



LANDSCAPING & BUFFERS

CHAPTER 48

Text Amendment // City Council Briefing

WHY UPDATE THE LANDSCAPE CHAPTER?

Water Conservation

Simplify

Implementation

Aligning Standards
with Goals



DEFINED GOALS

Promote Water Conservation

**Preserve and Expand the Urban Tree
Canopy**

Reduce Heat Island Effect

Reduce Stormwater Runoff

Improve Air Quality



GETTING IT RIGHT

WORKED CLOSELY WITH:

- SLC Public Utilities
- SLC Urban Forestry
- SLC Civil Enforcement

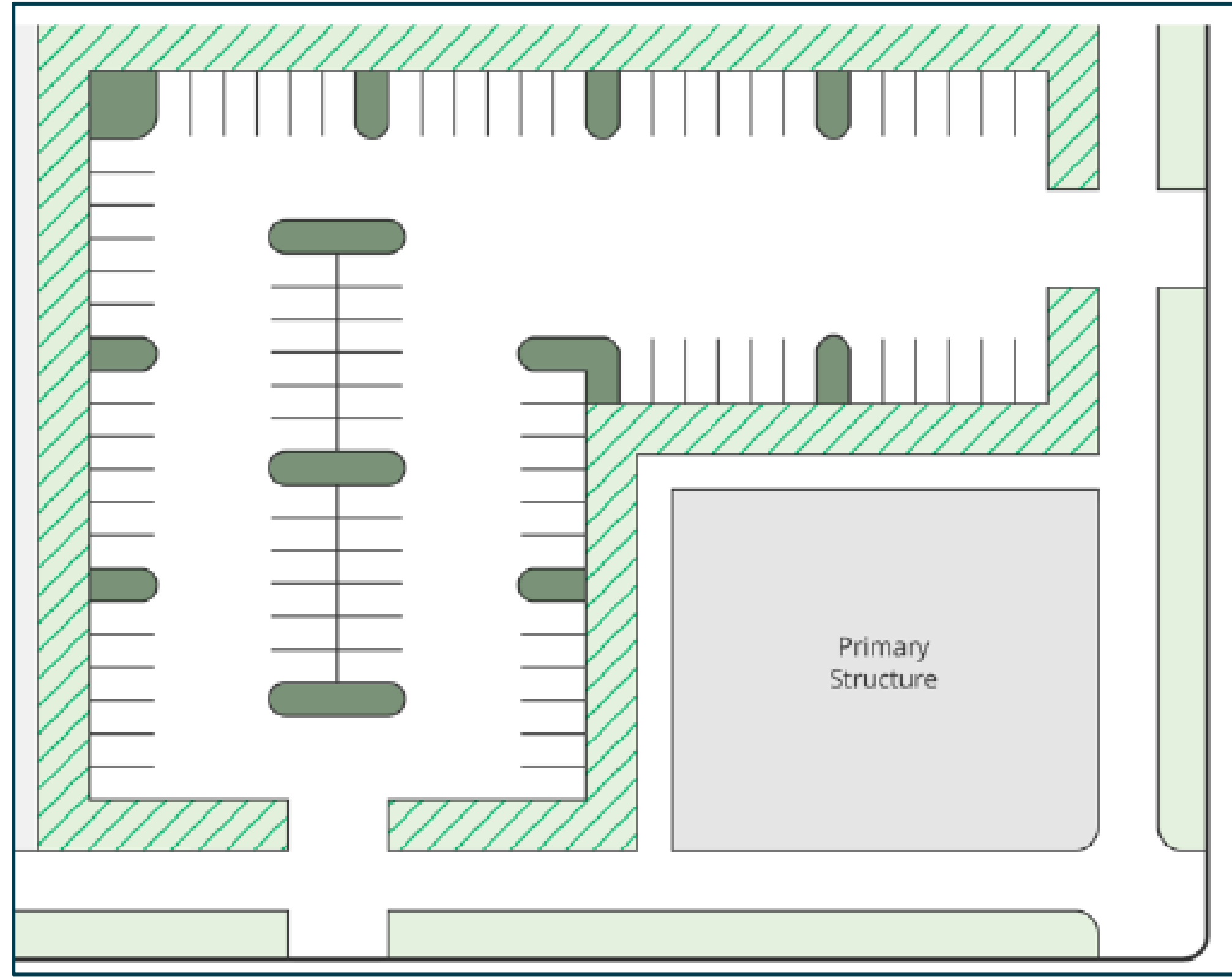
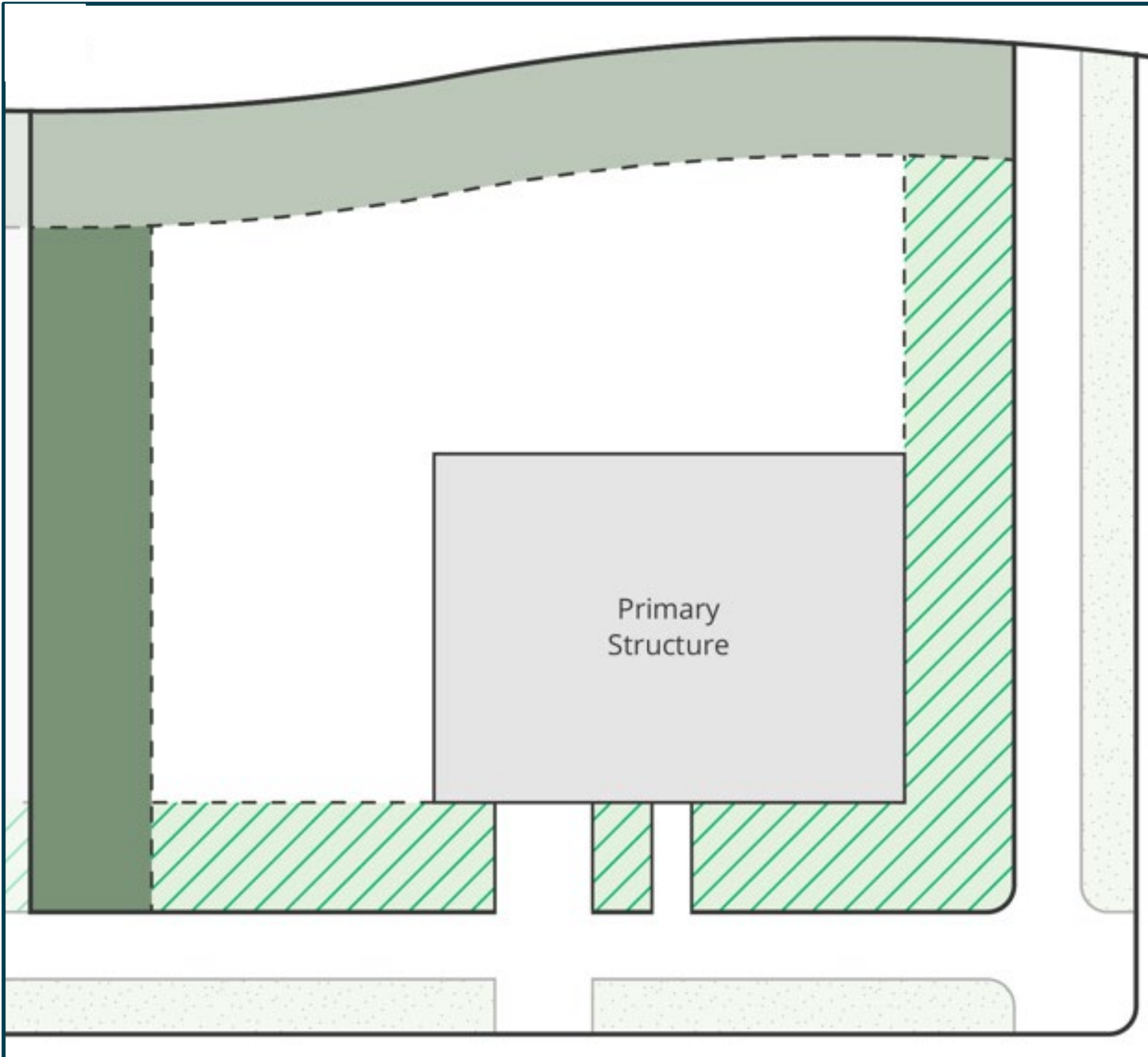
LANDSCAPING CONSULTANTS VOLUNTEERED THEIR TIME:

SIMPLIFIED & CLARIFIED:

Illustrations, Tables, Lists

Park Strips	
Street Trees	Minimum of 1 street tree planted on center between back of street curb and the sidewalk. Additional street trees shall be provided at the following rate per each frontage length: 1 small tree per 20 feet, or 1 medium tree per 30 feet, or 1 large tree per 40 feet. The largest tree that is appropriate to the park strip size shall be used. ^{1, 2}
Vegetation	Minimum 33% coverage.
Turf	Prohibited
Impervious Surfaces	The combination of all paving materials shall not exceed 20% of the total park strip area.
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.	
2. Park strips with a width of 36” or less are exempt from this provision.	

STANDARDS SIMPLIFIED



WHEN DO THE STANDARDS APPLY?

- NOT RETROACTIVE
- Modifications cannot violate the code
- All landscaping standards will need to be met when there is...
 - New Construction.
 - Addition of 50% (except single- and two- family residences).

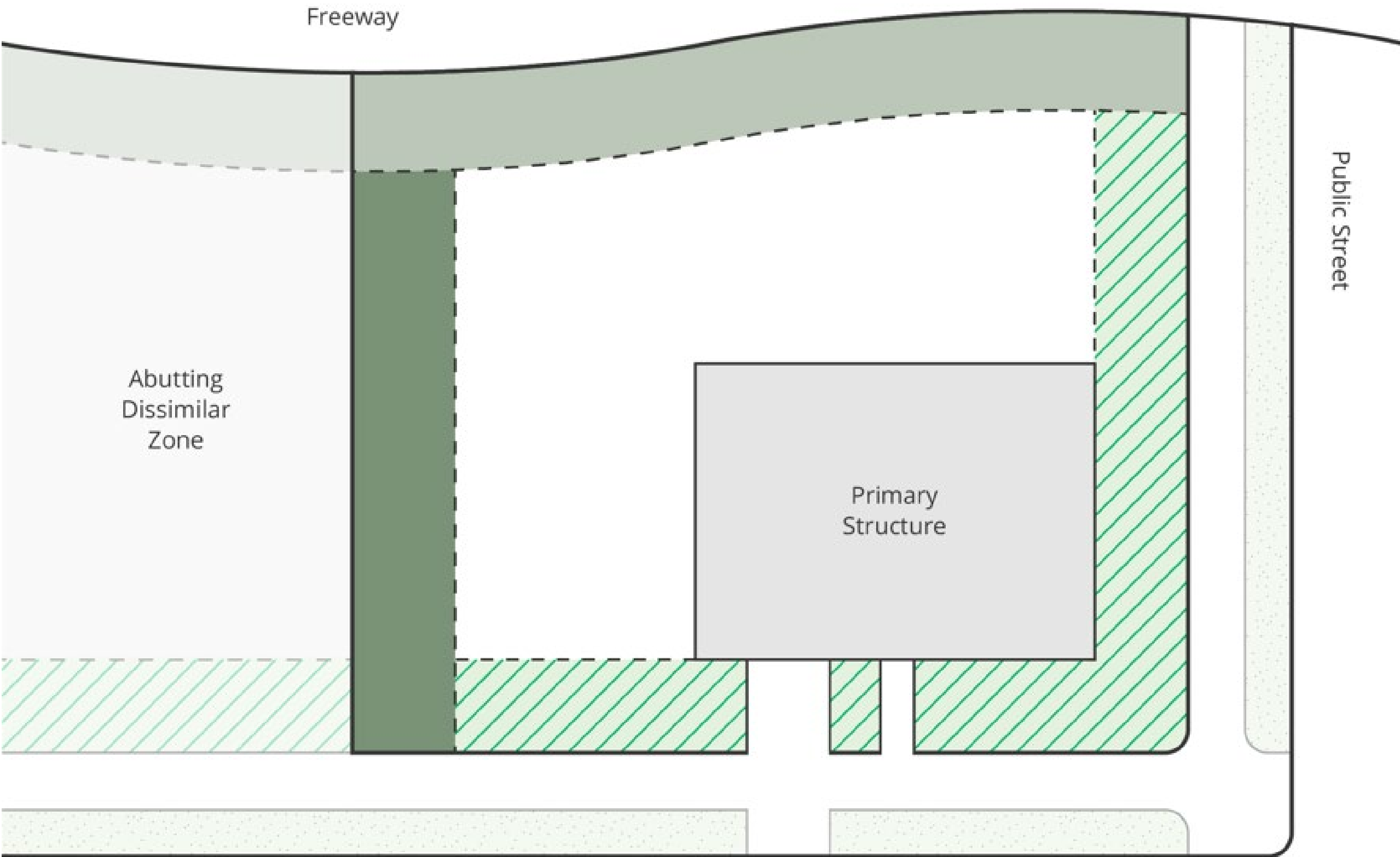


WHERE DO THE STANDARDS APPLY?

All Properties in the City

Required Landscaping Locations

Minimum Standards





UPDATED STANDARDS

FIRST, WHAT HASN'T CHANGED.

- Landscaping Locations
- 33% Vegetation
- 20% Impervious Surface
- Park Strips With Less Than 36"
No Tree Required
- Mulching Standards.
- Separate Irrigation Valves.
- Hydrozones
- R-of-w Structural Encroachments

TURF & REBATE ELIGIBILITY.

Turf Coverage Maximums (in required landscaping areas)

- Residential Districts:
 - 33%
- Commercial Districts:
 - Active Recreation Areas Only
- Manufacturing Districts:
 - Prohibited

VERIFIED CONTINUED REBATE ELIGIBILITY





NOW, WHAT'S NEW

NEW, LANDSCAPE PLAN UPDATED

CONTENTS:

- Planting Plan
- Grading Plan
- Irrigation Plan

ADMINISTERED:

- Prepared & Signed by a
License Landscape Architect /
US-EPA WaterSense Professional

IMPLEMENTED:

- Letter of Compliance & Signature



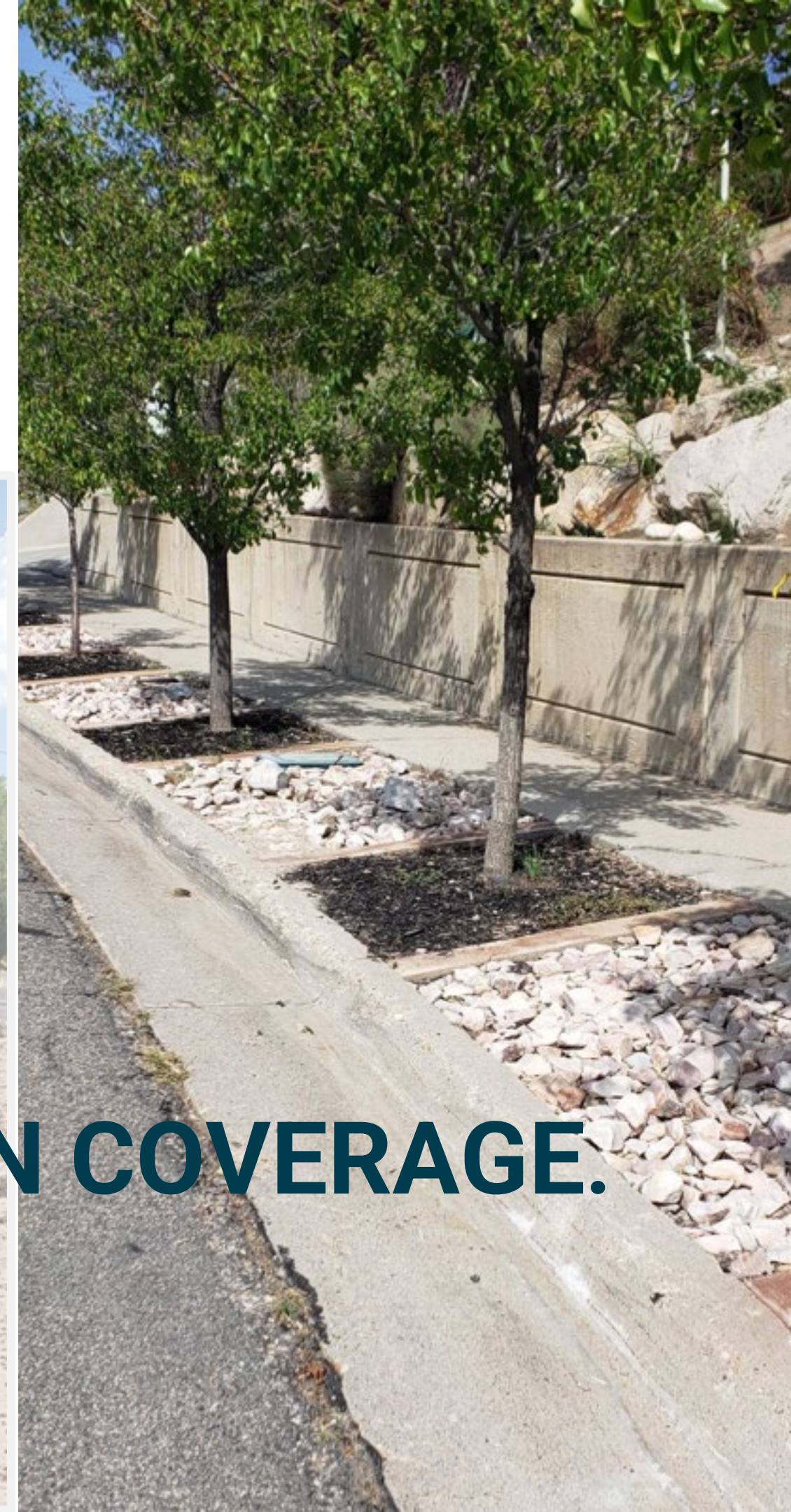
NEW, PRIORITIZING TREES

TREES REQUIRED:

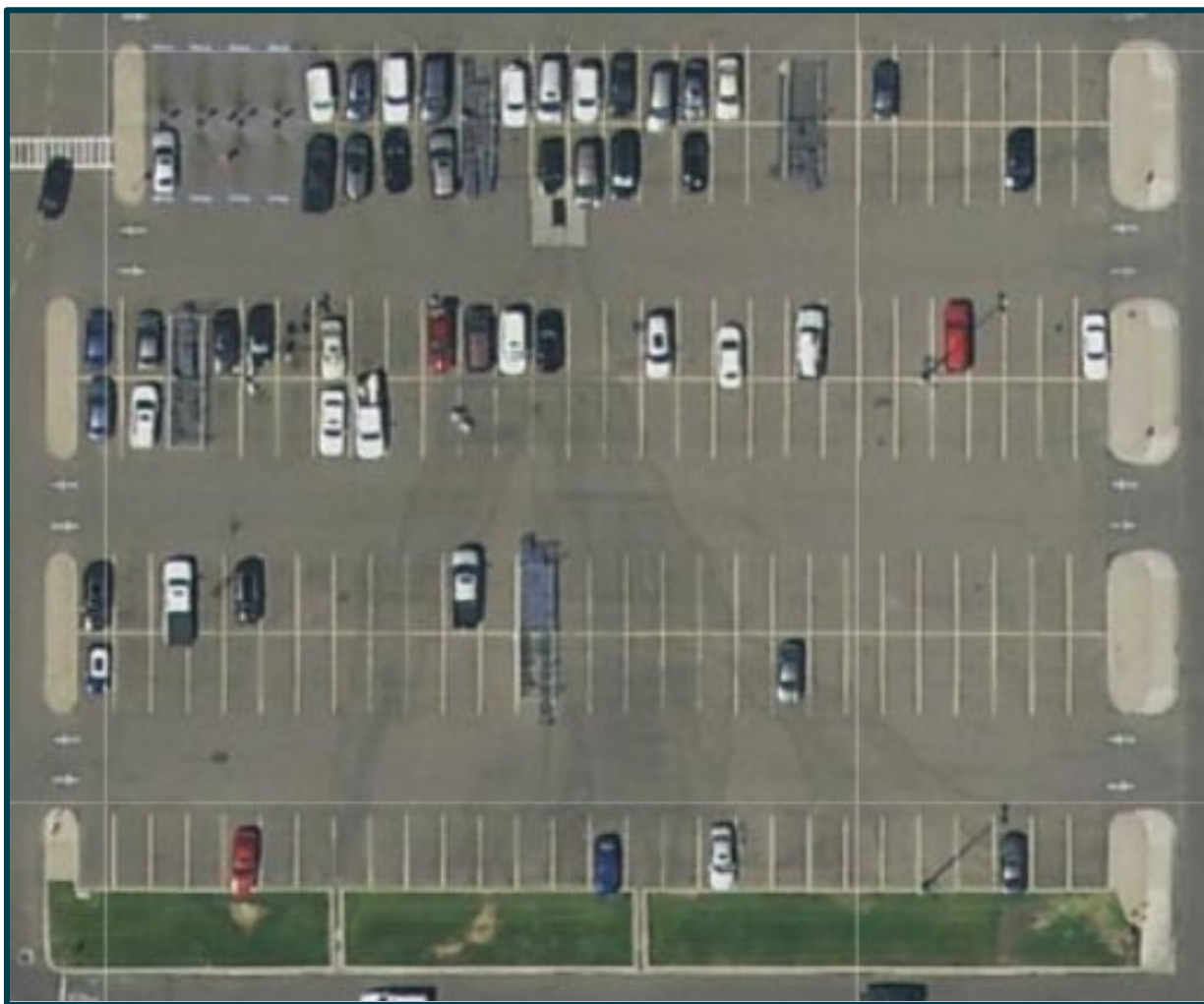
Landscape Plan

Northwest Quadrant

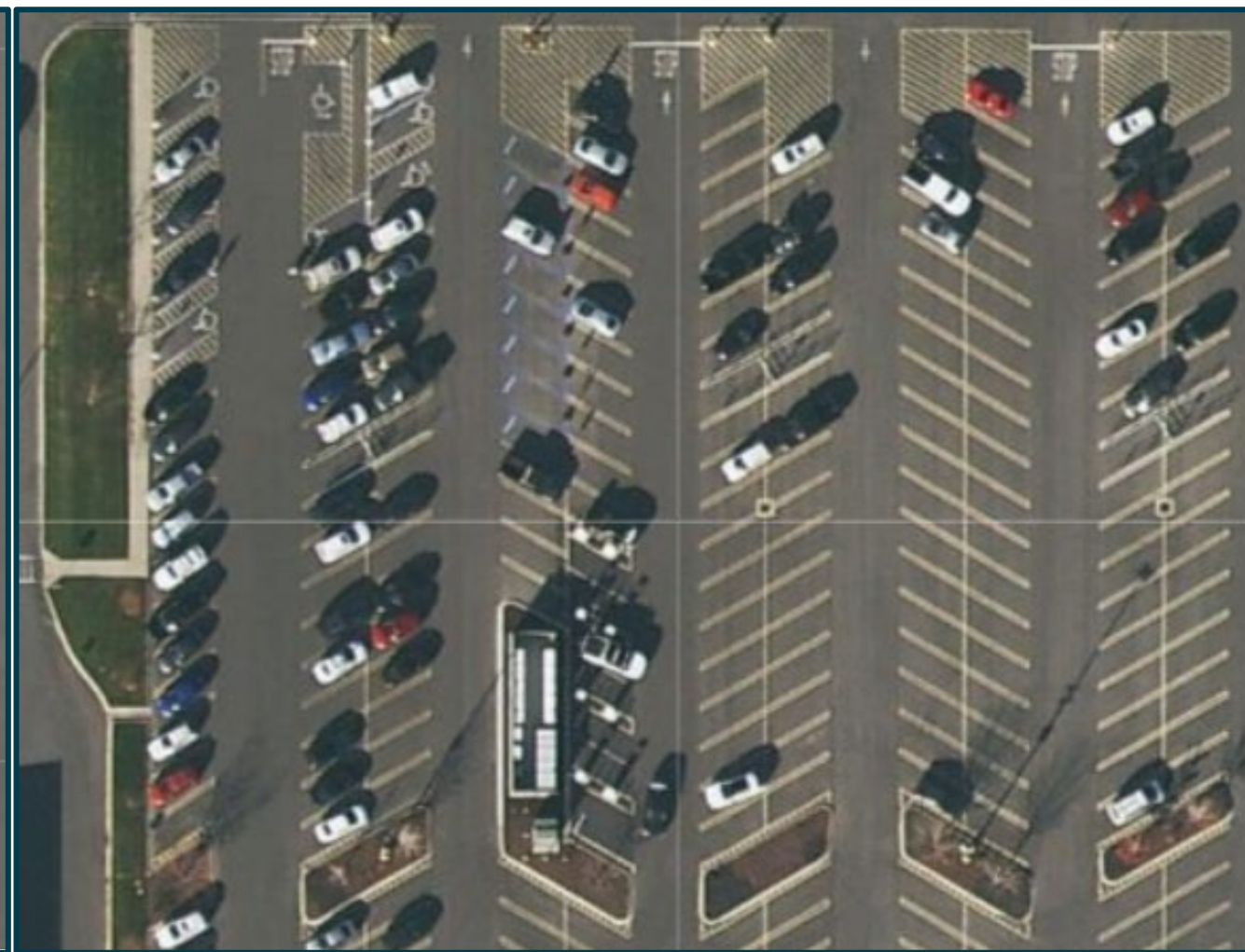
TREE CANOPY COUNTS AS VEGETATION COVERAGE.



NEW, PARKING LOT UPDATES



No Requirement



Current Standards



Proposed Changes

NEW, STORMWATER INTEGRATED

Aligning Zoning Code with Public Utilities Standards.

Stormwater Capture Encouraged.

Rock Mulch Size Dependent On Slope.



NEW,

ROCK MULCH LIMITATIONS

Max 50% of Mulch Used

Storm Drain Protection

Reduce Urban Heat Island



District	When Abutting ¹	Required Landscape / Freeway Buffer Widths
All districts (except Single- and Two- Family, Foothill, Special Development Pattern, SNB, FB-UN1, and those districts listed below that require a greater buffer width)	Single- and Two- Family, Foothill, & Special Development	10'
All districts	Freeway ²	20'
All other non-residential districts (except SNB, FB-UN1, and those districts listed below that require a greater buffer width)		

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



PUBLIC COMMENT CONCERNS AND ADDITIONAL CLARITY:

DO THESE CHANGES PROHIBIT GRASS?

NO!

Turf Coverage Maximums

- Apply To Required Landscape Areas

Turf Limitations Apply To Certain Grass Species:

Example of Native / Adaptive Grasses:

Salt Lake City // Planning Division



Buffalo Grass

WILL I NEED TO PLANT A PARK STRIP TREE?

If there are no changes
to your property, **NO**.





PLANNING COMMISSION RECOMMENDATION:

PROHIBIT ARTIFICIAL TURF

Storm Water Quality



Perception of a
Landscape Expectation





OTHER CHANGES TO NOTE:

MODIFICATIONS AFTER PLANNING COMMISSION

Clarifications and Deletions

Landscape Buffer Table Corrections

Parking Lot Landscaping Updates

Landscaping Graphics Combined

Purpose and Intent Simplified



NEXT STEPS

UPDATING SUPPORTING DOCUMENTS



SALT LAKE CITY PLANT LIST & HYDROZONE SCHEDULE 2013
prepared by Salt Lake City Public Utilities | Salt Lake City, Utah



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

- Nuttalls Alkaligrass (*Puccinellia nuttalliana*)
- Western Wheatgrass (*Pascopyrum smithii*)
- Bottlebrush Squirreltail (*Elymus elymoides*)
- Saltgrass (*Distichlis spicata*)
- Alkali Sacaton (*Sporobolus airoides*)
- Crested Wheatgrass (*Agropyron cristatum*)
- Perennial Ryegrass (*Lolium perenne*)
- Russian Wildrye (*Psathrostachys juncea*)
- Field Sedge (*Carex praegracilis*)
- Great Basin Wildrye (*Elymus cinereus*)
- Wiregrass (*Juncus balticus*)
- James' Galleta (*Hilaria jamesii*)
- Indian Rice Grass (*Achnatherum hymenoides*)
- Blue Grama Grass (*Bouteloua gracilis*)
- Karl Forester Grass (*Calamagrostis x acutiflora*)
- Atlas Fescue (*Festuca mairei*)
- Blue Oat Grass (*Helicotrichon sempervirens*)
- Maiden Grass (*Miscanthus sinensis spp*)
- Ruby Muhly Grass (*Muhlenbergia reverchonii*)
- Switch Grass (*Panicum virgatum*)
- Indian Grass (*Sorghastrum nutans*)

SUMMARIZE STANDARDS AND GUIDELINES IN WEBPAGE OR HANDBOOK



QUESTIONS & COMMENTS