

Modifications to Landscape Standards to Qualify for Rebates

Petition Number: PLNPCM2022-01050

Version: Department Routing

Date prepared: November 10, 2022

Recommended by Planning Commission:

Approved as to Form by City Attorney's Office: this proposed ordinance has been reviewed by the Office of the City Attorney. We find no irregularity as to form and have no legal objection to the proposed ordinance.

Signature and date

This proposed ordinance makes the following amendments to Title 21A. Zoning:

- Section 1: modifies section 21A.49.050.B.8 Turf Grasses
- Section 2: Adds section 21A.48.050.B.12 Limitations on Sod
- Section 3: modifies section 21A.48.050.D.3 Hydrozones
- Section 4: Modifying section 21A.48.055.D.5 Small Landscaped Areas
- Makes technical changes
- Makes changes to references associated with the amended sections

Underlined text is new; text with strikethrough is proposed to be deleted. Modifications made as part of the Planning Commission recommendation are highlighted in yellow. All other text is existing with no proposed change.

1 Section 1: Modifying section 21A.48.050.B.8 as follows:

2 8. Turf Grasses on slopes: Turf grasses ~~should~~ shall not be used in areas with ~~less than a~~
3 ~~fifty percent (50%) slope to prevent the runoff of irrigation water~~ a slope greater than
4 25% or where the rise of the slope is more than one vertical foot for every four
5 horizontal feet.

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7 Section 2: Adding section 21A.48.050.B.12 as follows:

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9 12. Limitations on Sod:
10 a. In single family and two-family developments sod shall not exceed 250 square feet or 35%
11 of the provided or required vegetated area. Small lots with yards less than 250 square
12 feet are exempt from this provision. Active recreation areas in yards are also exempt from
13 this provision.
14 b. In commercial, industrial, institutional, and multi-family development common area
15 landscapes or required landscape areas sod shall not exceed 20% of the required or
16 provided vegetated area except for active recreation areas.
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Section 3: Modifying section 21A.48.055.D.3 as follow:

3. Hydrozones: All landscape plans shall identify and indicate each plant, and all plants shall be grouped into appropriate hydrozones as listed in the "Salt Lake City Plant List And Hydrozone Schedule" and as described in the "Salt Lake City Landscape BMPs For Water Resource Efficiency And Protection". Mixing plants from different hydrozones and with different water demands is strongly discouraged. Landscape areas with a mix of plants from different hydrozones shall be designated on landscape submittals as being of the hydrozone of the highest water demand plant within that irrigation zone. The irrigation system for each hydrozone shall be a WaterSense labeled smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities.

Section 4: Modifying section 21A.48.055.D.5 as follows:

5. Small Landscaped Areas: To prevent overspray and water waste, landscaped areas eight feet (8') or smaller in any perimeter dimension, including, but not limited to, park strips, parking lot islands, and landscaped areas separated by walkways from other landscaped areas, shall only be irrigated with a system designed to prevent overspray. The planting of sod or using sprinkler heads that emit an aerial spray of water shall be prohibited in small-landscaped areas. Any small-landscaped area that contains a tree shall maintain an appropriate watering system to provide supplementary water. On properties with no rear yard, front yards that are less than eight feet in width are exempt from the prohibitions of this section.