



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Nannette Larsen, Senior Planner Nannette.larsen@slcgov.com or 801-535-7645
Date: April 26, 2023
Re: PLNPCM2023-00098 Landscaping and Buffers Chapter Amendments

Zoning Amendment

PROPERTY ADDRESS: City-Wide
PARCEL ID: N/A
MASTER PLAN: [Plan Salt Lake & Urban Forest Action Plan](#)
ZONING DISTRICT: NA

REQUEST:

A petition initiated by Mayor Erin Mendenhall to update the Landscaping and Buffers Chapter of the zoning ordinance to better address landscaping regulations given climate change and extreme drought conditions. The proposed amendments support the City's adopted policies related to reduction of water consumption, enhancement of the urban forest, and improvements to air quality and green infrastructure city-wide. The proposed amendments also clarify, simplify, and reorganize the landscaping chapter to be more user friendly.

RECOMMENDATION:

That the Planning Commission forward a recommendation to the City Council to adopt the proposed amendments.

ATTACHMENTS:

- [ATTACHMENT A: Water Conservation and Landscaping Regulations Council Briefing Report](#)
- [ATTACHMENT B: Draft Landscaping Chapter](#)
- [ATTACHMENT C: Supporting Landscape Chapter Documents](#)
- [ATTACHMENT D: Text Amendment Standards](#)
- [ATTACHMENT E: Department Review Comments](#)
- [ATTACHMENT F: Public Comments](#)

PROJECT BACKGROUND

The zoning ordinance regulates landscaping in several ways. First, the code requires landscaping for park strips. Park strips are the strip of vegetation that is usually between the street and the sidewalk. They vary in width and the code includes different standards for different widths. Second, the code identifies some yards, typically front or corner side yards, that are required to be landscaped. A yard is a space where most buildings are prohibited and structures like fences and sheds are limited. Third, the code requires buffer yards, which are intended to reduce the impact between zoning districts and most often apply when non-residential zoning districts are adjacent to residential zoning districts or when higher density uses are adjacent to lower density uses. Lastly, the code includes landscaping requirements for parking lots. The parking lot requirements are intended to reduce the impact of a parking lot and to reduce the heat island effect of large, paved areas.

The current landscaping regulations do not have a significant link to the climate issues that our region is facing. The code primarily focuses on the amount of vegetation required rather than requiring climate appropriate species. It does not specify what types of vegetation are to be used, and rarely prohibits specific plants, the exceptions being a prohibition on sod on steep slopes and native vegetation requirements in the foothill protection zones and Northwest Quadrant Overlay. The code does require matching plants with watering needs based on hydro-zones in new construction—this is intended to prevent plants with different watering needs from being overwatered.

The proposed changes are in response to the extended dry conditions, rapid population growth, and impacts from climate change – all of which significantly affect Salt Lake City’s water supply availability. City residents and businesses are showing an increased awareness and desire to modify their outdoor water use. Unfortunately, the desire to reduce water can create situations where a property owner inadvertently violates the zoning code. The current zoning ordinance does require vegetation in some situations and prohibits the use of some materials in others. Property owners are not typically aware that these rules exist, resulting in frustration when they are trying to conserve water, an endeavor that is supported by most.

On [September 6, 2022](#), the Planning Division and Public Utilities held a work session with the City Council with the goal of getting initial feedback on priorities related to reducing the heat island index, reducing storm water runoff, emphasizing the use of native plant species, and what code changes would be appropriate to help achieve these goals and increase the public awareness of landscaping regulations. The report that was prepared for the City Council briefing is included in [Attachment A](#). The proposed changes are based on the feedback received from the Council during the work session and starts to implement strategies in the [Urban Forest Action Plan](#).

PROJECT DESCRIPTION

The proposed text amendment is a complete re-write of chapter 21A.48 Landscaping and Buffers and includes changes to other sections related to landscaping as necessary. The Planning Division worked on the proposed changes with several other departments including Public Utilities, Urban Forestry, and Civil Enforcement.

This amendment is intended to do the following:

- Clarify and reorganize the chapter so it's easier for the public to understand and for City Departments to administer.
- Address the use of both turf and artificial turf on private and public property.
- Encourage improvements to the urban forest by requiring street trees and proper irrigation.
- Specify responsibilities of the property owner.
- Reduce urban heat islands, reflecting best practices.
- Reduce unnecessary water consumption on private property and within park strips.
- Requires water wise and native or adaptive landscaping choices.
- Improve air quality by encouraging water wise landscapes and through prioritizing tree health.
- Promote low impact water conservation strategies to reduce storm water runoff.
- Continue City resident's eligibility for rebates through zoning ordinance compliance.
- Reflect any changes to the State Code that arose during the 2023 legislative session.

Implementation and Enforcement:

Presently, landscape plans are taking the largest portion of Planning Staff's time to review, a greater portion than all other plans required for a building permit that are reviewed by planning for zoning compliance. It's proven to be difficult to ensure each tree, shrub, and plant species is drought tolerant as it requires our planners to review each species' common name. The review of each hydro-zone has also proven to be difficult. Reviewing a landscaping plan with different hydrozones requires that planners review each sprinkler head on the same irrigation valve and ensure each species is appropriate to that hydrozone. There are also numerous locations in the present chapter that are duplicated and wordy with limited enforceable standards; it instead makes suggestions to the property owner on best landscaping practices.

While preparing the draft, Planning Staff met with Public Utilities on guidance on the best way to improve water conservation in the City. During our talks with Public Utilities, hydrozones were found to be one of the most effective tools currently in the ordinance for water conservation. In an effort to balance the need for water conservation and address the issues with administering the ordinance the proposed chapter will simplify and quantify standards wherever possible. Landscaping and irrigation elements, which must remain technical in nature to fulfill water conservation goals of the chapter and master plans, will be required where a Landscaping Plan review is needed. These technical landscape and irrigation elements will be confirmed compliant through a required signature from a licensed or certified landscape or irrigation professional. This will ensure compliance with the standards proposed in the new landscape chapter, while reducing the amount of time required for a landscape plan review. Additionally, before a certificate of occupancy is issued or a bond is released, the proposed draft language requires a letter of compliance from a landscape or irrigation professional stating installation compliance.

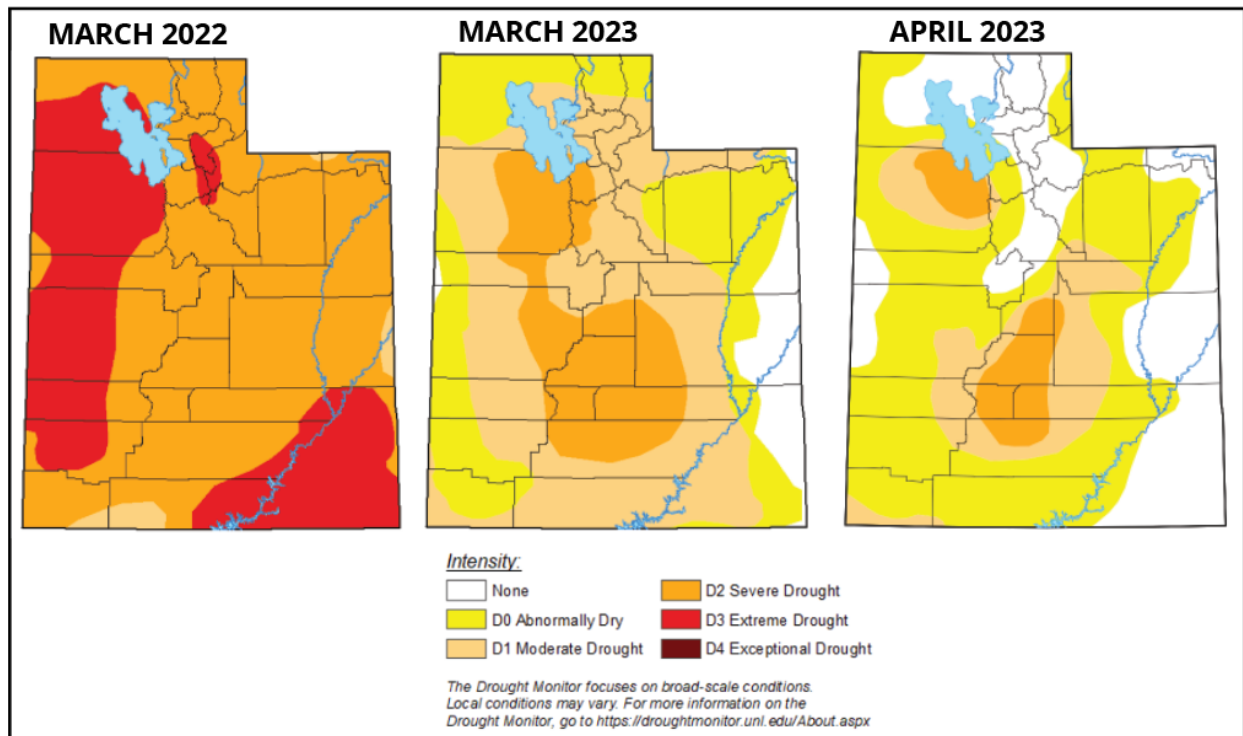
Water Conservation and the Impacts of Climate Change and Population Growth:

Salt Lake City's water supply availability is impacted by drought, climate change, and population growth. Salt Lake City's water supply and demand forecasting through the year 2060 indicates

additional and sustained water conservation is required now and in the future decades in order to have a reliable water supply. Additionally, water conservation will also support continued maintenance of water flows to the Great Salt Lake.

Kem C Gardner Policy Institute’s population estimates for Salt Lake City indicate that the City’s population grew over 7% between 2010 and 2020. Per population projection estimates, Salt Lake City’s population is expected to continue to grow slightly less than 1% each year.

Last year the US Department of Agriculture (USDA) categorized the intensity of drought in Salt Lake City as “severe” and “extreme”. After this past winter with record breaking snowfall, drought conditions have been updated to “dry” in parts of Salt Lake City as of April, when this report was finalized. Just last month the USDA listed parts of Salt Lake as in a “severe” and “moderate” drought.



In response to the ongoing dry conditions, climate change, and continued population growth in Salt Lake City, additional water conserving standards have been integrated into the proposed landscaping draft:

- WaterSense automatic irrigation controller that adjusts the frequency/duration of irrigation in response to weather conditions.
- Permanent irrigation systems must be designed so that each valve irrigates landscaping with similar soil, slope, and plants with similar watering needs.
- Water waste and runoff into the public right-of-way is prohibited.
- Irrigation systems must be designed and maintained to be the most water efficient.
- A letter of compliance by a landscape or irrigation professional that the irrigation standards have been complied with prior to the issuance of a Certificate of Occupancy or release of a landscaping bond.

- Emphasis on establishing an urban forest and a healthy tree canopy that assist in reducing evapotranspiration and reduces frequency/duration of irrigation.
- All required landscaping must be adaptive and or native vegetation that is tolerant to Salt Lake Valley's hot and dry conditions.

Also, to maintain City Resident's eligibility for colloquially known "rip your strip" rebate programs and maintain Salt Lake City as a qualifying City, text amendments to the landscaping chapter were recently adopted by the City Council. These rebate programs are made available by the Central Utah Water Conservancy District and the Utah Department of Natural Resources. The proposed Landscaping Chapter meets both the CUWCD and Utah Department of Natural Resources, [Attachment E](#) includes correspondence with CUWCD confirming the proposed amendments will continue Salt Lake City resident's eligibility.

Simplifying landscaping standards:

The need to improve water conserving measures has been understood and accepted, and the cost of living has increased the desire for residents to update their landscaping to reduce their water usage has been more widespread. Unfortunately, because of the lack of clarity in the landscaping chapter, the unintended consequences have been zoning code violations and subsequent enforcement.

It is the intent of these updates to remedy the duplicate and wordy standards that have been proven difficult to understand and implement by both the public and City Staff. This has been done by incorporating visual aspects of charts, lists, and graphics into the zoning code to better describe standards in Salt Lake City. Where possible, staff endeavored to quantify minimum landscaping standards to better simplify review and implementation to increase compliance and therefore greater water conservation.

The Landscaping and Buffers Chapter was also reorganized in a manner that residents would logically apply applicable standards as they plan their landscapes. These simplified sections are outlined in the [Summary of Proposed Amendments](#) below.

Aligning Landscape Standards with City goals:

During the September 6th briefing with City Council last year, there was significant discussion on priorities the Council foresaw when addressing the updates to the landscaping standards to better address the needs of the City at large. The City Council recommended staff focus on certain priorities to best meet the goals of the city by making the code more accessible, improve water conservation, enhance the urban forest, reduce the urban heat island effect, and reduce storm water runoff.

The proposed amendments to the Landscaping Chapter seek to accomplish these goals through specific standards. These include a vegetation coverage minimum, a street tree requirement, specific water conserving irrigation equipment, limiting impervious surfaces, addressing artificial turf, and increasing the tree canopy in parking lot areas and throughout the City.

It is important to remember that the landscaping regulations reflect the minimum required. Property owners often choose on their own to exceed the minimum required landscaping amounts and often do so to reap the benefits that vegetation provides. People are increasingly turning their yards into outdoor living spaces and ensuring those spaces are comfortable, purposeful, and enjoyable, which should be celebrated. Growing vegetables and applying permaculture concepts to landscapes are also values being applied. Conserving water and using climate appropriate

vegetation is an equally rewarding endeavor and the proposed regulations are intended to support both.

SUMMARY OF PROPOSED AMENDMENTS

While the proposed amendments are essentially a rewrite of Chapter 48, Landscaping and Buffers, many standards that are currently required in the landscaping chapter will remain. The notable standards which remain includes:

- Required landscaping locations.
- 33% vegetation standard.
- Landscaping and irrigation designed depending on watering needs.
- 20% Impervious surfacing limitations.
- Drip and spray irrigation on separate valves.
- Park Strip less than 36” in width are exempt from a required street tree.
- Landscaping buffer tree and shrub quantities.
- Mulching depth and permeability standards.
- And encroachment standards in the park strip or public right of way remain but have been simplified.

The notable new additions to the landscaping chapter seek to:

- Improve water conservation by requiring a landscaping or irrigation professional letter of compliance with irrigation and landscaping standards.
- Clarify requirements for a landscape plan by requiring separate plans for planting, grading, and irrigation.
- Prioritize trees by allowing tree canopy to count toward vegetation coverage standards and requiring the largest tree appropriate to the landscape location.
- Ensure tree health by requiring Urban Forestry review of alterations to street trees and root zone protection.
- Improving tree survival rates by requiring a permanent irrigation system for street trees when a landscape plan is required.
- Clarify artificial turf location, material, and quantity allowed.
- Parking lot landscaping standards now aim to reduce urban heat island and stormwater runoff.
- Buffer sizes have been consolidated.
- Freeway Landscape buffer updated to better comply with goals and intent of chapter.
- Require trees in the Northwest Quadrant
- Rock mulch limitations established to reduce urban heat effect.
- Stormwater curb cuts permitted and material limitations that protect the City’s stormwater system have been included.

The proposed Landscaping and Buffers Chapter is outlined and briefly described below:

21A.48: Landscaping and Buffers

Purpose and Intent:	<p>Explains the purpose of establishing a landscape chapter and the intent of the standards.</p> <ul style="list-style-type: none">• Increase tree canopy, Protect and preserve public trees, Reduce heat island, Reduce stormwater runoff, Improve air quality, Enhance community appearance from the public realm, and Mitigate impacts through buffer between uses.
Applicability:	<p>Explains where and when the chapter applies.</p> <ul style="list-style-type: none">• Applies to all properties in SLC, any updates must comply.
Authority:	<p>What modifications can be applied and who is able to make those modifications.</p> <ul style="list-style-type: none">• Zoning Administrator may make modifications to standards.
Responsibility & Maintenance:	<p>Establishes the responsibilities of the property owner and ongoing maintenance required. This section addresses responsibilities concerning landscaping maintenance in general, landscape yards, park strips, street trees, and irrigation.</p> <ul style="list-style-type: none">• Clearance from the public right-of-way.• Maintained in good condition.• Lists specific responsibilities for street trees and irrigation systems.
Landscape Plan:	<p>Establishes when a landscape plan is required. Describes the contents of a landscape plan and the needed elements within a submittal. Plan modification process, specific landscape standards in other zoning districts, letter of compliance, and bond provisions.</p> <ul style="list-style-type: none">• Required for new construction of a primary structure and when an addition increases the floor area by 50%.• Landscape plans require a planning plan, a grading plan, and an irrigation plan. Lists specific criteria for each.• Requires landscape or irrigation professional signature and letter of completion.
Landscape Requirements:	<p>Describes required landscape locations, landscape location sizes, and specific landscape standards per location. Landscape locations include park strip, landscaped yards, and buffer areas.</p> <ul style="list-style-type: none">• Establishes minimum ground coverage and tree planting in all landscape areas.

- Describes locations where turf or artificial turf are permitted and the coverage allowed.
- Describes impervious surface coverage maximums.
- Establishes where landscape buffers are required, the size, location, and coverage, shrub, and tree planting requirements.

Parking Lot Landscaping:

Describes when parking lot landscaping standards apply, required parking lot landscaping locations, required landscaping sizes, stormwater detention provision, and specific landscaping standards required per location.

- Applies to parking lots with 10 or more stalls.
- Interior landscape areas and perimeter parking lot landscaping required. Describes size, location, exceptions, and vegetation requirements in these areas that include trees, shrubs, and ground cover.
- Curbs are required where no bioretention is utilized.

Standards:

Describes specific landscape installation and landscape material standards that apply to all required landscaping locations.

- Requires drought tolerant species.
- Establishes limitations and standards on turf, artificial turf, mulch, and berming.
- Also describes specific park strip material standards that includes ground cover regulations, pathways, stormwater detention allowances, and permitted encroachments.

Private Lands Tree Preservation:

Establishes process and standards for removing a tree on private lands. This section has not been changed, it is expected the Urban Forestry Division will update this section in the coming years as they continue to work on updates to better conform to the Urban Forest Action Plan.

Appeal:

Right to appeal statement.

To better meet the goals and intent of Plan Salt Lake, the Urban Forest Action Plan, and the goals and intent of the proposed landscaping chapter, it is recommended that:

- Trees in the Northwest Quadrant Overlay District are now required.
- And, bioretention is required for parking lots with 50 or more stalls in the Parking Chapter.

The other proposed amendments in other chapters of Title 21A included in the draft proposal are necessary updates to conform to the changes proposed in the Landscaping and Buffer Chapter. This includes:

- The Airport Flight Path Protection Overlay District conflicting landscaping language was removed.
- Screening standards were moved from the landscaping chapter to the Regulation of Fences, Walls, and Hedges.
- Finally, new definitions were added, and existing definitions were amended in Chapter 62.

The remaining amendments proposed in other chapters update certain zoning districts that have specific landscaping standards, these specific district standards have been moved from the Landscaping Chapter to the specific district.

- Foothills Estate, Foothills Residential district, and Foothills Protection District
- CSHBD1 & CSHBD2 Sugarhouse Business Districts
- D-1 & D-4 Downtown Districts

KEY CONSIDERATIONS

The key considerations listed below were identified through the analysis of the project:

1. How the proposal helps implement city goals and policies identified in adopted plans
2. Urban Forest Action Plan Code Recommendations
3. Artificial Turf
4. Public Engagement and Public Comments

Consideration 1: How the proposal helps implement city goals and policies identified in adopted plans

Plan Salt Lake: [Plan Salt Lake](#) is a City-wide master plan that was adopted in 2015 and establishes a City-wide 25-year vision to guide future growth to meet the needs of residents and businesses. There are a number of sections in this master plan that state the goal of improving water conservation: “*Reduce consumption of natural resources, including water*”, and “*Protect water quality and supply by reducing water consumption per capita*”. Reducing water consumption in the City is a 2040 target date goal within the Natural Environment section.



The updates to Chapter 48, Landscaping and Buffers, furthers the goals and initiatives laid out in Plan Salt Lake in that specific quantities of plant species are prohibited, drought tolerant plant

specifies are required, and tree canopy is emphasized in this text amendment, which lowers ground temperatures and evapotranspiration rates of ground vegetation.

An initiative to, “*develop landscapes that reflect our geographic region*” is also included in Section 8, Beautiful City of Plan Salt Lake. This initiative directs the importance of reducing water consumption and developing landscapes that are consistent with the arid nature of the Wasatch Front.

Urban Forest Action Plan: Salt Lake City adopted the [Urban Forest Action Plan](#) earlier this year. The Urban Forest Action Plan acknowledges urban forests are valuable resources that contribute to the environment, economy, and community health. It recommends that the urban forest canopy is more equitably distributed throughout the city and specific updates to City Policies and City Codes are made to better comply with urban forest best management practices and improve Salt Lake City’s urban forest. The Urban Forest Action Plan identifies vulnerabilities within the existing zoning code, the action plan also identifies recommendations to update the Zoning Code to better improve the health and vitality of the urban forest, these vulnerabilities and recommendations are reviewed and discussed in Key Consideration 2 of this report.

This section of the report will review the adopted goals of the Urban Forest Action Plan. The adopted goals are included below:

“Improve growing conditions for the urban forest in challenging sites”

The proposed amendments to the landscaping chapter increase required landscape size in the perimeter parking lot landscaping and interior parking lot landscaping. Perimeter parking lot landscaping size went from 7’ to 10’ and the interior parking lot landscaping from 5’ required width to 10’. Buffer widths have also been increased in many commercial districts when they abut a single- or two- family residential district, from 7’ to a required 10’ landscape buffer.

The amendments also give the Urban Forestry Division discretion when implementing minimum soil standards when establishing soil volume. Soil minimums will be reviewed by the Urban Forestry Division at the time of the landscaping plan review.

“Protect trees on City-Owned Lands and in the R-of-W”

The text amendments would require that all trees within the right-of-way are assumed to be protected unless removal or modification of the tree is approved by the Urban Forestry Division. Within the required landscape plan, a root protection plan is required to be approved by the Urban Forestry Division, Urban Forestry would also be reviewing public utilities conflicts when determining the placement of or removal of trees on City-owned lands.

“Incorporate the Urban Forest into all of Salt Lake City’s Planning and Project Implementation Efforts to Mitigate Environmental Impacts”

The amended landscaping chapter requires that a landscape plan is reviewed by the Urban Forestry Division. The amended text in the chapter will require that the Urban Forestry Division approve any tree modification, root protection plans, tree placement, tree removal, and soil volume to ensure best management practices are being followed and to ensure a healthy and equitable urban forest in Salt Lake City.

Consideration 2: Urban Forest Action Plan Code Vulnerabilities and Recommendations

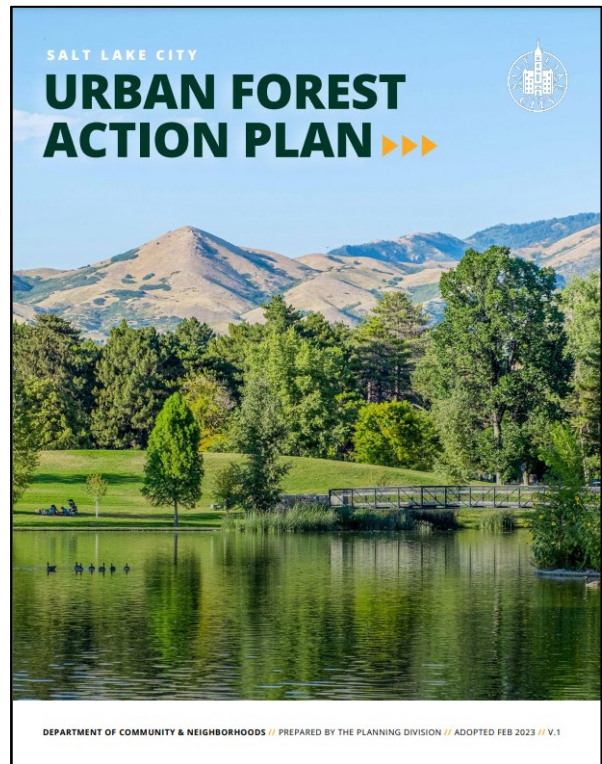
As explained in Key Consideration 1, the [Urban Forest Action Plan](#) was recently adopted and included in the Urban Forest Action Plan are vulnerabilities in different Salt Lake City plans, policies, and enacted code. Part of the vulnerabilities described were issues within the Zoning Code. These issues are described below:

Need For More Plan Review Capacity:

Inconsistent tree health review and tree protection when new construction or redevelopment occurs.

The proposed text amendments partially address this issue as this new ordinance would require that first, the onus that the landscape plan complies with the standards of the landscaping chapter and their installation is on the landscape or irrigation professional. Second, the proposed ordinance would require that all reviews which affect existing or proposed trees are routed to Salt Lake City’s Urban Forestry Division, for their review and approvals of tree spacing, tree species, and root protection.

It is expected that future amendments will be needed to the Private Lands Tree Protection section within the Landscaping Chapter to better address the recommendation in the Urban Forest Action Plan.



Inadequate Soil Volumes: The Urban Forest Action Plan calls out the vulnerability of historically inadequate soil volumes for street trees.

This has also been partially addressed as it relates to the Planning Division. The proposed amendment require that adequate soil volume for street trees is provided, the responsibility of this falls to the adjacent property owner. Further, the proposed chapter requires structural soils where the street tree is surrounded by impervious surfaces. Parking lot landscaping and buffer areas have also been increased to 10’ to allow for sufficient soil volume for tree health.

The Urban Forest Action Plan also contained recommendations to various Titles of Salt Lake City Code to better preserve and enhance the urban forest. Among these title recommendations included the Zoning Code, or Title 21A:

- Landscaping and Landscape Buffers (Chapter 48):
 - Ensure all landscape areas required include trees.
 - Provide a planting formula for trees (min. number of trees, number of trees per parking area, trees per square feet of developed space, density of trees, or percent canopy).
 - Create tree planting guidelines to include: tree selection, planting, size requirements, soil type, soil volume, nursery stock, and long-term maintenance.

- Parking Lot Landscaping (Chapter 44 & 48):

- Recommends parking lot islands have a minimum width of at least 6’.
- Ensure sufficient space for large trees by allowing alternative layouts.
- Allow flush curbs or curb cuts and depressed landscaped areas for stormwater management.
- Allow vegetated stormwater management areas to count toward required landscape minimums.

The proposed landscaping chapter accomplishes all of the recommendations in the Urban Forest Action Plan where possible within the zoning code. Street trees are required in every park strip depending on the length of the park strip. While trees are not required in every landscaping area, the tree canopy is proposed to count for vegetation coverage requirements, therefore incentivizing tree planting and increasing the urban forest canopy. In the proposed chapter, the number of trees required in parking lot perimeters, park strips, and buffer areas are dependent on the size of the tree. Interior landscaping area in parking lots will have a minimum width of 10’, the number of perimeter parking lot trees is dependent on the size of the landscaping area and may be clustered or spaced evenly, bioretention areas are permitted in required landscaping areas (and in some cases are required), and flush curbs or stormwater curb cuts are permitted when abutting a bioretention area.

While the Urban Forest Action Plan recommends tree planting guidelines are published, this isn’t a recommendation that can be met through a zoning code amendment. Staff anticipates tree planting guidelines will be created in the next few years to complement the proposed landscaping text amendments and to complement the supporting documents that are referenced in the Landscaping and Buffers Chapter. Those supporting documents referenced in the proposed Landscaping and Buffers Chapter are attached to this report as [Attachment C](#).

Consideration 3: Artificial Turf

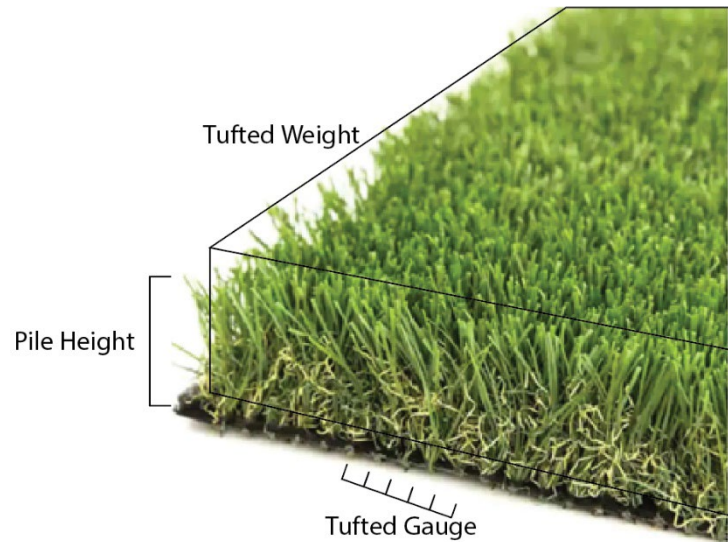
The proposed amendments to the Landscaping Chapter would permit artificial turf as a landscaping material. It would limit artificial turf in required landscape yard areas as an impervious surface – artificial turf’s and it’s substrate has drainage that is similar to other hard-scaping or other impervious surface materials.

Presently, artificial turf is not permitted in any required yard areas. This text amendment would permit it in residential, nonresidential, and manufacturing front and corner side yard landscaping areas with specific material stipulations, which include:

- Emulates natural turf look and color;
- Individual blades of grass consist of a pile height of at least 1.5”;
- Minimum tufted weight of 56 ounces per square yard;
- Minimum 8-year warranty on color fading and decrease of pile height;
- Rubber infill is not used;
- Anchored sufficiently to withstand the effects of foot traffic and natural elements;
- The backing of the artificial turf is visually level to the established landscape or hardscape grade;
- An appropriate solid barrier device (e.g., concrete mow strip, bender board) is required to separate the artificial turf from planters and live vegetation;
- A minimum 4’ separation between artificial turf and tree trunks;

- A minimum 2' separation between artificial turf and shrubs shall be maintained.

These stipulations are recommended when artificial turf is installed to meet the stated purpose and intent of the proposed landscaping chapter, while still giving property owners an option to install artificial turf that will further the goals and policies of the City. Most of these stipulations mitigate potential impacts seen with artificial turf in the past which are: aesthetics, water runoff, increase in the urban heat island, and stormwater pollution.



Consideration 4: Public Engagement and Public Comments

Salt Lake City Planning noticed recognized community councils on February 10, 2023, with a draft of the proposed Landscaping and Buffers Chapter. Information regarding the proposal, including the draft ordinance, was posted to the Planning Division’s open house webpage on February 10, 2023, and an email was sent through Constant Contact to everyone who has subscribed to receive emails from the Planning Division.

Planning Staff attended a Sugar House Community Council meeting on March 20, 2023, where they presented the proposed text amendments and accepted comments. The issues discussed during the community council meeting included if allowing rocks as “mulch” was appropriate since rocks contribute to the urban heat island, the liability of certain sizes of rocks, a request to require all mulches to be 100% organic, and limiting rock to no more than 10%-30% of the landscaped area. There were also concerns raised about the prescriptive nature of the draft Landscaping Chapter.

Planning Staff also accepted comments from PKJ Design Group and Landmark Design, two local landscaping designers, who generously reviewed the draft chapter, provided comments, and made recommendations. They provided great feedback and many of their comments were implemented into the draft chapter, there were too many comments and modifications discussed with the local volunteer consultants to review here.

As of the publishing date of this staff report, Planning Staff has received 4 public comments through email. These comments are included in this report as [Attachment F](#).

STAFF RECOMMENDATION

The Planning Division is recommending that the Planning Commission forward a motion recommending the City Council adopt the Landscaping and Buffers Chapter Text Amendment.

NEXT STEPS

Staff recommends that the Planning Commission forward a positive recommendation to the City Council. After the recommendation is provided, staff will compile the information and transmit the proposal to the City Council for a briefing, public hearing, and potential adoption.

Amending the landscaping chapter text is the first step of a multi-pronged approach to accomplishing the goals and policies outlined in the [Project Description](#) and [Key Consideration 1](#) sections of this staff report. It is expected that public outreach will continue through the creation of landscaping guidelines and recommendations that will be accessible to the public. Staff also anticipates updating corresponding supporting documents listed and linked as [Attachment C](#) and expanding the plant species lists. Future work regarding this topic will continue to be collaborative between the Planning, Urban Forestry, and Public Utilities Divisions.

ATTACHMENT A: Water Conservation and Landscaping Regulations Council Briefing Report



WATER CONSERVATION AND LANDSCAPING REGULATIONS



PLANNING DIVISION
DEPARTMENT of COMMUNITY *and* NEIGHBORHOODS
And
DEPARTMENT OF PUBLIC UTILITIES
June 2022

Landscape Regulations and Water Conservation in the Salt Lake City Zoning Code

Introduction

Salt Lake City's water supply availability is impacted by drought, climate change, and population growth. Salt Lake City's water supply and demand forecasting through the year 2060 indicates additional and sustained water conservation is required now and in the future decades in order to have a reliable water supply. Additional water conservation will also support maintenance of flows to Great Salt Lake, which is shrinking.

Collectively, City residents, institutions, and businesses have been successful in water conservation over the last 20 years, decreasing overall water use by 25% since the year 2000, even though population grew during this time. The community's awareness of water scarcity issues is increasing and contributing to a desire to conserve more through modification of outdoor water use. This desire sometimes conflicts with the landscaping requirements found in the City's zoning code, creating issues between the code and the desire to reduce outdoor water use. This report summarizes the current landscaping regulations, identifies the conflicts between landscaping requirements and water conservation, and identifies potential changes that may reduce water consumption in outdoor irrigation, reduce conflicts, and improved outcomes from administering and enforcing the code that benefits the residents and business in the city.

Background

The City's water supply planning dates to its earliest days in 1847 and continues to take a long view to ensure adequate water is available for current and future generations. Detailed water resource planning and water conservation planning efforts form a technical basis in which to take action and set water-related policies. The City has recently completed an updated water supply and demand plan (2019) through the year 2060 to factor climate change, drought, and growth. The City also recently adopted a companion Water Conservation Plan (2020) with updated conservation goals and strategies through the year 2060.

The City's actions specific to water conservation typically fall into four categories: planning, incentives, public education, and requirements. The City uses all of these to reduce water consumption, and has resulted in overall water use reduction of 25% compared to the year 2000. water conservation savings.

Examples of different types of the City's conservation strategies include:

- Economic incentive signals embodied in a tiered system of water rates is in place to encourage water customers to use less water to keep their water bill lower.

- Participation in water incentive programs such as irrigation efficiency programs and landscape incentive programs.
- Public engagement and education programs.
- Culinary water regulations, such as those found in City Code Chapter 17.16, including Article 11 of that chapter concerning water shortages.
- Land use regulations concerning landscape, and the recent zoning amendment restricting high water consuming land uses.
- Building code regulations regarding water efficient appliances.

Water is used outdoors primarily to supplement vegetation. As the city has developed, most of the vegetation that has been planted in the developed area of the city is not native. Non-native vegetation is not typically able to survive the hot, dry summers that we experience in the valley. This results in non-native vegetation needing supplemental water to survive. While outdoor watering is not the only factor influencing total water consumption during any given year, it is the primary contributor to high peak water demands during the summer which stresses water supplies and infrastructure. Reduction of peak demand water use is an critical conservation goal for the City. Reducing outdoor watering is one of the important ways that individuals are responding to prolonged drought, and is a necessary long-term strategy for sustaining water resources into the future, as identified in the long-range 2060 plans.

It should be noted that Salt Lake City must meet regulatory and environmental requirements concerning stormwater runoff quality via a state-issued Municipal Separate Storm Sewer Permit (MS4). The MS4 permit requirements are met in part through requiring permeable surfaces and green infrastructure to slow down runoff flows and filter pollution. Vegetated areas throughout the city are important for this purpose, especially since the Jordan River, which is the ultimate receiving surface water body for Salt Lake City's runoff, is impaired under the Clean Water Act and Utah Water Quality Act.

Unfortunately, the desire to reduce water can create situations where a property owner inadvertently violates the zoning code. The zoning ordinance does require vegetation in some situations and prohibits the use of some materials in others. Property owners are not typically aware that these rules exist, resulting in frustration when they are trying to conserve water, an endeavor that is supported by most.

The goal of this report is to provide city decision makers with some basic information regarding how the zoning code regulates landscaping and identify changes that could promote the conservation of water and increase the awareness of landscaping regulations.

ZONING REGULATIONS AND LANDSCAPING

The SLC zoning code (Title 21A of the code of ordinances) regulates landscaping in several ways. First, the code requires landscaping for park strips. Park strips are the strip of vegetation that is usually between the street and the sidewalk. They vary in width and the code includes different standards for different widths. Second, the code identifies some yards, typically front or corner side yards, that are required to be landscaped. A yard is a space where most buildings are prohibited and

structures like fences and sheds are limited. Third, the code requires buffer yards which are intended to reduce the impact between zoning districts and most often apply when non-residential zoning districts are adjacent to residential zoning districts. Lastly, the code includes landscaping requirements for parking lots. The requirements are intended to reduce the impact of a parking lot and to reduce the heat island effect of large, paved areas.

There are several reasons for requiring vegetation. These include:

- Reduce the heat island effect caused by our hot, dry summers and the built environment absorbing the heat from the sun;
- Absorbing storm runoff to reduce the amount of water entering the storm drain system and to protect water quality;
- Aesthetics;
- Habitat and food for animals and insects;
- Benefits to overall soil health;
- Reduce the impact of noise, light, and other similar impacts from adjacent land uses; and
- Health benefits of being in a vegetated environment.



Heavy rains overwhelm the gutter on Kensington Ave (July 2021)

The first two reasons are objective and provide a direct and more measurable outcome. For example, the heat island effect is easily measured through temperature readings. The known water absorption rates of different soils compared to impervious surfaces is also something that can be calculated. There is also a clear public benefit and justification.

However, the other reasons are much more subjective and will likely mean different things to different individuals. The public benefit is also more difficult to measure. From a zoning perspective, these are the types of standards where it is appropriate for the property owner to have discretion.

The zoning regulations are mostly rigid in the requirements. Most of instances where the zoning code requires landscaping include a prescribed amount of vegetation, usually measured in total area coverage but also including the number of plants. Vegetation is regulated based on type: ground cover (which includes sod), shrubs, and trees. In some developments, plants are required to be grouped based on water need and tied to a sprinkler system that can deliver the appropriate amount of water.

Aligning the purpose for regulating landscaping with the realities of the local climate should be a consideration when determining the appropriate level of regulation. Given drought and long term water supply considerations, the City should consider modifying landscape regulations with more importance placed on vegetation that is appropriate for our climate, that can help reduce the heat island effect, and that helps absorb stormwater runoff.



Most property owners will choose to exceed the minimum landscaping requirements

It is important to remember that the landscaping regulations reflect the minimum required. Property owners often choose on their own to exceed the minimum required landscaping amounts and often do so to reap the benefits that vegetation provide. More and more people are also turning their yards into outdoor living spaces and ensuring those spaces are comfortable, purposeful, and enjoyable are motivations that should be celebrated. Growing vegetables and applying permaculture concepts to landscapes are also values being applied. Conserving water and using climate appropriate vegetation is an equally rewarding endeavor and the regulations should support both.

CURRENT CODE REQUIREMENTS

The landscaping regulations in the zoning code do not have a significant link to the current climate issues that our region is facing. The code primarily focuses on the amount of vegetation required. It does not require certain types of vegetation and rarely prohibits specific plants, the exceptions being a prohibition on sod on steep slopes and native vegetation requirements in the foothill protection zones and Northwest Quadrant Overlay. The code does require matching plants with watering needs based on hydrozones in new construction. This is intended to prevent plants with different watering needs from being overwatered.

This section summarizes the landscaping regulations found in the zoning code by the area regulated. It is not intended to provide every requirement or standard and is provided for informational purposes. The length of the summary provides an indication of how extensive landscape regulations are in the zoning code.

Park Strips

A park strip is the area between the curb and sidewalk. Park strips vary in size, with the more urban parts of the city not having a defined park strip to some that are 30 feet or more in depth. Park strips play an important role in the city by providing space for street trees, utilities, access to streets, absorbing storm water, providing places to store snow plowed from the streets, and many other uses. The zoning regulations for park strips also vary based on width, as the following chart demonstrates.

Size	Vegetation Coverage	Street Tress	Paving Allowed	Artificial Turf
Less than 24"	None	One every 30'	100%	No
24"-36"	None	One every 30'	100%, must be pavers	No
36" or greater	33%	One every 30'	Pavers, mulch, carriageways, outdoor dining, can cover the rest.	No

In park strips, there are no specific requirements for type of vegetation, except plants with thorns are prohibited in the park strip unless approved by the zoning administrator. Coverage is measured as the mature height of the plant. Plant height is limited to 22" to preserve clear views from intersection driveways, alleys, and streets, to preserve line of sights for people, and to prevent areas that some people may find unsafe when visibility is blocked. This is particularly important for people who feel vulnerable when visibility is blocked.



Park strips have traditionally been planted with sod

Areas that are not required to be landscaped can be covered in other materials, such as mulch, pavers, rocks (over a certain size) and carriageways. Completely covering a park strip in concrete is only allowed if the park strip is less than 24" in width.

Landscaped Yards

There is a difference between how the zoning code defines "yard" and "landscaped yard." A yard is the area where buildings are not allowed, also referred to required setbacks. A landscaped yard is a required setback that is also required to be landscaped by the zoning code. Vegetation in a front, corner side, interior side, or rear yard is only required if the code specifically says that it is required. The chart below summarizes required landscaped yards. Outside of a required landscaped yard, there are no specific vegetation requirements in a required yard, except for buffer yards (if required) or parking lot landscaping (if applicable).

Zone	Required landscaped yards	Vegetation Coverage	Other Materials Allowed	Required Open Space Area	Artificial Turf
All Residential Districts	Front and Corner Side yards RO zone: one interior side yard	33%	Yes	RMU zones	No
Commercial Districts	SNB: front and corner side yard CB: front and corner side yard CC: 15' in front and corner side yard CG: 10' in front and corner side yard	33%	Yes	TSA zones CG zone (when extra height is approved)	No

Zone	Required landscaped yards	Vegetation Coverage	Other Materials Allowed	Required Open Space Area	Artificial Turf
Form Based	None		Yes	For some building types (proposed to be added in FB-UN2)	No
Manufacturing Zones	Front and Corner Side yards	33%	Yes		No
Downtown Zones	D2: front and corner side yards (if provided)	33%	Yes		No
Special Purpose Zones	RP: all required yards BP: All or a portion of all yards AG2: Front and corner side yard AG5: front and corner side yard PL: front and corner side yard PL2: front and corner side yard I: all required yards UI: all required yards (hospitals exempt) OS: all required yards MH: all required yards EI: all required yards up to 30' MU: Front and corner side yards	33%	Yes	BP: 33% of open space area has to be vegetation.	No

Buffer Yards:

Buffer yards are yards that are required when a residential district abuts another type of zoning district. The purpose of a buffer yard is to reduce impacts between land uses. Some of the buffer requirements only apply to districts that abut a single or two family zoning district, while others apply to any residential district. The buffer yard requirements include a minimum width that varies based on the intensity of the nonresidential zoning district and two levels of vegetation: shrubs and trees. The buffer yards vary based on the intensity of the zoning district. The chart below shows the size of the buffer required in zoning districts when that district abuts a residential district.

Zoning Districts	Abutting Zoning District	Size of Buffer
RMF-30, RMF-35, RMF-45, RMF-75, RMU-35, RMU-45, RMU, RO, MU, PL, PL2, and OS districts	Single or Two Family (FR, R-1, R-2, SR-1, SR-1A)	10'
CC, CB, CC, CSHBD	Any residential district	7'
CS and CG	Any residential district	15'
M-1	Any residential, AG-2, AG-5 districts	15'
M-2	Any residential district	50'

Zoning Districts	Abutting Zoning District	Size of Buffer
RP and BP	Any residential district	30'
I	Any residential district	15' or equal to the average height of the building in the I district.
UI	Any residential district	15'
MH	Perimeter of the park, regardless of adjacent use	20'
EI and LO	Perimeter of the use	30'
TSA districts	Abuts an OS, R-1, R-2, SR, RMF-30, RMF-35, RMF-45 district	10'
All other non residential districts	Abuts an R-1, R-2, SR, RMF-30, RMF-35, RMF-45 District	7'

The following zoning districts do not require a buffer yard when adjacent to any other zoning district:

- Foothill Residential Districts (3)
- R-1 Districts (3)
- R-2 Districts
- SR-1, SR-1A, SR-3 Districts
- FB-UN1 District
- RB District



An example of a buffer yard between a residential zoning district on the right and a commercial district on the left.

The vegetation requirements in the landscape buffer varies by zoning district.

District	Shrubs	Trees	Fence
RMF-30, RMF-35, RMF-45, RMF-75, R-MU-35, R-MU-45, R-MU, RO, MU, PL, PL-2 And OS Districts: In the RMF-30, RMF-35, RMF-45, RMF-75, R-MU-35, R-MU-45, R-MU, RO, MU, PL, PL-2 and OS Districts	Continuous hedge with a mature height of at least 4'	1 shade tree for every 30 linear feet	6', but can be combined with the shrub hedge. (code does not explain what this means).
CN, CB, CC, CSHBD	Shrubs with a mature height of at least 4 feet	1 shade tree for every 30 linear feet	A solid fence between 4' and 6' in height is required unless waived (no guidance on when it is appropriate to be waived)
CS, CG, TSA, M-1, I, UI, MH, RP, and BP Districts	2 rows of shrubs, alternatively spaced along entire length of the buffer. Shrubs must have a mature height of at least 4 feet.	1 shade tree for every 25 linear feet. Evergreen trees may be substituted for some shade trees (no guidance in the code for how to calculate this substitution)	A solid fence 6' in height is required unless waived (no guidance on when it is appropriate to be waived)

District	Shrubs	Trees	Fence
M-2	2 rows of shrubs, alternatively spaced along 75% of the length of the buffer. Shrubs must have a mature height of at least 4 feet.	1 shade tree for every 20 linear feet. Evergreen trees may be substituted for some shade trees (no guidance in the code for how to calculate this substitution)	None
EI and LO	No specifics, rather requires a landscaping plan showing how it will mitigate noise, dust, and other impacts	No specifics, rather requires a landscaping plan showing how it will mitigate noise, dust, and other impacts	

Parking Lot Landscaping:

Parking lots that include more than 7 parking stalls are required to include perimeter landscaping and interior parking lot landscaping. The perimeter landscaping is required when a parking lot is located in a required yard (when allowed) or within 20 feet of a property line. The perimeter parking lot landscaping area is required to be at least 7 feet wide and include trees (every 30 or 50 feet depending on the yard), one shrub or every 3 feet of perimeter length, and 33% of the ground area must be covered in vegetation.

The interior parking lot landscaping is required to be at least 5% of the total area of the parking lot and requires a shade tree for every 120 square feet of landscaped area; 50% of the ground surface must be covered in vegetation.



Interior parking lot landscaping is required to include ground cover and trees.

Freeway Scenic Landscaping Setback

The zoning code requires landscaping for land uses that abut an interstate highway, except single and two family residential districts. The landscaping setback is required to be a minimum of 20 feet in width, but can be reduced to 10 feet if the reduction is necessary to comply with the minimum parking requirement. The setback must be planted with the following:

- One shade tree for every 300 square feet of setback area. Evergreen trees can be substituted for the shade trees if the microclimate conditions support evergreen trees.
- Ornamental trees may be substituted for up to 30% of the shade trees.
- Large shrubs may be substituted for up to 10% of the shade trees.
- Ground cover is required to be native plants, but there is no minimum requirement for ground cover.

This section can be waived when the elevation difference between the landscaping and the interstate would not allow for views of the scenic landscape setback.



The Freeway Scenic Landscape Setback is intended to improve the aesthetics of interstates

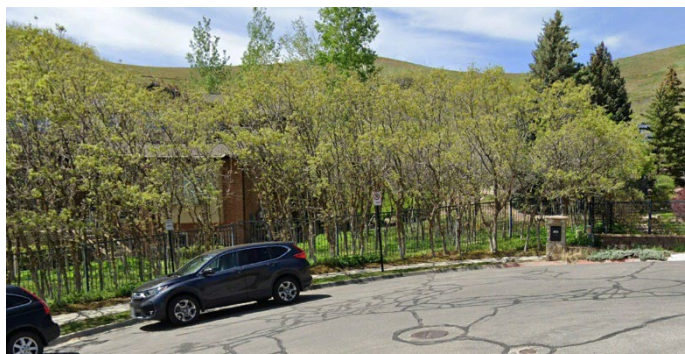
Special Landscaping Provisions

Foothill Protection Zone Landscaping Regulations

The foothill protection zone includes a specific landscaping regulation that limits the total area of a lot that can be altered from its native state and limits turf grass to no more than 30% of the disturbed area.

FR-1 and FR-2 Districts

The special provisions require tree preservation and replacement, slope revegetation, and erosion protection plans.



Some native trees are required to be preserved in Foothill Zones

CC Commercial District

There are special provisions related to required vegetation in the required front and corner side yards that include planting shrubs under 3 feet in height for every 2 feet of lot width, one tree planted for every 25 feet of lot width and any area of the required landscape yard not covered in shrubs or trees must be maintained as turf or vegetative ground cover.

D-1 and D-4 Zoning District

The special standards in this zone requires landscaped areas to be setback at least 2 feet from the curb. Street trees are required, although the standard includes some vagueness. The code requires shrubs and ground covers if it is suitable, and says that determining the amount is subject to the beautification plan. This really means there is no standard and as long as an applicant provides something, it is acceptable. Vacant lots are required to be landscaped with perimeter landscaped area that is at least 15 feet wide along the perimeter of the site and requires a shade tree every 30 feet, one shrub for every 3 linear feet, and 100% vegetative ground cover.

Transitional Overlay

Requires all front and corner side yards to be landscaped. The landscaping required to be planted is required to be “consistent with the character of the residential neighborhood.” That is fairly vague and likely unenforceable as written. If the interior side yard is adjacent to a residential use, an 8 foot wide landscaped area must be provided. A fence is also required in this area and has to be at least 7 feet from the property line. This would bifurcate the required yard, leaving a one foot strip on one side of the fence. A deciduous shade tree is required to be planted at a rate of one for every 30 linear feet of the side yard. In the rear yard, a solid fence is required, unless the conditions of the lot eliminate the need for the fence. This is also likely a meaningless regulation.

Northwest Quadrant Overlay Requirements

The NWQ Overlay only permits vegetation that is native to the soil types found in the area where the overlay is mapped, which is generally west of the airport and north of I-80. Street trees are not required and any required tree that is otherwise required under the landscaping chapter of the zoning code can be replaced with shrubs.

Issues with Current Regulations

Vegetation Coverage Requirements

The zoning code requires that at least 33% of an area required to be landscaped to be covered in vegetation. The coverage can be ground cover, including sod, shrubs, and trees. The requirements apply to park strips, required landscaped yards, landscape buffers, and parking lot landscaping requirements.

This is also one of the sections of code that is frequently violated. Violations range from removing all vegetation and replacing it with mulch to covering an entire area with concrete or asphalt. This is primarily an issue in park strips and in front yards when front yards are required to include vegetation.

Ground coverage for vegetation is not necessarily difficult to administer on a landscaping plan, but does consume more resources to enforce depending on the nature of a violation. If all vegetation has been removed, it is easy to identify and document a violation. However, if someone removes some of their landscaping and a complaint is received, the civil enforcement officer must determine how much of the area is covered by landscaping. This would require determining the size of the park strip or landscaped yard and then measuring the amount of that area that is covered by vegetation. If the plants are spaced out, the coverage of each plant has to be measured. Estimating the amount of coverage would not likely hold up to a challenge because the enforcement officer could not, with complete certainty, determine the coverage.

This is an area of code that could be modified in several ways.

1. Provide options for calculating the amount of landscaping required. While the ground coverage requirement is easy to calculate for sod, it is difficult for other types of plants. Using a different metric such as number of plants required per square foot is much easier to measure and determine compliance. For example, a 50 foot by 8-foot park strip could be covered in 33% ground cover or include one plant for every x amount of square feet. This could work particularly well for nonresidential uses.



Measuring the total vegetation coverage in this yard would be difficult.

2. Allow tree canopy coverage to count towards vegetation coverage. This could potentially eliminate the need for any ground cover type of vegetation, which is one of the issues that property owners have when they try to remove sod, particularly in the park strip. A large street tree for example may cover an entire park strip and a significant portion of the front yard. This achieves both of the objective standards for regulating landscaping and the subjective standards. This could be done by exempting properties with a shade tree with a canopy that exceeds a certain radius from the required vegetation coverage, which is a simply code change.



The tree canopy completely covers this park strip and provides shade and large areas for the trees to absorb

3. Eliminate or reduce the vegetation coverage requirement. This option could lower or reduce the % of an area required to include vegetation. It also would reduce the benefits that landscaping provide and would likely result in a hotter environment and increase storm runoff into the storm water system. For comparison purposes, the city of Tucson, which receives an average of 11.3" of precipitation per year, requires 50% of a park strip to include vegetation, but does not appear to require vegetation in required yards. If vegetation is not included, the site must be covered with appropriate mulch.ⁱ Las Vegas, NV



This park strip likely does not comply with the 33% vegetation coverage requirements.

requires 50% of a site, park strip that is not otherwise occupied by a building, driveway, walkway, etc. to be covered with landscaping.ⁱⁱ Las Vegas receives 4.2” of precipitation per year. Salt Lake City receives more precipitation than both cities, with the amount varying from around 16” near the airport and nearly 20” near the east bench. While a small sample, the requirements in SLC are lower than other cities in hotter or drier climates than SLC. Please note, the info provided here is based on a quick read of those cities landscaping requirements. There are always nuances to local zoning codes that may produce a different outcome.

Enforcement and Administration

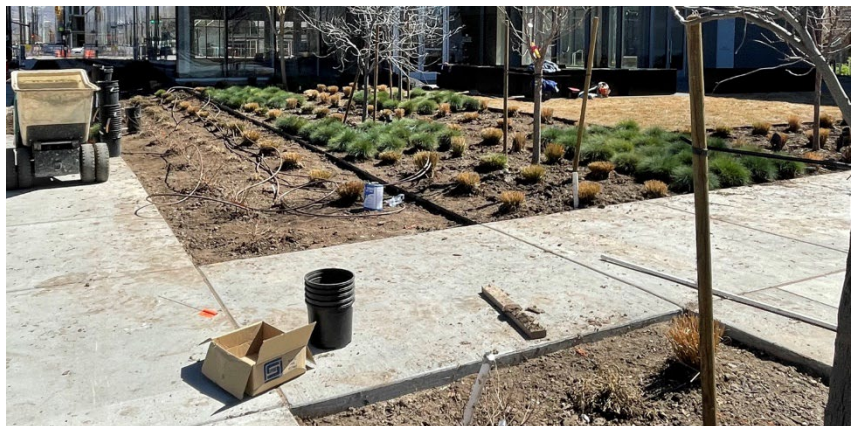
Administering and enforcing codes requires resources. The amount of resource varies based on a number of factors:

- The extent and scope of the regulations
- The applicability of the regulations
- The number of complaints and violations
- The complexity of the regulation

Extensive requirements require more resource to administer and enforce. For the purpose of this discussion, administering the code refers to zoning reviews associated with building permits and landscape regulations. Enforcement refers to addressing violations.

The hydrozone requirements will be used as an example to demonstrate the relationship between administering a code and enforcing a code. A hydrozone is a landscaped area where plants with similar watering needs are grouped. The city rules require a landscape plan that shows what plants are grouped together, the plants watering needs, and appropriate irrigation system for that grouping of plants. A plan includes the type of plants, the plants watering needs, the number of plants, and the type of sprinkler heads that will be used. These requirements kick in for some development and expansions of existing development. They do not apply to the construction of new homes unless the home is part of a new subdivision that includes more than 10 homes.

The zoning review for this requirement is extensive. The zoning reviewer has to check each plant and grouping of plant to ensure that each plant in a group has the same watering needs. This could require hours of time if the landscape plan is extensive or the project has a large area. Some landscaping plans will include hundreds of plants and dozens of hydrozones. This is partly a function of the landscaping requirements for landscaped yards, park strips and parking lot



Reviewing a landscaping plan requires checking every plant to ensure it is on the correct hydrozone, calculating the landscape area of all plants, and checking the irrigation system.

landscaping. If sod is used, preparing the plans and the permit review is far simpler and much less time consuming. It literally takes minutes to check a site plan that chooses sod to achieve the 33% vegetation coverage where it is required because all you are checking is the amount of coverage required and how it is being achieved. Once the plans are reviewed and approved, the administration function is nearly complete. The only remaining piece is an inspection. There is not a specific zoning

inspection. That inspection is currently done by the building inspector. In summary, there are at least two people involved in the administration of landscaping requirements: a planner doing the zoning review and the inspector reviewing the installation. It is also important to note that there are no permits required to replace vegetation or replace damaged sprinkler heads. This is common and basic maintenance that is not always done with “like for like” replacements.

Enforcement is typically only involved if a complaint is received. Complaints that are received are generally regarding weeds, lack of landscape maintenance, and removal of landscaping. Once a complaint is received, a civil enforcement employee will visit a location to document the violation. Violations of weeds are fairly straightforward and are typically resolved by the property owner cutting down the weeds. Maintenance of landscaping is similar, although it is more difficult to enforce regulations related to perceived lack of maintenance, such as grass that has turned brown. The removal of landscaping is more time intensive. An inspector will visit the property and determine if all landscaping has been removed, if the area where it was removed is required landscaping, and if the removal is a violation. The inspector may have to make judgement calls about how much landscaping is remaining. When all landscaping is removed a determination is straightforward. However, if someone removes some of their landscaping and a complaint is received, the civil enforcement officer must determine how much of the area is covered by landscaping. This would require determining the size of the park strip or landscaped yard and then measuring the amount of that area that is covered by vegetation. If the plants are spaced out, the coverage of each plant has to be measured. Estimating the amount of coverage would not likely hold up to a challenge because the enforcement officer could not, with complete certainty, determine the coverage. This requires more precise measurement. Our inspectors use their best judgement with the information they are given to determine compliance with the regulations. If the vegetation meets the intent of the code, then there will likely not be any further enforcement activity.

Artificial Turf

There is a growing desire for some to install artificial turf instead of vegetation. The reported benefits of artificial turf include no mowing, trimming, or edging, less water use for the property owner, improved aesthetics, and other similar benefits. The zoning code prohibits artificial turf in park strips, in required landscaped yards, and from counting towards the required vegetation coverage. The code does allow artificial turfs elsewhere on private property.

There are water-related downsides to the use of artificial turf. These include (1) decreased infiltration of stormwater runoff due to its impermeability; and (2) increased impacts to water quality due to lack of filtration as well as the potential for microplastics from artificial turf degradation to be introduced into river systems.

In addition to water related issues, there are environmental lifecycle costs associated with artificial turf embedded in its manufacture and disposal that are not present with natural vegetation. Artificial turf contributes to heat island effects as opposed to mitigation of heat island effect provided by natural vegetation. The use of artificial turf may damage soils and create a habitat loss for pollinators. Whether there are actual water savings between the use of artificial turf and other types of vegetation on a residential scale has not been well studied (in practice, water is applied to artificial turf fields for cooling and cleaning purposes, for instance).

However, more and more people are interested in installing artificial turf in park strips and on their property. There have been several enforcement cases that have been appealed to the appeals hearing

officer and each time the appeals hearing officer has upheld the city's interpretation of the code. The code could be improved to more clearly identify where artificial turf can be installed, or if, it should be prohibited. Recently, West Valley City adopted regulations allowing artificial turf, but it is limited in how it can be used in lieu of vegetation. One of the key provisions is that artificial turf is mostly prohibited in park strips with the exception of a few streets and it is only allowed to reduce the city's required vegetation from 50% down to 25%. That would only be 8% of the area difference compared to what Salt Lake City's zoning code requires for vegetation.

Vague Code Language

There are multiple sections of the landscaping chapter that provide discretion to the zoning administrator in determining if the requirement should be required. However, the code provides no direction on how to determine if a requirement should be waived or modified. This creates administrative issues because if a code does not strictly prohibit or require something, the code has to be interpreted to favor the property right. These situations should be eliminated due to the inability to administer or enforce.

There are also multiple sections where the code requires the amount of vegetation to be consistent with existing character. This is an impossible regulation to be enforced because landscaping is constantly changing, there are endless landscaping designs, and the choice of vegetation is up to the desires of the property owner.

Another example of vague language is with the requirements for buffer yards. The hedge requirements for some zones is vague and does not provide any standard for how many shrubs are required to be planted and worded differently in each section of the code. The fence provision is also vague and different in each zoning district, so sometimes it is required and sometimes it is not. The provisions in the EI and LO districts are also vague and providing any landscaping would probably have to be accepted.

The parking lot landscaping requirements are also problematic to interpret and administer. For example, the amount of landscaping increases based on size of the parking lot. As the amount of landscaping required increases, so do the number of shade trees. However, the area for the trees does not increase at a rate that provides adequate space for shade trees and the trees end up being crammed into relatively small permeable spaces and they never fully mature. A better approach to this issue would be to require a landscaped area for every x number of stalls and require one shade tree in each landscaped area or if the landscape area is combined, one tree every x feet of length and width of the landscaped area.

Special Landscaping Requirements

With the exception of specific water wise requirements and tree preservation, mostly in the foothills and the NWQ overlay, most special landscaping provisions can be eliminated. Many of them are repetitive to the landscape yard or buffer yard requirements. Often times the special requirements, landscape yards, and buffer yard requirements overlap and sometimes include conflicting regulations for types and spacing of vegetation. Replacing the special landscaping requirement with more drought tolerate requirements would also help reduce the water needed, particularly where there are duplicative requirements or there are vegetation requirements that result in higher water consumptions.

Potential Regulations

The City could consider adding regulations to help reduce outdoor water use. A common approach that cities in hot and dry climates are taking is prohibiting non-functional turf. Examples of non-functional turf is grass in park strips, as ground cover in landscaped yards, and in other places where the primary value is aesthetics.

ⁱ Tucson Landscaping Requirements: https://codelibrary.amlegal.com/codes/tucson/latest/tucson_az_udc/0-0-0-5895

ⁱⁱ Las Vegas Landscaping Requirements: http://nlasvegas-nv.elaws.us/code/coor_title17_ch17.24_sec17.24.060

ATTACHMENT B: Draft Landscaping Chapter

PLNPCM2023-00098 – 21A.48 Landscaping and Buffers Text Amendment

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

Underlined text is new; text with strikethrough is proposed to be deleted. All other text is existing with no proposed change.

LANDSCAPING AND BUFFERS

SECTION:

~~21A.48.010: Purpose Statement~~

~~21A.48.020: Enforcement Of Landscape Requirements~~

~~21A.48.030: Landscape Plan~~

~~21A.48.040: Selection, Installation And Maintenance Of Plant Materials~~

~~21A.48.050: Design Standards And Guidelines~~

~~21A.48.055: Water Efficient Landscaping~~

~~21A.48.060: Park Strip Landscaping~~

~~21A.48.070: Parking Lot Or Vehicle Sales Or Lease Lots Landscaping~~

~~21A.48.080: Landscape Buffers~~

~~21A.48.090: Landscape Yards~~

~~21A.48.100: Special Landscape Regulations~~

~~21A.48.110: Freeway Scenic Landscape Setback~~

~~21A.48.120: Screening Of Refuse Disposal Dumpsters~~

~~21A.48.130: Innovative Landscaping~~

~~21A.48.135: Private Lands Tree Preservation~~

~~21A.48.140: Changes To Approved Landscape Plans~~

~~21A.48.150: Automobile Sales Establishments~~

~~21A.48.160: Appeal~~

21A.48.170: Landscaping Provided As A Condition Of Building Permit Issuance

21A.48.010: Purpose & Intent

21A.48.020: Applicability

21A.48.030: Authority

21A.48.040: Responsibility & Maintenance

21A.48.050: Landscape Plan

21A.48.060: Landscape Requirements

21A.48.070: Parking Lot Landscaping

21A.48.080: General Standards

21A.48.090: Private Lands Tree Preservation

21A.48.100: Appeal

~~21A.48.010: PURPOSE STATEMENT:~~

~~The landscaping and buffering requirements specified in this chapter are intended to foster aesthetically pleasing development which will protect and preserve the appearance, character, health, safety and welfare of the community. These regulations are intended to increase the compatibility of adjacent uses and, in doing so, minimize the harmful impacts of noise, dust and other debris, motor vehicle headlight glare or other artificial light intrusions, and other objectionable activities or impacts conducted or created by an adjoining or nearby use, thereby fostering compatibility among different land uses. These regulations are also intended to preserve, enhance and expand the urban forest and promote the prudent use of water and energy resources. (Ord. 88-95 § 1 (Exh. A), 1995; Ord. 26-95 § 2(24-1), 1995)~~

~~21A.48.020: ENFORCEMENT OF LANDSCAPE REQUIREMENTS:~~

~~Wherever the submission and approval of a landscape plan is required by this title, such landscape plan shall be an integral part of any application for a building permit and occupancy permit. No permit shall be issued without city approval of a landscape plan as required herein. The requirements of this chapter may be modified by the zoning administrator, on a case by case basis, in response to input from the city police department regarding the effects of required landscaping on crime prevention. (Ord. 88-95 § 1 (Exh. A), 1995; Ord. 26-95 § 2(24-2), 1995)~~

~~21A.48.030: LANDSCAPE PLAN:~~

- ~~A. Landscape Plan Required: A landscape plan shall be required whenever landscaping or alteration of landscaping is required by this title. Such landscape plan shall be drawn in conformance with the requirements specified in this chapter. Landscape plans must be approved by the zoning administrator prior to the issuance of a building permit. Landscape plans for planned developments or conditional uses, or other uses requiring~~

site plan review approval shall be reviewed and approved by the development review team. The construction of detached single-family residences and two-family residences shall be exempt from this landscape plan requirement, except for dwellings in the FP, FR-1 and FR-2 districts, which shall conform to the requirements of this chapter.

- ~~—B. Content Of Landscape Plan: All landscape plans submitted for approval shall contain the following information, unless specifically waived by the zoning administrator:
 - ~~—1. The location and dimensions of all existing and proposed structures, property lines, easements, parking lots and drives, roadways and rights of way, sidewalks, bicycle paths, ground signs, refuse disposal and recycling areas, bicycle parking areas, fences, freestanding electrical equipment, tot lots and other recreational facilities, and other freestanding structural features as determined necessary by the zoning administrator;~~
 - ~~—2. The location, quantity, size and name, both botanical and common names, of all proposed plants;~~
 - ~~—3. The location, size and common names, of all existing plants including trees and other plants in the parkway, and indicating plants to be retained and removed;~~
 - ~~—4. The location of existing buildings, structures and plants on adjacent property within twenty feet (20') of the site, as determined necessary by the zoning administrator;~~
 - ~~—5. Existing and proposed grading of the site indicating contours at two foot (2') intervals. Proposed berming shall be indicated using one foot (1') contour intervals;~~
 - ~~—6. Elevations of all fences and retaining walls proposed for location on the site;~~
 - ~~—7. Elevations, cross sections and other details as determined necessary by the zoning administrator;~~
 - ~~—8. Water efficient irrigation system (separate plan required);~~
 - ~~—9. Summary data indicating the area of the site in the following classifications:
 - ~~—a. Total area and percentage of the site in landscape area;~~
 - ~~—b. Total area and percentage of the site in turf grasses, and~~
 - ~~—c. Total area and percentage of the site in drought tolerant plant species. (Ord. 45-07 § 1, 2007; Ord. 88-95 § 1 (Exh. A), 1995; Ord. 26-95 § 2(24-3), 1995)~~~~~~

21A.48.040: SELECTION, INSTALLATION AND MAINTENANCE OF PLANT MATERIALS:

- ~~—A. Selection: Plants used in conformance with the provisions of this chapter shall be of good quality, and capable of withstanding the extremes of individual site microclimates. Size and density of plants both at the time of planting and at maturity, are additional criteria which shall be considered by the zoning administrator when approving plants. The use of drought tolerant plants is preferred when appropriate to site conditions.~~
- ~~—B. 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.~~
- ~~—C. Maintenance:
 - ~~—1. Responsibility: The owner of the premises shall be responsible for the maintenance, repair and replacement of all landscaping materials and barriers, including refuse disposal areas, as may be required by the provisions of this chapter.~~
 - ~~—2. Landscaping Materials: All landscaping materials shall be maintained in good condition so as to present a healthy, neat and orderly appearance, and plants not in~~~~

- this condition shall be replaced when necessary and shall be kept free of refuse and debris.
- 3. Fences, Walls And Hedges: Fences, walls and hedges shall be maintained in good repair.
- 4. Irrigation Systems: Irrigation systems shall be maintained in good operating condition to promote the conservation of water. (Ord. 88-95 § 1 (Exh. A), 1995; Ord. 26-95 § 2(24-4), 1995)

21A.48.050: DESIGN STANDARDS AND GUIDELINES:

Landscape plans shall be prepared based on the following design standards and guidelines. Design standards are numerically measurable design requirements that can be definitively evaluated for compliance. Design guidelines are not precisely measurable, but compliance can be determined through the evaluation process of landscape plan review. The evaluation and approval of landscape plans shall be based on compliance with both the design standards and guidelines.

- A. Design Standards At Time Of Planting:
 - 1. Deciduous Trees: All deciduous trees shall have a minimum trunk size of two inches (2") in caliper, unless otherwise specified.
 - 2. Evergreen Trees: All evergreen trees shall have a minimum size of five feet (5') in height, unless otherwise specified.
 - 3. Ornamental Trees: All ornamental trees shall have a minimum trunk size of one and one-half inches (1 1/2") in caliper, unless otherwise specified.
 - 4. Shrubs: All shrubs shall have a minimum height or spread of eighteen inches (18") depending on the plant's natural growth habit, unless otherwise specified. Plants in five (5) gallon containers will generally comply with this standard.
 - 5. Drought Tolerant Species: Site conditions in Salt Lake City are generally arid, and the selection of plant species suited to dry conditions is appropriate. To promote water conservation, not less than eighty percent (80%) of the trees and eighty percent (80%) of the shrubs used on a site shall be drought tolerant species that can withstand dry conditions once established. The city has compiled a list titled "Water Conserving Plants For Salt Lake City", that may be locally available.
 - 6. Existing Street Trees: The removal of trees within the street right of way is prohibited without the approval of the zoning administrator in consultation with the urban forester.
- B. Design Guidelines:
 - 1. Scale And Nature Of Landscaping Material: The scale and nature of landscaping materials shall be appropriate to the size of the structures. Large scale buildings, for example, should generally be complemented by larger scale plants.
 - 2. Selection Of Plants: Plants shall be selected for form, texture, color, pattern of growth and adaptability to local conditions.
 - 3. Evergreens: Evergreens should be incorporated into the landscape treatment of a site, particularly in those areas where screening and buffer is required.
 - 4. Softening Of Walls And Fences: Plants shall be placed intermittently against long expanses of building walls, fences, and other barriers to create a softening effect.
 - 5. Planting Beds: Planting beds may be mulched with bark chips, decorative stone, or similar materials. Mulch shall not be used as a substitute for plants.
 - 6. Detention/Retention Basins And Ponds: Detention/retention basins and ponds shall be landscaped. Such landscaping may include shade and ornamental trees, evergreens, shrubbery, hedges, turf, ground cover and/or other plant materials.

- 7. ~~Water Conservation: Landscape design pursuant to the requirements of this chapter must recognize the climatic limitations of the Salt Lake City area and the need for water conservation. While irrigation systems are required for certain landscape areas, and may be desirable for other applications, all irrigation systems shall be designed for efficient use of water.~~
- 8. ~~Turf Grasses: Turf grasses should be used in areas with less than a fifty percent (50%) slope to prevent the runoff of irrigation water.~~
- 9. ~~Energy Conservation: Plant placement shall be designed to reduce the energy consumption needs of the development.

 - a. ~~Deciduous trees should be placed on the south and west sides of buildings to provide shade from the summer sun.~~
 - b. ~~Evergreens and other plant materials should be concentrated on the north side of buildings to dissipate the effect of winter winds.~~~~
- 10. ~~Preservation Of Existing Plants: Existing plants should be incorporated into the landscape treatment of a site as required herein or as required by the site plan review process found in chapter 21A.58 of this title. Trees in the public right of way shall not be removed without the approval of the zoning administrator and urban forester.~~
- 11. ~~Berming: Earthen berms and existing topographic features should be, whenever determined practical by the zoning administrator, incorporated into the landscape treatment of a site, particularly when combined with plant material to facilitate screening. (Ord. 45-07 § 2, 2007; Ord. 88-95 § 1 (Exh. A), 1995; Ord. 26-95 § 2(24-5), 1995)~~

~~21A.48.055: WATER EFFICIENT LANDSCAPING:~~

~~A. Applicability:~~

- 1. ~~New Development: All new development as specified below requiring approval by the city shall comply with the provisions of this section.

 - a. ~~Residential:

 - (1) ~~Large subdivisions with ten (10) or more lots which also have a common landscaped area (applies to common area only);~~
 - (2) ~~Multi-family residential, three (3) units or more;~~
 - (3) ~~Planned unit developments that include residential units;~~
 - (4) ~~Single-family and two-family homes on lots that have a landscaped area greater than one-half (1/2) acre;~~
 - (5) ~~Common areas of condominium and/or planned developments; and~~
 - (6) ~~Mixed use developments including residential elements.~~~~
 - b. ~~Nonresidential:

 - (1) ~~Industrial;~~
 - (2) ~~Commercial;~~
 - (3) ~~Institutional (including public facilities); and~~
 - (4) ~~Mixed use developments including industrial, commercial, or institutional elements.~~~~~~
- 2. ~~Existing Development: The regulations in this section shall apply to all existing nonresidential, mixed use and multi-family residential development projects that increase the square footage of the footprint of the building or the parking requirement by twenty five percent (25%) or more.~~
- 3. ~~Exemptions: The following developments and uses are exempt from the provisions of this section unless otherwise specified:

 - a. ~~New single and two-family homes on lots one-half (1/2) acre or less of landscaped area;~~~~

- b. Treasured landscapes;
 - c. Plant collections as part of botanical gardens and arboretums open to the public;
 - d. Community gardens and portions of private gardens dedicated to edible plants;
 - e. Cemeteries;
 - f. Parks, athletic fields and playgrounds;
 - g. Ecological restoration projects that do not require a permanent irrigation system; and
 - h. Similar uses and activities as determined by the zoning administrator in consultation with the public utilities department or designee.
- B. ~~Submittal Requirements:~~ In addition to the submittal requirements set forth in section 21A.48.030, "Landscape Plan", of this chapter the applicant shall complete any additional submittal requirements identified in the "Salt Lake City Landscape BMPs For Water Resource Efficiency And Protection". The landscape submittal packet shall be prepared by a licensed landscaped architect, licensed civil engineer, licensed architect, certified irrigation professional, or other landscape professional appropriately licensed or recognized by the state of Utah or Salt Lake City. It shall contain the submittal information listed in the "Salt Lake City Landscape BMPs For Water Resource Efficiency And Protection" unless specifically waived in writing by the zoning administrator in consultation with the public utilities department director.
- C. ~~Review Procedures:~~ The following review procedures shall be followed for all landscaping plans and irrigation systems subject to this section:
- 1. Landscaping plans shall be submitted concurrently with a development application.
 - 2. Backflow prevention plans shall be reviewed by the public utilities department.
- D. ~~Standards:~~ All developments subject to this section shall comply with the following standards:
- 1. ~~Required Plants:~~ All landscapes in developments subject to this section shall use plants identified in the "Salt Lake City Plant List And Hydrozone Schedule" or plants identified as being water wise or low water plants in other guides approved by the public utilities department as listed in the "Salt Lake City Landscape BMPs For Water Resource Efficiency And Protection".
 - 2. ~~Plant Substitutions:~~ Landscaping shall be installed consistent with the approved planting plans, but plant substitutions may be made provided that the substituted plants are from the same hydrozone and of similar plant type (grass for grass, tree for tree, etc.) as the plant originally specified in the approved landscape plan.
 - 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.
 - 4. ~~Water Budget:~~ All developments with a total landscaped area greater than one-half (1/2) acre must install an irrigation meter at the expense of the applicant and shall be assigned a tier 2 water target by the public utilities department.
 - 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.
- 6. ~~Soil Amendment/Preparation: Where appropriate, the use of organic soil amendments or additives, such as aged compost, are encouraged. See the "Salt Lake City Landscape BMPs For Water Resource Efficiency And Protection" for more information.~~
 - 7. ~~Mulch: Where mulch is required or allowed in a landscape plan by this section, it shall be installed and maintained at a minimum depth of three inches to four inches (3"–4"). Fiber barriers and plastic sheeting that are not porous to air and water are prohibited.~~
 - 8. ~~Preservation Of Existing Specimen Trees: All specimen trees located within a landscape plan area shall be protected as provided in section 21A.48.135, "Private Lands Tree Preservation", of this chapter.~~
 - 9. ~~Water Features: Unless it is a natural water body or stream, recirculating systems shall be used for all water features such as fountains, ponds, reflecting pools, and other similar water features.~~
 - 10. ~~Irrigation Systems: Irrigation systems shall be designed, installed, and maintained to work efficiently, as defined in the "Salt Lake City Landscape BMPs For Water Resource Efficiency And Protection".~~
 - 11. ~~Backflow Prevention: Backflow prevention assemblies shall be designed and installed according to the standards as outlined in the "Salt Lake City Landscape BMPs For Water Resource Efficiency And Protection". (Ord. 16-16, 2016)~~

21A.48.060: PARK STRIP LANDSCAPING:

- A. ~~Intent: The intent of these requirements is to maintain the appearance of park strips, 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", as defined in section 21A.62.040 of this title, 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. ~~Improvement Districts: These requirements shall not apply to official improvement districts where exceptions to park strip standards are approved pursuant to subsection E 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.
 - 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 movable 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 city 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, the property owner responsible for installation shall ensure that tree wells with grates are 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 ensure 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 city 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 two inches (22") in height, are allowed. Plants with heights up to thirty six inches (36") tall may be allowed as specimen or accent plants when not located within sight distance areas. These plants may not be planted in a manner that would create a visual barrier between the street and the sidewalk.
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.

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. **Erosion:** 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 thirty six inch (36") radius (72 inch diameter) of any street tree, unless an operable irrigation system is provided. Otherwise, gravel, rocks, and boulders, may be used on portions of the park strip. Organic mulch or gravel, as approved by the city forester, shall be used near existing street trees. Rocks are limited to twenty inches (20") in height. Boulders as an accent material are limited to thirty six inches (36") 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 inches (24").
Large diameter rocks (over 6 inches) or boulders shall be kept a minimum of twenty four inches (24") 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 improvement district or pedestrian traffic counts warrant (as determined by Salt Lake City transportation and engineering divisions) and tree grates and an operable irrigation system is being installed, except as otherwise noted. Organic mulch or gravel, as approved by the city 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 subsection E5a of this section, any allowed paving material listed in this section may be used in 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 seored 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") in width, brick pavers, concrete pavers, or natural stone pavers may be used. Poured concrete shall not be used except for carriageways

as outlined in subsection E6 of this section. The use of plants in combination with paving materials is encouraged.

- d. **Park Strips Thirty Six Inches Wide Or Greater:** In park strips 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 subsection E6 of this section.
- 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, steps, 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:
 - a. The historic landmark commission if the proposed structure is located with the H historic preservation overlay district;
 - b. The planning commission if the proposed structure is part of a development proposal that requires planning commission approval;
 - c. 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
 - d. 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:

- a. The proposed structures will serve the general public and are part of general public need, or
- b. The proposed structures are necessary for the functional use of the adjacent property (such as a mailbox near the curb, steps or a retaining wall on a sloping site, fence behind the sidewalk, etc.), and
- c. 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 inches (24").

This subsection E7 does not apply to outdoor dining that is subject to section 21A.40.065 of this title or ground mounted utility boxes governed by section 21A.40.160 of this title.

- 8. **Plants And Objects Within Sight Distance Areas:** Because of safety and visibility issues related to both pedestrians and automobile drivers, tall objects are not allowed in sight distance triangle areas. Except for street trees, or mailboxes, no plant,

- boulder, monument, structure or other object which is over twenty two inches (22") in height shall be planted or located within sight distance areas.
- 9. ~~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.
 - 10. ~~Exceptions To Park Strip Standards:~~ Exceptions to the park strip policies established herein shall be limited to the following:
 - a. ~~Improvement District:~~ Variations from these standards may be approved as part of improvement districts. Areas where alternative park strip materials could be considered include identifiable nonresidential areas. The improvement district concept is not intended to respond to one or two (2) properties but an identifiable district. The 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.
 - 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 used for this purpose shall not be included in calculating the percentage of inorganic material in the park strip.
 - d. ~~Outdoor Dining:~~ Park strip materials may be modified by the zoning administrator when outdoor dining is approved pursuant to section 21A.40.065 of this title. (Ord. 16-16, 2016)

~~21A.48.070: PARKING LOT OR VEHICLE SALES OR LEASE LOTS LANDSCAPING:~~

- A. ~~Applicability:~~ All hard surfaced parking lots or hard surfaced vehicle sales or lease lots, for passenger cars and light trucks, with fifteen (15) or more parking spaces shall provide landscaping in accordance with the provisions of this section. Smaller parking lots shall not be required to provide landscaping other than yard area landscaping and landscaped buffer requirements as specified in other sections of this title.
- B. ~~Interior Parking Lot And Vehicle Sales Or Lease Lots Landscaping:~~
 - 1. ~~Area Required:~~ Not less than five percent (5%) of the interior of a parking lot or vehicle sales or lease lots shall be devoted to landscaping. Landscaping areas located along the perimeter of a parking lot or vehicle sales or lease lots beyond the curb or edge of pavement of the lot shall not be included toward satisfying this requirement.
 - 2. ~~Landscaped Areas:~~ The landscaped areas defined in subsection B1 of this section shall be improved in conformance with the following:
 - a. ~~Dispersion:~~ Interior parking lot or vehicle sales or lease lots landscaping areas shall be dispersed throughout the parking lot or vehicle sales or lease lots.
 - b. ~~Minimum Size:~~ Interior parking lot or vehicle sales or lease lots landscaping areas shall be a minimum of one hundred twenty (120) square feet in area and shall be a minimum of five feet (5') in width, as measured from back of curb to back of curb.

- c. ~~Landscape Material: The plants used to improve the landscape areas defined above shall conform to the following:~~
 - (1) ~~Type: The primary plant materials used in parking lots or vehicle sales or lease lots shall be shade tree species in conformance with applicable provisions of subsections 21A.48.050A and B of this chapter. Ornamental trees, shrubbery, hedges, and other plants may be used to supplement the shade tree plantings, but shall not be the sole contribution to such landscaping;~~
 - (2) ~~Quantity: One shade tree shall be provided for every one hundred twenty (120) square feet of landscaping area;~~
 - (3) ~~Ground Cover: A minimum of fifty percent (50%) of every interior parking lot or vehicle sales or lease lots landscaping area shall be planted with an approved ground cover in the appropriate density to achieve complete cover within two (2) years, as determined by the zoning administrator.~~
 - 3. ~~Exceptions: In the CG, M-1, M-2 and EI districts, hard surfaced areas used as operational yard areas for trucks, trailers and other incidental vehicles, other than passenger automobiles and light trucks, and which are not parking lots for employees, clients, and customers, are exempt from the parking lot interior landscaping standards.~~
- C. ~~Perimeter Parking Lot Landscaping:~~
- 1. ~~Applicability: Where a parking lot is located within a required yard, or within twenty feet (20') of a lot line, perimeter landscaping shall be required along the corresponding edge of the parking lot in conformance with the provisions in table 21A.48.070G of this section. Perimeter landscaping for vehicle sales or lease lots shall include rear and interior side yard landscaping only. Front and corner side yard landscaping for vehicle sales or lease lots shall be provided as specified in each zoning district. Where both landscape buffers and parking lot landscaping is required, the more restrictive requirement shall apply.~~
 - 2. ~~Landscape Area: Where perimeter landscaping is required, it shall be provided within landscape areas at least seven feet (7') in width, as measured from the back of the parking lot curb and extending any parking space overhang area.~~
 - 3. ~~Required Improvements: Within the landscape area required above, landscape improvements shall be required as established in table 21A.48.070G of this section.~~
- D. ~~Parking Lot Fencing: Fences along parking lot perimeters may be required through the site plan review process pursuant to the provisions of chapter 21A.58 of this title or when required by the zoning administrator to satisfy buffer requirements outlined in section 21A.48.080 of this chapter.~~
- E. ~~Parking Lot Curb Controls: Six inch (6") poured concrete curb controls shall be constructed around all required landscaping on the perimeter and within parking lots.~~
- F. ~~Discretionary Authority: The zoning administrator may modify requirements of this section to better achieve the intent of this section and address site specific conditions. These modifications shall be limited to the location of required plants and shall not permit a reduction in the required total number of plants.~~
- G. ~~Landscape Improvements Table:~~

TABLE 21A.48.070G

REQUIRED PERIMETER PARKING LOT LANDSCAPE IMPROVEMENTS

General Intent: The landscape requirements identified in this table provide for the enhancement of parking lots by recognizing two (2) distinct conditions. The first is where parking lots are located within front and corner side yards, and a uniform scheme of landscaping is required to protect the aesthetics along public streets. The second condition is where parking lots are located within rear and interior side yards, and minimum requirements for beautification of both residential and nonresidential uses are the city's goal. The intent is to require a higher level of landscaping for residential uses (principally multi-family uses) than for nonresidential uses. The improvements established in this table are required only for parking lots with fifteen (15) or more spaces and where the lot is located within a required yard or within twenty feet (20') of a lot line. The reduction of impacts between dissimilar uses is addressed by section 21A.48.080 of this chapter. Where both parking lot landscaping and landscape buffers are required, the more restrictive shall apply.

Required Landscaping		Front And Corner Side Yards	
Required Landscaping	Front And Corner Side Yards		
Shade trees	1 tree per 50 feet of yard length, measured to the nearest whole number (in addition to required parkway trees)		
Shrubs	1 shrub per 3 feet, on center along 100 percent of the yard length. Shrubs with mature height not more than 3 feet unless a lower shrub height is specifically required in this chapter for front yard areas		
Ground cover	Landscape area outside of shrub masses shall be established in turf or other ground cover		
-			
Required Landscaping	Rear And Interior Side Yards		
	Residential Use (Including Institutional Residential Uses)	Nonresidential Use	
Shade trees	1 tree per 30 feet of yard length, measured to the nearest whole number	1 tree per 50 feet of yard length, measured to the nearest whole number	
Shrubs	1 shrub per 3 feet, on center along 100 percent of the yard length. Shrubs shall	1 shrub per 3 feet, on center along 50 percent of the yard length. Shrubs shall have a mature height of not less than 3 feet	

	have a mature height not less than 3 feet	
Ground cover	Landscape area outside of shrub masses shall be established as per section 21A.48.090 of this chapter	Landscape area outside of shrub masses shall be established as per section 21A.48.090 of this chapter

~~H. Landscaping Performance Standards For Airport District (A): Parking lot landscaping in Airport District shall comply with the specifications set forth in subsections 21A.34.040EE and FF of this title. (Ord. 45-07 § 3 (Exh. A), 2007; Ord. 70-03 §§ 3, 4, 2003; Ord. 35-99 §§ 87, 88, 1999; Ord. 88-95 § 1 (Exh. A), 1995; Ord. 26-95 § 2(24-7), 1995)~~

21A.48.080: LANDSCAPE BUFFERS:

- ~~A. Applicability: The regulations of this section shall establish the dimensions and improvement requirements of landscape buffers as required for transitions between dissimilar uses.~~
- ~~B. General Restrictions: Landscape buffers shall be reserved for planting and fencing as required within this section. No parking, driveways, sidewalks, accessory buildings or other impervious surfaces shall be permitted, unless specifically authorized through the site plan review process. Landscape buffers may be located within required yards or required landscape yards as established in the applicable district regulations. Where both landscape buffers and parking lot landscaping is required the more restrictive shall apply.~~
- ~~C. Size Of Landscape Buffers: The minimum size of landscape buffers for various situations is set forth below:

 - ~~1. RMF 30, RMF 35, RMF 45, RMF 75, R MU 35, R MU 45, R MU, RO, MU, PL, PL-2 And OS Districts: Lots in the RMF 30, RMF 35, RMF 45, RMF 75, R MU 35, R MU-45, R MU, RO, MU, PL, PL-2 or OS Districts which abut a lot in a single family or two-family residential district, shall provide a ten foot (10') wide landscape buffer.~~
 - ~~2. RB And FB UN1 Districts: A landscape buffer is not required for lots in an RB or FB UN1 District which abut a lot in a residential district.~~
 - ~~3. CN, CB, CC And CSHBD Districts: Lots in the CN, CB, CC or CSHBD Districts which abut a lot in a residential district shall provide a seven foot (7') landscape buffer.~~
 - ~~4. CS And CG Districts: Lots in the CS or CG Districts which abut a lot in a residential district shall provide a fifteen foot (15') landscape buffer.~~
 - ~~5. M 1 District: Lots in the M 1 District which abut a lot in a residential, AG 2 Agriculture, or AG 5 Agriculture District shall provide a fifteen foot (15') landscape buffer.~~
 - ~~6. M 2 District: Lots in the M 2 District which abut a lot in a residential district shall provide a fifty foot (50') landscape buffer.~~
 - ~~7. RP And BP Districts: Lots in the RP or BP Districts which abut a lot in a residential district shall provide a thirty foot (30') landscape buffer.~~
 - ~~8. I Institutional District: Lots in the I Institutional District which abut a lot in a residential district shall provide a landscape buffer fifteen feet (15') in width or equal to~~~~

the average height of the facade of the principal building facing the buffer, whichever is greater.

- 9. UI Urban Institutional District: Lots in the UI Urban Institutional District which abut a lot in a single family or two family residential district shall provide a fifteen foot (15') landscape buffer.
 - 10. MH Mobile Home District: A landscape buffer of twenty feet (20') in width shall be provided around the perimeter of each mobile home park.
 - 11. EI Extractive Industries And LO Landfill Overlay Districts: A landscape buffer of thirty feet (30') shall be provided around the perimeter of each use.
 - 12. TSA District: Lots in the TSA District which abut a lot in an OS, R-1, R-2, SR, RMF-30, RMF-35 or RMF-45 District shall provide a ten foot (10') landscape buffer.
 - 13. All Other Non Residential Districts: Where not otherwise specified by this subsection, lots in a non residential district which abut a lot in an R-1, R-2, SR, RMF-30, RMF-35 or RMF-45 District shall provide a seven foot (7') landscape buffer. The provided landscape buffer shall be improved to the same standards required for lots in the CN Zone.
- D. Improvement Of Landscape Buffers: Required planting and fencing shall be installed in conformance with the following provisions:
- 1. RMF-30, RMF-35, RMF-45, RMF-75, R-MU-35, R-MU-45, R-MU, RO, MU, PL, PL-2 And OS Districts: In the RMF-30, RMF-35, RMF-45, RMF-75, R-MU-35, R-MU-45, R-MU, RO, MU, PL, PL-2 and OS Districts, the following improvements shall be provided:
 - a. Shade trees shall be planted at the rate of one tree for every thirty (30) linear feet of landscape buffer.
 - b. A continuous evergreen or deciduous shrub hedge shall be planted along the entire length of landscape buffer. This shrub hedge shall have a mature height of not less than four feet (4').
 - c. A fence not exceeding six feet (6') in height may be combined with the shrub hedge, subject to the approval of the Zoning Administrator.
 - d. Landscape yards shall be maintained per section 21A.48.090 of this chapter.
 - 2. CN, CB, CC And CSHBD Districts: In the CN, CB, CC, and CSHBD Districts, the following improvements shall be provided:
 - a. Shade trees shall be planted at the rate of one tree for every thirty (30) linear feet of landscape buffer;
 - b. Shrubs, having a mature height of not less than four feet (4'), shall be planted along the entire length of the landscape buffer;
 - c. Landscape yards shall be maintained per section 21A.48.090 of this chapter; and
 - d. A solid fence between four feet (4') and six feet (6') in height shall be erected along the property line unless waived by the Zoning Administrator.
 - 3. CS, CG, TSA, M-1, I, UI, MH, RP And BP Districts: In the CS, CG, TSA, M-1, I, UI, MH, RP and BP Districts, the following improvements shall be provided:
 - a. Shade trees shall be planted at the rate of one tree per twenty five (25) linear feet along the entire length of the landscape yard. Shade trees may be clustered subject to the site plan review approval. Evergreen trees may be substituted for a portion of the shade trees;
 - b. Shrub masses, at least two (2) rows deep and with shrubs alternately spaced, shall be provided along the entire length of the landscape yard. Shrubs shall reach a mature height of not less than four feet (4');
 - c. Landscape yards shall be maintained per section 21A.48.090 of this chapter; and

- d. A solid fence six feet (6') in height shall be located on the property line along the required landscape buffer unless waived by the Zoning Administrator.
- 4. M-2 District: In the M-2 District, the following improvements shall be provided:
 - a. Shade trees shall be planted at a rate of one tree for every twenty feet (20') of length of the landscape buffer. Shade trees may be grouped or clustered, subject to site plan review approval. Evergreen trees may be used as substitutes for some of the shade trees.
 - b. Shrub masses, at least two (2) rows deep and with shrubs alternately spaced, shall be provided along seventy five percent (75%) of the length of the landscape yard. Shrubs shall reach a mature height of not less than four feet (4').
 - c. Landscape yards shall be maintained per section 21A.48.090 of this chapter.
- 5. EI And LO Districts: Each use in the EI and LO Districts must submit a landscape plan to the Zoning Administrator indicating how the proposed landscaping will mitigate noise, dust or other impacts on surrounding and nearby uses. (Ord. 61-17, 2017; Ord. 46-17, 2017; Ord. 45-07 § 4, 2007; Ord. 76-05 § 3, 2005; Ord. 71-04 §§ 25, 26, 2004; Ord. 13-04 §§ 28, 29, 2004; Ord. 73-02 §§ 16, 17, 2002; Ord. 88-95 § 1 (Exh. A), 1995; Ord. 26-95 § 2(24-8), 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 Terms", 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 to four inches (3"–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.

- A. Bond Requirement: All developers and/or contractors shall be required to post a bond with the City for the total amount of the landscaping contract for all multi-family dwellings and commercial development. (Ord. 16-16, 2016)

21A.48.100: SPECIAL LANDSCAPE REGULATIONS:

In addition to the foregoing requirements, special landscape regulations shall apply to certain zoning districts. These regulations are established below:

- A. FP Foothills Protection District:
 - 1. Landscape Plan Required: A landscape plan, conforming to sections 21A.48.030 and 21A.48.050 of this chapter, shall be required for all uses within this district. This plan shall delineate the proposed revegetation of disturbed areas of the site, and road/driveway areas. The landscape plan shall extend one hundred feet (100') beyond the disturbed site area and twenty five feet (25') beyond the limits of grading for roads/driveways, but need not include any portions of the site designated as undevelopable unless these areas are disturbed.
 - 2. Maximum Disturbed Area: The maximum disturbed area shall not exceed ten percent (10%) of the total site area.

- 3. ~~Tree Preservation And Replacement: Existing trees over two inches (2") in caliper that are removed from the site to accommodate development shall be replaced. Whenever microclimate conditions make it practical, the proportion of replacement tree species shall be the same as the trees removed.~~
 - 4. ~~Limits On Turf: To help promote the intent of this district by minimizing the impact on the natural landscape, the area of turf grasses shall not exceed thirty percent (30%) of the area to be landscaped and shall not encroach into undevelopable areas.~~
 - 5. ~~Slope Revegetation: All slopes graded or otherwise disturbed shall be restored/replanted. Restored vegetation shall consist of native or adapted grasses, herbaceous perennials, or woody trees and shrubs as appropriate for slope, soil and microclimate conditions.~~
 - 6. ~~Irrigation: Irrigation shall be installed to provide needed water for at least the first two (2) years of growth to establish revegetation of natural areas. Irrigation for areas of turf and ornamental landscaping shall be provided at the discretion of the property owner, however, all systems shall be subject to the review and approval of the Zoning Administrator.~~
 - 7. ~~Erosion Protection: As a condition of site plan approval, a plan for erosion protection shall be submitted with the landscape plan.~~
- ~~B. FR 1 And FR 2 Foothills Residence Districts:~~
- 1. ~~Landscape Plan Required: A landscape plan, conforming to sections 21A.48.030 and 21A.48.050 of this chapter, shall be required for all uses within this district. This plan shall delineate the proposed revegetation of disturbed site areas.~~
 - 2. ~~Tree Preservation And Replacement: Existing trees over two inches (2") in caliper that are removed from the site to accommodate development shall be replaced. Whenever microclimate conditions make it practical, the proportion of replacement tree species shall be the same as the trees removed.~~
 - 3. ~~Slope Revegetation: All slopes graded or otherwise disturbed shall be restored/replanted. Restored vegetation shall consist of native or adapted grasses, herbaceous perennials, or woody trees and shrubs as appropriate for slope and microclimate conditions.~~
 - 4. ~~Irrigation: Irrigation shall be installed to provide needed water for at least the first two (2) years of growth to establish revegetation of natural areas. Irrigation for areas of turf and ornamental landscaping shall be provided at the discretion of the property owner, however, all systems shall be subject to city review and approval.~~
 - 5. ~~Erosion Protection: As a condition of site plan approval, a plan for erosion protection shall be submitted with the landscape plan.~~
- ~~C. CC Commercial District:~~
- 1. ~~Special Front Yard Landscaping: Special front yard landscaping shall be required in conformance with the following:~~
 - a. ~~The first fifteen feet (15') of lot depth shall be devoted to landscaping. Driveways and sidewalks may be located within this area to serve the building and use on the lot;~~
 - b. ~~Shrubs limited to a height of not more than three feet (3') shall be provided at the rate of one shrub for every two feet (2') of lot width. A mix of shrub species is recommended, and at least forty percent (40%) of the shrubs must be evergreen;~~
 - c. ~~Trees shall be provided at the rate of one tree for every twenty five feet (25') of lot width, rounded to the nearest whole number. Evergreen trees or shade trees may~~

- be substituted with ornamental trees, subject to the review and approval of the development review team; and
- d. Areas not planted with shrubs or trees shall be maintained in turf or as vegetative ground cover. A drought tolerant ground cover is recommended.
- 2. Irrigation: Permanent irrigation shall be installed and used as needed to maintain plant material in a healthy state.
- 3. Maintenance: Landscaping shall be installed and maintained in substantial conformance with the approved landscape plan. Landscaping shall be kept free of weeds and litter.
- D. D-1 Central Business District And D-4 Downtown Secondary Central Business District:
 - 1. Right Of Way Landscaping: The principal area of focus for landscaping in the D-1 and D-4 districts shall be along sidewalks and parkways. Landscaping on private property shall be subject to the regulations below and in the D-1 and D-4 districts.
 - a. Location: Landscape areas shall be located a minimum of two feet (2') from back of the street curb and shall be located in conformance with the adopted beautification plan for an approved beautification district. If the beautification plan does not address the site in question, the location of landscape areas shall be determined through the site plan review process.
 - b. Trees: Shade trees shall be planted as specified through the site plan review process.
 - c. Shrubs/Ground Cover: The ground surface of the landscape area may be suitable for the planting of shrubs, ground cover or flowers depending on use and pedestrian patterns. Tree grates or other improvements may be required to facilitate pedestrian circulation along the street. The ground surface shall be determined by the beautification plan, or in the absence of specific direction from the plan, the site plan review process.
 - 2. Landscaping For Vacant Lots: Special landscaping shall be required on those lots becoming vacant, where no replacement use is proposed, in conformance with the following:
 - a. Landscape Yard Requirement: A landscape yard of fifteen feet (15') shall be required as measured from any point along all property lines. Fencing, pursuant to section 21A.40.120 of this title, can be used as an element of the overall landscaping plan, however, shall not be used in lieu of the landscaping requirements of this section. The purpose of any fencing on downtown lots is for aesthetic value only, and shall consist of wrought iron or other similar material (no chainlink). Fencing shall be open so as not to create a visual barrier, and shall be limited to a maximum of four feet (4') in height, with the exception of a fence located on any corner lot as noted in subsection 21A.40.120E of this title. The approval of a final landscape plan, that includes a fencing element, shall be delegated to the building official with the input of the planning director, to determine if the fencing materials, location, and height are compatible with adjacent properties in a given setting.
 - b. Trees: Shade trees shall be provided at the rate of one tree per thirty feet (30') of yard length, rounded up to the nearest whole number.
 - c. Shrubs: Shrubs shall be provided at the rate of one plant for every three feet (3') of yard length, evenly spaced, limited to a height of not more than three feet (3'). All plants shall be drought tolerant; consult the Salt Lake City water wise plant list for suggestions. At least forty percent (40%) of the plants must be evergreen.
 - d. Ground Cover: Areas not planted with shrubs and trees shall be maintained in drought tolerant vegetative ground cover.

- e. Irrigation: Permanent irrigation shall be installed and used as needed to maintain plant materials in a healthy state.
 - f. Maintenance: Landscaping shall be installed and maintained in conformance with the approved landscape plan. Landscaping shall be kept free of weeds and litter.
- E. Transitional Overlay District: All conditional uses in the transitional overlay district shall conform to the following landscape/buffer requirements. Permitted uses shall be exempt from these requirements.
- 1. Landscaped Front And Corner Side Yard: All front and corner side yards shall be maintained as landscape yards. The improvement of such landscape yards shall be consistent with the character of the residential neighborhood.
 - 2. Landscaped Interior Side Yard: Where the interior side yard abuts a residential use, a landscape yard eight feet (8') in width shall be provided. This landscape yard shall be improved as set forth below:
 - a. A six foot (6') high solid fence or wall shall be constructed from the front yard setback line to the rear lot line. The outside edge of this fence or wall shall be located no less than seven feet (7') from the side lot line. The requirement for a fence or wall may be waived by the zoning administrator if the building elevation facing the residential property is of a design not requiring screening by a fence or wall;
 - b. Deciduous shade trees shall be planted within the landscape yard. One tree per thirty (30) linear feet of landscape yard shall be required, although the spacing of trees may be arranged in an informal manner;
 - c. A continuous row of shrubs (deciduous or evergreen) shall be planted along the entire length of the landscape yard. The size of the shrubs shall not be less than four feet (4') in height at the time of maturity. The spacing of shrubs shall not be greater than five feet (5') on center. Shrubs must be set back from the side lot line at least four feet (4') on center; and
 - d. Landscape yards shall be maintained per section 21A.48.090 of this chapter.
 - 3. Landscaped Rear Yard: Where the rear yard abuts a residential use, a solid fence or wall shall be constructed along the entire length of the rear lot line. The requirement for a fence or wall may be waived if conditions on the lot, including landscape screening within the rear yard, eliminate the need for a fence or wall. (Ord. 20-14, 2014; Ord. 45-07 § 6, 2007; Ord. 65-05 § 4, 2005; Ord. 13-04 § 30, 2004; Ord. 88-95 § 1 (Exh. A), 1995; Ord. 26-95 § 2(24-10), 1995)

~~21A.48.110: FREEWAY SCENIC LANDSCAPE SETBACK:~~

- A. Purpose Statement: Freeway scenic landscape setbacks shall be established along all federal interstate highways to enhance the visual appearance of Salt Lake City, reduce visual distractions to motorists and promote the general health, safety and welfare of Salt Lake City.
- B. Applicability: Freeway scenic landscape setbacks shall be required for all lots abutting an interstate highway that are subdivided after April 12, 1995, for construction of a principal building, or for a twenty five percent (25%) floor area increase of a principal building, or for any new use of a previously undeveloped site or twenty five percent (25%) expansion of an existing use on a developed site, in all zones except single family, R-2 single and two-family residential districts.
- C. Scenic Landscape Location: Freeway scenic landscape setbacks shall be located directly adjacent to an interstate highway right of way line. For applicable properties adjacent to an

interstate highway, a scenic landscape setback shall be provided along the full length of its frontage along such interstate highway.

- ~~D. Size Of Scenic Landscape Setback: For lots platted after April 12, 1995, scenic landscape setbacks shall be twenty feet (20') in width. For lots existing as of April 12, 1995, the width of the scenic setback may be reduced, upon approval of the zoning administrator, if such reduction is necessary to achieve the required off street parking. The width of the scenic landscape setback shall not be less than ten feet (10').~~
- ~~E. Planting Of Scenic Landscape Setback: All scenic landscape setbacks shall be planted to achieve a significant vegetative screen. To accomplish this, the following planting shall be required within a scenic landscape setback:
 - ~~1. Shade Trees: One shade tree shall be planted for each three hundred (300) square feet of setback area.~~
 - ~~2. Evergreen Trees: Evergreen trees may be substituted for one hundred percent (100%) of the shade trees required in subsection E1 of this section, where microclimate conditions support the use of evergreen trees, subject to the approval of the zoning administrator.~~
 - ~~3. Ornamental Trees: Ornamental trees, having a mature canopy size less than thirty feet (30'), may be substituted for up to thirty percent (30%) of the shade trees required in subsection E1 of this section.~~
 - ~~4. Large Shrubs: Large shrubs may be substituted for up to ten percent (10%) of the shade trees required in subsection E1 of this section. Three (3) large shrubs shall be planted for each shade tree substitution.~~
 - ~~5. Ground Cover: To promote water conservation and the visual character of the native landscape, scenic landscape setbacks shall use native grasses, wildflowers and shrubs for the establishment of ground cover. In areas with greater exposure to sun and drought conditions, herbaceous perennials and shrubs will be used to create a native ground cover.~~~~
- ~~F. Drought Tolerant Material: All of the plant material used shall be drought tolerant species conforming to the current list maintained by the zoning administrator, or as otherwise approved.~~
- ~~G. Irrigation: A permanent water efficient irrigation system shall be installed within each scenic landscape setback.~~
- ~~H. Waiver Of Requirements: Some or all of the requirements of this section may be waived by the zoning administrator if conformance with such will not benefit the visual appearance of the city or the general public welfare. Specifically, the zoning administrator may waive the requirement where property abuts interstate highway bridges and underpasses and where the change of grade/elevation would not allow for views of the scenic landscape setback. (Ord. 61-11, 2011; Ord. 73-02 § 18, 2002; Ord. 83-98 § 15, 1998; Ord. 88-95 § 1 (Exh. A), 1995; Ord. 26-95 § 2(24-11), 1995)~~

~~21A.48.120: SCREENING OF REFUSE DISPOSAL DUMPSTERS:~~

All refuse disposal dumpsters, except those located in the CG, M-2, LO and EI districts shall be screened on all sides by a solid wood fence, masonry wall or an equivalent opaque material to a height of not less than six feet (6') but not more than eight feet (8'). This requirement shall not apply to recycling containers and devices. (Ord. 88-95 § 1 (Exh. A), 1995; Ord. 26-95 § 2(24-12), 1995)

~~21A.48.130: INNOVATIVE LANDSCAPING:~~

~~Innovative landscaping design is encouraged and shall be considered as a positive attribute in connection with any request for a variation from the requirements of this chapter. (Ord. 88-95 § 1 (Exh. A), 1995; Ord. 26-95 § 2(24-13), 1995)~~

~~21A.48.140: CHANGES TO APPROVED LANDSCAPE PLANS:~~

~~Any change or deviation to an approved landscape plan shall require the approval of the zoning administrator. Changes which do not conform to this chapter shall be subject to the procedures for a variance as established in chapter 21A.18 of this title. Landscape improvements made to a lot that are not in conformance with an approved landscape plan shall be a violation of this title, and subject to the fines and penalties established herein. (Ord. 88-95 § 1 (Exh. A), 1995; Ord. 26-95 § 2(24-14), 1995)~~

~~21A.48.150: AUTOMOBILE SALES ESTABLISHMENTS:~~

~~In the absence of more restrictive regulations of the applicable zoning district, automobile sales and lease establishments shall be required to provide a five foot (5') landscape front and corner side yard. (Ord. 35-99 § 89, 1999; Ord. 88-95 § 1 (Exh. A), 1995; Ord. 26-95 § 2(24-15), 1995)~~

~~21A.48.160: 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. 8-12, 2012)~~

~~21A.48.170: LANDSCAPING PROVIDED AS A CONDITION OF BUILDING PERMIT ISSUANCE:~~

~~The landscaping required by this chapter shall be provided as a condition of building permit issuance for any addition, expansion or intensification of a property that increases the floor area and/or parking requirement by fifty percent (50%) or more. The zoning administrator may waive the landscaping requirement if an existing building is located in an area of the lot that is required to be landscaped and compliance with the landscaping requirements of this chapter necessitates removing all or a portion of an existing building. (Ord. 13-04 § 31, 2004; Ord. 35-99 § 90, 1999; Ord. 88-95 § 1 (Exh. A), 1995; Ord. 26-95 § 2(24-17), 1995)~~

21A.48.010. PURPOSE & INTENT:

The purpose of this chapter is to increase and protect Salt Lake City’s urban tree canopy, protect and preserve public trees, reduce heat island effects, improve site permeability and reduce stormwater runoff, and improve air quality.

These regulations are intended to promote community’s appearance as viewed from the public realm, improve storm water quality, encourage low impact development principals into overall site and landscape design in a way that is attractive, and mitigate visual impacts through buffering between uses.

21A.48.020. APPLICABILITY:

- A. The provisions of this chapter apply to all properties within the city, unless otherwise exempted in another chapter of this Title.
- B. Any modification of required landscaping shall come into greater compliance with this chapter.

21A.48.030. AUTHORITY

- A. The requirements of this chapter may be modified by the Zoning Administrator, on a case-by-case basis, in response to input from:
 - 1. Police regarding the effects of required landscaping on crime prevention,
 - 2. Public Utilities regarding existing infrastructure,
 - 3. Where innovative landscaping design that furthers the purpose and intent of this chapter is implemented,
 - 4. Or, in coordination with Urban Forestry regarding the improving and preserving tree health and the urban forest.

21A.48.040. RESPONSIBILITY & 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. Within the site distance triangle, as defined as illustrated in 21A.62, plants and shrubs shall be limited to a maximum height 22 inches to allow for visual clearance.
 - 3. Be maintained in live condition to present a reasonably healthy appearance.
 - 4. Kept free of refuse, debris, and noxious weeds.
- B. Landscape Yards.
 - 1. The owner of the property shall be responsible for the correct installation, maintenance, repair, or replacement of all landscaping vegetation, 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 vegetation and obtain permits as required by the provisions of this chapter.
 - a. Exclusions: Any street tree planting or maintenance pursuant to [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 [2.26.210](#) of this code.
 - 2. The Abutting Property Owner Responsibility:
 - a. Contacting the Salt Lake City Urban Forestry Division to request maintenance on a street tree and obtain required approval of any changes made to a street tree.
 - b. Providing 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 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 Urban Forestry Division.
- E. Irrigation Systems:
1. Shall be maintained in good operating condition to eliminate water waste or run-off 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.

21A.48.050. LANDSCAPE PLAN:

- A. Landscape Plan Required: A landscape plan shall be required for:
 1. New construction of a primary structure.
 2. Any addition, expansion or intensification of a property that increases the floor area by 50% or more, or increases the number of parking stalls required by 50% or more, or modifies any required landscaping by 50% or more. Single- and Two-Family uses are exempt from this provision.
 3. When required elsewhere in this title.
- B. Changes to an Approved Landscape Plan: Any change or deviation to an approved landscape plan requires the approval of the Zoning Administrator.
- 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 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, parking lots, drive aisles, and fencing.
 - c. Location of existing and proposed sidewalks, bicycle paths, ground signs, refuse disposal, freestanding electrical equipment, and all other structures.
 - d. The location of existing buildings, structures, and trees on adjacent property within 20 feet of the site.
 - 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 [21A.62](#).
 - 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 Urban Forestry Division.
 - i. The location, quantity, size at maturity, and name (botanical and common) of proposed plants and trees.
 - j. 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 adaptive or native plant species and adaptive or native trees at maturity.
 - k. A signature by a licensed or certified irrigation 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 berming 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 licensed or certified irrigation 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.

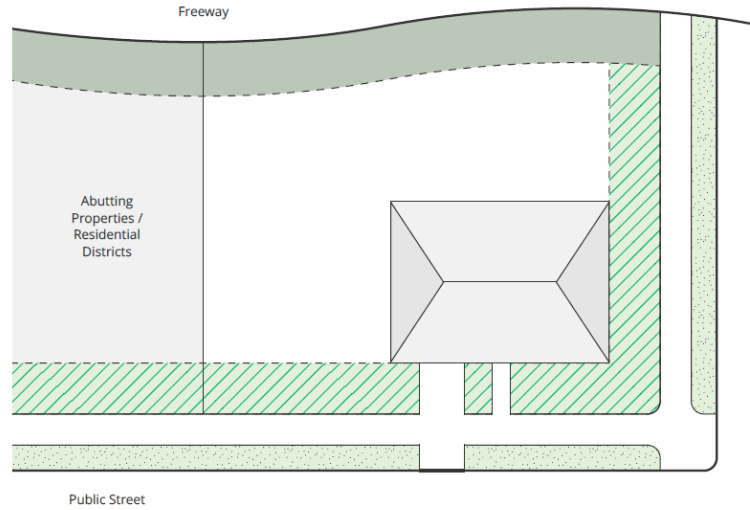
- F. Compliance Certification: A letter of compliance shall be prepared and submitted to the City upon completion of the landscape plan installation and prior to the issuance of a Certificate of Occupancy, commencement of the use of the property, or release of a bond posted with the City. Compliance certification shall be signed by a licensed or certified irrigation or landscape professional verifying that all landscape plan elements have been installed in compliance with the approved landscape plan.
- G. Bond Requirement: If an approved landscape plan cannot be installed prior to the issuance of a Certificate of Occupancy or commencement of the use of the property, all developers or contractors shall be required to post a bond with the City for the total amount of the landscaping contract for all multi-family dwellings and commercial development.

21A.48.060 Landscape Requirements

- A. Landscape Locations
 - 1. Applicability: The following graphics illustrate required landscape locations that correspond to 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. Tree canopy may be included in the vegetation coverage calculations of the required landscaping location the tree is within.
 - 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.

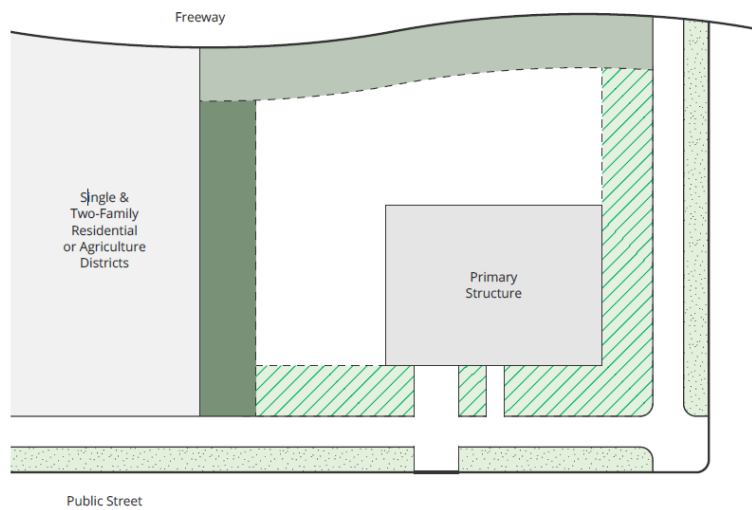
5. Conflicting Standards: Where there are conflicting standards in this chapter, the more restrictive requirements shall apply.

LANDSCAPE & BUFFERS IN RESIDENTIAL DISTRICTS | All Districts Included in 21A.24



- Park Strip
- Landscape Yard
- Freeway Buffer

LANDSCAPE & BUFFERS IN NONRESIDENTIAL DISTRICTS | All Other Districts Not Included in 21A.24



- Park Strip
- Landscape Yard
- Freeway Buffer
- Landscape Buffer

B. Park Strip Standards

Park Strips	
<u>Street Trees</u>	<u>Minimum of 1 street tree planted on center of park strip width. 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.</u> ^{1, 2}
<u>Vegetation</u>	<u>Minimum 33% coverage.</u>
<u>Turf</u>	<u>Prohibited</u>
<u>Artificial Turf</u>	<u>Prohibited</u>
<u>Impervious Surfaces</u>	<u>The combination of all paving materials shall not exceed 20% of the total park strip area.</u>
<u>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.</u>	
<u>2. Park strips with a width of 36" or less are exempt from this provision.</u>	

C. Landscape Yard Standards

1. Residential Districts (all districts included in 21A.24)

Landscape Yards	
<u>Vegetation</u>	<u>Minimum 33% coverage.</u>
<u>Turf</u>	<u>Maximum 33% ¹ (Landscape yard areas less than 250 sq. ft. are exempt)</u>
<u>Impervious Surfaces</u>	<u>Maximum 20%</u>
<u>1. Turf limitations established in 21A.48.080.B shall apply.</u>	

2. Manufacturing Districts (all districts included in 21A.28)

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

3. All Other Districts Not Included in 21A.24 and 21A.28

Landscape Yards	
<u>Vegetation</u>	<u>Minimum 33% coverage.</u>
<u>Turf</u>	<u>Only permitted in active recreation areas. ¹</u>
<u>Impervious Surfaces</u>	<u>Maximum 20% may be increased to Maximum 33% when including a patio or plaza.</u>
<u>1. Turf limitations established in 21A.48.080.B shall apply.</u>	

D. Landscape Buffer Standards

Required Landscape Buffers for properties abutting: ¹	
Single, Two-family, Foothills, & Special Development Pattern zoning districts	<u>A 10' buffer required for all districts except Single- and Two-family zoning districts.</u>
	<u>M-1 requires a 15' buffer</u>
	<u>M-2 requires a 50' buffer</u>

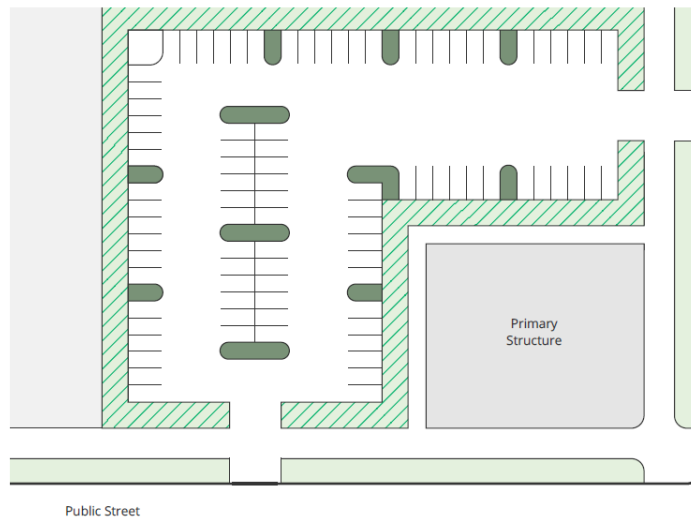
All other zoning district (not included above) that allow residential uses	<u>M-1 requires a 15' buffer</u>
	<u>M-2 requires a 50' buffer</u>
Agricultural zoning districts	<u>M-1 requires a 15' buffer</u>
	<u>M-2 requires a 30' buffer</u>
Freeway ²	<u>20' buffer required for all districts.</u>
<u>1. Or when required elsewhere by this title.</u>	
<u>2. The Zoning Administrator may approve a reduced Freeway buffer if there's an existing sound wall or required off-street parking cannot be met. 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 21A.40.120.</u>	
<u>Turf is limited to active recreation areas. Artificial turf is prohibited.</u>	
Freeway Landscape Buffer Standards	
<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 adaptive or native grasses, wildflower, and shrubs. Turf and artificial turf are prohibited.</u>	

21A.48.070 Parking Lot Landscaping

A. Applicability:

1. Hard surfaced parking lots with 10 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. With less than (10) spaces: Parking lots with less than 10 parking spaces are exempt from parking lot landscaping but shall provide the required landscape yards and landscape buffers.
3. Vehicle sales and lease lots: In the absence of more restrictive regulations of the applicable zoning district, automobile sales and lease establishments shall be required to provide a 5-foot landscape front and corner side yard.

LANDSCAPE FOR PARKING LOTS



Perimeter Parking Lot Landscaping
 Interior Landscaping Areas

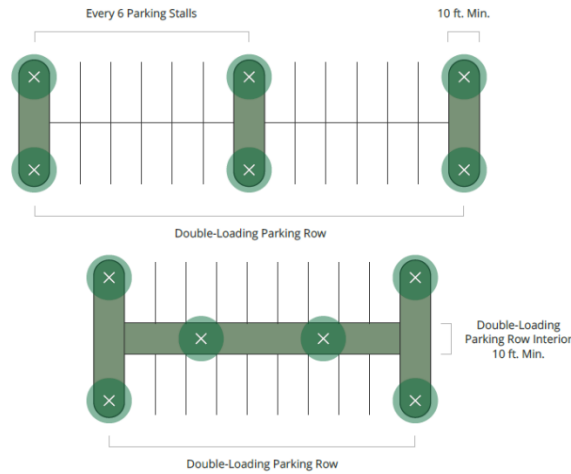
B. Interior Parking Lot Landscaping:

1. Location: Interior landscape areas shall be provided as follows:
 - a. At each end of a double-loading parking row;
 - b. Either parallel to parking spaces, at a ratio of 1 interior landscape area for every 6 parking spaces, or along the interior length of a double-loading parking row.
 - c. In addition to any required perimeter parking lot landscaping.
2. Size: Interior landscape areas shall have a minimum width of 10 feet, as measured from the inside of the curbing, and shall have a minimum length equal to the length of the abutting parking spaces.
3. Planting Requirements:

<u>Interior Landscape Areas</u>	
<u>Shade trees</u>	<u>1 tree per every 140 square feet of interior landscape area. ¹</u>
<u>Shrubs</u>	<u>2 shrubs per required tree. Adaptive or native ornamental grasses or wildflowers with a minimum height of 3' may be used as an alternative.</u>
<u>Ground cover / Mulch</u>	<u>Landscape area outside of shrub masses shall be established in ground cover or mulched consistent with the standards of this chapter. Turf and artificial turf are prohibited.</u>

4. 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.

INTERIOR LANDSCAPING AREAS



● Interior Landscaping Areas | ● 1 Tree per 140 sq. ft. of the Cumulative Interior Landscaping Area

C. Parking Lot Perimeter Landscaping:

1. Applicability: Landscaping along the edges of the parking lot shall be provided when located:
 - a. Within a required yard (where permitted)
 - b. Within 20 feet of a lot line; or
 - c. Abutting a 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.
3. Size:
 - a. In a required yard or within 20 feet of a lot line: 10 feet in width, as measured from the back of the parking lot curb and extending any parking space overhang area.
 - b. Abutting a building: A minimum 5-foot-wide required landscaping and 3-foot walkway shall be required to buffer buildings from parking spaces.
4. Planting Requirements

Perimeter Parking Lot Landscaping:	
Shade Tress	<u>1 tree per 300 square feet of perimeter parking lot area. Trees may be clustered or spaced throughout the landscaping areas. Trees are not required in perimeter landscaping abutting a building ¹.</u>
Shrubs	<u>1 shrub per 3 feet, on center, along 100 percent of the yard length. Shrubs with mature height not more than 3 feet</u>
Ground cover / Mulch	<u>Required landscaping outside of shrub masses shall be established in ground cover or mulched consistent with the</u>

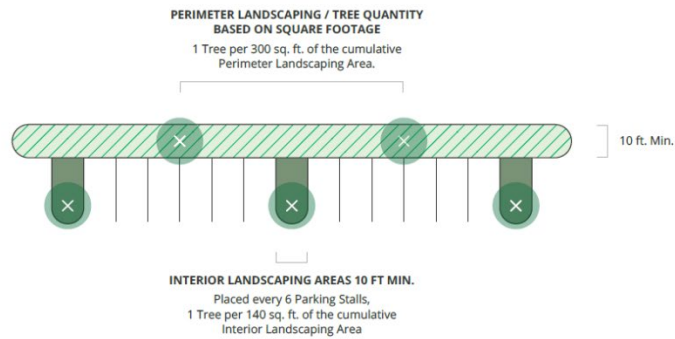
	standards of this chapter. Turf and artificial turf are prohibited.
Parking Lot Fences/Walls:	Fences or walls along parking lot perimeters may be required to satisfy landscape buffer requirements outlined in section 21A.48.060 of this chapter.
1. Required perimeter trees species shall be chosen from the Urban Forestry Street Tree List and shall be approved by the Urban Forestry Division.	

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. Biotention areas are exempt from curbing requirements, however a vehicle stop is required when biotention areas directly abut parking stalls.

E. Stormwater BMP Approval Required: An 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 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.

PERIMETER & INTERIOR LANDSCAPING AREAS



Perimeter Parking Lot Landscaping |
 Interior Landscaping Areas |
 X Example of Tree Placement |

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 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, adaptive or native species. The city has compiled a list titled "Salt Lake City Plant List & 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, adaptive 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%.
 - e. In required landscape buffer areas.
 3. Artificial Turf:
 - a. Artificial turf is prohibited:
 - (1) In park strips.
 - (2) In interior and perimeter parking lot landscaping.
 - (3) In landscape buffer areas.
 - (4) Within permanent drainage features (e.g., ponds, swales, and retention and detention basins).
 - b. Artificial turf may be permitted in required landscape yards as an impervious surface if it meets the following standards:
 - (1) Emulates natural turf look and color;
 - (2) Individual blades of grass consist of a minimum pile height of at least 1.5 inches;
 - (3) Have a minimum tufted weight of 56 ounces per square yard;
 - (4) Has a minimum 8-year warranty on color fading and decrease of pile height;
 - (5) Rubber infill is not used;
 - (6) Is anchored sufficiently to withstand the effects of foot traffic and natural elements;
 - (7) The backing of the artificial turf is visually level to the established landscape or hardscape grade;
 - (8) An appropriate solid barrier device (e.g., concrete mow strip, bender board) is required to separate the artificial turf from planters and live vegetation;

- (2) A maximum of 1 pathway per 20 linear feet of park strip is permitted.
- (3) 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.

21A.48.135090: 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. Definitions: For purposes of this chapter, the following terms shall have the following meanings:~~

—CALIPER: The dimension of the diameter of a tree trunk measured at a distance of six inches (6") from the soil line.

—dbh: Diameter at breast height.

—DIAMETER AT BREAST HEIGHT: The dimension of the diameter of a tree trunk measured at a distance of four feet six inches (4'6") from the ground.

—MAXIMUM EXTENT PRACTICABLE: No feasible or practical alternative exists, as determined by the city forester, and all possible efforts to comply with the standards or regulations and minimize potential harmful or adverse impacts have been undertaken by the applicant. Economic considerations may be taken into account but shall not be the overriding factor in determining "maximum extent practicable".

—SPECIMEN TREE: A structurally sound and healthy tree or grouping of trees, having an individual or combined dbh measuring greater than ten inches (10"); whose future vitality can be reasonably expected and maintained with proper protection and regularly scheduled care; and whose absence from the landscape would significantly alter the site's appearance, environmental benefit, character or history.

—TREE PROTECTION FENCING: The fencing required to be installed, and maintained during construction activities, to delineate required tree protection zones.

—TREE PROTECTION ZONE: The area of a development site that includes the area located within the drip line of specimen trees and also includes the area that supports tree health requirements and interactions as determined by the city forester.

D. ~~E.~~ 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 twenty percent (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: Two (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 two inches (2") 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.

EF. 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 F3, "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 one foot (1') 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 four feet (4') 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.
3. **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 four inch (4") layer of woodchips or a six inch (6") 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.

FG. **Enforcement:** These tree preservation provisions shall be subject to the zoning and development enforcement codes as adopted by the city. (Ord. 16-16, 2016)

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.

21A.24.010: GENERAL PROVISIONS:

P. Special Foothills Regulations: The FP Foothills Protection District, section 21A.32.040 of this title, and the FR-1/43,560, FR-2/21,780 and FR-3/12,000 Districts shall be subject to the regulations of this subsection, other general provisions for residential districts, and the district regulations of each district.

12. Landscaping And Revegetation:

- a. Installation of all required landscaping shall begin no later than one month after a certificate of occupancy; except that if the certificate of occupancy is issued between October 15 and the following April 1, installation of the landscaping shall begin no later than April 30. Landscaping shall be substantially completed within nine (9) months after a certificate of occupancy is issued. Landscaping shall conform to the requirements of chapter 21A.48 of this title, and shall also conform to the following requirements:
 - (1) Front Yards And Side Yards: Front yards, corner side yards and interior side yards shall be completely landscaped except for driveways, walkways and patios/decks.
 - (2) Disturbed Areas: All other areas disturbed during construction shall be either landscaped or revegetated to a natural state.
 - (3) Undevelopable Areas: Lawns or gardens are prohibited in the undevelopable areas. Native and drought tolerant plant species established in undevelopable areas may be enhanced by irrigation and supplemental planting as approved by the Zoning Administrator, provided the Zoning Administrator finds that such supplemental planting is in keeping with the natural conditions.
- b. Special Landscape Regulations in the FR-1/43,560 and Fr-2/21,780 Districts: In addition to the regulations in Chapter 21A.48 “Landscaping and Buffers” the following special landscape regulations apply:
 - (1) Landscape Plan: In addition to the landscape plan submittal requirements listed 21A.48.050, landscape plans shall also include:
 - (a) Delineation between the proposed revegetation of disturbed site areas.
 - (b) Erosion Protection: As a condition of site plan approval, a plan for erosion protection shall be submitted with the landscape plan.
 - (c) Irrigation of Natural Areas: Irrigation shall be installed to provide needed water for at least the first 2 years of growth to establish revegetation of natural areas.
 - (2) Tree Preservation and Replacement: Existing trees over 2 inches in caliper that are removed from the site to accommodate development shall be replaced. Whenever microclimate conditions make it practical, the proportion of replacement tree species shall be the same as the trees removed.
 - (3) Slope Revegetation: All slopes graded or otherwise disturbed shall be restored/replanted. Restored vegetation shall consist of native or adapted grasses, herbaceous perennials, or woody trees and shrubs as appropriate for slope and microclimate conditions.

21A.24.020: FR-1/43,560 FOOTHILLS ESTATE RESIDENTIAL DISTRICT:

- I. Landscape Plan: A landscape plan conforming to the requirements of ~~chapter 21A.48.050~~ and 21A.24.010P of this title shall be required.

21A.24.030: FR-2/21,780 FOOTHILLS RESIDENTIAL DISTRICT:

- I. Landscape Plan: A landscape plan conforming to the requirements of ~~chapter 21A.48.050~~ and ~~21A.24.010P~~ of this title shall be required.

21A.26.010: GENERAL PROVISIONS:

- C. Impact Controls And General Restrictions In The Commercial Districts:
1. Refuse Control: Temporary storage of refuse materials shall be limited to that produced on the premises. Refuse containers must be covered and shall be stored within completely enclosed buildings or screened in conformance with the requirements of chapter ~~21A.40.1208~~ of this title. For buildings existing as of April 12, 1995, this screening provision shall be required if the floor area or parking requirements are increased by twenty five percent (25%) or more by an expansion to the building or change in the type of land use.
- H. Landscaping And Buffering: The landscaping and buffering requirements for the Commercial Districts shall be as specified in chapter 21A.48, including section ~~21A.48.110~~, of this title.

21A.26.060: CSHBD SUGAR HOUSE BUSINESS DISTRICT (CSHBD1 AND CSHBD2):

- J. Park Strip Materials: ~~Properties y~~ within this zoning district ~~may utilize alternative park strip landscaping materials. Alternative material is subject to Planning Director approval based on it compliance with the adopted~~ shall be considered part of an improvement district subject to the provisions of Section ~~21A.48.060~~, and as such, alternative materials may be utilized for park strips. Alternative material is subject to planning director approval based on its compliance with the adopted "Circulation and Streetscape Amenities Plan" or its successor.
1. If a park strip does not exist, street trees are required when the sidewalk width of at least 10' can be maintained, in which required street trees shall be planted in tree wells with tree grates.

21A.26.070: CG GENERAL COMMERCIAL DISTRICT:

- F. Landscape Yard Requirements: A landscape yard of five feet shall be required on all front or corner side yards, conforming to the requirements of Section ~~21A.48.090~~ of this title.

21A.28.010: GENERAL PROVISIONS:

- B. Impact Controls And General Restrictions In The Manufacturing Districts:
1. Refuse Control: Refuse containers must be covered and shall be stored within completely enclosed buildings or screened in conformance with the requirements of chapter ~~21A.48~~~~40.120~~ of this title.
- G. Landscaping And Buffering: All uses in the manufacturing districts shall comply with the provisions governing landscaping and buffering in chapter 21A.48 of this title, ~~including section 21A.48.110~~ of this title.

21A.28.030: M-2 HEAVY MANUFACTURING DISTRICT:

- E. Landscape Yard Requirements: The first twenty five feet (25') of all required front yards and the first fifteen feet (15') of all required corner side yards shall be maintained as landscape yards in conformance with the requirements of chapter 21A.48 of this title, ~~including section 21A.48.110 of this title.~~

21A.30.010: DOWNTOWN DISTRICTS GENERAL PROVISIONS:

D. Impact Controls And General Restrictions In The Downtown Districts:

1. Refuse Control: Refuse containers must be covered and shall be stored within completely enclosed buildings or screened in conformance with the requirements of ~~21A.40.120~~chapter 21A.48 of this title. For buildings existing as of April 12, 1995, this screening provision shall be required if the floor area or parking requirements are increased by twenty five percent (25%) or more by an expansion to the building or change in the type of land use.

I. Landscaping And Buffering: All uses in the downtown districts shall comply with the provisions governing landscaping and buffering in chapter 21A.48 of this title, ~~including section 21A.48.100 of this title.~~

1. Fencing for Vacant Lots in the D-1 Central Business District and D-4 Downtown Secondary Central Business District: Fencing shall be required on those lots becoming vacant, where no replacement use is proposed, in conformance with the following:

- a. Fencing, pursuant to section 21A.40.120 of this title, is required to secure vacant lots in the downtown area. Fencing shall consist of wrought iron or other similar material (chainlink is prohibited). Fencing shall be open so as not to create a visual barrier, and shall be limited to a maximum of 4 feet in height, with the exception of a fence located within a sight distance on any corner lot as noted in subsection 21A.40.120.E.5 of this title. The approval of a building permit shall be delegated to the building official with the input of the planning director, to determine if the fencing materials, location, and height are compatible with adjacent properties in a given setting.
2. If a park strip does not exist, street trees are only required when the sidewalk width of at least 10' can be maintained, in which required street trees shall be planted in tree wells with tree grates.

F. H. Additional Standards: All uses in the downtown districts shall comply with the standards set in Part IV, Regulations of General Applicability, of this title, including the applicable standards in:

1. 21A.36 General Provisions
2. 21A.37 Design Standards
3. 21A.38 Nonconforming Uses and Noncomplying Structures
4. 21A.40 Accessory Uses, Buildings, and Structures
5. 21A.42 Temporary Uses
6. 21A.44 Off Street Parking, Mobility, and Loading
7. 21A.46 Signs
8. 21A.48 Landscaping and Buffers
9. Any other applicable chapter of this Title that may include applicable provisions.

21A.30.020: D-1 CENTRAL BUSINESS DISTRICT:

~~C. D-1 District General Regulations: The regulations established in this section apply to the D-1 District as a whole.~~

- ~~8. Landscape Requirements For Demolition Sites: Vacant lots, resulting from demolition activities where no replacement use is proposed, shall conform to chapter 21A.48 of this title, special landscape requirements applicable to the D-1 Central Business District.~~

21A.32.030: BP BUSINESS PARK DISTRICT:

- E. Minimum Open Space Area: The minimum open space area for any use shall not be less than fifteen percent (15%) of the lot area.
2. All landscaped open space areas shall conform with the water efficient landscaping standards found in section 21A.48.055 of this title.
- I. Other District Regulations: In addition to the foregoing regulations, all uses shall comply with the following requirements:
4. Property Zoned Business Park: When a property zoned Business Park abuts, or is across the street from, an AG-2 or AG-5 Zoning District the following standards shall apply:
- c. The portion of the lot located between the adjacent property line and the parking lot or building shall be improved in the form of a landscaped buffer with a minimum five foot (5') berm and shall comply with the provisions of subsection 21A.48.080D3 of this title.

21A.32.040: FP FOOTHILLS PROTECTION DISTRICT:

J. Special Landscape Regulations: In addition to the regulations in Chapter 21A.48 “Landscape and Buffers” the following special landscape regulations apply:

1. Landscape Plan: In addition to the landscape plan submittal requirements listed 21A.48.050, landscape plans shall also:
 - a. Delineation between proposed revegetation of disturbed areas of the site, and road/driveway areas. The landscape plan shall extend 100 feet beyond the disturbed site area and 25 feet beyond the limits of grading for roads/driveways, but need not include any portions of the site designated as undevelopable unless these areas are disturbed.
 - b. Erosion Protection: As a condition of site plan approval, a plan for erosion protection shall be submitted with the landscape plan.
 - c. Irrigation of Natural Areas: Irrigation shall be installed to provide needed water for at least the first two (2) years of growth to establish revegetation of natural areas.
2. Maximum Disturbed Area: The maximum disturbed area shall not exceed 10% of the total site area.
3. Tree Preservation and Replacement: Existing trees over 2 inches in caliper that are removed from the site to accommodate development shall be replaced. Whenever microclimate conditions make it practical, the proportion of replacement tree species shall be the same as the trees removed.
4. Limits on Turf: To minimize the impact on the natural landscape and promote the intent of this district, the area of turf grasses shall not exceed 33% of the area to be landscaped and shall not encroach into undevelopable areas.
5. Slope Revegetation: All slopes graded or otherwise disturbed shall be restored/replanted. Restored vegetation shall consist of native or adapted grasses, herbaceous perennials, or woody trees and shrubs as appropriate for slope, soil and microclimate conditions.

21A.32.130: MU MIXED USE DISTRICT:

- I. Landscape Buffers: Where a nonresidential or mixed use lot abuts a residential or vacant lot within the MU Mixed Use District or any Residential District, a ten foot (10') landscape buffer shall be provided subject to the improvement requirements of subsection 21A.48.080D of this title.

21A.34.030: T TRANSITIONAL OVERLAY DISTRICT:

- I. Buffer Requirements: All conditional uses shall conform to the buffer requirements established in subsection 21A.48.100E of this title.

21A.34.040: AFPP AIRPORT FLIGHT PATH PROTECTION OVERLAY DISTRICT:

EE. Airport Landscape Overlay District: The airport landscape overlay district shall consist of all properties located generally between Interstate 215 and the eastern boundary of the Salt Lake International Center, and between 2700 North and the Western Pacific Railroad corridor south of Interstate 80. This airport landscape overlay district is more particularly depicted on the map attached as exhibit A to ordinance 70-03.

FF. Airport Parking Lot Landscaping: All parking lots located within the airport landscaping overlay district shall comply with the following guidelines:

1. General Landscaping Performance Standards: Landscaping plans for parking lots shall be developed to reflect a balance between the responsibility of ensuring the safety and security of persons and property with the objective of creating aesthetically pleasing, environmentally sensitive landscapes. Landscaping should address city goals related to reduction of urban heat islands, visual buffering of parking lots, impacts of noise, water conservation, as well as minimization of dust, runoff and sedimentation. Landscaping shall consist of a variety of landscape materials, which may include trees, ~~turf~~, ground cover, shrubs, perennials, managed water features, and rock features. Drought tolerant or resistant vegetation, which reflects the natural vegetation and geography of the region, ~~should~~ shall be used to create an aesthetically appealing landscape.
2. Reduction Of Urban Heat Islands: The following standards are intended to help mitigate the contribution to the urban heat island effect from large parking areas. Parking lot owners or operators may use a combination of any of the following methods to reduce urban heat:
 - a. The total airport parking supply shall consist of a combination of surface and structured parking lots. Structured parking shall offset the area of surface parking that is otherwise required, thereby reducing the area that contributes to urban heat.
 - b. Landscaping within large land use areas may be evaluated in terms of a comprehensive planned development program to consider the total landscaping within the entire development area. Landscaping may be shifted from the interior of parking lots to other areas within the developed area.
 - c. Landscaping, which includes trees, shrubs, ground cover and perennials, shall be dispersed throughout parking lots to provide shade while ensuring trees are not planted at a spacing or density that will encourage wildlife use or create an aviation hazard.
 - d. Shade for pedestrians shall be provided in parking lots through the use of pedestrian shelters integrated with landscaping.
 - e. Interior landscaped areas shall be provided in parking lots to reduce heat, provide a visual buffer and reduce runoff.

- f. No specific ratio of trees and shrubs to landscaped area is required.
 - 3. Visual Buffering: Landscaped buffers, not less than ten feet (10') in width, shall be provided, where feasible, between parking lots and primary entrance and exit roads. Visual screening shall be provided within landscape buffers to enhance aesthetics and reduce visibility of parked vehicles. Visual screening may consist of a combination of ~~earth berms~~, shrubs, trees or other methods.
 - 4. Water Conservation: To promote water conservation, landscape concepts shall incorporate features that use trees, shrubs, ground cover, and perennials that are drought tolerant or resistant species that can withstand dry conditions once established. The plant list developed by the city, titled "Water Conserving Plants For Salt Lake City", shall be used as the primary reference in determining drought tolerance of plants. All irrigation systems shall be designed for efficient use of potable water. Traditional Turf areas ~~is~~ are prohibited. ~~should be minimized in favor of alternative landscape practices to reduce the use of water.~~
 - 5. Temporary Parking Lots: Parking lots that are intended to be in use for three (3) years or less are exempt from parking lot landscaping requirements. Such parking lots may exist to phase the construction of other facilities and shall be removed once the facilities are completed. Temporary lots that are within the area of an approved comprehensive plan may remain in use for the duration approved in the plan. However, temporary parking lots shall still comply with applicable development standards for parking lots as outlined in chapter 21A.44 of this title. Parking lots that remain in use by the public beyond three (3) years shall be brought into compliance with these standards within twelve (12) months.
 - 6. Operational And Maintenance Lots: Parking lots that are not available to the public for parking and are used to store vehicles, operational materials, or maintenance equipment are exempt from landscaping requirements. The portions of permanent storage lots that are adjacent to public areas shall be landscaped using acceptable landscaping principles contained herein to screen the storage area from public view.
 - 7. Plan Approval: All landscape plans shall be coordinated with the city's development review team (DRT) and planning division, for review and comment on compliance with city ordinances and these performance standards. The planning director and director of airports shall jointly approve final landscaping plans for any airport parking lot.
- GG. Conflicting Regulations: Where there exists a conflict between any of the regulations or limitations prescribed in this chapter and any other regulation applicable to the same area, whether the conflict is with respect to the height of structures or trees, the use of land, or any other matter, the more stringent limitation or requirement shall govern and prevail.

21A.34.140: NORTHWEST QUADRANT OVERLAY DISTRICT:

A. Northwest Quadrant Overlay District:

- 1. Purpose: The purpose of the Northwest Quadrant Overlay District is to protect sensitive lands and wildlife habitat; allow for the continuation of agricultural uses; and allow for the development of lands in appropriate areas that contribute to the future economic growth of the City and will not negatively impact sensitive lands, habitats, and waterways in the area north of I-80 and west of the Salt Lake International Airport. Sites within this area may be subject to difficult environmental and site conditions. The overlay defines three (3) subareas: the Development Area, the Eco-Industrial Buffer Area, and the Natural Area.

2. Public Improvements And Dedications: The undeveloped land in the Northwest Quadrant requires public improvements to ensure the long term development potential and success of the area. All development subject to a site development or building permit, shall be required to provide public improvements required by City departments as outlined in their Master Plans.
 3. State And Federal Permits Required: A site development and/or building permit shall not be granted unless the applicant has first obtained any necessary State and/or Federal wetlands and/or stream alteration permits.
 4. Precedence: For areas where the LC Lowland Conservancy Overlay District is mapped within the Northwest Quadrant Development Area and/or the Northwest Quadrant Eco-Industrial Buffer Area, the LC Lowland Conservancy Overlay District shall take precedence.
- B. Northwest Quadrant Development Area: The purpose of this area of the Northwest Quadrant Overlay District is to allow for new development to occur in a way that allows for the growth of light industrial uses in the City while minimizing impacts to wildlife and the surrounding sensitive Great Salt Lake shore lands. This area is identified on the zoning map.
1. General Requirements:
 - a. Minimum Yard Requirements:
 - (1) Front Yard: Twenty feet (20').
 - (2) Corner Side Yard: Twenty feet (20').
 - (3) Interior Side Yard: None required.
 - (4) Rear Yard: None required.
 - b. Lighting: All lighting on the property, including lighting on the buildings, parking areas, and for signs shall be shielded to direct light down and away from the edges of the property to eliminate glare or light into adjacent properties and have cutoffs to prevent upward lighting. Uplighting and event searchlights are prohibited.
 - c. Roof Color: Light reflective roofing material with a minimum solar reflective index (SRI) of 82 shall be used for all roofs.
 2. Landscaping Requirements: The purpose of the special landscaping for the Northwest Quadrant Development Area is to provide appropriate native landscaping that can survive in the unique conditions of the area, prevent noxious weeds, and to provide landscaping that will not negatively impact the adjacent sensitive lands and birds areas.
 - a. All landscaping shall consist only of native plants as identified in the "Salt Lake City Northwest Quadrant Plant List" on file with the City's Planning Division.
 - b. Any areas disturbed by construction activity that will be left undeveloped shall be landscaped with plantings at an appropriate density to achieve complete cover within two (2) years.
 - c. Noxious weed species as identified by the Utah Department of Agriculture and Food (or its successor) in the State of Utah Noxious Weed List (or its successor) shall be removed from landscaped areas and areas disturbed by construction activity. Noxious weeds shall be controlled for a period of two (2) years and methods of control shall be identified on the landscape plan.
 - d. Required T-trees, including street trees, shall be chosen from the "Northwest Quadrant Plant List" ~~are not required for any landscaping as required elsewhere in this title.~~ Noxious trees, as identified by the Utah Department of Agriculture and Food (or its successor) in the State of Utah Noxious Weed List (or its successor) are prohibited.

- e. Any shrub ~~and tree plantings~~ required by chapter 21A.48 of this title shall be selected from the “Salt Lake City Northwest Quadrant Plan List.” and substituted with allowed shrubs or with allowed plants that have a mature height of at least three feet (3’), as identified in the “Salt Lake City Northwest Quadrant Plant List”.
 - f. All other requirements in chapter 21A.48 of this title apply. This section shall take precedence in the case of a conflict with chapter 21A.48 of this title.
- C. Northwest Quadrant Eco-Industrial Buffer Area: The purpose of this area of the Northwest Quadrant Overlay District is to provide an adequate buffer between the Natural Area, the adjacent Inland Sea Shore and the development of light industrial uses. Requirements in this area are meant to provide an area of transition from the natural environment to the built environment that will limit impacts to wildlife and sensitive areas. This area is identified on the zoning map.
- 1. In addition to the requirements listed in subsection B of this section, properties located within the Northwest Quadrant Eco- Industrial Buffer Area are subject to the following requirements:
 - a. Glass Requirements: For buildings with more than ten percent (10%) glass on any building elevation, a minimum of ninety percent (90%) of all glass shall be treated with applied films, coatings, tints, exterior screens, netting, fritting, frosted glass or other means to reduce the number of birds that may collide with the glazing. Any treatment must create a grid pattern that is equal to or smaller than 2 inches wide by 4 inches tall.
 - b. Fencing: When adjacent to the Northwest Quadrant Natural Area or the western City boundary, a see through fence that is at least fifty percent (50%) open with a minimum height of six feet (6') shall be erected along the property line to protect the Natural Area from development impacts and trespass.
- D. Northwest Quadrant Natural Area: The purpose of this area of the Northwest Quadrant Overlay District is to protect sensitive lands and wildlife near the Great Salt Lake shorelands, to allow for the continuation of existing uses, and to limit new uses and new development in this area. This area is identified on the zoning map.
- 1. Permitted Uses And Improvements: Within the Natural Area, permitted developments and improvements to land are limited to the following:
 - Accessory use (associated with an allowed principal use).
 - Agricultural use.
 - Living quarters for caretaker or security guard.
 - Maintenance to existing infrastructure.
 - Natural open space.
 - Necessary infrastructure to support an allowed use.
 - Utility, building or structure (public).
 - Utility, transmission wire, line, pipe or pole (public).
 - Wildlife and game preserves.
 - 2. Conditional Uses And Standards:
 - a. Uses And Improvements: The following uses and improvements are subject to conditional use standards contained in chapter 21A.54 of this title:
 - Hunting club, (when allowed by the underlying zoning).
 - Underground utility transmission infrastructure (private), subject to the following:
 - (1) An appropriate plan for mitigation of any construction activities shall be prepared, and

- (2) Absent any State or Federal regulations, a plan for creating no adverse impact should the line be abandoned shall be prepared.
 - Utility, building or structure (private).
 - Utility, transmission wire, line, pipe or pole (private).
- b. Conditional Use Standards: In addition to demonstrating conformance with the conditional use standards contained in chapter 21A.54 of this title, each applicant for a conditional use within the Northwest Quadrant Natural Area must demonstrate conformance with the following standards:
 - (1) The development will not detrimentally affect or destroy natural features such as ponds, streams, wetlands, and forested areas, nor impair their natural functions, but will preserve and incorporate such features into the development's site;
 - (2) The location of natural features and the site's topography have been considered in the designing and siting of all physical improvements;
 - (3) Adequate assurances have been received that the clearing of the site topsoil, trees, and other natural features will not occur before the commencement of building operations; only those areas approved for the placement of physical improvements may be cleared;
 - (4) The development will not reduce the natural retention storage capacity of any watercourse, nor increase the magnitude and volume of flooding at other locations; and that in addition, the development will not increase stream velocities;
 - (5) The soil and subsoil conditions are suitable for excavation and site preparation, and the drainage is designed to prevent erosion and environmentally deleterious surface runoff;
 - (6) The proposed development activity will not endanger health and safety, including danger from the obstruction or diversion of flood flow;
 - (7) The proposed development activity will not destroy valuable habitat for aquatic or other flora and fauna, adversely affect water quality or groundwater resources, increase stormwater runoff velocity so that water levels from flooding increased, or adversely impact any other natural stream, floodplain, or wetland functions, and is otherwise consistent with the intent of this title;
 - (8) The proposed water supply and sanitation systems are adequate to prevent disease, contamination and unsanitary conditions; and
 - (9) The availability of alternative locations not subject to flooding for the proposed use.
- 3. Landscaping: Landscaping is not required for uses and improvements within the Natural Area, except:
 - a. Any areas disturbed by construction activity that will be left undeveloped shall be revegetated with native plants as listed in the "Salt Lake City Northwest Quadrant Plant List".
 - b. Noxious weed species as identified by the Utah Department of Agriculture and Food (or its successor) in the State of Utah Noxious Weed List (or its successor) shall be removed from landscaped areas and areas disturbed by construction activity. Noxious weeds shall be controlled for a period of two (2) years and methods of control shall be identified on the landscape plan.

21A.37.050: DESIGN STANDARDS DEFINED:

- P. Streetscape Standards: These standards are required for landscaping that is within the public right of way. This is defined as the space between the private property line and the back of the curb.
- 3. Street Trees: Street trees are required and subject to the regulations in Section 21A.48.060 and 21A.48.080, regardless of park strip width. In addition to those standards, for every new development, there shall be one street tree planted for every 30' of street frontage.

21A.40.120: REGULATION OF FENCES, WALLS AND HEDGES:

- A. Height Restrictions and Gates:
 - 1. Fences, walls, and hedges shall comply with the following regulations based on the following zoning districts:
 - (1) Nonresidential Zoning Districts:
 - a. Notwithstanding Subsection 21A.40.120.1.b.(l), in the M-2 and EI zoning districts fences, walls, or hedges may be up to six (6) feet in height if located between the front property line and the front yard setback line.
 - b. If there is no minimum front yard setback in the underlying zoning district, a fence, wall, or hedge of a maximum six (6) feet in height may be placed no closer than ten (10) feet from the property line.
 - c. Outdoor storage, when permitted in the zoning district, shall be located behind the primary facade of the principal structure and shall be screened with a solid wall or fence and shall comply with the requirements in Section 5.60.120.
 - d. All refuse disposal and recycling dumpsters, except those located in the M-2, LO and EI districts shall be screened on all sides by a solid wood fence, masonry wall or an equivalent opaque material to a height of not less than 6 feet but not more than 8 feet.

21A.44.060: PARKING LOCATION AND DESIGN:

All required parking areas shall be located and designed in accordance with the standards in this Chapter 21A.44: *Off Street Parking, Mobility, and Loading* and the standards in the Off Street Parking Standards Manual. Modifications to the standards of this Section 21A.44.060 may be granted through the design review process, subject to conformance with the standards and procedures of Chapter 21A.59: Design Review.

- A. Generally:
 - 1. Parking Located on Same Lot as Use or Building Served: All parking spaces required to serve buildings or uses erected or established after the effective date of this ordinance shall be located on the same lot as the building or use served, unless otherwise allowed pursuant to Subsection 21A.44.060.A.4, “Off-Site Parking Permitted”.
 - 2. Biodetention in Parking Lot Interior and Perimeter Landscaping Areas: Landscape Islands 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, approved Stormwater Best Management Practices (Stormwater BMPs) is required. All proposed Stormwater BMPs are subject to Public Utilities Division review, approval, and inspection. and biodetention areas in General and Neighborhood Center Contexts: For parking lots

~~with one hundred (100) or more parking spaces in the General Context and Neighborhood Center Context areas, parking lot islands or bioretention areas shall be provided interior landscape islands that incorporate bioretention areas on the interior of the parking lot to help direct traffic flow and to provide landscaped areas within such lots.~~

11. Landscaping and Screening: All parking areas and facilities shall comply with the landscaping and screening standards in Chapters 21A.48 & 21A.40.120; "Landscaping and Buffers".

14. Pedestrian Walkways:

- a. ~~Surface parking lots with between twenty-five (25) and one hundred (100) parking spaces or more shall provide a pedestrian walkway or sidewalk through the parking lot to the primary entrance of the principal building. Pedestrian walkways shall be identified by a change in color, material, surface texture, or grade elevation from surrounding driving surfaces, but such identification cannot be curbing of the walkway.~~
- b. ~~Parking lots with more than 50 one hundred (100) parking spaces shall provide:~~
 - (1) ~~One (1) or more grade-separated pedestrian walkway(s) shall be at least five feet (5') in width, and located in an area that is not a driving aisle surface, leading from the farthest row of parking spaces to the primary entrance of the principal building.~~
 - (2) ~~Vehicles shall not overhang the pedestrian walkway(s).~~
 - (3) ~~Where the walkway(s) crosses a drive aisle, pedestrian walkway(s) shall be identified by a change in color, material, surface texture, or grade elevation from surrounding driving surfaces, but such identification cannot be curbing of the walkway.~~
 - (4) ~~One (1) pedestrian walkway meeting these standards shall be provided for every 50 one hundred (100) parking spaces provided on site or part thereof, after the first 20 one hundred (100) parking spaces.~~

21A.44.070: OFF STREET LOADING AREAS:

A. Number and Size of Loading Areas Required:

5. Landscaping and screening of all loading berths shall be provided to comply with the requirements of Subsection 21A.40.120 8, "Regulation of Fences, Walls, and Hedges Landscaping and Buffers".

21A.60: LIST OF TERMS:
ARTIFICIAL TURF

CALIPER. See subsection 21A.48.135D of this title.

dbh. See subsection 21A.48.135D of this title.

DIAMETER AT BREAST HEIGHT. See subsection 21A.48.135D of this title.

IMPERVIOUS SURFACE

LANDSCAPING VEGETATION

LOW IMPACT DEVELOPMENT (LID)

MAXIMUM EXTENT PRACTICABLE. See subsection 21A.48.135D of this title.

SHADE TREE

SPECIMEN TREE. See subsection 21A.48.135D of this title.

STORMWATER CURB CUT

STREET TREE

TREE PROTECTION FENCING. See subsection 21A.48.135D of this title.

TREE PROTECTION ZONE. See subsection 21A.48.135D of this title.

21A.62: DEFINITIONS:

ARTIFICIAL TURF: A synthetically derived, grass substitute that simulate the appearance of natural live grass.

CALIPER: The dimension of the diameter of a tree trunk measured at a distance of 6 inches from the soil line.

DIAMETER AT BREAST HEIGHT (dbh): The dimension of the diameter of a tree trunk measured at a distance of 4 feet 6 inches from the ground.

GROUND COVER: Any perennial evergreen plant material species that generally does not exceed twelve inches (12 inches") in height, stabilizes soils and protects against erosion, and covers one hundred percent (100%) of the ground all year.

IMPERVIOUS SURFACE: Any material that substantially reduces or prevents the infiltration of stormwater directly into the ground, including: asphalt, concrete, pavers, brick, and inorganic material commonly referred as artificial turf.

LANDSCAPE AREA: That portion of a lot devoted exclusively to required landscaping, except that streets, drives and sidewalks may be located within such an area to provide reasonable access.

LANDSCAPING: The improvement of a lot, parcel or tract of land with vegetation such as ornamental grass, shrubs and trees. Landscaping may include pedestrian walks, flowerbeds, ornamental objects such as fountains, statuary, and other similar natural and artificial objects designed and arranged to produce an aesthetically pleasing effect.

LOW IMPACT DEVELOPMENT (LID): Systems or practices that use or mimic natural processes that result in the infiltration, evapotranspiration, and/or use of stormwater to protect water quality and aquatic habitat.

MAXIMUM EXTENT PRACTICABLE: No feasible or practical alternative exists, as determined by the city forester, and all possible efforts to comply with the standards or regulations and minimize potential harmful or adverse impacts have been undertaken by the applicant. Economic considerations may be taken into account but shall not be the overriding factor in determining "maximum extent practicable".

~~MULCH: Any organic material such as leaves, bark, straw, compost or inorganic mineral materials such as rocks, gravel, and decomposed granite left loose and applied to the soil surface for the beneficial purposes of reducing evaporation, suppressing weeds, moderating soil temperature, and preventing soil erosion.~~

MULCH: Any material such as rock, bark, compost, wood chips or other materials left loose and applied to the soil, for the purposes of suppressing weeds, moderating soil temperature, and preventing soil erosion.

PARK STRIP LANDSCAPING: The improvement of property 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, through the addition of plants and other organic and inorganic materials harmoniously combined to produce an effect appropriate for adjacent uses and compatible with the neighborhood. ~~Park strip landscaping includes trees and may also include a combination of lawn, other perennial ground cover, flowering annuals and perennials, specimen shrubs, and inorganic material.~~

PARKING LOT: An area on the surface of the land used for the parking and circulation of more than four (4) automobiles. ~~Areas designated for the display of new and used vehicles for sale are not included in this definition.~~

SHADE TREE: Any tree that has a mature minimum tree canopy of thirty feet (30') and a mature height that is forty feet (40') or greater.

SPECIMEN TREE: A structurally sound and healthy tree or grouping of trees, having an individual or combined dbh measuring greater than ten inches (10"); whose future vitality can be reasonably expected and maintained with proper protection and regularly scheduled care; and whose absence from the landscape would significantly alter the site's appearance, environmental benefit, character or history.

STORMWATER CURB CUT: Openings created in the curb to allow storm water from an adjacent impervious surface to flow into a depressed planting area.

STREET TREE: Any tree located within the public or private right-of-way, easement for vehicular access, or associated public utility easements.

TREE PROTECTION FENCING: The fencing required to be installed, and maintained during construction activities, to delineate required tree protection zones.

TREE PROTECTION ZONE: The area of a development site that includes the area located within the drip line of specimen trees and also includes the area that supports tree health requirements and interactions as determined by the city forester.

TURF: Grasses planted as a ground cover that may be mowed and maintained to be used as a lawn area of landscaping. Does not include decorative grasses, grasses that are adaptive or native to the local environment or grasses that do not generally require supplemental water, or inorganic substitutes commonly referred to as artificial turf.

21A.62.050: ILLUSTRATIONS OF SELECTED DEFINITIONS:

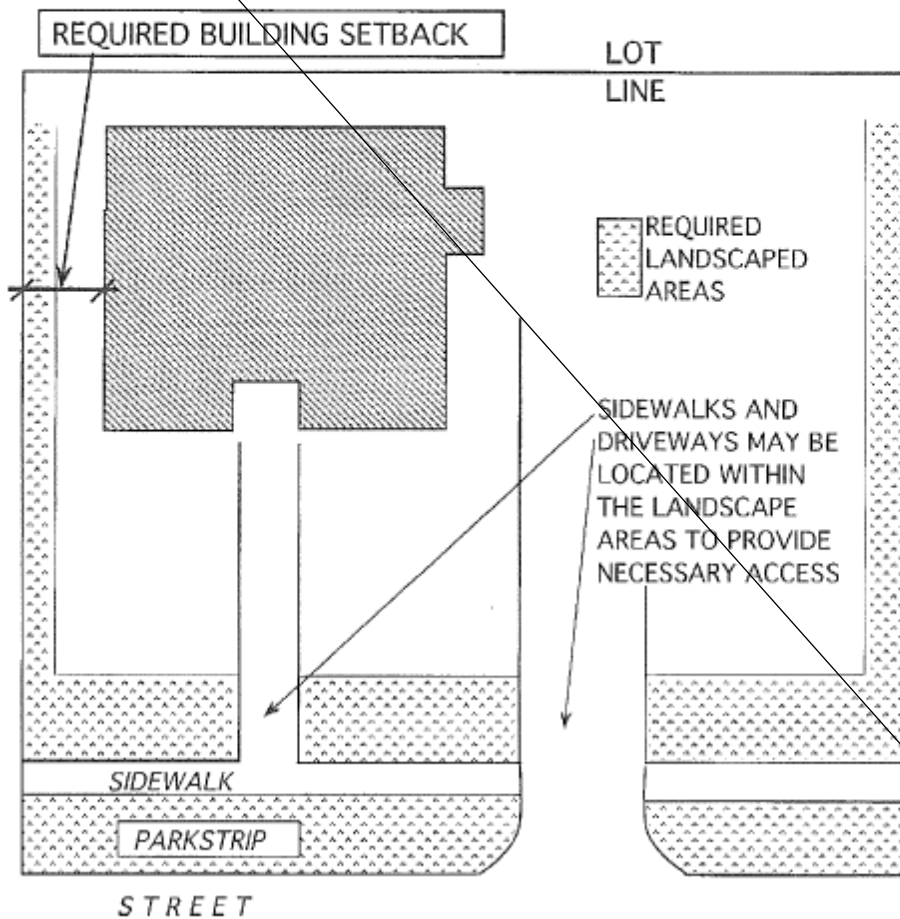
D. Landscape Area.

ILLUSTRATION D LANDSCAPE AREA

DEFINITION :

Landscape Area

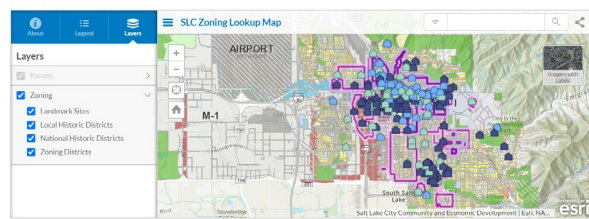
A landscape area is that portion of a lot devoted exclusively, to landscaping, driveways, and sidewalks, and may be located within such area to provide reasonable access



ATTACHMENT C: Supporting Landscape Chapter Documents

Salt Lake City Zoning Lookup Map

An interactive map for identifying zoning within Salt Lake City.



OPEN MAP IN LARGER VIEW

4% Street Grade Map



**SLC LANDSCAPE
BMPs FOR WATER
RESOURCE EFFICIENCY
AND PROTECTION**

For Landscape Professionals,
Architects, Contractors,
and Homeowners

October 2011

Salt Lake City Landscape BMPs for Water Resource Efficiency & Protection



SALT LAKE CITY PLANT LIST & HYDROZONE SCHEDULE 2013

prepared by Salt Lake City Public Utilities | Salt Lake City, Utah



Salt Lake City Plant & Hydrozone Schedule



Northwest Quadrant Recommended Plant Species and Prohibited Noxious Weed Species

Recommended Plant List

The following plant species list is recommended for the Northwest Quadrant of Salt Lake City. Moisture gradient and soil types, will dictate which species will result in successful establishment.

Grasses

Nuttall's Akalgrass (*Puccinellia nuttalliana*)
Western Wheatgrass (*Pascopyrum amihii*)
Bottlebrush Squirreltail (*Elymus elymoides*)
Sailgrass (*Dactylois spicata*)
Alkali Sarcobol (*Sarcobolus arborescens*)
Crested Wheatgrass (*Agropyron cristatum*)
Perennial Ryegrass (*Lolium perenne*)
Russian Wildrye (*Pasthorostachys juncea*)
Field Sedge (*Carex prae-gracilis*)
Great Basin Wildrye (*Elymus cinereus*)
Wiregrass (*Juncus balticus*)
James' Galletta (*Hilaria jamesii*)
Indian Rice Grass (*Achnatherum hymenoides*)
Blue Grama Grass (*Bouteloua gracilis*)
Karl Foerster Grass (*Calamagrostis x acutiflora*)
Atlas Fescue (*Festuca mairei*)
Blue Oat Grass (*Helictotrichon sempervirens*)
Maiden Grass (*Miscanthus sinensis* spp.)
Ruby Muhly Grass (*Muhlenbergia reverchonii*)
Switch Grass (*Sorghastrum nutans*)
Indian Grass (*Sorghastrum nutans*)

Forbs/Wildflowers

Annual Sunflower (*Helianthus annuus*)
Scarlet Globeamallow (*Sphaeralcea coccinea*)
Alfalfa (*Medicago sativa*)
Blueloaf or Gray Aster (*Aster glaucodes*)
White Sagebrush (*Artemisia ludoviciana*)
Spry Milkveitch (*Astragalus kentopytha*)
Woolly Locoweed (*Astragalus mollissimus*)
Utah Fleabane (*Erigeron utahensis*)
Wild Buckwheat (*Eriogonum sp.*)
Scarlet Beeblossom (*Gaura coccinea*)
Blue Flax (*Linum lewisii*)
White-stemmed or Pale Evening Primrose (*Oenothera pallida*)
Firecracker Penstemon (*Penstemon eatonii*)
Fremont's Beardtongue (*Penstemon fremontii*)

Salt Lake City Northwest Quadrant Plant List

ATTACHMENT D: Text Amendment Standards

ZONING TEXT AMENDMENTS

21A.50.050: A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In making a decision to amend the zoning text, the City Council should consider the following:

1. Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;

The applicable purposes, goals, objectives, and policies are reviewed in Key Considerations 1 and 2 of this report. The City-wide Plan Salt Lake and the recently adopted Urban Forest Action Plan were review and the goals and policies therein were found to be met.

2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance.

21A.02.030 Purpose and Intent: One of the listed purposes and intents that is included in the purpose and intent section for the Zoning Ordinance is to protect the environment. The proposed landscaping chapter accomplishes this by stewarding the urban forest, conserving water while ensuring publicly viewable private spaces are landscaped to prevent an increase in the urban heat island effect and improve stormwater quality.

Additionally, the Purpose and Intent of the Zoning Ordinance also states the purpose of establishing the zoning ordinance is to promote the health and welfare of present and future inhabitants of Salt Lake City. The proposed landscaping chapter furthers this purpose by improving the health of inhabitants of the city through the reduction of the urban heat island effect, improving air and water quality through ensuring a healthy and robust urban forest and instilling some on-site stormwater management standards.

The proposed Landscaping and Landscape Buffers Chapter is consistent with the purpose and intent of the Zoning Ordinance.

4. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;

This standard is not applicable to this proposal.

5. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.

Best Management practices have been followed to the extent of applicability of the per view of the Planning Division and the goals and objectives of Salt Lake City. Best management practices include:

- Reducing the Urban Heat Island Effect: Addressed by requiring a certain percentage of vegetation and limiting impervious surface materials in required yard areas. Also, emphasizing a greater tree canopy in residential and commercial areas, near parking lots and publicly accessible areas.
- Reduce Stormwater Runoff: Limiting the amount of impervious surfaces in required landscaping areas, restricting the use of weed barriers in favor of a sufficient amount of mulching, allowing bioretention in required landscape areas, and requiring parking lots with 50 or more parking stalls to implement a stormwater bioretention practices in required landscape areas.

- Water Conservation: Addressed by requiring water saving irrigation equipment that irrigates according to weather conditions, requiring street trees that require less water than ground vegetation and reducing evapotranspiration of plants under the tree canopy, limiting turf areas, and requiring drought tolerant / native / adaptive plant species.
- Improve Air Quality: Standards in the proposed Landscaping Chapter emphasize tree health and a greater establishment of the urban forest.
- Mitigate Impacts between Differing Zoning Districts: Improved the health and wellbeing of residents of the City by requiring landscaping buffer areas between differing zoning districts to reduce the impacts of non-residential uses adjoining residential uses in regards to visual, auditory, and privacy impacts.

ATTACHMENT E: Department Review Comments

This proposal was reviewed by the following departments. Planning Staff worked closely with Urban Forestry, Zoning Reviewers, Civil Enforcement and Public Utilities. Where possible, all comments have been incorporated into the draft proposal. A copy of the draft proposal was also forwarded to the Central Utah Water Conservancy District to ensure continued rebate eligibility. The Central Utah Water Conservancy District confirmed the proposed draft amendment will meet their rebate eligibility criteria.

Engineering: No comments provided

Zoning: Included in the drafting of the proposal

Fire: No comments provided

Urban Forestry: Included in the drafting of the proposal

Sustainability: No comments provided

Public Utilities: Included in the drafting of the proposal

From: [Savannah Peterson](#)
To: [Larsen, Nannette](#)
Subject: (EXTERNAL) RE: Salt Lake City Landscaping Chapter Language Draft Eligibility
Date: Thursday, April 13, 2023 9:19:38 AM
Attachments: [image001.png](#)
[image002.png](#)

Hello Nannette,

I've reviewed the standards and it looks like all of the necessary components for program eligibility are present. I have sent a copy of these standards to the state for their records and Salt Lake City is now on the list of eligible cities on their [website](#). Let me know if there is anything else I can help with.

Thank you!

Savannah Peterson

Water Conservation Programs Manager
CENTRAL UTAH WATER CONSERVANCY DISTRICT
(801) 226-7151 office | savannah@cuwcd.com
1426 E. 750 N. Suite 400 | Orem, UT 84097



ATTACHMENT F: Public Comments

The following public comments have been received.

Your yard doesn't have to look like a gravel pit to save water.

Working at a nursery, I'm often approached by people who recently removed the grass in their parking strip and are looking for an evergreen, low water, foot-traffic-tolerant alternative. My answer – "plant (a different) grass" – is not en vogue, but hear me out.

American gardens generally mimic northern Europe. Regions such as Arizona and So Cal are forced by their climates to develop a different plant palate, but the intermountain west can still facsimile England by just adding water. Many wholesalers are in Oregon, etc. therefore, what we see growing in Utah yards often reflect what is sold here, not necessarily what grows best here. There are virtually thousands of interesting Great Basin and Chihuahuan desert plants that could be used in Utah, IF you could find them. Retailers won't sell what people don't buy. I am discouraged when people ask to see the natives' section of the nursery, then when I show them, they twist their nose and exclaim "those are weeds". Most plants are a weed somewhere but if you looked at the Utah House at the USU botanical gardens in Kaysville you would note that native and naturalized gardens can be spectacular, with little supplemental irrigation. The alternative to an English garden is NOT a gravel pit; it is reflecting the climate you live in. If you look around much of Utah, there is a whole lot of grass on those hillsides – it's just not Kentucky Bluegrass.

Planting grass has been vilified but banning grass is as reactionary as banning all trees because some trees use too much water. Grass is not evil. In fact, for high pedestrian traffic areas, grass is the best choice. Just choose Fescue, Grama or a western Bluegrass, IF you can find it.

Rock or gravel alternatives are not inherently good either. Consider this:

The two places in most people's yards with the highest foot traffic are back yards and parking strips, where people get in and out of cars, walk dogs, etc. In most yards, front lawns are the most ornamental portion of the property. A yard with water wise turf in the parking strip and a front yard of deep-rooted shrubs and perennials that are too tall or untenable for the parking strips can look stunning. Conversely, a yard featuring rocks in the park strip gives the impression of a gravel pit, even when you're overwatering everywhere else.

There are downsides to replacing grass with gravel in a parking strip; Rocks absorb heat during the day and radiate it at night. The higher temperatures can stress established street trees that would otherwise handle less water. A yard full of rocks can also increase air-conditioning/energy costs/impacts.

Along the semi-arid Wasatch Front, no matter how much weed barrier you add to your gravel landscaping, debris and dust will eventually collect. With even minimal rainwater, native grasses and weeds will begin sprouting through the cracks, requiring chemicals or manual labor.

Many cities discourage rocks in parking strips because they are easily pushed into storm water systems, causing backups. There are also regulations restricting height of plants for safety/sightline purposes.

I have seen park strips ripped to save water, only to be replaced with perennials that require more water.

‘Turf shaming’ is a counterproductive substitute for actual water saving.

Complete relandscaping is not always an option. A mature yard with less-than-perfect plants is often more waterwise than starting from scratch with plants that need daily watering until establishment. Still, there are some simple steps to transitioning out of high-water plants:

- Overseed your existing lawn with waterwise grass seed each spring or fall, taking advantage of rainwater, then reduce summer watering. The waterwise grass will eventually outcompete the water-intensive grass.
- Rearrange your perennials and ‘group’ them by the amount of water they require. This allows sprinkler zones to be set accordingly rather than spewing the highest common denominator.
- Replace your sprinkler control with a ‘smart’ system. These systems use weather data to adjust watering during rainstorms and water at intervals to soak in and avoid run off.

But perhaps the best starting place for transitioning to waterwise landscaping is to appreciate Utah’s unique climate and understand the specific conditions where you live. Then, purchase your plants accordingly.

When Utah consumers begin demanding an intermountain palate of landscape materials, especially turf grasses, retailers will follow – eventually.

Doug Dansie has a background in art, geography, earth science, cartography, architecture, landscape architecture, urban design, and horticulture. He worked for near four decades as a city planner and still works as a garden consultant.

From: [LYNN Pershing](#)
To: [Larsen, Nannette](#)
Subject: (EXTERNAL) PLNPCM2023-00098
Date: Saturday, February 11, 2023 9:47:28 AM

Hello Nanette

My comments about the Landscaping Buffering proposal

1. I agree to water wise approach
2. I am concerned about use of ROCKS for mulch ground cover and their tendency to capture and radiate further extensive summer heat. Should an organic fine mulch be considered?
3. The park strip and building entries should have plantings, not merely rocks. Plantings including shrubs, trees for shade (size height as appropriate) and ground cover plants
4. Drip irrigation

Respectfully

Lynn K Pershing

Sent from my iPhone

From: [Joyce Marder](#)
To: [Larsen, Nannette](#)
Subject: (EXTERNAL) Landscaping observations
Date: Monday, February 13, 2023 8:45:23 AM

We have no grass in our backyard. We would like to eliminate what little we have in our front yard as well. However, while alternatives may help alleviate the water shortage, they present several other problems.

I am not a fan of all rock-scapes. While rocks may save water they are certain to reflect more heat. Jagged and large rocks make it unsafe or impossible to exit a vehicle from the passenger side onto the city strip.

I understand the current rules state that rocks, mulch, and plants should not impede the sidewalk. The narrow and uneven sidewalks in our Wasatch Hollow neighborhood are already hazardous. Landscaping rubble makes them more so.

There are a lot of messy xeriscapes in our neighborhood. I suspect unkempt landscapes provide habitats for mice and rats.

I hope the ordinance chapter addresses these issue and that it includes a way to communicate landscaping rules and enforce them without relying solely on mobile phone pictures and complaints.

Joyce Marder
1530 E Logan Ave, SLC 84105

From: ixzb@aol.com
To: [Larsen, Nannette](#)
Subject: (EXTERNAL) landscape plan
Date: Friday, February 10, 2023 5:40:03 PM

absolutely agree we need to conserve water and whatever we can to reduce heat islands but these requirements to install new irrigations systems is a huge cost (plumbers cost 150 per hour) and i am really tired of the city implementing regulations that they have no way of enforcing;

case in point is the prohibition of short term rentals i recently suggested if our city is so interested in ensuring more affordable housing why dont they enforce the short term rental policy

on a three day week end in mid may on one website along there were 2300 short term rentals available i pulled this information in mid januar5y

this was on only on one website

right now the housing enforcement is required to enforce these proposed regulations which in my opinion is overkill

if the city council refuses to impose a fine for irrigation systems that are improperly adjusted so that water runs down the gutter what makes the city council think they can enforce these regulations

i also take exception to requiring irrigation systems everywhere when the landscaping is being maintained

we recently adopted a replace the parking strip turf plan which has created a terrible problem with rocks

which has created heat islands

i have been speaking with the slc water dept about simply having some regulation on the books to stop water the street that would save a lot of water

i have since 1989 been handwatering a 100 year old treet by hand and ensuring that the urban forester trim the tree as needed

YOUR REQUIREMENT TO INSTALL IRRIGATION SYSTEMS FOR EVERY HOME IS ABSURD WASTES THE HOMEOWNER MONEY AND IS TOTALLY UNNECESSARY

AN EASY WAY TO SOLVE THE DYING STREET TREES IS TO REPLACE THOSE THAT DIE UNLESS THEY ARE DISEASES

I AGREE WE NEED TREES BUT WE DONT NEED PAGES OF NEW REGULATIONS YOU HAVE NO WAY OF ENFORCING

i believe there are regulations on the books to ensure that the maintenance of front yards and parking strips

better spend more time ensuring people have places to live nearby where they work

carolwicks