distance triangles at curb cuts or corners, as defined and illustrated in Chapter 21A.62. The location, quantity, size at maturity, and name (botanical and common) of proposed plants and trees.
- g. Root Zone Protection Plan required when construction work will occur near a street tree or other protected tree and is subject to approval from the Urban Forestry Division.
- h. Minimum tree soil standards set by the Salt Lake City Urban Forestry Division.
- i. The location, quantity, size at maturity, and name (botanical and common) of proposed plants and trees.
- j.i. Summary table that specifies the following for each landscaping location separately:
 - (1) Area and percentage of each required landscape location.
 - (2) Area and percentage of each landscape location covered in turf grasses, impervious surfaces.
 - (3) Area and percentage of each landscape location covered in adapted or native plant species and adapted or native trees at maturity.
- k.i. A signature by a Landscape Architect licensed with the State of Utah, or an US-EPA WaterSense certified professional verifying planting plan compliance with the standards of this chapter.

2. Grading Plan:

- a. Property lines, street names, existing and proposed structures, turf areas, and paved areas.
- b. Existing and proposed grading of the site indicating contours at 2-foot intervals.
- c. Any proposed berthing shall be indicated using 1-foot contour intervals.

d. Delineate and label areas with a grade greater than 25% (4 feet Horizontal: 1 foot Vertical).

3. Irrigation Plan:

a. Layout of the irrigation system and a legend summarizing the type and size of all components of the system.

b. Delineate and label each hydrozone in accordance with the Salt Lake City Plant List and Hydrozone Schedule.

c. Location and coverage of individual sprinkler heads.

d. Use of a water efficient irrigation system.

e. Type of US-EPA WaterSense automatic controller.

f. A signature by a Landscape Architect licensed with the State of Utah, or an US-EPA WaterSense certified professional verifying irrigation plan compliance with the standards of this chapter.

g. Separate plans from the irrigation plan are required for:

(1) Backflow Prevention Plan.

(2) Water Feature Recirculating Plan, if applicable.

E. Specific Landscape Regulations: ~~Various zoning districts in this title have specific landscaping regulations in addition to the requirements found in this chapter. Refer to the respective zoning district for specific landscaping regulations.~~ Landscape plans for properties subject to zoning district specific landscape regulations shall be in compliance with all applicable landscape and district specific requirements.

F. Compliance Certification: A letter of compliance shall be prepared and submitted to the city upon completion of the landscape plan installation and within 8 months of prior to the issuance of a certificate of occupancy, or commencement of the use of the property. Compliance certification shall be signed by a landscape architect licensed with the State of Utah, or an US-EPA WaterSense certified professional verifying that all landscape plan elements have been installed in compliance with the approved landscape plan. Failure to submit a letter of compliance within 8 months upon completion of the landscape plan installation and issuance of a certificate of occupancy shall result in written warning notice to the property owner, notifying the property owner of the violation of this title, the intent to enforce on the violation, and a specific date the violations must be corrected by. Failure to submit a letter of compliance within 8-months after issuance of a certificate of occupancy shall be a violation of this title, and subject to the fines and penalties established in Chapter 21A.20.

~~G. Planting Season Installation: The landscape plan installation may be delayed until the next optimal planting season. A Temporary Certificate of Occupancy (TCO) may be issued and subsequent TCO fees waived between October 15 and the following April 1 where it is not favorable to install landscaping. The landscape plan shall be installed, and a letter of compliance submitted within 30 days following April 1. Temporary Certificate of Occupancy fees pursuant to Section 18.32.035 of this code shall be reinstated where no letter of compliance is submitted by the end of the 30 day period.~~

21A.48.060: LANDSCAPE REQUIREMENTS:

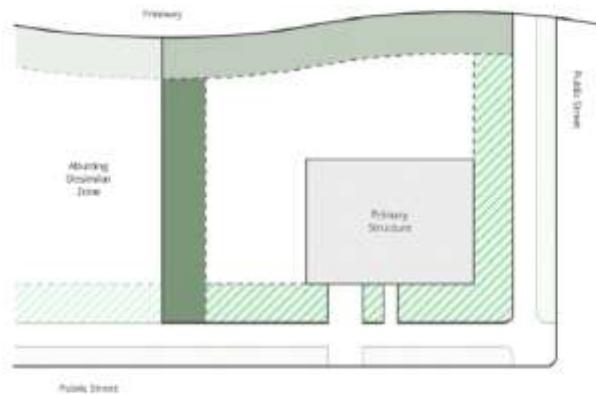
A. Landscape Locations:

1. **Applicability:** The following graphics illustrate required landscape locations that are regulated by the standards identified in this chapter.
2. **Landscape Yards:** All required front and corner side yards shall be maintained as landscaped yards, unless otherwise exempted in this title.
3. **Landscape Buffers:** Landscape buffers and freeway buffers may be located within a required side or rear yard.
4. **Coverage and Quantity calculations:**
 - a. **Vegetation coverage** is measured at plant maturity.
 - b. The total area of an existing tree canopy, or a tree canopy at the time of planting, may be included in the vegetation coverage calculations of the required landscaping location the tree is within, except for park strips in the MU-8, MU-11, Downtown (D), and G-MU zones.
 - c. Fractional landscaping quantities shall be measured to the nearest whole number.
 - d. Streets, drives and sidewalks necessary for reasonable access may be excluded from impervious surface calculations.
 - e. Park strip standards shall be applied cumulatively along the adjacent street frontage. Lots with park strips on 2 or more street frontages shall be calculated separately for each street frontage.

5. Conflicting Standards:

- a. Where there are conflicting standards in this chapter, the more restrictive requirements shall apply.
- b. Where the standards in this chapter conflict with specific district regulations, the specific district regulations shall prevail.

LANDSCAPE & BUFFERS REQUIRED LOCATIONS



● Park Strip |
 ● Landscape Yard |
 ● Freeway Buffer* |
 ● Landscape Buffer*

*Check Standards for Applicability

B. Park Strip Standards:

Park Strips	
Street Trees	<p>Minimum of 1 street tree planted on center between back of street curb and the sidewalk.</p> <p>Additional street trees shall be provided at the following rate per each frontage length: 1 small tree per 20 feet, or 1 medium tree per 30 feet, or 1 large tree per 40 feet. The largest tree that is appropriate to the park strip size shall be used.^{1, 2}</p>
Street Tree Soil Volume	<p>In the Downtown, Jordan River Fairpark, and Gateway zoning district (Chapter 21A.30), street trees shall be planted in areas with adequate soil volume to promote street tree health and longevity. The soil volume surrounding a tree shall be a</p>

	minimum of 750 feet ³ per tree, provided that this area is exclusive of the soils volume calculation for adjacent trees. The soil volume may be reduced if underground utilities are present within the soil volume and the soil volume cannot be extended horizontally due to other obstructions or barriers. The urban forester may also approve a reduced soil volume below 750 feet ³ if that volume is not necessary for the proposed tree health.
Vegetation	Minimum 33% coverage.
<u>Turf and Artificial Turf</u>	Prohibited
Impervious Surfaces	The combination of all paving materials shall not exceed 20% of the total park strip area.
<p>1. Street trees shall be an appropriate species chosen from the Urban Forestry Street Tree List based on park strip size, shall have sufficient separation from public utilities, and shall be approved by the Urban Forestry Division.</p> <p>2. Park strips with a width of 36" or less are exempt from this provision.</p>	

C. Landscape Yard Standards:

1. Residential Districts (all districts included in [Chapter 21A.24](#)):

Landscape Yards	
Vegetation	Minimum 33% coverage.
Turf	Maximum 33% ¹ (Landscape yard areas less than 250 sq. ft. are exempt)
Impervious Surfaces	Maximum 20%

1. Turf limitations established in [21A.48.080.B](#) shall apply.

2. Manufacturing Districts (all districts included in [Chapter 21A.28](#)):

Landscape Yards	
Vegetation	Minimum 33% coverage.
Turf	Prohibited.
Impervious Surfaces	Maximum 20% up to a maximum of 1,200 sq. ft.

3. All Other Districts Not Included in [Chapters 21A.24](#) and [21A.28](#):

Landscape Yards	
Vegetation	Minimum 33% coverage (may be decreased if specified within specific district regulations).
Turf	Only permitted in active recreation areas. ¹
Impervious Surfaces	Maximum 20% (may be increased if specified within specific district regulations).
1. Turf limitations established in Subsection 21A.48.080.B shall apply.	

D. Landscape Buffer Standards:

1. Landscape Buffer Widths

District	When Abutting ¹	Required Landscape/ Freeway Buffer Widths
District	When Abutting ¹	Required Landscape/ Freeway Buffer Widths

All districts (except Single- and Two-Family, Foothill, Special Development Pattern, FB-UN1, and those districts listed below that require a greater buffer width)	Single- and Two-Family, FB-UN1, Foothill, & Special Development	10'
All districts	Freeway ²	20'
All other non-residential districts (except MU-2, MU-3, FB-UN1, and those districts listed below that require a greater buffer width)	RMF-30, RMF-35, RMF-45, & RMF-75	10'
M-1 & M-1A	Any district that allows residential uses, AG districts, & OS	15'
M-2	Any district that allows residential uses	50'
	AG districts & OS	30'
BP & RP	All residential districts (in Chapter 21A.24)	30'
EI	All districts	30'
MH	All districts	20'
1. Or when required elsewhere by this title.		
2. The zoning administrator may approve a reduced freeway buffer if there's an existing sound <u>wall</u> , or significant grade/elevation difference that <u>mitigate</u> visual or <u>auditory impacts</u> , or required off-street parking cannot be met. <u>If such a reduction is necessary, the buffer may not be less than 10' in width.</u>		
Landscape Buffer Standards		

<u>1 tree for every 30 linear feet of landscape buffer.</u>
<u>1 shrub every 3 feet, with a mature height of no less than 4', along the entire length of the buffer.</u>
<u>A 6-foot solid fence along the length of the required landscape buffer unless modified by the zoning administrator to better meet the fence height provisions in Section 21A.40.120.</u>
<u>Turf is limited to active recreation areas.</u>
Freeway Landscape Buffer Standards (buffer standards for those properties abutting a freeway)
<u>1 tree for every 15 linear feet of required freeway landscape buffer. Trees shall be staggered along the length of the buffer.</u>
<u>100% coverage required, may include adapted or native grasses, wildflower, and shrubs. Turf is prohibited.</u>

1. Landscape Buffer Standards

<u>Tree</u>	<u>1 tree for every 30 linear feet of landscape buffer</u>
<u>Shrub</u>	<u>1 shrub every 3 feet, with a mature height of no less than 4 feet, along the entire length of the buffer.</u>
<u>Turf</u>	<u>Limited to active recreation areas.</u>
<u>Fence</u>	<u>6-foot solid fence along the length of the required landscape buffer unless modified by the zoning administrator to better meet the fence height provisions in Section 21A.40.120.</u>

2. Freeway Landscape Buffer Standards (for those properties abutting a freeway)

<u>Freeway Buffer</u>	
<u>Tree</u>	<u>1 tree for every 15 linear feet of required freeway landscape buffer. Trees shall be staggered along the length of the buffer.</u>
<u>Vegetation</u>	<u>100% coverage required, may include adapted or native grasses, wildflower, and shrubs.</u>
<u>Turf</u>	<u>prohibited.</u>

21A.48.070: PARKING LOT LANDSCAPING:

A. Applicability:

1. Hard surfaced parking lots with 15 or more parking spaces shall provide landscaping in accordance with the provisions of this section. The following graphic depicts landscape location required and corresponding standards identified in this chapter.

2. Parking lots with less than 15 parking spaces are exempt from parking lot landscaping but shall provide the required landscape yards and landscape buffers.

B. Interior Parking Lot Landscaping:

1. **Minimum Area:** A minimum of 5% of the parking lot shall be interior parking lot landscaping in the locations identified below and dispersed throughout the parking lot. Landscaping areas located along the perimeter of a parking lot shall not be included toward satisfying this requirement.

2. **Location:** Interior landscape areas shall be provided in the following locations:

a. At each end of a parking row containing 6 stalls or more, where not abutting required perimeter landscaping.

b. Parallel to parking lot stalls, at a rate of 1 interior landscape area for every 6 parking spaces, or along the interior length of double-loaded parking rows.

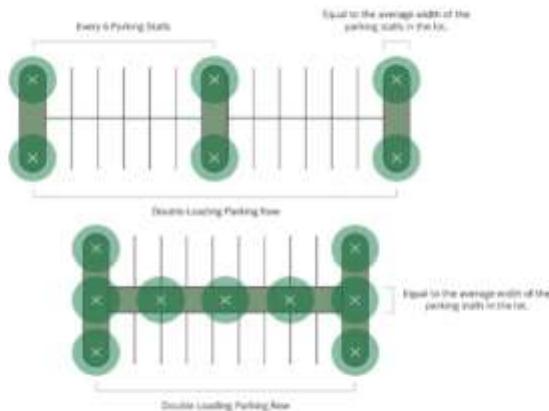
3. **Size:** Interior landscape areas shall have a minimum width equal to the width of average parking stall within the parking lot, as measured from the inside of the curbing, and shall have a minimum length equal to the length of the abutting parking spaces. Where interior landscape areas do not abut parking spaces, a minimum length of 10' is required.

4. **Planting Requirements:**

Interior Landscape Areas	
Shade trees	A minimum of 1 tree is required per interior landscape area. Additional trees are required at a rate of 1 tree for every additional 140 square feet in each required interior landscape area.
Shrubs	A minimum of 2 shrubs are required per interior landscape area. Additional shrubs are required at a rate of 2 shrubs for every additional 140 square feet in each landscape area. Adapted or native ornamental grasses or wildflowers with a minimum height of 3' may be used as an alternative.

Ground cover/ Mulch	Landscape area outside of shrub masses shall be established in ground cover or mulched consistent with the standards of this chapter. Turf is prohibited.
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INTERIOR LANDSCAPING AREAS

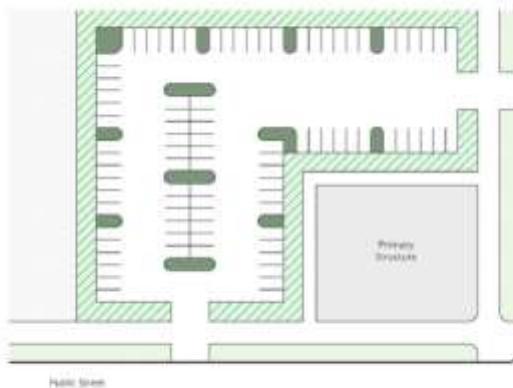


● Interior Landscaping Areas

● 1 Tree per 540 sq. ft. of the Cumulative Interior Landscaping Area

Image shown for illustrative purposes only.

LANDSCAPE FOR PARKING LOTS



 **Perimeter Parking Lot Landscaping** |  **Interior Landscaping Areas**

5. **Modifications to Interior Parking Lot Landscaping:** The zoning administrator may waive interior landscape area requirements if a solar energy system is integrated into the roof structure of a carport, or if the parking lot perimeter landscaping width is increased to 15' and with an equal number of trees, as required in the interior, and perimeter parking lot landscaping, are provided.

C. Parking Lot Perimeter Landscaping:

1. **Applicability:** Landscaping along the perimeter of the parking lot shall be provided when the parking lot is located:
 - a. Within a required yard (where permitted in Sections [21A.44.060](#) or [21A.36.020](#));
 - b. Within 20 feet of a lot line; or
 - c. Abutting a principal building.
2. Where both landscape buffers and perimeter parking lot landscaping are required, the more restrictive shall apply.
3. Where a surface parking lot is adjacent to another surface parking lot, on the same or separate parcels or lots, the perimeter parking lot landscaping provision may be

waived by the zoning administrator if the required number trees are located elsewhere within the development.

4. Size:

a. In a required yard or within 20 feet of a property line: 8 feet in width, as measured from the back of the parking lot curb and extending into any parking space overhang area.

~~b. Abutting a building on the same property: A minimum 5 foot wide required landscaping and 3 foot walkway shall be required to buffer buildings from parking spaces.~~

5. Planting Requirements:

Perimeter Parking Lot Landscaping:	
Shade Trees	1 tree per 300 square feet of perimeter parking lot area. Trees may be clustered or spaced throughout the landscaping areas. Perimeter landscaping abutting a building does not need to be included in the square footage calculation. ¹
Shrubs	1 shrub per 3 feet, on center, along 100 percent of the yard length. Shrubs with mature height not more than 3 feet
Ground cover/ Mulch	Required landscaping outside of shrub masses shall be established in ground cover or mulched consistent with the standards of this chapter. Turf is prohibited.
Parking Lot Fences/Walls	Fences or walls along parking lot perimeters may be required to satisfy landscape buffer requirements outlined in Section 21A.48.060 of this chapter.
1. Required perimeter trees species shall be chosen from the Urban Forestry Street Tree List and shall be approved by the Salt Lake City Urban Forestry Division.	

[image]

D. Curbing: Concrete curbing shall be installed at the perimeter of internal landscape areas and perimeter parking where parking lots vehicular access aisles or stalls directly abuts required landscaping. Bioretention areas are exempt from curbing

requirements, however a vehicle stop is required when bioretention areas directly abut parking stalls.

E. Bioretention in Parking Lot Interior and Perimeter Landscaping Areas: Retention of the 80th percentile storm is required for all impervious surface parking lots with 50 or more parking spaces. Where this is not feasible, as defined in the SLCDPUs Standard Practices Manual, an approved Stormwater Best Management Practices (Stormwater BMPs) is required. All proposed Stormwater BMPs are subject to Public Utilities Division review, approval, and inspection.

F. Stormwater BMP Approval Required: A SLC Approved Stormwater Best Management Practice (Stormwater BMP) for all hard surfaced parking lots is required prior to discharge to the public storm drain and gutter, as required in Subsection [21A.44.060.A.2](#):

1. All Stormwater BMPs are subject to Public Utilities Division review, approval, and inspection.
2. Plantings within BMPs are to be drought tolerant, salt tolerant, winter hardy, and able to be submerged. (Ord. 12-24, 2024)

21A.48.080: GENERAL STANDARDS:

All required landscape plans shall be prepared based on the following standards. All landscape improvements in the required landscape locations, as described in Sections 21A.48.060 and 21A.48.070 shall meet the regulations described in this section.

A. Installation: All landscaping shall be installed in accordance with the current planting procedures established by the American Association of Nurserymen. The installation of all plants required by this chapter may be delayed until the next optimal planting season, as determined by the zoning administrator.

1. At the time of planting:
 - a. Deciduous Trees: All deciduous trees shall have a minimum trunk size of 1.5 inches in caliper.
 - b. Evergreen Trees: All evergreen trees shall have a minimum size of 5 feet in height.
 - c. Shrubs: All shrubs shall have a minimum height or spread of 10 inches depending on the plant's natural growth habit, unless otherwise specified. Plants in 2-gallon containers will generally comply with this standard.

B. General Landscaping Standards:

1. Drought Tolerant or Native Species: 100% of required shrubs, perennial plants, and groundcover used on a site shall be drought tolerant, adapted or native species. The city has compiled a list titled "Salt Lake City Plant List and Hydrozone Schedule", established and maintained by Public Utilities, shall be used to satisfy this requirement. Other plants that are not on the list but are considered drought tolerant, adapted or native and require similar watering needs may also be used.

2. Turf: Turf is not permitted:

- a. In the park strip.
- b. In parking lot perimeter and interior landscaping areas.
- c. In areas that are less than 8 feet in any dimension at the narrowest point.
- d. In areas with a slope greater than 25% (4 feet horizontal: 1 foot vertical).
- e. In required landscape buffer areas.

3. Mulch: Mulch shall be:

- a. At least 3 inches in depth.
- b. Used in areas that are not covered with landscaping.
- c. Permeable to air and water.
- d. Permanent fiber barriers, plastic sheeting, or other impervious barriers are prohibited as an underlayment.
- e. Crushed rubber is prohibited.
- f. Rock used as a mulch material is limited to 20% of an area where landscaping is required by this chapter.

~~4. Artificial turf is prohibited in any location where landscaping is regulated by this chapter.~~

B.4. Artificial turf is allowed subject to the provisions of this section:

- a. All minimum vegetation requirements as required by this chapter are complied with.
- b. Artificial turf shall have a minimum permeability of 30 inches per hour per square yard.

c. Artificial turf is not permitted in any park strip, required landscape buffer or freeway buffer, permanent drainage features (e.g., ponds, swales, and retention and detention basins) or elsewhere in a public right of way.

d. A minimum four foot separation between artificial turf and tree trunks and two foot separation between artificial turf and shrubs shall be maintained to ensure roots are not damaged with the installation of artificial turf and that the overall health of the living plant material is not compromised;

e. The use of indoor or outdoor plastic or nylon carpeting as a substitute or replacement for artificial turf or natural turf is prohibited;

f. Artificial turf shall consist of green lifelike individual blades of grass that:

 (1) Emulate natural turf in look and color;

 (2) Have a minimum pile height of 1.5 inches;

g. Artificial turf shall be cleaned regularly and maintained in an appropriate and neat manner. It shall be replaced if it is worn, uneven, discolored, or damaged.

h. Uses such as public parks, schools, athletic fields, playgrounds and similar uses are exempt from these standards.

5. Berming is prohibited in parking lot and park strip landscaping unless required in specific district regulations.

C. Specific Park Strip Standards: In addition to General Landscape Standards these provisions shall apply to park strips.

1. Street Trees:

a. Substitutions. The Urban Forester may approve a substitute of the required street tree provision for a cash in lieu payment if the number of required trees cannot be met due to conflicts related to public utilities or right-of-way regulations. A cash in lieu payment, in the amount of cost to purchase and plant the required number of street trees, shall be contributed to the city's Tree Fund;

b. Tree Grates: If new street trees are proposed in a location where the area surrounding the tree will have an impervious surface, tree wells with grates shall be provided with adequate dimensions and sufficient soil volume to accommodate the proposed tree species, subject to review by the Urban Forestry Division.

c. Tree Root Protection: Rock or gravel shall maintain a 2-foot separation from the trunk of a street tree.

2. Vegetation with Thorned, Spined, or Other Sharp Rigid Parts: Vegetation with thorns, spines, or other sharp, rigid parts hazardous to pedestrians and bicyclists, and

difficult to walk across are prohibited within 3 feet of a curb, sidewalk, walkway, or driveway.

3. Storm Drain Protection:

- a. Rock or gravel shall be set at or below top back of curb or abutting sidewalk grade.
- b. Rock or gravel shall have 1 inch or greater diameter. Grades abutting public streets exceeding 4%, as indicated by Public Utilities Division's "4% Grade Streets Map", shall have rock or gravel 3 inch or greater diameter.

4. Pathways: Impervious surface pathways provided between the curb and sidewalk, are permitted subject to the following:

- a. Shall not be more than 5 feet in width and shall be located to provide the most direct route from curb to sidewalk.
- b. A maximum of 1 pathway per 20 linear feet of park strip is permitted.
- c. The pathway area shall be included in impervious surface percentage calculation.

5. Stormwater Curb Controls: Integration of LID (Low Impact Development) practices are encouraged in park strip areas. Stormwater curb cuts are permitted to allow stormwater to enter the landscaped area subject to the following provisions:

- a. The design and construction of the stormwater curb cut shall comply with the SLCDPU Standards Practices Manual.
- b. All stormwater curb controls are subject to Public Utilities Division review and approval.

6. Encroachments in the Right-of-Way: Structural encroachments are only permitted when specifically approved by city divisions and applicable decision-making bodies (or their designee) and may require an encroachment permit.

- a. All encroachments are subject to the following standards, unless specifically allowed elsewhere in this title:
 - (1) Any raised structure shall be setback from the curb a minimum of 24 inches,
 - (2) There are no other practical locations for the structure on the private property, and
 - (3) The proposed structures will serve the general public and are part of general public need, or the proposed structures are necessary for the functional use of the property.

b. Bus Stops and Bike Share Stations: Concrete pads for bus stop benches and/or shelters and bike share stations may be permitted with zoning administrator approval. Impervious surface limitations may be modified upon review.

c. Outdoor Dining: Park strip materials and structural standards may be modified by the Zoning Administrator when outdoor dining is approved pursuant to Section [21A.40.065](#) of this title.

d. Bike Paths: Bike paths that are separated from the travel lanes with cars are permitted in any existing park strip. Any space between the bike path and the sidewalk and/or curb of the travel lanes are subject to the requirements of this section. (Ord. 12-24, 2024)

21A.48.090: PRIVATE LANDS TREE PRESERVATION:

A. Purpose Statement: The purpose of these tree preservation provisions is to recognize and protect the valuable asset embodied in the trees that exist on private lands within the city and ensure that the existing trees of Salt Lake City continue to provide benefit to its citizens. Essential to effective tree preservation is the understanding of tree growth requirements having to do with space, water, and soil quality needs, among other qualities. Good, early planning, site design, and construction management practices are key to allowing trees to prosper. Preconstruction planning and mitigation of potential impacts that development may have on trees is necessary and one of the purposes of this section. Numerous community and personal benefits arise from the presence of trees in urbanized areas - both on residential and nonresidential lands - and it is the intent of this section through the preservation of the trees to:

1. Enhance the quality of life in the city and protect public health and safety;
2. Preserve and enhance the visual and aesthetic qualities of the city;
3. Enhance public and private property for greater enjoyment and usability due to the shade, cooling, and the aesthetic beauty afforded by trees;
4. Protect and improve the real estate values of the city;
5. Preserve and enhance air and water quality;
6. Reduce noise, glare, dust, and heat, and moderate climate, including urban heat island effect;
7. Increase slope stability, and control erosion and sediment runoff into streams and waterways;
8. Protect the natural habitat and ecosystems of the city;
9. Conserve energy by reducing heating and cooling costs; and

10. Preserve the function of mature trees to absorb greenhouse gases such as carbon dioxide.

B. Applicability:

1. General: The standards in this section shall apply to new development in the city unless exempted in accordance with Subsection C, "Exemptions", of this section. The standards in this section shall apply at the time of a development application for "development" as defined in the zoning ordinance.

2. Other Regulations: Title 2, [Chapter 2.26](#) of this code, the Salt Lake City urban forestry ordinance, addressing the protection of trees located on public property owned by the city and in rights of way, shall remain in effect.

3. Specimen Trees: The city forester shall maintain a list of trees or tree types that are deemed to be specimen trees subject to Subsection E, "Standards", of this section.

C. Exemptions: The following specimen tree removal activities may be exempt from the standards of this section upon confirmation and approval by the city forester:

1. The removal of dead, damaged, or naturally fallen trees, or in cases of community emergency;

2. When in conjunction with the construction of a single- or two-family residence not part of a proposed new subdivision;

3. The removal of trees on an existing legal lot when not associated with new development;

4. The removal of trees in such a condition that they pose a threat to structures or natural features on the site, on adjoining properties, or in the public right of way;

5. The removal of diseased trees posing a threat to adjacent trees;

6. The selective and limited removal of trees necessary to obtain clear visibility at driveways or intersections;

7. The removal of trees associated with development at the Salt Lake City International Airport only as necessary to provide safe operations;

8. The removal of trees when requested by the city forester for the purposes of conflict with utilities or streets; and

9. The removal of trees deemed appropriate by the city forester, based on tree species, site conditions, or other variables.

D. Standards:

1. **Preservation of Specimen Trees:** Specimen trees shall be preserved to the maximum extent practicable as determined by the city forester, in consultation with the zoning administrator, unless exempted pursuant to Subsection C, "Exemptions", of this section.

a. In determining if preservation is impracticable, the city shall consider the following criteria, including, but not limited to:

(1) Whether an alternative location or configuration of the development including elements such as parking or structures on the site would be feasible to accomplish tree preservation, without negatively impacting adjacent properties,

(2) Whether preservation of the specimen tree would render all permitted development on the property infeasible, or

(3) If development of the property will provide significant community benefits that outweigh tree preservation.

b. The zoning administrator may modify any dimensional standard, such as setbacks and height limits, by up to 20% if such modification will result in preservation of a specimen tree.

2. **Cutting, Removal, or Damage Prohibited:** Specimen trees, required to be preserved, shall not be cut, removed, pushed over, killed, or otherwise damaged.

3. **Paving, Fill, Excavation, or Soil Compaction Prohibited:** The tree protection zone of any protected specimen tree shall not be subjected to paving, filling, excavation, or soil compaction.

4. **Mitigation:** Where the city determines it is not practicable to preserve a specimen tree on the development site, the following mitigation provisions shall apply.

a. **Replacement Tree Required:** 2 caliper inches of replacement trees shall be provided for each dbh of specimen tree removed (for example, if a 24 inch dbh specimen tree is removed, it must be replaced with at least 24 trees of a minimum 2 inch caliper or 8 trees with a 6 inch caliper). Each replacement tree shall be a minimum of 2 inches in caliper, and shall either be replanted prior to certificate of occupancy or within a conditional time frame as approved by the city forester. Consult the "Salt Lake City Plant List and Hydrozone Schedule" for recommendations on tree selection.

Replacement trees shall be planted on the lot or site where the specimen tree was removed except where the city forester, in consultation with the zoning administrator, finds the following:

(1) The site does not provide for adequate landscape surface area to accommodate the total number of replacement trees; or

(2) That due to unique soil types, topography, or unusual characteristics of the site, the likelihood of successful tree growth is diminished.

In such cases, the applicant shall mitigate for the loss of the specimen tree in the form of payment to the city's tree fund as provided below.

b. Cash in Lieu Payment/Tree Fund Contribution: Applicants who are permitted to remove a specimen tree but not plant a replacement tree on site shall make a cash in lieu payment, in the amount of the cost to purchase and plant the required number of replacement trees, into the city's tree fund.

E. Specimen Tree Protection During Construction:

1. Owner's Responsibility: During construction, the owner of the property shall be responsible for the ongoing health of specimen trees located on the site. This includes basic tree maintenance and watering throughout the term of construction. The owner shall also ensure the erection of barriers necessary to protect any specimen tree from damage during and after construction.

2. Tree Protection Zone Fencing: Tree protection fencing shall be erected to protect all preserved trees from excavation, fill, compaction, or other impacts that would threaten tree health. Specimen trees shall be fenced in accordance with this subsection before any grading, excavating, or other land disturbing activity begins on a construction site. No construction, grading, equipment or material storage, or any other activity shall be allowed within the tree protection zone, as delineated by the required tree protection fencing, except in accordance with the standards in Subsection F.3, "Encroachments Into Tree Protection Zones and Root Zones", of this section. Fencing shall be maintained until the land disturbance activities are complete, and shall not be removed or altered without first obtaining written consent from the city forester.

The tree protection fencing shall be clearly shown on the required development applications such as a site plan, building permit, or grading permit application.

a. Location: Fencing shall extend at least 1 foot in distance from the edge of the drip line of a specimen tree or group of specimen trees or as directed by the city forester to best protect a specimen tree's critical root zone and still allow construction access.

b. Type of Fencing: The developer shall erect a chainlink fence, a minimum of 4 feet in height, secured to metal posts driven into the ground. Such fencing shall be secured to withstand construction activity and weather on the site and shall be maintained in a functional condition for the duration of work on the property. This is not considered permanent fencing subject to Section [21A.40.120](#), "Regulation of Fences, Walls and Hedges", of this title.

c. Timing: All required tree protection measures shall be installed, inspected and approved by the city forester prior to the commencement of any land disturbing activities.

4. Encroachments Into Tree Protection Zones and Root Zones: Encroachments into a tree protection zone or within the critical root zones of trees protected in accordance with this subsection shall occur only in rare instances, and only upon obtaining written authorization from the city forester. If such encroachment is anticipated, tree preservation measures including, but not limited to, the following may be required:

a. Tree Crown and/or Root Pruning: The pruning, or cutting, of specimen tree branches or roots shall only be done under the supervision of an ISA certified arborist, and only upon approval of the city forester.

b. Soil Compaction Impact Mitigation: Where compaction might occur due to planned, temporary traffic through or materials placed within the protection zone, the area shall first be mulched with a minimum 4 inch layer of woodchips or a 6 inch layer of pine straw. Plywood sheet or metal plate coverage of the impacted area may be accepted by the city forester when high moisture conditions warrant. Equipment or materials storage shall not be allowed within the tree protection zone.

c. Grade Change Impact Mitigation: In the event proposed site development requires soil elevation changes tree protection measures designed to mitigate harm to the tree(s) shall be coordinated with the city forester and the zoning administrator.

d. Construction Debris/Effluent Strictly Prohibited: In no instance shall any debris or effluent, associated with the construction process, including equipment or vehicle washing, concrete mixing, pouring, or rinsing processes, be permitted to drain onto lands within tree protection zones, as delineated by the chainlink tree protection fencing.

F. Enforcement: These tree preservation provisions shall be subject to the zoning and development enforcement codes as adopted by the city. (Ord. 12-24, 2024)

21A.48.100: APPEAL:

Any person adversely affected by a final decision of the zoning administrator on a landscaping or buffer requirement may appeal to the appeals hearing officer in accordance with the provisions of [Chapter 21A.16](#) of this title. (Ord. 12-24, 2024)