



# MEMORANDUM

PLANNING DIVISION  
COMMUNITY & ECONOMIC DEVELOPMENT

---

To: Salt Lake City Planning Commission  
From: Doug Dansie, Senior Planner 801 535-6182  
Date: April 8, 2015  
Re: Park Strip Text Amendment Petition PLNPCM2014-00194

---

The purpose of the briefing is to provide the final ordinance language to the Planning Commission regarding proposed amendments to the park strip ordinance.

**ACTION REQUIRED:** Formal acceptance of the language is requested.

**BACKGROUND:**

At the February 25, 2015 meeting, The Planning Commission forwarded a positive recommendation to the City Council regarding the park strip ordinance with the understanding that some of the language would be modified to address the concerns of the Attorney's office.

**DISCUSSION**

The final language is attached. Although the number of changes may appear extensive because large sections have been removed, the philosophical changes are not substantive and do not alter the original intent.

The attorney expressed concern that a list of permitted and prohibited items left a grey area between, which complicated administrative decisions. The final draft basically eliminates all prohibited items and simply clarifies what is permitted. Generally the language has been combined: For example; instead of saying rocks are permitted and rocks over 36 inches in height are prohibited; the final language simply states that rocks under 36 inches in height are permitted (this is an illustrative example, not an actual quote).

Clarifying text has been added to section introductions, clarifications to words have been included (for example: Beautification District and Special Improvement District are now simply referred to as Improvement Districts) and an updated illustration of sight distance has been added.

The process for approving structures in the park strip has been reworded for clarity.

The fundamental concepts of the adopted ordinance have not changed.

**SUGGESTED MOTION:**

Consistent with the findings of the original staff report and recommendation, I move that the Planning Commission accept the updated language regarding PLNPCM2014-00194, text changes to 21A.48.060: PARK STRIP LANDSCAPING.

*2015 Proposed changes to the SLC park strip ordinance*

## **Park Strip**

The following represent the text taken directly from the current City code.

Proposed changes are illustrated with “track changes” in color, with newer changes in blue.

### **21A.48.060: PARK STRIP LANDSCAPING:**

A. Intent: The intent of these requirements is to maintain the appearance of park strips, protect the users of park strips by prohibiting the use of materials that may cause harm or injury to pedestrians or vehicles, provide for safe and convenient access across park strips to and from vehicles that may park at the curb, and expand landscape design flexibility while not unreasonably inhibiting access for repair and maintenance of public utilities, encourage water conservation through the use of water conserving plants and generally to improve environmental conditions along the city's streets. It is also the intent to protect the users of park strips by prohibiting the use of materials that may cause harm or injury to pedestrians or vehicles, and to provide for safe and convenient visual and physical access across park strips to and from vehicles that may park at the curb

B. Applicability: The requirements of this section shall apply to all "park strips", defined as the ground area within the street right of way situated between the back of curb and the sidewalk or, if there is no sidewalk, the back of curb and the right of way line, except as otherwise noted.

1. Properties With Curbs And Gutters: These standards apply to all properties in the city, including vacant lots, that have street curb and/or gutter. Owners of property on streets that do not have curb and gutter are not required to maintain formal landscaping within the public right of way.

2. ~~D-1 District And Beautification Improvement~~ Districts: These requirements shall not apply to ~~lots in the D-1 district, which shall be subject to the provisions of subsection 21A.48.100D of this chapter and to~~ official beautification districts where exceptions to park strip standards are approved pursuant to subsection E2 of this section.

3. Discretionary Authority: The zoning administrator may modify the standards of this section to better achieve its intent and address site specific conditions such as, among other things, steep grades between the curb and sidewalk or the presence of canals or drainage channels.

C. General Landscape Requirements:

1. Property Owner Responsibility: All park strips shall be landscaped by the abutting property owner, in conformance with the provisions of this section. For permits involving new construction of a principal building, the contractor shall be responsible for landscaping the park strips as part of the building permit. In general, this landscaping will involve improving the ground surface of the park strip with plant material, or hard surface treatments where permitted. Park strip trees shall also be provided as required herein.
2. Maintenance: All park strip landscaping shall be maintained in a safe and well kept condition by the abutting property owner. Trash, other debris, and noxious weeds shall not be allowed to collect or grow in these areas.
3. Watering: Sufficient water shall be provided for vegetative ground cover, annuals, perennials, shrubs and trees to keep them in a healthy condition. ~~References to an operable irrigation system refer to a fixed underground irrigation system connected to the adjacent property's water supply. It does not include a movable hose, sprinkler or other portable watering system.~~
4. Definition of an Operable Irrigation System: For purposes of this section, "operable irrigation system" shall mean a fixed underground irrigation system connected to the adjacent property's water supply, but does not include a moveable hose, sprinkler or other portable watering system.

#### D. Park Strip Trees:

1. Spacing And Size: Park strip trees, when required, shall be provided at the equivalent of at least one tree for each thirty feet (30') of street frontage and may be clustered or spaced linearly as deemed appropriate by the urban forester. Tree size shall be a minimum of two inch (2") caliper (measured at a point 6 inches above the soil line) at time of planting.
2. Tree Grates: If new trees are proposed in a park strip in which the area surrounding the tree will have an impervious surface, tree wells with grates shall be provided which have dimensions adequate to accommodate the recommended tree species. All new installation of tree grates shall be accompanied by an operable irrigation system to insure adequate water to the tree, and Structural Soil shall be installed according to Salt Lake City Engineering standards.
3. Permit And Planting: No tree shall be planted in a park strip without first obtaining a permit from the urban forestry division of the Salt Lake City public services department (section 2.26.210 of this code). Tree species and location shall be approved by the urban forester.
4. Tree Maintenance: Planting and maintenance of trees shall be done in conformance with the Salt Lake City urban forestry standards and specifications which are available and shall be administered and enforced through the urban forestry office. No work (pruning, removal, etc.) shall be performed on street trees without first obtaining a permit from the urban forestry office.

E. Park Strip Ground Surface Treatment: The intent of this section is to provide a palette of allowed plant, organic and/or natural materials that allow for creative landscaping, maintain a healthy street tree canopy, and create an attractive pedestrian environment while encouraging actual, not merely perceptual, water conservation. In many instances, a water wise turf grass/sod remains the most effective park strip plant material.

1. Plant Coverage: Live plant materials, not to exceed twenty (20) inches in height, are allowed. Plants with heights up to thirty six (36) inches tall may be allowed as specimen or accent plants when not located within site distance areas. These plants may not be planted in a manner that would create a visual barrier between the street and the sidewalk. The intent of the park strip landscaping standards is that a

At least thirty three percent (33%) or more of the park strip surface must be covered with turf, perennial or low growing shrub vegetation within three (3) years of planting or when planting has reached maturity, whichever comes first. For lots with two (2) or more street frontages, this standard shall be applied separately to each adjacent park strip on each street frontage. In new park strips, or when replacing landscaping in existing park strips, it is recommended that water conserving plants constitute at least eighty percent (80%) of all plants used.

~~In many instances, a water wise turf grass/sod remains the most effective park strip plant material to conserve water, protect street trees, discourage erosion, eliminate bark or gravel from being introduced into the stormwater system and maintain pedestrian visibility (pursuant to the Salt Lake City Plant List and Hydrozone Schedule maintained by Salt Lake City Public Utilities for water wise plants and turf grasses appropriate to the Salt Lake City area).~~

Plants which have thorns, spines, or other sharp, rigid parts are hazardous to pedestrians and bicyclists, and are difficult to walk across and are generally prohibited except that limited use of thorn bearing flowers, such as roses, may be acceptable subject to the approval of the zoning administrator.

2. ~~Annual Or Perennial Flowering Plants~~Erosion: If the entire park strip is planted with annual or perennial flowering plants, it shall be the property owner's responsibility to ensure that erosion does not deposit soil or other material on sidewalks or in the street. Where annual or perennial plants are planted in the park strip, an organic mulch is required on the park strip during the dormant season to prevent erosion.
3. Organic Mulch: Materials such as bark, shredded plant material, and compost, may be used as water conserving mulch for plants and may also be used as the only material in portions of a park strip.
4. Gravel, Rocks, And Boulders: ~~Because rock, gravel and other hard surface materials as a ground cover retain and emit heat during the summer months when water is scarce,; they may not be used within a 36 inch radius (72 inch diameter) of any street tree, unless an operable irrigation system is provided. Otherwise,; Gravel, gravel, rocks, and boulders, may be used on portions of the park strip. Large diameter rocks and boulders shall be kept a minimum of eighteen inches (18") away from existing street trees.~~ Organic mulch or gravel, as approved by the urban forester, shall be used near existing street trees. Rocks

are limited to twenty (20) inches in height. Boulders as an accent material are limited to thirty six (36) inches in height, and may not be arranged in a manner that creates a continuous visual obstruction. Any rock raised above the curb height shall be set back from the curb by at least twenty four (24) inches. Large diameter rocks (over six 6 inches) or boulders shall be kept a minimum of twenty four (24) inches away from street trees.

Any material placed beneath gravel rocks or boulders designed to block weed growth must be of a porous nature, allowing water to percolate to plant root systems.

5. Paving Materials: Paving materials, limited to poured concrete, concrete pavers, brick pavers, or natural stone pavers, may be used in portions of a park strip subject to the following limitations:
  - a. Paving Materials Near Existing Street Trees: Poured concrete shall not be placed in any park strip with existing street trees unless the park strip is being improved as part of an special-improvement district or pedestrian traffic counts warrant (as determined by Salt Lake City Transportation and Engineering Divisions) and tree grates and an operable irrigation systems is being installed, except as otherwise noted. Other paving materials shall be kept a minimum of eighteen inches (18") away from existing street trees. Organic mulch or gravel, as approved by the urban forester, shall be used near existing street trees. Poured concrete or rocks/gravel may not be used in any park strip unless an operable irrigation system is provided to the street trees.
  - b. Twenty Four Inch Wide Park Strips: Except as specified in E.5.a above, any allowed paving material listed in this section may be used in one hundred percent (100%) of a park strip that is twenty four inches (24") or less in width. If poured concrete is used, it shall be finished with a stamped pattern resembling brick or natural stone or scored with another decorative pattern to distinguish it from the adjacent sidewalk.
  - c. Less than Thirty Six Inch Wide Park Strips: In park strips that are less than thirty six inches (36") or less in width, brick pavers, concrete pavers, or natural stone pavers may be used in one hundred percent (100%) of the surface area. Poured concrete shall not be used except for carriageways as outlined in E.6 below. The use of plants in combination with paving materials is encouraged.
  - d. Park Strips Over Thirty Six Inches Wide or Greater: In park strips over thirty six inches (36") in width or greater, the combination of all paving materials, gravel, rocks, and boulders shall not exceed sixty seven percent (67%) of the total park strip surface area. Poured concrete shall not be used except for carriageways as outlined in E.6 below.
6. Carriageways: In order to provide for safe and convenient access across park strips to and from vehicles that may park at the curb, carriageways (walkways between the curb and sidewalk) through planted area are encouraged. The material of carriageways may be poured concrete, concrete pavers, brick pavers, or flat, natural stone paving materials such as flagstone or a combination of these materials. If poured concrete is used, the carriageway shall be not more than four feet (4') in width and shall be located so as to provide the most direct route from the curb to the sidewalk. The area of carriageways shall be included in calculating the percentage of inorganic material in the park strip.
7. Retaining walls, fences and other similar Structural Encroachments: Retaining walls, fences, step, raised planter boxes and other similar structural encroachments in park strips are only permitted when specifically

approved by the engineering department pursuant to adopted standards and/or recognized engineering principles, and by:

1. The historic landmark commission if the proposed structure is located within the H Historic Preservation Overlay District;
2. The planning commission if the proposed structure is part of a development proposal that requires planning commission approval;
3. The planning director or the planning director's designee if the proposed structure is not within an H Historic Preservation Overlay District and not part of a development proposal that requires planning commission approval; or
4. The city council if the proposed structure is part of an adopted improvement district.

Structural encroachments in park strips are generally limited because they may block access from the street to the sidewalks and create obstructions to, and increase the cost of, performing maintenance of public improvements and utilities within the park strip. Structural encroachments are not permitted unless the relevant decision making entities identified in this section find that:

1. The proposed structures will serve the general public and are part of general public need, or
2. The proposed structures are necessary for the functional use of the adjacent property (such as a mail box near the curb, steps or a retaining wall on a sloping site, fence behind the sidewalk, etc), and  
There are no other practical locations for the structure on the adjacent private property

Any raised structure or retaining wall shall be set back from the curb by at least twenty four (24) inches.

This section does not apply to outdoor dining that is subject to 21A.40.065 or ground mounted utility boxes governed by Section 21A.40.160.

~~7. Prohibited Materials: Materials prohibited in park strips are listed referenced in table 21A.48.060 of this section include asphalt, concrete, thorn bearing plants (flowering shrubs, such as roses, may be authorized by the zoning administrator), ground cover which exceeds eighteen inches (18") in height at maturity, shrubs which create visual barriers, and structural encroachments. These materials are prohibited for the reasons stated below:~~

~~a. Asphalt And Concrete: Asphalt is inconsistent with the city's urban design policy, and deteriorates quicker than pavers. Asphalt in park strips also reduces roadway access definition and encourages people to drive over the curb.~~

~~One of the primary uses of park strips is to provide an area for installation of public utilities. Concrete is more difficult and expensive to remove and replace than pavers if these utilities require maintenance or replacement. (See exceptions in subsections E4 and E6 of this section.)~~

b. ~~Thorn Bearing Plants: Plants which have thorns, spines, or other sharp, rigid parts are hazardous to pedestrians and bicyclists, and are difficult to walk across. Limited use of thorn bearing flowers, such as roses, may be acceptable subject to the approval of the zoning administrator.~~

e. ~~Tall Continuous Plantings Of Ground Cover And Shrubs Which Exceed Eighteen Inches In Height At Maturity: Tall Continuous plantings of ground cover and shrubs as identified in Table 21A.48.060 which exceed eighteen inches (18") in height at maturity are hazardous to pedestrians, pets, children on riding toys, and vehicles due to sight distance problems, are difficult to walk across, create visual barriers which promote crime, impair the disabled and limit access to the sidewalk from vehicles parked adjacent to the park strip.~~

d. ~~Retaining Walls, Fences, Steps, And Other Similar Structural Encroachments: Retaining walls, fences, steps, raised planter boxes and other similar structural encroachments in park strips are prohibited unless they only permitted if they are specifically approved through a the city revocable permit and review process, such as review by the Historic Landmark Commission, Planning Commission, as part of a Special Improvement District, Engineering Public Way Permit, review of the Planning Director or designee or similar, and be issued a revocable permit issued by the City. (not an automatic approval). These structural encroachments are generally prohibited limited because they limit may block access from the street to sidewalks and create obstructions to, and increase the cost of, performing maintenance of public improvements and utilities within the park strip. Structural encroachments are not permitted unless there is a finding that:~~

— ~~They are being constructed for the larger public good and are part of general public need (such as power lines or utility boxes)~~

— ~~They are necessary for the functional use of the adjacent property (such as a mail box near the curb, steps or a retaining wall on a sloping site, fence behind the sidewalk, etc)~~

— ~~There are no other practical locations for the structure on the adjacent private property~~

~~Any raised structure, rock or retaining wall shall be set back from the curb by at least 18 inches. This section does not apply to outdoor dining that is subject to 21A.40.065 other regulations of this Title.~~

e8. ~~Plants And Objects Within Sight Distance Areas: Because of safety and visibility issues related to both pedestrians and automobile drivers, tall objects as identified in Table 21A.48.060 are not allowed in sight distance triangle areas as identified. Except for street trees, or mail boxes, no plant, boulder, monument, structure or other object which is over eighteen twenty inches (1820") in height shall be planted or located within sight distance areas.~~

2f. ~~Turf And Gravel On Steep Park Strips: Turf and gravel are not permitted in park strips with a slope greater than three to one (3:1) (3 feet horizontal distance to 1 foot vertical distance). Turf is difficult to mow on steep slopes and gravel will migrate down the slope and collect in the gutter. Larger rocks (a diameter greater than 6 inches) or boulders used on steep park strips shall be buried in the ground to a depth equal to at least one-third (1/3) of the rock or boulder's average dimension in order to anchor them into the slope.~~

~~g. High water lawn substitutes: Ornamental grasses are not inherently any more water wise than turf grass and their height and mass is often incompatible with a park strip location, therefore, when~~

~~ornamental grasses are used, their ultimate size and water requirements should be considered. Other plant materials often use higher amounts of water than native or naturalized turf.~~

~~h. Artificial turf or other non-organic ground coverings are generally not of sustainable construction, deteriorate rapidly and do not provide biological function~~

108. Exceptions To Park Strip Standards: Exceptions to the park strip policies established herein shall be limited to the following:

a. ~~Beautification-Improvement~~ District: ~~Salt Lake City currently has two (2) approved beautification districts, one located downtown and one in the Sugar House business district area. In both beautification districts, materials other than vegetation have been approved. Additional Variations from these standards may be approved as part of beautification-improvement districts, could be approved by the planning commission.~~ Areas where alternative park strip materials could be considered include identifiable nonresidential areas. The ~~beautification-improvement~~ district concept is not intended to respond to one or two (2) properties but an identifiable district. The ~~beautification-improvement~~ district concept is not generally applicable to residential areas where a predominant design theme consisting of vegetation has been established.

b. Nonconforming Provision: All vegetation located in park strips prior to November 5, 1992, may be maintained subject to city transportation division approval for sight distance and public way safety requirements.

~~e. Poured Concrete: Due to maintenance and irrigation difficulties associated with narrow park strips, poured concrete may be used in park strips that are twenty-four inches (24") or less in width but shall be finished with a stamped pattern resembling brick or natural stone or scored with another decorative pattern to distinguish it from the adjacent sidewalk. Poured concrete may also be used for carriageways that are four feet (4') or less in width; and, for pads for bus stop benches or shelters and bike share stations with zoning administrator approval. Poured concrete shall not be used in park strips which contain existing street trees.~~

~~d.c.~~ Bus Stop Benches And Shelters, And Bike Share Stations: Concrete pads for bus stop benches and/or shelters and bike share stations are permitted with zoning administrator approval and subject to all permitting requirements. Concrete ~~is not prohibited for these structures and~~ used for this purpose shall not be included in calculating the percentage of inorganic material in the park strip.

~~d.e.~~ Outdoor Dining: ~~Park strip materials may be modified by the zoning administrator when outdoor dining is approved pursuant to 21A.40.065.~~

TABLE 21A.48.060  
PARK STRIP DESIGN STANDARDS

Park Strip Materials	Standards
Annual and perennial	Permitted — not to exceed 18 <del>20</del> inches in height at maturity when located



flowering plants	within sight distance areas at street intersections, alleys, or driveways. Annuals and perennials, up to 36 inches in height, may be used as individual specimens or accent plants when not located within sight distance areas. <del>These plants shall not be planted at a spacing that would result in a visual barrier between the street and sidewalk. (See subsection F of this section)</del>
Carriageways providing access to street; pads for bus stop benches and shelters, and bike share stations	Permitted—carriageways not to exceed 4 feet wide if they are poured concrete. Concrete pads for bus stop benches and/or shelters, and bike share stations are not limited in width but require review and approval by the zoning administrator.
Evergreen ground cover	Permitted—less than <del>18</del> <u>20</u> inches in height at maturity.
Inorganic materials including pervious materials (gravel, stone, and boulders) or paving materials (limited to brick, concrete, or natural stone pavers) <del>used as a ground cover/mulch</del>	Park strips 36 inches or less: Permitted in 100 percent of the park strip surface area. The use of plants in combination with these materials is encouraged.
	Park strips over 36 inches in width: Permitted either as water conserving mulch for plants or may also be used alone on portions of a park strip.
	Paving materials shall be kept a minimum of 18 inches away from existing street trees.
Organic mulch such as bark, shredded plant material, or compost	Permitted and encouraged to conserve water around plants. May also be used as the only material on portions of the park strip.
<del>Paving materials (limited to brick, concrete, or natural stone pavers)</del>	<del>Paving materials shall be kept a minimum of twenty four inches (24") away from existing street trees.</del>
<del>Rocks, And Boulders</del>	<del>Permitted, but large diameter rocks (over 6 inches) and boulders shall be kept a minimum of twenty four inches (24") away from street trees.</del>
Shrubs	Not permitted as a continuous hedge or when located within sight distance areas at street intersections, alleys, or driveways. <del>Permitted, up to 36 inches in height, as individual specimens or accent plants when not located within sight distance areas at street intersections, alleys, or driveways.</del> Shrubs shall not be planted at a spacing that would result in a

	<p><u>continuous hedge, in a manner that creates a visual barrier between the street and sidewalk or located within sight distance areas at street intersections, alleys, or driveways. (See subsection F of this section.)</u></p>
<u>Structures</u>	<p><u>When permitted as outlined in 21A.48.60.E.7: limited to thirty six (36) inches in height when located between the sidewalk and the curb, except as authorized as part of a special improvement district or other approval process.</u></p> <p><u>The height of any raised planting box is limited to twenty (20) inches, including the plant materials grown within, except as authorized as part of a special improvement district or other approval process. Raised planting boxes shall not be located within sight distance areas at street intersections, alleys, or driveways</u></p>
<u>Trees</u>	<p>Permitted—see subsection D of this section.</p>
<u>Turf, sod and Grasses</u>	<p>Permitted on slopes less than 3:1 (3 feet horizontal to 1 foot vertical).</p> <p><u>Permitted: Water wise turf grasses such as, but not limited to, fescue or blue grass hybrids.</u></p> <p><u>Water wise ornamental grasses are permitted, but not to exceed twenty (20) inches in height or thirty six (36) inches when used as accent plants.</u></p>
<u>Water</u>	<p><u>Sufficient water shall be provided to keep all plants in a healthy condition. If rocks or gravel are used as mulch; an operable irrigation system to maintain street trees is required.</u></p>
<u>Prohibited materials</u>	<p>* Asphalt.</p> <p>* Poured concrete, except in park strips under 24 inches in width or for carriageways less than 4 feet in width; or for bus stop benches and/or shelters and bike share stations upon approval by the zoning administrator. If used in park strips that are 24 inches or less in width, concrete shall be finished with a stamped pattern resembling brick or natural stone or scored with another decorative pattern to distinguish it from the adjacent sidewalk.</p> <p>* Thorn bearing plants. <u>(flowering shrubs, such as roses, may be authorized by the zoning administrator);</u></p> <p><u>Continuous Plantings which exceed twenty inches in height at maturity</u></p>

	<u>are prohibited</u>
※	<u>Structural encroachments. Including, but not limited to walls, statuary, and raised planting boxes are prohibited except as reviewed by a city design process and with a revocable permit as outlined in 21A.48.60.E.7.</u>
※	<u>Plants (except trees), boulders, and other objects (except a mail box) over 18 20 inches in height within sight distance areas.</u>
	<u>Turf and gravel are not permitted in park strips with a slope greater than three to one (3:1) (3 feet horizontal distance to 1 foot vertical distance).</u>
※	<u>The total coverage of all organic mulch and inorganic material used without plants shall not exceed 67 percent of the park strip surface area.</u>
	<u>Non-native high water plants, turf grasses or ornamental grasses</u>
	<u>Continuous rows of rocks, structures or other non-organic material taller than twenty (20) inches.</u>  <u>Rocks over thirty six (36) inches in height</u>
	<u>Specimen or accent plants or grasses over thirty six (36) inches in height</u>
	<u>Artificial turf or other inorganic/ not natural ground covers</u>

F. Clarifying Provisions For Table 21A.48.060 Of This Section:

1. Ground Cover: "Ground covers" are defined as any perennial evergreen plant species that does not exceed eighteen twenty inches (2018") in height at maturity and will spread to form a uniform "mat". "Perennial" is defined as a plant having a life span of more than two (2) years. "Evergreen" is defined as a plant having foliage that remains on the plant throughout the year.
2. Perennial Flowering Plants: Perennial flowering plants are flowering plants which have a life span of more than two (2) years but which become dormant each fall, losing all foliage, and generate new foliage and flowering buds the following spring and summer from the dormant root system. When perennial plants are used, mulch is required in the park strip during the months of the year when the perennials are dormant

3. Annual Flowering Plants: Annual flowering plants are flowering plants which have a life span of only one growing season outdoors. ~~When annual plants are used, mulch is required in the park strip during the months of the year when the annuals are not living~~

4. Shrubs: Shrubs are generally long lived woody plants that may be either evergreen or deciduous. They differ from ground covers in that they are generally over twenty eight inches (2018") tall and do not generally form a uniform mat. Shrubs shall not be planted at a spacing that will form a mass or hedge which creates a visual barrier between the street and sidewalk. The appropriate use of shrubs in park strips is as accent or specimen plants. Shrubs shall not be planted within street intersection, alley, or driveway sight distance areas. Shrubs may be planted outside sight distance areas but shall not exceed thirty six inches (36") in height at maturity.

5. Height Of Rocks And Boulders: Rocks and boulders placed in park strips shall not exceed eighteen ~~twenty~~ inches (2018") in height above grade. (Ord. 20-14, 2014; Ord. 20-00 §§ 1-3, 2000; Ord. 35-99 § 86, 1999; Ord. 88-95 § 1 (Exh. A), 1995; Ord. 26-95 § 2(24-6), 1995)

#### **21A.48.090: LANDSCAPE YARDS:**

Landscape yards are yards devoted exclusively to landscaping except, however, that driveways and sidewalks needed to serve the use and buildings on the lot may be located within a required landscape yard. As used in this chapter, the term "landscaping" shall be defined as set forth in Section 21A.62.040, "Definitions", of this title. No specific improvements are required within landscape yards, except that all landscape areas shall be maintained with at least one-third (1/3) of the yard(s) area covered by vegetation, which may include trees, shrubs, grasses, annual or perennial plants and vegetable plants. Mulches such as organic mulch, gravel, rocks and boulders shall be a minimum depth of ~~three inches (3") or more~~, two to four inches (2"- 4"), dependent on the material used, to control weeds and erosion in unplanted areas and between plants, and that these aforementioned items at all times cover any installed weed block barriers that cover the ground surface.

## SIGHT DISTANCE TRIANGLE

