

LEGISLATIVE DRAFT

SALT LAKE CITY ORDINANCE

No. ____ of 2024

(Amending the zoning text of various sections of Title 21A of the *Salt Lake City Code* pertaining to Landscaping and Buffers chapter amendments)

An ordinance amending the text of various sections of Title 21A of the *Salt Lake City Code* pertaining to Landscaping and Buffers Chapter amendments pursuant to Petition No. PLNPCM2023-00098.

WHEREAS, on April 26, 2023, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on a petition submitted by Salt Lake City Mayor, Erin Mendenhall--at the request of the Salt Lake City Council--to amend the zoning code pertaining to the Landscaping and Buffer Chapter (Petition No. PLNPCM2023-00098); and

WHEREAS, at its April 26, 2023 meeting, the Planning Commission voted in favor of forwarding a positive recommendation to the Salt Lake City Council on said petition;

WHEREAS, after a public hearing on this matter the city council has determined that adopting this ordinance is in the city’s best interests; and

WHEREAS, enforcement of the prohibition against artificial turf, which turf was installed prior to the effective date of this ordinance, will be delayed for 18 months to give residents an opportunity to come into compliance and Administration and Council staff will make efforts to communicate pending enforcement to any constituent that has installed artificial turf.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Amending the Text of Subsection 21A.24.010.P.12. That Subsection 21A.24.010.P.12 of the *Salt Lake City Code* (Zoning: Residential Districts: General Provisions: Special Foothills Regulations), shall be and hereby is amended to read as follows:

12. Landscaping ~~A~~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 ~~e~~Chapter 21A.48 of this title, and shall also conform to the following requirements:
- ~~a.~~(1) Front Yards ~~A~~and Side Yards: Front yards, corner side yards and interior side yards shall be completely landscaped except for driveways, walkways and patios/decks.
- ~~b.~~(2) Disturbed Areas: All other areas disturbed during construction shall be either landscaped or revegetated to a natural state.
- ~~c.~~(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 ~~Z~~zoning ~~A~~administrator, provided the ~~Z~~zoning ~~A~~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 in Section 21A.48.050, landscape plans shall also include:
- (a) Delineation between the proposed revegetation of disturbed site areas.
- (b) As a condition of site plan approval, a plan for erosion.
- (c) An irrigation plan designed to provide sufficient water for at least the first two 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.

SECTION 2. Amending the Text of Subsection 21A.24.020.I. That Subsection

21A.24.020.I of the *Salt Lake City Code* (Zoning: Residential Districts: FR-1/43,560 Foothills

Estate Residential District: Landscape Plan), shall be and hereby is amended to read as follows:

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

SECTION 3. Amending the Text of Subsection 21A.24.030. That Subsection 21A.24.030.I of the *Salt Lake City Code* (Zoning: Residential Districts: FR-1/21,780 Foothills Residential District: Landscape Plan), shall be and hereby is amended to read as follows:

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

SECTION 4. Amending the Text of Subsection 21A.24.120.G. That Subsection 21A.24.120.G of the *Salt Lake City Code* (Zoning: Residential Districts: RMF-30 Low Density Multi-Family Residential District: RMF-30 Building Type Zoning Standards), shall be and hereby is amended to read as follows:

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Building Regulation		Building Type							
		Single-Family Dwelling	Two-Family Dwelling	Multi-Family Residential	Row House ¹	Sideways Row House ¹	Cottage Development ¹	Tiny House ¹	Non Residential Building
Building Regulation		Building Type							
		Single-Family Dwelling	Two-Family Dwelling	Multi-Family Residential	Row House ¹	Sideways Row House ¹	Cottage Development ¹	Tiny House ¹	Non Residential Building
H	Height	30'					Pitched Roof-23' Flat Roof-16'	16'	30'
F	Front yard setback	20' or the average of the block face							
C	Corner side yard setback	10'							
S	Interior side yard setback	4' on one side 10' on the other	10'	4'	6' on one side 10' on the other	4'	10'		
R	Rear yard	Minimum of 20% lot depth, need not exceed 25'					10'	Minimum of 20% lot depth, need not exceed 25'	

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L	Minimum lot size ²	2,000 sq. ft. per dwelling unit				1,500 sq. ft. per dwelling unit		5,000 sq. ft. per building
DU	Maximum Dwelling Units per Form	1	2	8	6	8 per development	1	n/a
BC	Maximum Building Coverage	50%						
LY	Required Landscaped Yards	The front and corner side yards shall be maintained as landscape yards.						
LB	Landscape Buffers per subsection Chapter 21A.48.080 of this title.		X	X			X	
G	Attached Garages	Garage doors accessed from the front or corner side yard shall be no wider than 50% of the front facade of the structure and set back at least 5’ from the street facing building facade and at least 20’ from the property line. Interior side loaded garages are permitted.						
DS	Design Standards	All new buildings are subject to applicable design standards in eChapter 21A.37 of this title.						

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SECTION 5. Amending the Text of Section 21A.26.010. That Section 21A.26.010 of the *Salt Lake City Code* (Zoning: Commercial Districts: General Provisions), shall be and hereby is amended as follows:

a. That Subsection 21A.26.010.C.1 shall be amended to read as follows:

C. Impact Controls ~~A~~and General Restrictions ~~I~~n ~~T~~he 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~~ Section 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.

b. That Subsection 21A.26.010.H shall be amended to read as follows:

H. Landscaping ~~A~~and Buffering: The landscaping and buffering requirements for the ~~C~~ommercial ~~D~~istricts shall be as specified in ~~e~~Chapter 21A.48 ~~,including section 21A.48.110,~~ of this title.

SECTION 6. Amending the Text of Subsection 21A.26.020.G. That Subsection 21A.26.020.G of the *Salt Lake City Code* (Zoning: Commercial Districts: CN Neighborhood Commercial District: Landscape Yard Requirements), shall be and hereby is amended to read as follows:

G. Landscape Yard Requirements: Front and corner side yards shall be maintained as landscape yards, conforming to the requirements of Chapter 21A.48. Subject to site plan review approval, part or all of the landscape yard may be a patio or plaza, ~~conforming to the requirements of Chapter~~ section 21A.48.090 of this title.

SECTION 7. Amending the Text of Subsection 21A.26.025.G. That Subsection 21A.26.025.G of the *Salt Lake City Code* (Zoning: Commercial Districts: SNB Small

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Neighborhood Business District: Landscape Yard Requirements), shall be and hereby is amended to read as follows:

G. Landscape Yard Requirements: Front and corner side yards shall be maintained as landscape yards. Subject to site plan review approval, part or the entire landscape yard may be a patio or plaza, ~~conforming to the requirements of section 21A.48.090 of this title.~~

SECTION 8. Amending the Text of Subsection 21A.26.040.F. That Subsection 21A.26.040.F of the *Salt Lake City Code* (Zoning: Commercial Districts: CS Community Shopping District: Landscape Yard Requirements), shall be and hereby is amended to read as follows:

F. Landscape Yard Requirements: A landscape yard of fifteen feet (15') shall be required on all front and corner side yards, conforming to the requirements of Chaptersection ~~21A.48.090 of this title.~~

SECTION 9. Amending the Text of Subsection 21A.26.050.E. That Subsection 21A.26.050.E of the *Salt Lake City Code* (Zoning: Commercial Districts: CC Corridor Commercial District: Landscape Yard Requirements), shall be and hereby is amended to read as follows:

F. Landscape Yard Requirements: A landscape yard of fifteen feet (15') shall be required on all front and corner side yards, conforming to the requirements of Chaptersection ~~21A.48.090 and subsection 21A.48.100C of this title.~~

SECTION 10. Amending the Text of Section 21A.26.060. That Section 21A.26.060 of the *Salt Lake City Code* (Zoning: Commercial Districts: CSHBD Sugar House Business District (CSHBD1 and CSHBD2)), shall be and hereby is amended as follows:

a. That Subsection 21A.26.060.J shall be amended to read as follows:

J. Park Strip Materials: Properties within this zoning district may utilize alternative park strip landscaping materials. Alternative materials are subject to planning director approval based on its compliance with the adopted ~~shall be considered part of an improvement district subject to the provisions of Section 21A.48.060, and as such,~~

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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.

b. That Subsection 21A.26.060.K shall be amended to read as follows:

K. Street Trees: Street trees are required and subject to the regulations in ~~Chapter~~Section 21A.48.060. If a park strip does not exist, street trees are required when the sidewalk width of at least 10’ can be maintained, to which required street trees shall be planted in tree wells with tree grates with sufficient soil volume as determined by the Urban Forestry Division.

SECTION 11. Amending the Text of Subsection 21A.26.070.E. That Subsection 21A.26.070.E of the *Salt Lake City Code* (Zoning: Commercial Districts: CG General Commercial District: Landscape Yard Requirements), shall be and hereby is amended to read as follows:

E. 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~~ Chapter 21A.48.090 of this title.

SECTION 12. Amending the Text of Section 21A.28.010. That Section 21A.28.010 of the *Salt Lake City Code* (Zoning: Manufacturing Districts: General Provisions), shall be and hereby is amended as follows:

a. That Subsection 21A.28.010.B.1 shall be amended to read as follows:

B. Impact Controls ~~A~~and General Restrictions ~~I~~n ~~T~~he 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 Section ~~chapter~~ 21A.4840.120 of this title.

b. That Subsection 21A.28.010.G shall be amended to read as follows:

G. Landscaping ~~A~~and Buffering: All uses in the manufacturing districts shall comply with the provisions governing landscaping and buffering in ~~e~~Chapter 21A.48 of this title; ~~including section 21A.48.110 of this title.~~

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SECTION 13. Amending the Text of Subsection 21A.28.030.E. That Subsection 21A.28.030.E of the *Salt Lake City Code* (Zoning: Manufacturing Districts: M-2 Heavy Manufacturing District: Landscape Yard Requirements), shall be and hereby is amended to read as follows:

- 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 ~~e~~Chapter 21A.48 of this title; ~~including section 21A.48.110 of this title.~~

SECTION 14. Amending the Text of Section 21A.30.010. That Section 21A.30.010 of the *Salt Lake City Code* (Zoning: Downtown Districts: General Provisions), shall be and hereby is amended to read as follows:

21A.30.010: GENERAL PROVISIONS:

- A. Statement of Intent: The downtown districts are intended to provide use, bulk, urban design and other controls and regulations appropriate to the commercial core of the city and adjacent areas in order to enhance employment opportunities; to encourage the efficient use of land; to enhance property values; to improve the design quality of downtown areas; to create a unique downtown center which fosters the arts, entertainment, financial, office, retail and governmental activities; to provide safety and security; encourage permitted residential uses within the downtown area; and to help implement adopted plans.
- B. Permitted Uses: The uses specified as permitted uses in Section 21A.33.050, "Table of Permitted and Conditional Uses for Downtown Districts", of this title are permitted; provided, that they comply with all requirements of this chapter, the general standards set forth in Part IV of this title, and all other applicable requirements of this title.
1. Conditional Uses: The uses specified as conditional uses in Section 21A.33.050, "Table of Permitted and Conditional Uses for Downtown Districts", of this title, may be allowed in the downtown districts provided they are approved pursuant to the standards and procedures for conditional uses set forth in Chapter 21A.54 of this title, and comply with all other applicable requirements.
- C. 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 Section 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.

2. Lighting: On site lighting, including parking lot lighting and illuminated signs, shall be located, directed or designed in such a manner so as not to create glare on adjacent properties.

3. 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;
- b. Fencing shall consist of wrought iron or other similar material (chainlink is prohibited); and
- c. 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 Section 21A.40.120 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.

- D. Outdoor Sales, Display and Storage: “Sales and display (outdoor)” and “storage and display (outdoor)”, as defined in Chapter 21A.62 of this title, are allowed where specifically authorized in Section 21A.33.050, “Table of Permitted and Conditional Uses for Downtown Districts”, of this title. These uses shall conform to the following:

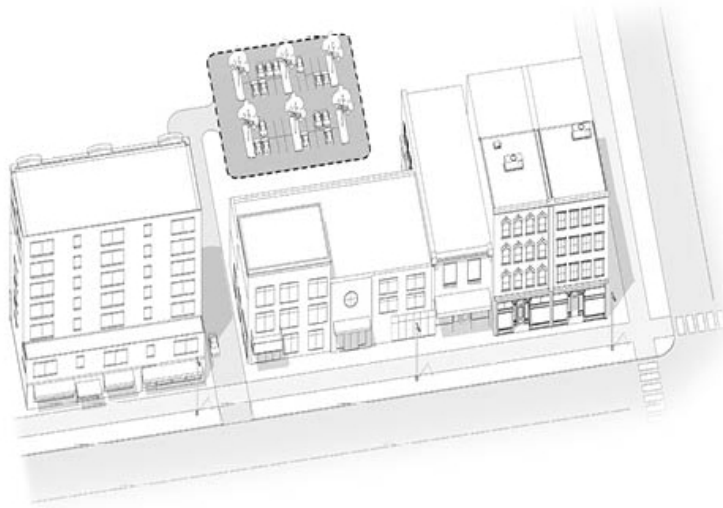
1. The outdoor sales or display of merchandise shall not encroach into areas of required parking for periods longer than 30 days;
2. The outdoor sales or display of merchandise shall not be located in any required yard area within the lot when the required yard abuts a residential zoning district;
3. The outdoor sales or display of merchandise shall not include the use of banners, pennants or strings of pennants;
4. Outdoor storage shall be allowed only where specifically authorized in the applicable district regulation and shall be required to be fully screened with opaque fencing not to exceed eight feet in height; and
5. Outdoor sales and display and outdoor storage shall also be permitted when part of an authorized temporary use as established in Chapter 21A.42 of this title.

- E. Restrictions on Parking Lots and Structures: An excessive amount of at or above ground parking lots and structures can negatively impact the urban design objectives of the Downtown Zoning Districts. To control such impacts, the following regulations apply to surface parking and above grade structures:

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1. Parking shall be located behind principal buildings or incorporated into the principal building provided the parking is wrapped on street facing facades with a use allowed in the zone other than parking.
2. A parking lot shall not consist of more than two double-loaded parking aisles (bays) adjacent to each other. The length of a parking lot shall not exceed 10 stalls. Parking for government facilities necessary for public health and safety are exempt from this provision.

Illustration of Regulation 21A.010.E.2 Surface Parking Lots

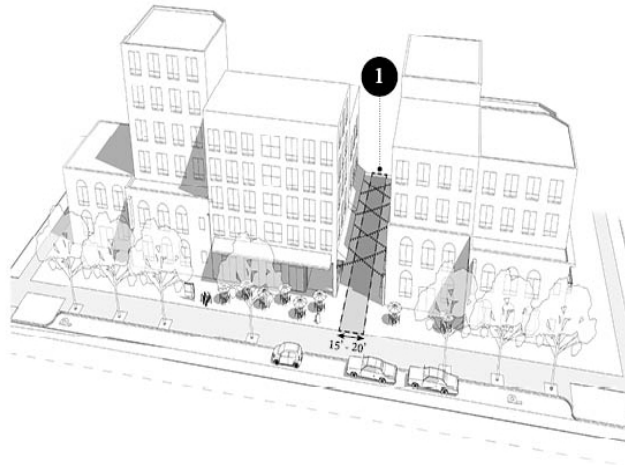


3. Parking lots, garages or parking structures, proposed as the only principal use on a property that has frontage on a public street and that would result in a building demolition are prohibited in the Downtown zoning districts.
 4. No special restrictions shall apply to belowground parking facilities.
- F. Midblock Walkways: As part of the city's plan for the downtown area, it is intended that midblock walkways be provided to increase pedestrian connectivity and overall livability downtown through the creation of an intricate pedestrian network. The city has adopted the Downtown Plan that includes a midblock walkway map and establishes a need for such walkways as the Downtown grows. Because the districts within the downtown area allow building heights that exceed those of other districts in the city, the requirement for a midblock walkway is considered to be necessary to alleviate pedestrian impacts on the public sidewalks by dispersing future use of the public sidewalks. All buildings constructed after the effective date hereof within the Downtown zoning districts shall conform to this officially adopted plan for midblock walkways, in addition to the following standards:

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1. Any new development shall provide a midblock walkway if a midblock walkway on the subject property has been identified in a master plan that has been adopted by the city.
2. The following standards apply to the midblock walkway:
 - a. The midblock walkway must be a minimum of 15' wide and include a minimum 6' wide unobstructed path.
 - b. The midblock walkway may be incorporated into the building provided it is open to the public. A sign shall be posted indicating that the public may use the walkway.
 - c. Building encroachments into the midblock walkway are permitted if they include one or more of the following elements:
 - (1) Colonnades;
 - (2) Staircases;
 - (3) Balconies: All balconies must be located at the third story or above.
 - (4) Building overhangs and associated cantilever: - These coverings may be between 9 and 14' above the level of the sidewalk. They shall provide a minimum depth of coverage of six feet and project no closer to the curb than three feet.
 - (5) Skybridge: A single skybridge is permitted. All skybridges must be located at the third, fourth, or fifth stories.
 - (6) Other architectural element(s) not listed above that offers refuge from weather and/or provide publicly accessible usable space.

Illustration of Regulation 21A.30.010.F Midblock Walkways



- | | |
|---|---|
| 1 | The midblock walkway must be a minimum of 15' wide and include a minimum 6' wide unobstructed path. |
|---|---|

G. Sidewalks: For all downtown districts, sidewalks must be a clear walking path that is a minimum of 10' wide. Outdoor dining shall be permitted within the sidewalk if it complies with the minimum width of a clear path as defined in the outdoor dining design guidelines.

H. Landscaping and Buffers: All uses in the downtown districts shall comply with the provisions governing landscaping and buffers in Chapter 21A.48 of this title. Where 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.

I. 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 the following chapters:

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.

SECTION 15. Amending the Text of Subsection 21A.30.020.C. That Subsection

21A.30.020.C of the *Salt Lake City Code* (Zoning: Downtown Districts: D-1 Central Business District), shall be and hereby is amended to read as follows:

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

1. Yard Requirements: No minimum yards are required. A maximum yard of eight feet is allowed.

a. If provided, the yard must include one of the following elements:

- i. Seating at a ratio of at least one bench for every 500 square feet of yard space; or
- ii. Landscaping that includes an increase of at least 25% in the total number of trees required to be planted on the site; or

iii. Awning or a similar form of weather protection that covers at least five feet in width and length from all street-facing building entrances.

- b. Exceptions to this requirement may be authorized through the design review process, subject to the requirements of Chapter 21A.59 of this title.
- c. The planning director, in consultation with the transportation director, may modify this requirement to accommodate a wider sidewalk if the adjacent public sidewalk is less than 15' wide and the resulting modification to the setback results in a more efficient public sidewalk. The planning director may waive this requirement for any addition, expansions, or intensification, which increases the floor area or parking requirement by less than 50% if the planning director finds the following:
 - i. The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture, or
 - ii. The addition reduces the extent of the noncompliance of the existing building.
- d. Regardless of the setback provided, doors shall be setback a minimum distance to allow the door to operate without swinging into a right of way or midblock walkway.
- e. Interior Side Yards: No minimum interior side yard is required.
- f. Rear Yard: No minimum rear yard is required.

~~4. 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.~~

SECTION 16. Amending the Text of Section 21A.32.030. That Section 21A.32.030 of the *Salt Lake City Code* (Zoning: Special Purpose Districts: BP Business Park District), shall be and hereby is amended as follows:

a. That Subsection 21A.32.030.E shall be amended to read as follows:

- 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.
 - 1. At least thirty three percent (33%) of the required open space area shall be covered with vegetation.
 - 2. All landscaped open space areas shall conform with the water efficient landscaping standards found in ~~section Chapter 21A.48-055~~ of this title.

b. That Subsection 21A.32.030.I shall be amended to read as follows:

- I. Other District Regulations: In addition to the foregoing regulations, all uses shall comply with the following requirements:
 1. Enclosed Operations: All principal uses shall take place within entirely enclosed buildings.
 2. Outdoor Storage: Accessory outdoor storage shall be screened with a solid fence and approved through the site plan review process.
 3. Nuisance Impacts: Uses and processes shall be limited to those that do not create a nuisance to the use and enjoyment of adjacent property due to odor, dust, smoke, gases, vapors, noise, light, vibration, refuse matter or water carried waste. The use of explosive or radioactive materials, or any other hazardous materials, shall conform to all applicable State or Federal regulations.
 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:
 - a. Buildings shall be prohibited within one hundred feet (100') of the adjacent property line;
 - b. Parking lots shall be prohibited within fifty feet (50') of the adjacent property line; and
 - 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-')~~foot berm and shall comply with the provisions of ~~subsection Chapter 21A.48.080D3~~ of this title.

SECTION 17. Amending the Text of Section 21A.32.040. That Section 21A.32.040 of the *Salt Lake City Code* (Zoning: Special Purpose Districts: FP Foothills Protection District), shall be and hereby is amended to read as follows:

21A.32.040: FP FOOTHILLS PROTECTION DISTRICT:

- A. Purpose Statement: The purpose of the FP Foothills Protection District is to protect the foothill areas from intensive development in order to protect the scenic value of these areas, wildlife habitats and to minimize flooding and erosion. This district is appropriate in areas where supported by applicable master plans.
- B. Uses: Uses in the FP Foothills Protection District as specified in ~~s~~Section 21A.33.070, "Table ~~O~~of Permitted ~~A~~and Conditional Uses ~~F~~for Special Purpose Districts", of this title, are permitted subject to the general provisions set forth in ~~s~~Section 21A.32.010 of this chapter and this section.

- 444
- 445 C. Special Foothills Regulations: The regulations contained in sSubsection 21A.24.010_P of
- 446 this title, shall apply to the FP Foothills Protection District.
- 447
- 448 D. Minimum Lot Area Aand Lot Width: Any use, except trailheads, in the FP Foothills
- 449 Protection District shall comply with the following lot area and width requirements:
- 450 1. Minimum lot area: Sixteen (16) acres.
- 451 2. Minimum lot width: One hundred forty feet (140’).
- 452
- 453 E. Maximum Building Height: See sSubsection 21A.24.010_P of this title for special
- 454 foothills regulations governing building height.
- 455 F. Minimum Yard Requirements: No principal or accessory building shall be located within
- 456 twenty feet (20’) of the front or corner side lot line nor shall any principal or accessory
- 457 building be located within ~~seventy five feet (75’)~~ of any side or rear lot line. Accessory
- 458 structures (other than accessory buildings) shall conform to sSection 21A.36.020,
- 459 ~~€~~Table 21A.36.020_B of this title.
- 460 G. Maximum Disturbed Area: The disturbed site area shall not exceed two (~~2~~) acres. For the
- 461 purposes of this district, “disturbed areas” shall be defined as areas of grading and
- 462 removal of existing vegetation for principal and accessory buildings and areas to be hard
- 463 surfaced.
- 464 H. Slope Restrictions: To protect the visual and environmental quality of foothill areas, no
- 465 building shall be constructed on any portion of the site that exceeds a thirty percent
- 466 (30%) slope for lots in subdivisions granted preliminary approval by the Planning
- 467 ~~€~~Commission after November 4, 1994.
- 468 I. Fence Restrictions: Fences and walls shall only be constructed after first obtaining a
- 469 building permit subject to the standards of this subsection.
- 470 1. Site Plan Submittal: As a part of the site plan review process, a fencing plan shall be
- 471 submitted which shall show:
- 472 a. Any specific subdivision approval conditions regarding fencing;
- 473 b. Material specifications and illustrations necessary to determine compliance with
- 474 specific subdivision approval limitations and the standards of this section.
- 475 2. Field Fencing ~~O~~f Designated Undevelopable Areas: Fencing on areas identified as
- 476 undevelopable areas or transitional areas on any subdivision granted preliminary
- 477 approval by the Planning ~~€~~Commission after November 4, 1994, or any lot
- 478 previously platted which identifies undevelopable areas or transitional areas shall be
- 479 limited to the following standards unless subdivision approval granted prior to
- 480 November 4, 1994, included specific fencing requirements which are more restrictive.
- 481 The more restrictive requirement shall apply.

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- a. A low visibility see through fence shall consist of flat black colored steel “T” posts and not more than four (4) strands of nonbarbed steel wire, strung at even vertical spacing on the “T” post, and erected to a height of not more than ~~forty two inches (42”) above the natural ground surface.~~
 - b. When fencing lot boundary lines, vegetation or native brush shall not be cleared so as to create a visible demarcation from off site.
 - c. The existing surface of the ground shall not be changed by grading activities when erecting boundary fences.
 - d. Fence materials and designs must not create a hazard for big game wildlife species.
 - e. No field fencing shall be erected in conflict with pedestrian easements dedicated to Salt Lake City.
3. Buildable Area Fencing: Fencing on any portions of a lot identified as buildable area or required side yard on any subdivision granted preliminary approval by the Planning Commission after November 4, 1994, or any lot previously platted which identifies undevelopable areas or transitional areas shall be limited to the following standards unless subdivision approval granted prior to November 4, 1994, includes specific fencing requirements which are more restrictive. The more restrictive requirement shall apply.
- a. An open, see through fence shall be constructed of tubular steel, wrought iron or similar materials, finished with a flat black, nonreflective finish constructed to a height of six feet (6’) or less; or
 - b. A sight obscuring or privacy type fence shall be of earth tone colors, or similar materials to the primary dwelling, and located in a way to screen private outdoor living spaces from off site view.
4. Front ~~Or~~ Corner Side Yard Fencing: Walls and fences located within the front or corner side yards or along dedicated roads shall not exceed a maximum of ~~forty two inches (42”) in height.~~

J. Special Landscape Regulations: 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 in Section 21A.48.050, landscape plans shall also include:
 - 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.

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- b. As a condition of site plan approval, a plan for erosion protection.
- c. An irrigation plan designed to provide sufficient water for at least the first 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.

SECTION 18. Amending the Text of Subsection 21A.32.130.I. That Subsection

21A.32.130.I of the *Salt Lake City Code* (Zoning: Special Purpose Districts: MU Mixed Use District: Landscape Buffers), shall be and hereby is amended to read as follows:

- 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 Chapter 21A.48.080D~~ of this title.

SECTION 19. Amending the Text of Section 21A.34.030. That Section 21A.34.030 of the *Salt Lake City Code* (Zoning: Overlay Districts: T Transitional Overlay District), shall be and hereby is amended to read as follows:

21A.34.030: T TRANSITIONAL OVERLAY DISTRICT:

- A. Purpose Statement: The purpose of the T Transitional Overlay District is to allow for the redevelopment of certain older residential areas for limited commercial and light industrial uses. This district is intended to provide a higher level of control over such activity to ensure that the use and enjoyment of existing residential properties is not substantially diminished by future nonresidential redevelopment. The intent of this district shall be achieved by designating certain nonresidential uses as conditional uses

within the overlay district and requiring future redevelopment to comply with established standards for compatibility and buffering as set forth in this section.

B. District Locational Criteria: Residential areas covered by the T Transitional Overlay District are characterized by:

1. A land use designation in the ~~C~~city's General Plan identifying reuse or redevelopment for nonresidential uses;
2. The presence of external influences, such as proximity to expressways, railroad tracks and incompatible uses, which impact the long term viability of residential use; and
3. Deteriorating housing stock.

C. Permitted Uses: The uses specified as permitted uses in the table of permitted and conditional uses set forth in ~~p~~Part III of this title for the underlying district shall be permitted uses and no other.

D. Conditional Uses: The uses specified as conditional uses in the table of permitted and conditional uses set forth in ~~p~~Part III of this title for the underlying district shall be conditional uses. In addition to the conditional uses permitted in the underlying district, the following uses shall be allowed as conditional uses in the T ~~t~~Transitional ~~o~~Overlay ~~d~~District:

1. Light manufacturing and industrial assembly uses;
2. Warehouse and wholesale uses in which goods and materials are stored in completely enclosed buildings;
3. Offices;
4. Furniture and appliance repair shops;
5. Commercial photography studios and photofinishing laboratories;
6. Retail goods establishments;
7. Retail services establishments;
8. Medical and dental offices and clinics; and
9. Medical laboratories.

E. Minimum Lot Area: The minimum lot area for any conditional use shall be ~~ten thousand~~ (10,000) square feet.

F. Minimum Lot Width: The minimum lot width for any conditional use shall be ~~sixty feet~~ (60').

G. Maximum Building Height: The maximum building height for conditional uses shall be ~~thirty five feet~~ (35').

H. Site Design Criteria: The land use compatibility of a proposed conditional use shall be assessed, through the application of the following criteria in addition to the standards for conditional uses set forth in ~~e~~Chapter 21A.54, "Conditional Uses", of this title.

1. The proposed principal building shall be located not less than ~~twenty feet~~ (20') from any residential dwelling;

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2. Interior side yards for lots abutting residential uses shall not be less than ~~twelve feet~~ (12’);
3. Interior side yards for lots abutting another nonresidential use shall not be less than eight feet (8’);
4. Front and corner side yards shall be provided consistent with the underlying zoning district;
5. Rear yards shall not be less than ~~twenty-five feet~~ (25’);
6. Signs should be limited to one flat nonilluminated identification sign not more than six (6) square feet per ~~fifty feet~~ (50’) of lot frontage.

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

J. Application: The application for a conditional use in the transitional overlay district shall include information in sufficient detail so that the planning commission may judge the compatibility of the conditional use with the existing residential conditions and the adopted mixed use development policies and for the planning commission to assess the impacts to the existing neighborhood. The following specific information shall also be provided in the application:

1. The amount of employee, customer or other business related traffic (i.e., delivery and pick up) expected to be generated by the proposed use;
2. Traffic impact analysis determining the anticipated effect on contiguous streets and necessary improvements to the street network required to maintain an acceptable level of service for the neighborhood;
3. The location and design of vehicular access to the proposed use, the amount of off street parking facilities, and the location, arrangement and dimensions of loading and unloading facilities;
4. Hours of operation of the business;
5. The amount of noise, noxious odors, fumes or vibration anticipated from the proposed use;
6. Schematic elevations of all building facades indicating building materials, entries, loading docks, signage and building height;
7. Schematic landscape plan.

~~K.~~ J. Standards: In evaluating the suitability of a proposed conditional use, the planning commission shall consider the following standards:

1. In addition to all the requirements, standards and criteria established for the transitional overlay district, each conditional use must satisfy the requirements of ~~e~~Chapter 21A.54, “Conditional Uses”, of this title.
2. The applicant has the burden of establishing to the planning commission that the proposed conditional use meets the purposes of the transitional overlay district.

SECTION 20. Amending the Text of Subsection 21A.34.040.FF. That Subsection

21A.34.040.FF of the *Salt Lake City Code* (Zoning: Overlay Districts: AFPP Airport Flight Path

Protection Overlay District: Airport Parking Lot Landscaping), shall be and hereby is amended
to read as follows:

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, native, or adapted ~~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, ornamental grasses, ground cover, and perennials that are drought tolerant, native, or adapted ~~or resistant~~ species that can withstand dry conditions once established. The plant list developed by the city, titled “Water Conserving Plants ~~F~~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 ~~T~~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 ~~e~~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 ~~A~~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.

SECTION 21. Amending the Text of Section 21A.34.140. That Section 21A.34.140 of the *Salt Lake City Code* (Zoning: Overlay Districts: Northwest Quadrant Overlay District), shall be and hereby is amended to read as follows:

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 ~~C~~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 ~~A~~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 ~~C~~city departments as outlined in their ~~M~~master ~~P~~plans.
3. State ~~A~~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 ~~C~~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 ~~C~~city's ~~P~~planning ~~D~~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.

- 774 c. Noxious weed species as identified by the Utah Department of Agriculture and
 775 Food (or its successor) in the State of Utah Noxious Weed List (or its successor)
 776 shall be removed from landscaped areas and areas disturbed by construction
 777 activity. Noxious weeds shall be controlled for a period of two (2) years and
 778 methods of control shall be identified on the landscape plan.
- 779 d. Required Trees, including street trees, shall be chosen from the “Northwest
 780 Quadrant Plant List” ~~are not required for any landscaping as required elsewhere in~~
 781 ~~this title.~~ Noxious trees, as identified by the Utah Department of Agriculture and
 782 Food (or its successor) in the State of Utah Noxious Weed List (or its successor)
 783 are prohibited.
- 784 e. Any shrub ~~and tree plantings~~ required by eChapter 21A.48 of this title shall be
 785 selected from the “Salt Lake City Northwest Quadrant Plan List” ~~and substituted~~
 786 ~~with allowed shrubs or with allowed plants that have a mature height of at least~~
 787 ~~three feet (3’). as identified in the “Salt Lake City Northwest Quadrant Plant~~
 788 ~~List”.~~
- 789 f. All other requirements in eChapter 21A.48 of this title apply. This section shall
 790 take precedence in the case of a conflict with eChapter 21A.48 of this title.
 791
- 792 C. Northwest Quadrant Eco-Industrial Buffer Area: The purpose of this area of the
 793 Northwest Quadrant Overlay District is to provide an adequate buffer between the
 794 Natural Area, the adjacent Inland Sea Shore and the development of light industrial uses.
 795 Requirements in this area are meant to provide an area of transition from the natural
 796 environment to the built environment that will limit impacts to wildlife and sensitive
 797 areas. This area is identified on the zoning map.
 798
- 799 1. In addition to the requirements listed in sSubsection B of this section, properties
 800 located within the Northwest Quadrant Eco- Industrial Buffer Area are subject to the
 801 following requirements:
 802
- 803 a. Glass Requirements: For buildings with more than ~~ten percent (10%)~~ glass on any
 804 building elevation, a minimum of ~~ninety percent (90%)~~ of all glass shall be treated
 805 with applied films, coatings, tints, exterior screens, netting, fritting, frosted glass
 806 or other means to reduce the number of birds that may collide with the glazing.
 807 Any treatment must create a grid pattern that is equal to or smaller than 2 two
 808 inches wide by 4 four inches tall.
- 809 b. Fencing: When adjacent to the Northwest Quadrant Natural Area or the western
 810 ~~E~~city boundary, a see through fence that is at least ~~fifty percent (50%)~~ open with a
 811 minimum height of six feet (~~6’~~) shall be erected along the property line to protect
 812 the Natural Area from development impacts and trespass.
 813
- 814 D. Northwest Quadrant Natural Area: The purpose of this area of the Northwest Quadrant
 815 Overlay District is to protect sensitive lands and wildlife near the Great Salt Lake
 816 shorelands, to allow for the continuation of existing uses, and to limit new uses and new
 817 development in this area. This area is identified on the zoning map.
 818

- 819 1. Permitted Uses ~~A~~and Improvements: Within the Natural Area, permitted
820 developments and improvements to land are limited to the following:

821
822 Accessory use (associated with an allowed principal use).

823 Agricultural use.

824 Living quarters for caretaker or security guard.

825 Maintenance to existing infrastructure.

826 Natural open space.

827 Necessary infrastructure to support an allowed use.

828 Utility, building or structure (public).

829 Utility, transmission wire, line, pipe or pole (public).

830 Wildlife and game preserves.

- 831
832 2. Conditional Uses ~~A~~and Standards:

- 833
834 a. Uses ~~A~~and Improvements: The following uses and improvements are subject to
835 conditional use standards contained in ~~e~~Chapter 21A.54 of this title:

836
837 Hunting club, (when allowed by the underlying zoning).

838
839 Underground utility transmission infrastructure (private), subject to the following:

840
841 (1) An appropriate plan for mitigation of any construction activities shall be
842 prepared, and

843 (2) Absent any State or Federal regulations, a plan for creating no adverse impact
844 should the line be abandoned shall be prepared.

845
846 Utility, building or structure (private).

847
848 Utility, transmission wire, line, pipe or pole (private).

- 849
850 b. Conditional Use Standards: In addition to demonstrating conformance with the
851 conditional use standards contained in ~~e~~Chapter 21A.54 of this title, each
852 applicant for a conditional use within the Northwest Quadrant Natural Area must
853 demonstrate conformance with the following standards:

854
855 (1) The development will not detrimentally affect or destroy natural features such
856 as ponds, streams, wetlands, and forested areas, nor impair their natural
857 functions, but will preserve and incorporate such features into the
858 development's site;

859 (2) The location of natural features and the site's topography have been
860 considered in the designing and siting of all physical improvements;

861 (3) Adequate assurances have been received that the clearing of the site topsoil,
862 trees, and other natural features will not occur before the commencement of
863 building operations; only those areas approved for the placement of physical
864 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.

SECTION 22. Amending the Text of Subsection 21A.37.050.P. That Subsection

21A.37.050.P of the *Salt Lake City Code* (Zoning: Design Standards: Design Standards Defined: Streetscape Standards), shall be and hereby is amended to read as follows:

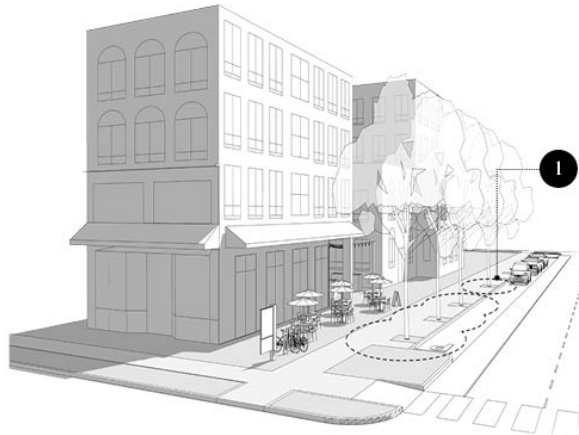
P. Streetscape Standards: These standards are required for landscaping that is within the public right of way. This is defined as the space between the private property line and the back of the curb. All properties must comply with the park strip landscaping regulations in Chapter 21A.48. Where there is a conflict between the requirements in Chapter 21A.48 and the requirements of this Subsection, the requirements in this Subsection shall apply.

- 1. Tree Canopy Coverage: No tree canopy shall cover less than the specified percentage according to Section 21A.37.060, Table 21A.37.060 of this chapter. The defined percentage represents the canopy coverage at maturity. At installation, a minimum of

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20% of all trees shall have a minimum caliper of 3". Where tree canopy coverage percentage is indicated in Table 21A.37.060, tree canopy coverage shall not count towards the minimum coverage requirements for park strip vegetation.

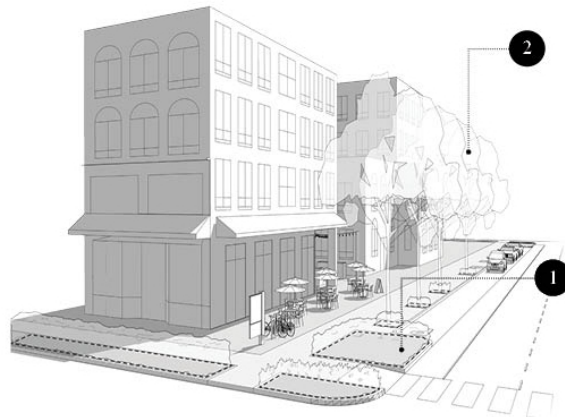
Illustration of Regulation 21A.37.050.P.1 Tree Canopy Coverage



- | | |
|---|---|
| 1 | No tree canopy coverage shall cover less than the specified percentage according to Section 21A.37.060, Table 21A.37.060 of this chapter. |
|---|---|

2. ~~Minimum Vegetation Standards: The percentage of vegetation shall be no less than the specified amount according to Chapter 21A.48. The vegetation shall be planted in the public right of way.~~

Illustration of Regulation 21A.37.050.P.2 Minimum Vegetation Standards (References the measurements in Table D, Downtown Districts)



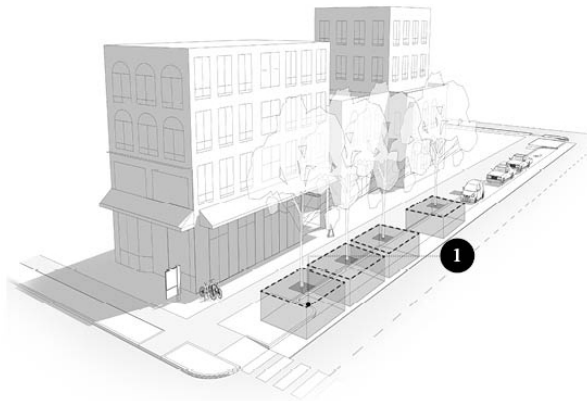
[Illustration to be deleted]

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1	The percentage of vegetation shall be no less than the specified percentage according to Chapter 21A.48.
2	Vegetation shall be planted in the public right of way.

23. Street Trees: All new development must provide street trees in accordance with the requirements in Street trees are required and subject to the regulations in Section Chapter 21A.48.080. Where specified in Table 21A.37.060 of this chapter, In addition to those standards, for every new development, there shall be one street tree planted for every 30' of street frontage.
34. Soil Volume: In order to promote street tree health and longevity, each tree shall have an adequate volume of soil. The soil volume surrounding a tree shall be 750ft³ to 1,000ft³ per tree, provided that this area is exclusive of the soils volume calculation for adjacent trees. The soil volume may be reduced if under ground utilities are present within the soil volume and the soil volume cannot be extended horizontally due to other obstructions or barriers.

Illustration of Regulation 21A.37.050.P.34 Soil Volume

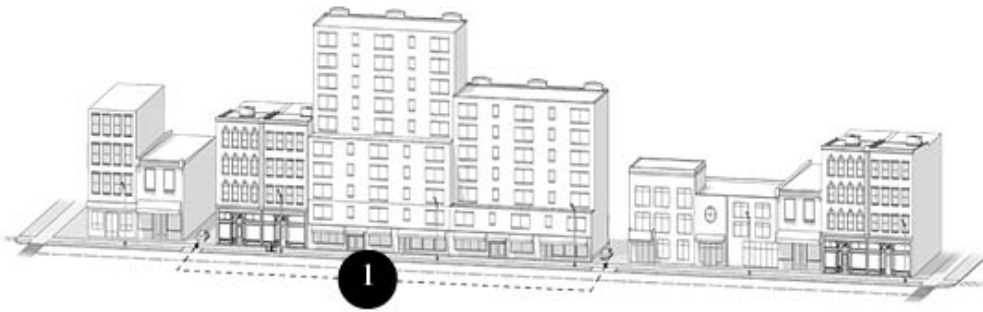


- | | |
|---|---|
| 1 | The soil volume surrounding a tree shall be 750ft ³ to 1,000ft ³ per tree, provided that this area is exclusive of the soils volume calculation for adjacent trees. |
|---|---|

45. Minimize Curb Cuts: As an effort to emphasize the public realm and encourage the safety of pedestrians, places where cars intersect the street shall be minimized. More specifically, curb cuts are encouraged to be concentrated at midblock and alley locations. The sidewalk material shall continue at ground level of the curb cuts.

Illustration of Regulation 21A.37.050.P.45 Minimize Curb Cuts

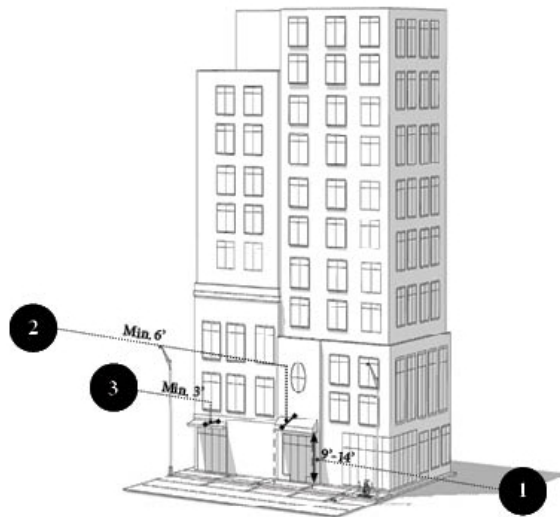
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- | | |
|---|--|
| 1 | Curb cuts are encouraged to be concentrated at midblock and alley locations. |
|---|--|

56. Overhead Cover: Overhead covers are required at building entrances to provide weather protection to pedestrians and may encroach into a required yard as indicated in this section or into a public right of way with an approved encroachment agreement with the City. These coverings are required to be between 9 and 14' above the level of the sidewalk. They shall also provide coverage with a minimum depth of 6' and project no closer to the curb than 3'.

Illustration of Regulation 21A.37.050.P.56 Overhead Cover



- | | |
|---|--|
| 1 | The shade structure shall occur between 9 and 14' above the level of the sidewalk. |
| | The shade shall provide a minimum coverage of 6' in width. |

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	The cover shall project no closer than 3' to the curb.
--	--

~~7. Streetscape Landscaping: All vegetation used along the streetscape must comply with the landscape requirements set forth in Chapter 21A.48.~~

SECTION 23. Amending the Text of Subsection 21A.37.060. That Subsection

21A.37.060 of the *Salt Lake City Code* (Zoning: Design Standards: Design Standards Required in Each Zoning District), shall be and hereby is amended to read as follows:

This section identifies each design standard and to which zoning districts the standard applies. If a box is checked (X), that standard is required. If a box is blank, it is not required. If a specific dimension or detail of a design standard differs among zoning districts or differs from the definition, it will be indicated within the box. In cases where a dimension in this table conflicts with a dimension in the definition, the dimensions listed in the table shall take precedence.

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961 TABLE 21A.37.060

962 A. Residential Districts:

963

Standard (Code Section)	District								
	RMF-30	RMF-35	RMF-45	RMF-75	RB	R-MU-35	R-MU-45	R-MU	RO
Ground floor use (%) (21A.37.050.A.1)						75	75		
Ground floor use + visual interest (%) (21A.37.050.A.2)									
Building materials: ground floor (%) (21A.37.050.B.3)						80	80		
Building materials: upper floors (%) (21A.37.050.B.4)									
Glass: ground floor (%) (21A.37.050.C.1)						60	60	40	
Glass: upper floors (%) (21A.37.050.C.2)									
Building entrances (feet) (21A.37.050.D)						75	75	X	
Blank wall: maximum length (feet) (21A.37.050.E)						15	15	15	
Street facing facade: maximum length(feet) (21A.37.050.F)									
Upper floor stepback (feet) (21A.37.050.G.2 and 21A.37.050.G.3)							10		
Lighting: exterior (21A.37.050.H)									
Lighting: parking lot (21A.37.050.I)					X			X	
Screening of mechanical equipment (21A.37.050.J)						X	X	X	
Screening of service areas (21A.37.050.K.1)						X	X	X	
Ground floor residential entrances for dwellings with individual unit entries (21A.37.050.L)									

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Parking garages or structures (21A.37.050.M)									
Residential character in RB District (21A.37.050.N)					X				

B. Commercial Districts:

Standard (Code Section)	District							
	SNB	CN	CB	CS	CC	CSHBD	CG ¹	TSA
Ground floor use (%) (21A.37.050.A.1)						80	80 ²	80
Ground floor use + visual interest (%) (21A.37.050.A.2)						60/25	70/20	60/25
Building materials: ground floor (%) (21A.37.050.B.3)						80	70	90
Building materials: upper floors (%) (21A.37.050.B.4)						60		60
Glass: ground floor (%) (21A.37.050.C.1)	40	40	40			40	60	60
Glass: upper floors (%) (21A.37.050.C.2)							25	
Reflective Glass: ground floor (%) (21A.37.050.C.1)							0	
Reflective Glass: upper floors (%) (21A.37.050.C.2)							40	
Building entrances (feet) (21A.37.050.D)	X	X	X	X	X	40	40	40
Blank wall: maximum length (feet) (21A.37.050.E)	15	15	15			15	20	15
Street facing facade: maximum length (feet)(21A.37.050.F)						200	200	200
Upper floor stepback (feet) (21A.37.050.G.2 and 21A.37.050.G.3)						15	X	
Façade height for required stepback (21A.37.050.G.2)						30		
Lighting: exterior (21A.37.050.H)	X					X		X
Lighting: parking lot (21A.37.050.I)	X	X	X	X	X	X	X	X
Screening of mechanical equipment (21A.37.050.J)	X	X	X			X		X
Screening of service areas (21A.37.050.K)	X	X	X			X	X	X

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Ground floor residential entrances for dwellings with individual unit entries (21A.37.050.L)								X
Parking garages or structures (21A.37.050.M)						X		
Primary entrance design SNB District (21A.37.050.O)	X							
Tree canopy coverage (%) (21A.37.050.P.1)							40	
Minimum vegetation standards (%) (21A.37.050.P.2)							X	
Street trees (21A.37.050.P.32)							X	
Soil volume (21A.37.050.P.43)							X	
Minimize curb cuts (21A.37.050.P.54)							X	
Overhead cover (21A.37.050.P.65)							X	
Streetscape landscaping (21A.37.050.P.7)							X	
Height transitions: angular plane for adjacent buildings (21A.37.050.Q)								
Horizontal articulation (21A.37.050.R)						X		

Notes:

1. These standards only apply to the portion of the CG district within the boundaries of north of 900 S, south of 200 S, west 300 W and east of I-15.
2. Maximum width of the entrance shall be 35' if the additional 20% is used for an entrance to a parking structure.

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971 C. Manufacturing Districts:
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Standard (Code Section)	District	
	M-1	M-2
Ground floor use (%) (21A.37.050.A.1)		
Ground floor use + visual interest (%) (21A.37.050.A.2)		
Building materials: ground floor (%) (21A.37.050.B.1)		
Building materials: upper floors (%) (21A.37.050.B.2)		
Glass: ground floor (%) (21A.37.050.C.1)		
Glass: upper floors (%) (21A.37.050.C.2)		
Building entrances (feet) (21A.37.050.D)		
Blank wall: maximum length (feet) (21A.37.050.E)		
Street facing facade: maximum length (feet) (21A.37.050.F)		
Upper floor setback (feet) (21A.37.050.G)		
Lighting: exterior (21A.37.050.H)	X	X
Lighting: parking lot (21A.37.050.I)	X	X
Screening of mechanical equipment (21A.37.050.J)		
Screening of service areas (21A.37.050.K)		

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Ground floor residential entrances (21A.37.050.L)		
Parking garages or structures (21A.37.050.M)		

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D. Downtown Districts:

Standard (Code Section)	District			
	D-1	D-2	D-3	D-4
Ground floor use (%) (21A.37.050.A.1)	90	80	80	80
Ground floor use + visual interest (%) (21A.37.050.A.2)	80/10	70/20	70/20	70/20
Building materials: ground floor (%) (21A.37.050.B.1)	70	80	70 ¹	70
Building materials: upper floors (%) (21A.37.050.B.2)	50	50	70 ¹	50
Glass: ground floor (%) (21A.37.050.C.1)	60	60	60	60
Glass: upper floors (%) (21A.37.050.C.2)	50	50	50	50
Reflective Glass: ground floor (%) (21A.37.050.C.1)	0	0	0	0
Reflective Glass: upper floors (%) (21A.37.050.C.2)	50	50	50	50
Building entrances (feet) (21A.37.050.D)	40	40	60	60
Blank wall: maximum length (feet) (21A.37.050.E)	20	20	20	20
Street facing facade: maximum length (feet) (21A.37.050.F)	150	200	150	150
Upper floor setback (feet) (21A.37.050.G.1)	X	X	X	X
Lighting: exterior (21A.37.050.H)		X		X
Lighting: parking lot (21A.37.050.I)		X		
Screening of mechanical equipment (21A.37.050.J)	X	X	X	X

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Screening of service areas (21A.37.050.K)	X	X	X	X
Ground floor residential entrances for dwellings with individual unit entries (21A.37.050.L)				
Parking garages or structures (21A.37.050.M)	X2	X2		
Tree canopy coverage (%) (21A.37.050.P.1)	40	40	40	40
Minimum vegetation standards (21A.37.050.P.2)	X	X	X	X
Street trees (21A.37.050.P.32)	X	X	X	X
Soil volume (21A.37.050.P.43)	X	X	X	X
Minimize curb cuts (21A.37.050.P.54)	X	X	X	X
Overhead cover (21A.37.050.P.65)	X	X	X	X
Streetscape landscaping (21A.37.050.P.7)	X	X	X	X
Height transitions: angular plane for adjacent zone districts (21A.37.050.Q)		X	X	X
Horizontal articulation (21A.37.050.R)	X	X	X	X

Notes:

1. In the D-3 zoning district this percentage applies to all sides of the building, not just the front or street facing facade.
2. Parking structures shall be located behind principal buildings. This requirement may be modified so that structures may be located at least 15' from front and corner side lot lines if a minimum of seventy five percent (75%) of the ground floor adjacent to a sidewalk is used for retail goods/service establishments, office and/or restaurant space to encourage pedestrian activity. The facades of the ground floor shall be designed to be compatible and consistent with the associated retail or office portion of the building and other retail uses in the area.

E. Gateway Districts:

Standard (Code Section)	District
	G-MU
Ground floor use (%) (21A.37.050.A.1)	80
Ground floor use + visual interest (%) (21A.37.050.A.2)	70/20
Building materials: ground floor (%) (21A.37.050.B.1)	70
Building materials: upper floors (%) (21A.37.050.B.2)	50
Glass: ground floor (%) (21A.37.050.C.1)	60
Glass: upper floors (%) (21A.37.050.C.2)	50

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Reflective Glass: ground floor (%) (21A.37.050.C.1)	0
Reflective Glass: upper floors (%) (21A.37.050.C.2)	50
Building entrances (feet) (21A.37.050.D)	40
Blank wall: maximum length (feet) (21A.37.050.E)	15
Street facing facade: maximum length (feet) (21A.37.050.F)	150
Upper floor setback (feet) (21A.37.050.G.1)	X
Lighting: exterior (21A.37.050.H)	X ¹
Lighting: parking lot (21A.37.050.I)	X ¹
Screening of mechanical equipment (21A.37.050.J)	X
Screening of service areas (21A.37.050.K)	X
Ground floor residential entrances for dwellings with individual unit entries (21A.37.050.L)	
Parking garages or structures (21A.37.050.M)	X ²
Tree canopy coverage (%) (21A.37.050.P.1)	40
Minimum vegetation standards (21A.37.050.P.2)	X
Street trees (21A.37.050.P.3 2)	X
Soil volume (21A.37.050.P.4 3)	X
Minimize curb cuts (21A.37.050.P.5 4)	X
Overhead cover (21A.37.050.P.6 5)	X
Streetscape landscaping (21A.37.050.P.7)	X
Height transitions: angular plane for adjacent zone districts (21A.37.050.Q)	X
Horizontal articulation (21A.37.050.R)	X

Notes:

1. Sidewalks and street lamps installed in the public right-of- way shall be of the type specified in the sidewalk/street lighting policy document adopted by the city.
2. Parking structures shall be located behind principal buildings. This requirement may be modified so that structures may be located at least 15' from front and corner side lot lines if a minimum of seventy five percent (75%) of the ground floor adjacent to a sidewalk is used for retail goods/service establishments, office and/or restaurant space to encourage

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pedestrian activity. The facades of the ground floor shall be designed to be compatible and consistent with the associated retail or office portion of the building and other retail uses in the area.

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993 F. Special Purpose Districts:

Standard (Code Section)	District															
	RP	BP	FP	AG	AG-2	AG-5	AG-20	PL	PL-2	I	UI	OS	NOS	MH	EI	MU
Ground floor use (%) (21A.37.050.A.1)																
Ground floor use + visual interest (%) (21A.37.050.A.2)																
Building materials: ground floor (%) (21A.37.050.B.1)																
Building materials: upper floors (%) (21A.37.050.B.2)																
Glass: ground floor (%) (21A.37.050.C.1)																40-70
Glass: upper floors (%) (21A.37.050.C.2)																
Building entrances (feet) (21A.37.050.D)																X
Blank wall: maximum length (feet) (21A.37.050.E)																15
Street facing facade: maximum length (feet) (21A.37.050.F)																
Upper floor stepback (feet) (21A.37.050.G)																

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Lighting: exterior (21A.37.050.H)										X	X					X
Lighting: parking lot (21A.37.050.I)		X														X
Screening of mechanical equipment (21A.37.050.J)																X
Screening of service areas (21A.37.050.K)																X
Ground floor residential entrances (21A.37.050.L)																
Parking garages or structures (21A.37.050.M)																
Tree canopy coverage (%) (21A.37.050.P.1)																
Minimum vegetation standards (21A.37.050.P.2)																
Street trees (21A.37.050.P.3 <u>2</u>)																
Soil Volume (21A.37.050.P.4 <u>3</u>)																
Minimize curb cuts (21A.37.050.P.5 <u>4</u>)																
Overhead cover (21A.37.050.P.6 <u>5</u>)																
Streetscape landscaping (21A.37.050.P.7)																

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Height transitions: angular plane for adjacent zone districts (21A.37.050.Q)																
Horizontal articulation (21A.37.050.R)																

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995 G. Form Based Districts:

Standard (Code Section)	District				
	FB-UN1	FB-UN2	FB-MU11	FB-SC	FB-SE
Ground floor use (%) (21A.37.050.A.1)		75	75 ³	75	75
Ground floor use + visual interest (%) (21A.37.050.A.2)					
Building materials: ground floor (%) (21A.37.050.B.3)	70	70	70	70	70
Building materials: upper floors (%) (21A.37.050.B.4)	70	70	70	70	70
Glass: ground floor (%) (21A.37.050.C.1)	60 ¹	60 ¹	60 ¹	60 ¹	60 ¹
Glass: upper floors (%) (21A.37.050.C.2)	15	15	15	15	15
Reflective Glass: ground floor (%) (21A.37.050.C.1)					
Reflective Glass: upper floors (%) (21A.37.050.C.2)					
Building entrances (feet) (21A.37.050.D)	75	75	75	75	75
Blank wall: maximum length (feet) (21A.37.050.E)	15	15	30	30	30
Street facing facade: maximum length (feet) (21A.37.050.F)	200	200	200	200	200
Upper floor step back (feet) (21A.37.050.G.4)		X	X	X	X
Lighting: exterior (21A.37.050.H)	X	X	X	X	X
Lighting: parking lot (21A.37.050.I)	X	X	X		
Screening of mechanical equipment (21A.37.050.J)	X	X	X		
Screening of service areas (21A.37.050.K.1)	X	X	X ²		
Ground floor residential entrances for dwellings with individual unit entries (21A.37.050.L)	X	X	X		
Parking garages or structures (21A.37.050.M)	X	X	X	X	X
Tree canopy coverage (%) (21A.37.050.P.1)	40	40	40		

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Minimum vegetation standards (21A.37.050.P.2)	X	X	X		
Street trees (21A.37.050.P.32)	X	X	X	X	X
Soil volume (21A.37.050.P.43)	X	X	X		
Minimize curb cuts (21A.37.050.P.54)	X	X	X		
Overhead cover (21A.37.050.P.65)					
Streetscape landscaping (21A.37.050.P.7)	X	X	X		
Height transitions: angular plane for adjacent zone districts (21A.37.050.Q)	X	X	X		
Horizontal articulation (21A.37.050.R)	X	X	X		

Notes:

1. This may be reduced to twenty percent (20%) if the ground floor is within one of the following building types: urban house, two-family, cottage, and row house.
2. Except where specifically authorized by the zone.
3. For buildings with street facing building facades over 100' in length:
 - a. A minimum length of 30% of the ground floor street facing façade shall consist of non-residential active uses allowed by Subsection 21A.37.050.A.1.
 - b. An additional minimum length of 45% of the ground floor street facing façade shall consist of any active uses allowed by Subsection 21A.37.050.A.1.
 - c. This footnote does not apply to the rowhouse building form.

SECTION 24. Amending the Text of Subsection 21A.40.120.E.1. That Subsection

21A.40.120.E.1 of the *Salt Lake City Code* (Zoning: Accessory Uses, Buildings and Structures: Regulation of Fences, Walls and Hedges: Height Restrictions and Gates), shall be and hereby is amended to read as follows:

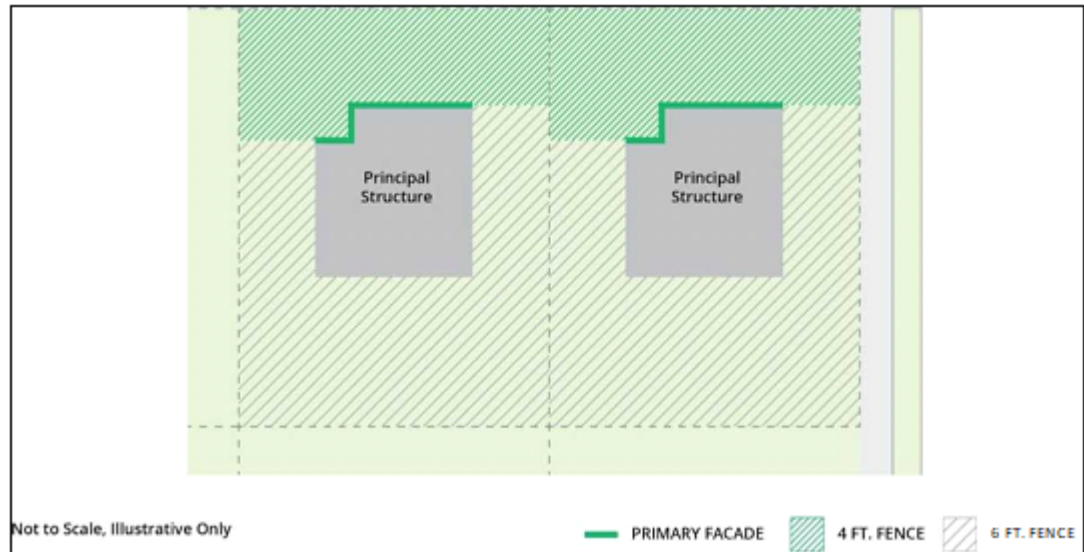
E. Height Restrictions and Gates:

1. Fences, walls, and hedges shall comply with the following regulations based on the following zoning districts:
 - a. Nonresidential Zoning Districts:
 - (1) Notwithstanding Subsection 21A.40.120.1.b.(1), 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.

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(2) 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.

(3) 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.



(4) 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.

SECTION 25. Amending the Text of Subsections 21A.44.060.A.2 and 3. That

Subsections 21A.44.060.A.2 and 3 of the *Salt Lake City Code* (Zoning: Off Street Parking, Mobility and Loading: Parking Location and Design: Generally), shall be and hereby is amended to read as follows:

2. ~~Biodetention and Landscape Islands in General and Neighborhood Center Contexts~~ Parking Lot Interior and Perimeter Landscaping Areas: Retention of the 80th percentile storm is required for all impervious surface parking lots with 50 or more parking spaces. Where this is not feasible, as defined in the SLCDPUs Standard Practices Manual, an approved Stormwater Best Management Practices (Stormwater BMPs) is required. All proposed Stormwater BMPs are subject to Public Utilities Division review, approval, and inspection. For parking lots with one hundred (100) or more parking spaces in the General Context and Neighborhood Center Context areas, parking lot islands or biodetention areas shall be provided on the interior of the parking lot

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~~to help direct traffic flow and to provide landscaped areas within such lots.~~

3. Parking Location and Setbacks: All parking shall comply with the parking restrictions within yards pursuant to Table 21A.44.060-A, "Parking Location and Setback Requirements". Parking lots with 15 or more stalls and within 20' of a lot line that are in a required yard area or abutting a building are subject to Section 21A.48.070 Parking Lot Landscaping.

[Codifier: No changes to Table 21A.44.060-A to be made.]

SECTION 26. Amending the Text of Subsections 21A.44.060.A.11 through 14. That

Subsections 21A.44.060.A.11 through 14 of the *Salt Lake City Code* (Zoning: Off Street Parking, Mobility and Loading: Parking Location and Design: Generally), shall be and hereby is amended to read as follows:

11. Landscaping and Screening: All parking areas and facilities shall comply with the landscaping and screening standards in Chapter 21A.48 and Section 21A.40.120, "Landscaping and Buffers" of this title.

12. Lighting: Where a parking area or parking lot is illuminated, the light source shall be shielded so that the light source is not directly visible from any abutting property or abutting private or public street.

13. Signs: All signs in parking areas or related to parking facilities shall comply with Chapter 21A.46, "Signs", and applicable provisions of the Manual on Uniform Traffic Control Devices (MUTCD).

14. Pedestrian Walkways: The following standards shall apply to

- a. ~~S~~surface parking lots with ~~between twenty-five (25) and one hundred (100) or more parking spaces 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.~~

- b. Parking lots with more than one hundred (100) parking spaces shall provide:

- a.(1) One (1) or more grade-separated Ppedestrian 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.

- b.(2) Vehicles shall not overhang the pedestrian walkway(s).

- c.(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.

- d.(4) One (1) pedestrian walkway meeting these standards shall be provided for

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every ~~ach 50 one hundred (100)~~ parking spaces provided on site or part thereof, after the first ~~20 one hundred (100)~~ parking spaces.

SECTION 27. Amending the Text of Subsection 21A.44.070.B. That Subsection

21A.44.070.B of the *Salt Lake City Code* (Zoning: Off Street Parking, Mobility and Loading: Off Street Loading Areas: Location and Design of Loading Areas), shall be and hereby is amended to read as follows:

B. Location and Design of Loading Areas:

1. All required loading berths shall be located on the same development site as the use(s) served.
2. No loading berth shall be located within thirty feet (30') of the nearest point of intersection of any two (2) streets.
3. No loading berth shall be located in a required front yard.
4. Each required loading berth shall be located and designed to:
 - a. Allow all required vehicle maneuvering and backing movements on-site;
 - b. Minimize conflicts with pedestrian, bicycle, and traffic movement or encroachments into any pedestrian walkway, bicycle lane, public right-of-way, and fire lane; and
 - c. Avoid the need to back into a public street while leaving the site to the maximum extent practicable, as determined by the planning director and the transportation director.
5. Landscaping and screening of all loading berths shall be provided to comply with the requirements of ~~Chapter 21A.48~~ Subsection 21A.40.120, "Regulation of Fences, Walls, and Hedges Landscaping and Buffers".
6. Where a loading berth is illuminated, the light source shall be shielded so that the light source is not directly visible from any abutting property or abutting private or public street.
7. All signs in loading areas shall comply with Chapter 21A.46, "Signs", and applicable provisions of the Manual on Uniform Traffic Control Devices.
8. All required loading berths shall comply with the surfacing standards of the Off Street Parking Standards Manual.

SECTION 28. Amending the Text of Chapter 21A.48. That Chapter 21A.48 of the *Salt*

Lake City Code (Zoning: Landscaping and Buffers), shall be and hereby is amended to read as follows:

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21A.48: LANDSCAPING AND BUFFERS

SECTION:

~~21A.48.010: Purpose Statement and Intent~~

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

~~21A.48.030: Landscape Plan Authority~~

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

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

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

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

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

~~21A.48.080: Landscape Buffers General Standards~~

~~21A.48.090: Landscape Yards Private Lands Tree Preservation~~

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

~~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 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.

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.

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.~~

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~~

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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.

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:

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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.~~

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:~~

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- (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

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- 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.

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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”.~~

~~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.~~

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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~~

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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 much 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~~

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scored with another decorative pattern to distinguish it from the adjacent sidewalk.

c. ~~Less Than Thirty Six Inch Wide Park Strips: In park strips that are less than thirty six inches (36") 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~~

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- 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.~~

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

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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~~

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- 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)	

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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 have a mature height not less than 3 feet	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
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.~~

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~~

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- 1711 site plan review process. Landscape buffers may be located within required yards or
1712 required landscape yards as established in the applicable district regulations. Where both
1713 landscape buffers and parking lot landscaping is required the more restrictive shall apply.
1714 C. ~~Size Of Landscape Buffers: The minimum size of landscape buffers for various situations~~
1715 ~~is set forth below:~~
1716
1717 1. ~~RMF-30, RMF-35, RMF-45, RMF-75, R-MU-35, R-MU-45, R-MU, RO, MU, PL,~~
1718 ~~PL-2 And OS Districts: Lots in the RMF-30, RMF-35, RMF-45, RMF-75, R-MU-35,~~
1719 ~~R-MU-45, R-MU, RO, MU, PL, PL-2 or OS Districts which abut a lot in a single-~~
1720 ~~family or two-family residential district, shall provide a ten foot (10') wide landscape~~
1721 ~~buffer.~~
1722 2. ~~RB And FB-UN1 Districts: A landscape buffer is not required for lots in an RB or~~
1723 ~~FB-UN1 District which abut a lot in a residential district.~~
1724 3. ~~CN, CB, CC And CSHBD Districts: Lots in the CN, CB, CC or CSHBD Districts~~
1725 ~~which abut a lot in a residential district shall provide a seven foot (7') landscape~~
1726 ~~buffer.~~
1727 4. ~~CS And CG Districts: Lots in the CS or CG Districts which abut a lot in a residential~~
1728 ~~district shall provide a fifteen foot (15') landscape buffer.~~
1729 5. ~~M-1 District: Lots in the M-1 District which abut a lot in a residential, AG-2~~
1730 ~~Agriculture, or AG-5 Agriculture District shall provide a fifteen foot (15') landscape~~
1731 ~~buffer.~~
1732 6. ~~M-2 District: Lots in the M-2 District which abut a lot in a residential district shall~~
1733 ~~provide a fifty foot (50') landscape buffer.~~
1734 7. ~~RP And BP Districts: Lots in the RP or BP Districts which abut a lot in a residential~~
1735 ~~district shall provide a thirty foot (30') landscape buffer.~~
1736 8. ~~I Institutional District: Lots in the I Institutional District which abut a lot in a~~
1737 ~~residential district shall provide a landscape buffer fifteen feet (15') in width or equal~~
1738 ~~to the average height of the facade of the principal building facing the buffer,~~
1739 ~~whichever is greater.~~
1740 9. ~~UI Urban Institutional District: Lots in the UI Urban Institutional District which abut~~
1741 ~~a lot in a single-family or two-family residential district shall provide a fifteen foot~~
1742 ~~(15') landscape buffer.~~
1743 10. ~~MH Mobile Home District: A landscape buffer of twenty feet (20') in width shall be~~
1744 ~~provided around the perimeter of each mobile home park.~~
1745 11. ~~EI Extractive Industries And LO Landfill Overlay Districts: A landscape buffer of~~
1746 ~~thirty feet (30') shall be provided around the perimeter of each use.~~
1747 12. ~~TSA District: Lots in the TSA District which abut a lot in an OS, R-1, R-2, SR,~~
1748 ~~RMF-30, RMF-35 or RMF-45 District shall provide a ten foot (10') landscape buffer.~~
1749 13. ~~All Other Non-Residential Districts: Where not otherwise specified by this~~
1750 ~~subsection, lots in a non-residential district which abut a lot in an R-1, R-2, SR, RMF-~~
1751 ~~30, RMF-35 or RMF-45 District shall provide a seven foot (7') landscape buffer. The~~
1752 ~~provided landscape buffer shall be improved to the same standards required for lots in~~
1753 ~~the CN Zone.~~
1754
1755 D. ~~Improvement Of Landscape Buffers: Required planting and fencing shall be installed in~~
1756 ~~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.~~

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- 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.~~

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.~~

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.~~

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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;~~

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- 1892 e. ~~Trees shall be provided at the rate of one tree for every twenty five feet (25') of~~
1893 ~~lot width, rounded to the nearest whole number. Evergreen trees or shade trees~~
1894 ~~may be substituted with ornamental trees, subject to the review and approval of~~
1895 ~~the development review team; and~~
1896 d. ~~Areas not planted with shrubs or trees shall be maintained in turf or as vegetative~~
1897 ~~ground cover. A drought tolerant ground cover is recommended.~~
1898
1899 2. ~~Irrigation: Permanent irrigation shall be installed and used as needed to maintain plant~~
1900 ~~material in a healthy state.~~
1901 3. ~~Maintenance: Landscaping shall be installed and maintained in substantial~~
1902 ~~conformance with the approved landscape plan. Landscaping shall be kept free of~~
1903 ~~weeds and litter.~~
1904
1905 D. ~~D-1 Central Business District And D-4 Downtown Secondary Central Business District:~~
1906
1907 1. ~~Right Of Way Landscaping: The principal area of focus for landscaping in the D-1~~
1908 ~~and D-4 districts shall be along sidewalks and parkways. Landscaping on private~~
1909 ~~property shall be subject to the regulations below and in the D-1 and D-4 districts.~~
1910
1911 a. ~~Location: Landscape areas shall be located a minimum of two feet (2') from back~~
1912 ~~of the street curb and shall be located in conformance with the adopted~~
1913 ~~beautification plan for an approved beautification district. If the beautification~~
1914 ~~plan does not address the site in question, the location of landscape areas shall be~~
1915 ~~determined through the site plan review process.~~
1916 b. ~~Trees: Shade trees shall be planted as specified through the site plan review~~
1917 ~~process.~~
1918 c. ~~Shrubs/Ground Cover: The ground surface of the landscape area may be suitable~~
1919 ~~for the planting of shrubs, ground cover or flowers depending on use and~~
1920 ~~pedestrian patterns. Tree grates or other improvements may be required to~~
1921 ~~facilitate pedestrian circulation along the street. The ground surface shall be~~
1922 ~~determined by the beautification plan, or in the absence of specific direction from~~
1923 ~~the plan, the site plan review process.~~
1924
1925 2. ~~Landscaping For Vacant Lots: Special landscaping shall be required on those lots~~
1926 ~~becoming vacant, where no replacement use is proposed, in conformance with the~~
1927 ~~following:~~
1928
1929 a. ~~Landscape Yard Requirement: A landscape yard of fifteen feet (15') shall be~~
1930 ~~required as measured from any point along all property lines. Fencing, pursuant to~~
1931 ~~section 21A.40.120 of this title, can be used as an element of the overall~~
1932 ~~landscaping plan, however, shall not be used in lieu of the landscaping~~
1933 ~~requirements of this section. The purpose of any fencing on downtown lots is for~~
1934 ~~aesthetic value only, and shall consist of wrought iron or other similar material~~
1935 ~~(no chainlink). Fencing shall be open so as not to create a visual barrier, and shall~~
1936 ~~be limited to a maximum of four feet (4') in height, with the exception of a fence~~
1937 ~~located on any corner lot as noted in subsection 21A.40.120E of this title. The~~

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- 1938 approval of a final landscape plan, that includes a fencing element, shall be
1939 delegated to the building official with the input of the planning director, to
1940 determine if the fencing materials, location, and height are compatible with
1941 adjacent properties in a given setting.
- 1942 b. ~~Trees: Shade trees shall be provided at the rate of one tree per thirty feet (30')~~ of
1943 yard length, rounded up to the nearest whole number.
- 1944 c. ~~Shrubs: Shrubs shall be provided at the rate of one plant for every three feet (3')~~
1945 of yard length, evenly spaced, limited to a height of not more than three feet (3').
1946 All plants shall be drought tolerant; consult the Salt Lake City water wise plant
1947 list for suggestions. At least forty percent (40%) of the plants must be evergreen.
- 1948 d. ~~Ground Cover: Areas not planted with shrubs and trees shall be maintained in~~
1949 drought tolerant vegetative ground cover.
- 1950 e. ~~Irrigation: Permanent irrigation shall be installed and used as needed to maintain~~
1951 plant materials in a healthy state.
- 1952 f. ~~Maintenance: Landscaping shall be installed and maintained in conformance with~~
1953 the approved landscape plan. Landscaping shall be kept free of weeds and litter.
- 1954 E. ~~Transitional Overlay District: All conditional uses in the transitional overlay district shall~~
1955 conform to the following landscape/buffer requirements. Permitted uses shall be exempt
1956 from these requirements.
- 1957
- 1958 1. ~~Landscaped Front And Corner Side Yard: All front and corner side yards shall be~~
1959 maintained as landscape yards. The improvement of such landscape yards shall be
1960 consistent with the character of the residential neighborhood.
- 1961 2. ~~Landscaped Interior Side Yard: Where the interior side yard abuts a residential use, a~~
1962 landscape yard eight feet (8') in width shall be provided. This landscape yard shall be
1963 improved as set forth below:
- 1964
- 1965 a. ~~A six foot (6') high solid fence or wall shall be constructed from the front yard~~
1966 setback line to the rear lot line. The outside edge of this fence or wall shall be
1967 located no less than seven feet (7') from the side lot line. The requirement for a
1968 fence or wall may be waived by the zoning administrator if the building elevation
1969 facing the residential property is of a design not requiring screening by a fence or
1970 wall;
- 1971 b. ~~Deciduous shade trees shall be planted within the landscape yard. One tree per~~
1972 thirty (30) linear feet of landscape yard shall be required, although the spacing of
1973 trees may be arranged in an informal manner;
- 1974 c. ~~A continuous row of shrubs (deciduous or evergreen) shall be planted along the~~
1975 entire length of the landscape yard. The size of the shrubs shall not be less than
1976 four feet (4') in height at the time of maturity. The spacing of shrubs shall not be
1977 greater than five feet (5') on center. Shrubs must be set back from the side lot line
1978 at least four feet (4') on center; and
- 1979 d. ~~Landscape yards shall be maintained per section 21A.48.090 of this chapter.~~
- 1980
- 1981 3. ~~Landscaped Rear Yard: Where the rear yard abuts a residential use, a solid fence or~~
1982 wall shall be constructed along the entire length of the rear lot line. The requirement

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1983 for a fence or wall may be waived if conditions on the lot, including landscape
1984 screening within the rear yard, eliminate the need for a fence or wall.

1985 **21A.48.110: FREEWAY SCENIC LANDSCAPE SETBACK:**

1986 ~~A. Purpose Statement: Freeway scenic landscape setbacks shall be established along all~~
1987 ~~federal interstate highways to enhance the visual appearance of Salt Lake City, reduce~~
1988 ~~visual distractions to motorists and promote the general health, safety and welfare of Salt~~
1989 ~~Lake City.~~

1990 ~~B. Applicability: Freeway scenic landscape setbacks shall be required for all lots abutting an~~
1991 ~~interstate highway that are subdivided after April 12, 1995, for construction of a principal~~
1992 ~~building, or for a twenty five percent (25%) floor area increase of a principal building, or~~
1993 ~~for any new use of a previously undeveloped site or twenty five percent (25%) expansion~~
1994 ~~of an existing use on a developed site, in all zones except single family, R-2 single and~~
1995 ~~two family residential districts.~~

1996 ~~C. Scenic Landscape Location: Freeway scenic landscape setbacks shall be located directly~~
1997 ~~adjacent to an interstate highway right of way line. For applicable properties adjacent to~~
1998 ~~an interstate highway, a scenic landscape setback shall be provided along the full length~~
1999 ~~of its frontage along such interstate highway.~~

2000 ~~D. Size Of Scenic Landscape Setback: For lots platted after April 12, 1995, scenic landscape~~
2001 ~~setbacks shall be twenty feet (20') in width. For lots existing as of April 12, 1995, the~~
2002 ~~width of the scenic setback may be reduced, upon approval of the zoning administrator, if~~
2003 ~~such reduction is necessary to achieve the required off street parking. The width of the~~
2004 ~~scenic landscape setback shall not be less than ten feet (10').~~

2005 ~~E. Planting Of Scenic Landscape Setback: All scenic landscape setbacks shall be planted to~~
2006 ~~achieve a significant vegetative screen. To accomplish this, the following planting shall~~
2007 ~~be required within a scenic landscape setback.~~

2009 ~~1. Shade Trees: One shade tree shall be planted for each three hundred (300) square feet~~
2010 ~~of setback area.~~

2011 ~~2. Evergreen Trees: Evergreen trees may be substituted for one hundred percent (100%)~~
2012 ~~of the shade trees required in subsection E1 of this section, where microclimate~~
2013 ~~conditions support the use of evergreen trees, subject to the approval of the zoning~~
2014 ~~administrator.~~

2015 ~~3. Ornamental Trees: Ornamental trees, having a mature canopy size less than thirty feet~~
2016 ~~(30'), may be substituted for up to thirty percent (30%) of the shade trees required in~~
2017 ~~subsection E1 of this section.~~

2018 ~~4. Large Shrubs: Large shrubs may be substituted for up to ten percent (10%) of the~~
2019 ~~shade trees required in subsection E1 of this section. Three (3) large shrubs shall be~~
2020 ~~planted for each shade tree substitution.~~

2021 ~~5. Ground Cover: To promote water conservation and the visual character of the native~~
2022 ~~landscape, scenic landscape setbacks shall use native grasses, wildflowers and shrubs~~
2023 ~~for the establishment of ground cover. In areas with greater exposure to sun and~~
2024 ~~drought conditions, herbaceous perennials and shrubs will be used to create a native~~
2025 ~~ground cover.~~

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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.~~

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.~~

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.~~

21A.48.135: 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;~~

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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.

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~~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.~~

~~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.~~

F. ~~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.~~

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- 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.~~
- G. ~~Enforcement: These tree preservation provisions shall be subject to the zoning and development enforcement codes as adopted by the city.~~

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~~

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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.

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.

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.

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.

21A.48.010: PURPOSE & INTENT:

The purpose of this chapter is to promote water conservation, preserve and expand Salt Lake City's urban tree canopy, improve air quality, and reduce urban heat islands and stormwater runoff.

These regulations are intended to encourage low impact development principals into overall landscape design in a way that is attractive, and to mitigate impacts through buffering between dissimilar zoning districts.

21A.48.020: APPLICABILITY:

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

21A.48.030: AUTHORITY:

- A. The requirements of this chapter may be modified by the zoning administrator, on a case-by-case basis where innovative landscaping design that furthers the purpose and intent of this chapter is implemented, or in response to input from:

1. Police Department;
2. Public Utilities; or
3. Urban Forestry.

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

B. Landscape Yards.

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

C. Park Strips.

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

D. Street Trees.

1. Salt Lake City's expectation is to preserve street trees. Planting, cutting, removing, pruning, and any other maintenance of street trees is subject to approval by the Salt Lake City Urban Forestry Division as described in Section 2.26.210 of this code.
2. It is the abutting property owner's responsibility to:
 - a. Contact the Salt Lake City Urban Forestry Division to request maintenance on a street tree and obtain required approval for any changes made to a street tree.
 - b. Provide sufficient irrigation to a street tree located in the abutting park strip.
3. Root Zone Protection: The root zone of all street trees shall be protected when impacted by any construction work on the abutting property or within the right-of-way when a street tree is present.
4. Irrigation.

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- a. When a Landscaping Plan is required, as described in Section 21A.48.050, street trees shall be irrigated with a permanent automatic irrigation system.
- b. Street tree irrigation systems are the responsibility of the abutting property owner to install and maintain. It shall provide water adequately and efficiently to each street tree, as determined by the Salt Lake City Urban Forestry Division.

E. Irrigation Systems:

1. Shall be maintained in good operating condition to eliminate water waste or 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 the following:

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

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

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

1. Planting Plan:

- a. Property lines, easements, and street names.
- b. Location and dimensions of existing and proposed structures, 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 Chapter 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 Salt Lake City 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 adapted or native plant species and adapted or native trees at maturity.
- k. A signature by a Landscape Architect licensed with the State of Utah, or an US-EPA WaterSense certified professional verifying planting plan compliance with the standards of this chapter.

2. Grading Plan:

- a. Property lines, street names, existing and proposed structures, turf areas, and paved areas.
- b. Existing and proposed grading of the site indicating contours at 2-foot intervals.
- c. Any proposed 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 Landscape Architect licensed with the State of Utah, or an US-EPA WaterSense certified professional verifying irrigation plan compliance with the standards of this chapter.
- g. Separate plans from the irrigation plan are required for:

(1) Backflow Prevention Plan.

(2) Water Feature Recirculating Plan, if applicable.

- E. Specific Landscape Regulations: Various zoning districts in this title have specific landscaping regulations in addition to the requirements found in this chapter. Refer to the respective zoning district for specific landscaping regulations. Landscape plans for properties subject to zoning district specific landscape regulations shall be in compliance with all applicable landscape and district specific requirements.
- F. Compliance Certification: A letter of compliance shall be prepared and submitted to the city upon completion of the landscape plan installation and prior to the issuance of a certificate of occupancy, or commencement of the use of the property. Compliance certification shall be signed by a landscape architect licensed with the State of Utah, or an US-EPA WaterSense certified professional verifying that all landscape plan elements have been installed in compliance with the approved landscape plan.
- G. Planting Season Installation: The landscape plan installation may be delayed until the next optimal planting season. A Temporary Certificate of Occupancy (TCO) may be issued and subsequent TCO fees waived between October 15 and the following April 1 where it is not favorable to install landscaping. The landscape plan shall be installed, and a letter of compliance submitted within 30 days following April 1. Temporary Certificate of Occupancy fees pursuant to Section 18.32.035 of this code shall be reinstated where no letter of compliance is submitted by the end of the 30-day period.

21A.48.060: LANDSCAPE REQUIREMENTS:

A. Landscape Locations:

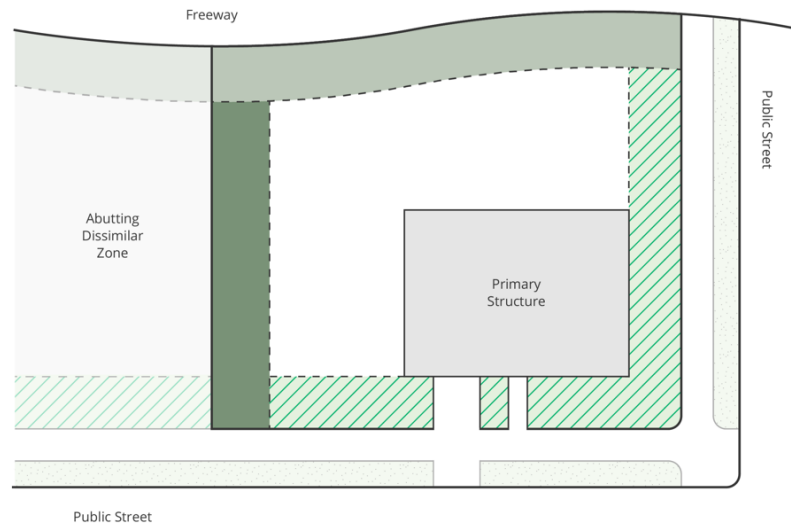
- 1. Applicability: The following graphics illustrate required landscape locations that are regulated by the standards identified in this chapter.
- 2. Landscape Yards: All required front and corner side yards shall be maintained as landscaped yards, unless otherwise exempted in this title.
- 3. Landscape Buffers: Landscape buffers and freeway buffers may be located within a required side or rear yard.
- 4. Coverage and Quantity calculations:
 - a. Vegetation coverage is measured at plant maturity.

- b. The total area of an existing tree canopy, or a tree canopy at the time of planting, may be included in the vegetation coverage calculations of the required landscaping location the tree is within.
- c. Fractional landscaping quantities shall be measured to the nearest whole number.
- d. Streets, drives and sidewalks necessary for reasonable access may be excluded from impervious surface calculations.
- e. Park strip standards shall be applied cumulatively along the adjacent street frontage. Lots with park strips on 2 or more street frontages shall be calculated separately for each street frontage.

5. Conflicting Standards:

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

LANDSCAPE & BUFFERS REQUIRED LOCATIONS



Park Strip
 Landscape Yard
 Freeway Buffer*
 Landscape Buffer*

*Check Standards for Applicability

B. Park Strip Standards:

Park Strips

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<u>Street Trees</u>	<u>Minimum of 1 street tree planted on center between back of street curb and the sidewalk.</u> <u>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>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>	

2478 C. Landscape Yard Standards

2479 1. Residential Districts (all districts included in Chapter 21A.24):

<u>Landscape Yards</u>	
<u>Vegetation</u>	<u>Minimum 33% coverage.</u>
<u>Turf</u>	<u>Maximum 33% ¹</u> <u>(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>	

2480 2. Manufacturing Districts (all districts included in Chapter 21A.28):

<u>Landscape Yards</u>	
<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>

2481 3. All Other Districts Not Included in Chapters 21A.24 and 21A.28:

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

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2483 D. Landscape Buffer Standards:

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<u>District</u>	<u>When Abutting ¹</u>	<u>Required Landscape / Freeway Buffer Widths</u>
<u>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)</u>	<u>Single- and Two- Family, Foothill, & Special Development</u>	<u>10'</u>
<u>All districts</u>	<u>Freeway ²</u>	<u>20'</u>
<u>All other non-residential districts (except SNB, FB-UN1, and those districts listed below that require a greater buffer width)</u>	<u>RMF-30, RMF-35, RMF-45, & RMF-75</u>	<u>10'</u>
<u>M-1</u>	<u>Any district that allows residential uses, AG districts, & OS</u>	<u>15'</u>
<u>M-2</u>	<u>Any district that allows residential uses</u>	<u>50'</u>
	<u>AG districts & OS</u>	<u>30'</u>
<u>BP & RP</u>	<u>All residential districts (in Chapter 21A.24)</u>	<u>30'</u>
<u>EI</u>	<u>All districts</u>	<u>30'</u>
<u>MH</u>	<u>All districts</u>	<u>20'</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>		
<u>Landscape Buffer Standards</u>		
<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>		
<u>Freeway Landscape Buffer Standards</u> (buffer standards for those properties abutting a freeway)		
<u>1 tree for every 15 linear feet of required freeway landscape buffer. Trees shall be staggered along the length of the buffer.</u>		

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100% coverage required, may include adapted or native grasses, wildflower, and shrubs. Turf is prohibited.

21A.48.070: PARKING LOT LANDSCAPING:

A. Applicability:

1. Hard surfaced parking lots with 15 or more parking spaces shall provide landscaping in accordance with the provisions of this section. The following graphic depicts landscape location required and corresponding standards identified in this chapter.
2. Parking lots with less than 15 parking spaces are exempt from parking lot landscaping but shall provide the required landscape yards and landscape buffers.

B. Interior Parking Lot Landscaping:

1. Minimum Area: A minimum of 5% of the parking lot shall be interior parking lot landscaping in the locations identified below and dispersed throughout the parking lot. Landscaping areas located along the perimeter of a parking lot shall not be included toward satisfying this requirement.
2. Location: Interior landscape areas shall be provided in the following locations:
 - a. At each end of a parking row containing 6 stalls or more, where not abutting required perimeter landscaping.
 - b. Parallel to parking lot stalls, at a rate of 1 interior landscape area for every 6 parking spaces, or along the interior length of double-loaded parking rows.
3. Size: Interior landscape areas shall have a minimum width equal to the width of average parking stall within the parking lot, as measured from the inside of the curbing, and shall have a minimum length equal to the length of the abutting parking spaces. Where interior landscape areas do not abut parking spaces, a minimum length of 10' is required.
4. Planting Requirements:

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

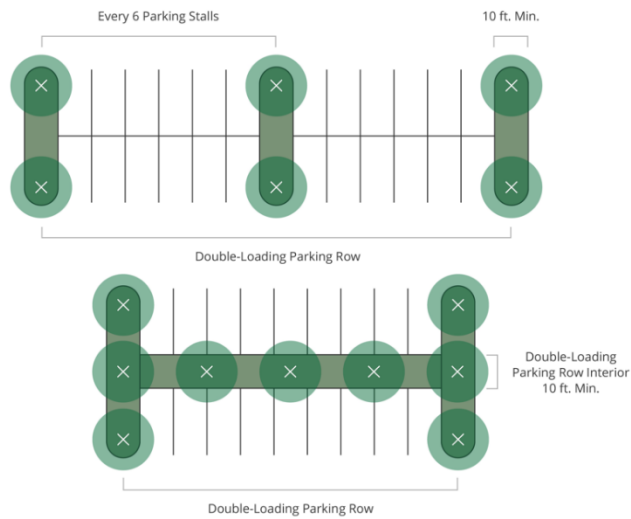
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Ground cover / Mulch

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

2514

INTERIOR LANDSCAPING AREAS

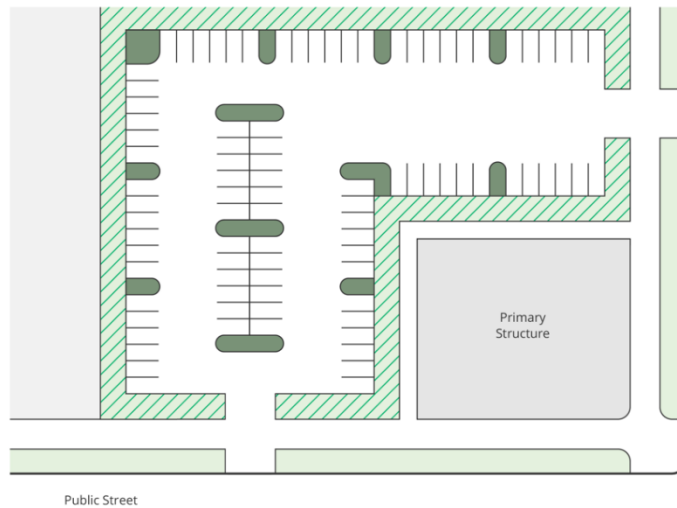



● Interior Landscaping Areas | ⊗ 1 Tree per 140 sq. ft. of the Cumulative Interior Landscaping Area

Image shown for illustration purposes only.

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2516

LANDSCAPE FOR PARKING LOTS



 Perimeter Parking Lot Landscaping |
  Interior Landscaping Areas

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

C. Parking Lot Perimeter Landscaping:

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

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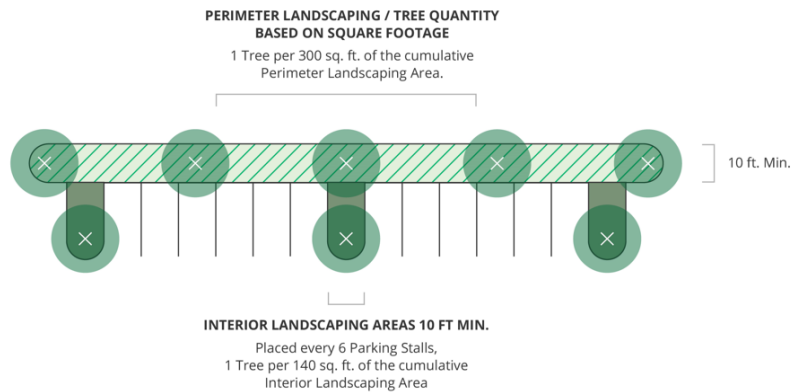
- a. In a required yard or within 20 feet of a property line: 8 feet in width, as measured from the back of the parking lot curb and extending into any parking space overhang area.
- b. Abutting a building on the same property: A minimum 5-foot-wide required landscaping and 3-foot walkway shall be required to buffer buildings from parking spaces.

5. Planting Requirements:

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

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PERIMETER & INTERIOR LANDSCAPING AREAS



- D. Curbing: Concrete curbing shall be installed at the perimeter of internal landscape areas and perimeter parking where parking lots vehicular access aisles or stalls directly abuts required landscaping. Bioretention areas are exempt from curbing requirements, however a vehicle stop is required when bioretention areas directly abut parking stalls.
- E. Bioretention in Parking Lot Interior and Perimeter Landscaping Areas: Retention of the 80th percentile storm is required for all impervious surface parking lots with 50 or more parking spaces. Where this is not feasible, as defined in the SLCDPUs Standard Practices Manual, an approved Stormwater Best Management Practices (Stormwater BMPs) is required. All proposed Stormwater BMPs are subject to Public Utilities Division review, approval, and inspection.
- F. Stormwater BMP Approval Required: A SLC Approved Stormwater Best Management Practice (Stormwater BMP) for all hard surfaced parking lots is required prior to discharge to the public storm drain and gutter, as required in Subsection 21A.44.060.A.2:
1. All Stormwater BMPs are subject to Public Utilities Division review, approval, and inspection.
 2. Plantings within BMPs are to be drought tolerant, salt tolerant, winter hardy, and able to be submerged.

21A.48.080. GENERAL STANDARDS

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

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

1. At the time of planting:

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

B. General Landscaping Standards:

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

2. Turf: Turf is not permitted:

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

3. Mulch: Mulch shall be:

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

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

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

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

1. Street Trees:

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

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

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

2. Vegetation with Thorned, Spined, or Other Sharp Rigid Parts: Vegetation with thorns, spines, or other sharp, rigid parts hazardous to pedestrians and bicyclists, and difficult to walk across are prohibited within 3 feet of a curb, sidewalk, walkway, or driveway.

3. Storm Drain Protection:

a. Rock or gravel shall be set at or below top back of curb or abutting sidewalk grade.

b. Rock or gravel shall have 1 inch or greater diameter. Grades abutting public streets exceeding 4%, as indicated by Public Utilities Division's "4% Grade Streets Map", shall have rock or gravel 3 inch or greater diameter.

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

a. Shall not be more than 5 feet in width and shall be located to provide the most direct route from curb to sidewalk.

b. A maximum of 1 pathway per 20 linear feet of park strip is permitted.

c. The pathway area shall be included in impervious surface percentage calculation.

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

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- 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.48.090: PRIVATE LANDS TREE PRESERVATION:

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

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3. Enhance public and private property for greater enjoyment and usability due to the shade, cooling, and the aesthetic beauty afforded by trees;
4. Protect and improve the real estate values of the city;
5. Preserve and enhance air and water quality;
6. Reduce noise, glare, dust, and heat, and moderate climate, including urban heat island effect;
7. Increase slope stability, and control erosion and sediment runoff into streams and waterways;
8. Protect the natural habitat and ecosystems of the city;
9. Conserve energy by reducing heating and cooling costs; and
10. Preserve the function of mature trees to absorb greenhouse gases such as carbon dioxide.

B. Applicability:

1. General: The standards in this section shall apply to new development in the city unless exempted in accordance with Subsection C, "Exemptions", of this section. The standards in this section shall apply at the time of a development application for "development" as defined in the zoning ordinance.
2. Other Regulations: Title 2, Chapter 2.26 of this code, the Salt Lake City urban forestry ordinance, addressing the protection of trees located on public property owned by the city and in rights of way, shall remain in effect.
3. Specimen Trees: The city forester shall maintain a list of trees or tree types that are deemed to be specimen trees subject to Subsection E, "Standards", of this section.

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

1. The removal of dead, damaged, or naturally fallen trees, or in cases of community emergency;
2. When in conjunction with the construction of a single- or two- family residence not part of a proposed new subdivision;
3. The removal of trees on an existing legal lot when not associated with new development;
4. The removal of trees in such a condition that they pose a threat to structures or natural features on the site, on adjoining properties, or in the public right of way;
5. The removal of diseased trees posing a threat to adjacent trees;
6. The selective and limited removal of trees necessary to obtain clear visibility at driveways or intersections;
7. The removal of trees associated with development at the Salt Lake City International Airport only as necessary to provide safe operations;
8. The removal of trees when requested by the city forester for the purposes of conflict with utilities or streets; and
9. The removal of trees deemed appropriate by the city forester, based on tree species, site conditions, or other variables.

D. Standards:

1. Preservation of Specimen Trees: Specimen trees shall be preserved to the maximum extent practicable as determined by the city forester, in consultation with the zoning administrator, unless exempted pursuant to Subsection C, “Exemptions”, of this section.
 - a. In determining if preservation is impracticable, the city shall consider the following criteria, including, but not limited to:
 - (1) Whether an alternative location or configuration of the development including elements such as parking or structures on the site would be feasible to accomplish tree preservation, without negatively impacting adjacent properties,
 - (2) Whether preservation of the specimen tree would render all permitted development on the property infeasible, or
 - (3) If development of the property will provide significant community benefits that outweigh tree preservation.
 - b. The zoning administrator may modify any dimensional standard, such as setbacks and height limits, by up to 20% if such modification will result in preservation of a specimen tree.
2. Cutting, Removal, or Damage Prohibited: Specimen trees, required to be preserved, shall not be cut, removed, pushed over, killed, or otherwise damaged.
3. Paving, Fill, Excavation, or Soil Compaction Prohibited: The tree protection zone of any protected specimen tree shall not be subjected to paving, filling, excavation, or soil compaction.
4. Mitigation: Where the city determines it is not practicable to preserve a specimen tree on the development site, the following mitigation provisions shall apply.
 - a. Replacement Tree Required: 2 caliper inches of replacement trees shall be provided for each dbh of specimen tree removed (for example, if a 24 inch dbh specimen tree is removed, it must be replaced with at least 24 trees of a minimum 2 inch caliper or 8 trees with a 6 inch caliper). Each replacement tree shall be a minimum of 2 inches in caliper, and shall either be replanted prior to certificate of occupancy or within a conditional time frame as approved by the city forester. Consult the “Salt Lake City Plant List and Hydrozone Schedule” for recommendations on tree selection.

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

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

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(2) That due to unique soil types, topography, or unusual characteristics of the site, the likelihood of successful tree growth is diminished.
In such cases, the applicant shall mitigate for the loss of the specimen tree in the form of payment to the city's tree fund as provided below.

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

E. Specimen Tree Protection During Construction:

1. Owner's Responsibility: During construction, the owner of the property shall be responsible for the ongoing health of specimen trees located on the site. This includes basic tree maintenance and watering throughout the term of construction. The owner shall also ensure the erection of barriers necessary to protect any specimen tree from damage during and after construction.
2. Tree Protection Zone Fencing: Tree protection fencing shall be erected to protect all preserved trees from excavation, fill, compaction, or other impacts that would threaten tree health. Specimen trees shall be fenced in accordance with this subsection before any grading, excavating, or other land disturbing activity begins on a construction site. No construction, grading, equipment or material storage, or any other activity shall be allowed within the tree protection zone, as delineated by the required tree protection fencing, except in accordance with the standards in Subsection F.3, "Encroachments Into Tree Protection Zones and Root Zones", of this section. Fencing shall be maintained until the land disturbance activities are complete, and shall not be removed or altered without first obtaining written consent from the city forester.

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

- a. Location: Fencing shall extend at least 1 foot in distance from the edge of the drip line of a specimen tree or group of specimen trees or as directed by the city forester to best protect a specimen tree's critical root zone and still allow construction access.
- b. Type of Fencing: The developer shall erect a chainlink fence, a minimum of 4 feet in height, secured to metal posts driven into the ground. Such fencing shall be secured to withstand construction activity and weather on the site and shall be maintained in a functional condition for the duration of work on the property. This is not considered permanent fencing subject to Section 21A.40.120, "Regulation of Fences, Walls and Hedges", of this title.
- c. Timing: All required tree protection measures shall be installed, inspected and approved by the city forester prior to the commencement of any land disturbing activities.

4. Encroachments Into Tree Protection Zones and Root Zones: Encroachments into a tree protection zone or within the critical root zones of trees protected in accordance

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with this subsection shall occur only in rare instances, and only upon obtaining written authorization from the city forester. If such encroachment is anticipated, tree preservation measures including, but not limited to, the following may be required:

- a. Tree Crown and/or Root Pruning: The pruning, or cutting, of specimen tree branches or roots shall only be done under the supervision of an ISA certified arborist, and only upon approval of the city forester.
- b. Soil Compaction Impact Mitigation: Where compaction might occur due to planned, temporary traffic through or materials placed within the protection zone, the area shall first be mulched with a minimum 4 inch layer of woodchips or a 6 inch layer of pine straw. Plywood sheet or metal plate coverage of the impacted area may be accepted by the city forester when high moisture conditions warrant. Equipment or materials storage shall not be allowed within the tree protection zone.
- c. Grade Change Impact Mitigation: In the event proposed site development requires soil elevation changes tree protection measures designed to mitigate harm to the tree(s) shall be coordinated with the city forester and the zoning administrator.
- d. Construction Debris/Effluent Strictly Prohibited: In no instance shall any debris or effluent, associated with the construction process, including equipment or vehicle washing, concrete mixing, pouring, or rinsing processes, be permitted to drain onto lands within tree protection zones, as delineated by the chainlink tree protection fencing.

F. Enforcement: These tree preservation provisions shall be subject to the zoning and development enforcement codes as adopted by the city.

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.

SECTION 29. Amending the Text of Section 21A.62.040. That Section 21A.62.040 of the *Salt Lake City Code* (Zoning: Definitions: Definitions of Terms), shall be and hereby is amended as follows:

- a. Amending the definition of “GROUND COVER.” That the definition of “GROUND COVER” shall be amended to read as follows:

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.

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- b. Amending the definition of “LANDSCAPE AREA.” That the definition of “LANDSCAPE AREA” shall be amended to read as follows:

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.

- c. Amending the definition of “LANDSCAPING.” That the definition of “LANDSCAPING” shall be amended to read as follows:

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.

- d. Amending the definition of “MULCH.” That the definition of “MULCH” shall be amended to read as follows:

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.

- e. Amending the definition of “PARK STRIP LANDSCAPING.” That the definition of “PARK STRIP LANDSCAPING” shall be amended to read as follows:

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.~~

- f. Amending the definition of “PARKING LOT.” That the definition of “PARKING LOT” shall be amended to read as follows:

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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.~~

- g. Amending the definition of “TURF.” That the definition of “TURF” shall be amended to read as follows:

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; that are listed in the Salt Lake City Plant List & Hydrozone Schedule. ~~grasses that are native to the local environment or grasses that do not generally require supplemental water, or~~ Inorganic substitutes commonly referred to as artificial turf are prohibited in required landscaping areas.

- h. Adding the definition of “ARTIFICIAL TURF.” That the definition of “ARTIFICIAL TURF” be added and inserted into the list of definitions in alphabetical order to read as follows:

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

- i. Adding the definition of “CALIPER.” That the definition of “CALIPER” be added and inserted into the list of definitions in alphabetical order to read as follows:

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

- j. Adding the definition of “DIAMETER AT BREAST HEIGHT (dbh).” That the definition of “DIAMETER AT BREAST HEIGHT (dbh)” be added and inserted into the list of definitions in alphabetical order to read as follows:

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.

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2955 k. Adding the definition of “IMPERVIOUS SURFACE.” That the definition of
2956 “IMPERVIOUS SURFACE” be added and inserted into the list of definitions in alphabetical
2957 order to read as follows:

2958 IMPERVIOUS SURFACE: Any material that substantially reduces or prevents the
2959 infiltration of stormwater directly into the ground, including: asphalt, concrete, pavers, and
2960 brick.

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2963 l. Adding the definition of “LOW IMPACT DEVELOPMENT (LID).” That the definition of
2964 “LOW IMPACT DEVELOPMENT (LID)” be added and inserted into the list of definitions
2965 in alphabetical order to read as follows:

2966 LOW IMPACT DEVELOPMENT (LID): Systems or practices that use or mimic natural
2967 processes that result in the infiltration, evapotranspiration, and/or use of stormwater to
2968 protect water quality and aquatic habitat.

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2971 m. Adding the definition of “SHADE TREE.” That the definition of “SHADE TREE” be added
2972 and inserted into the list of definitions in alphabetical order to read as follows:

2973 SHADE TREE: Any tree that has a mature minimum tree canopy of 30 feet and a mature
2974 height that is 40 feet or greater.

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2977 n. Adding the definition of “SPECIMEN TREE.” That the definition of “SPECIMEN TREE”
2978 be added and inserted into the list of definitions in alphabetical order to read as follows:

2979 SPECIMEN TREE: A structurally sound and healthy tree or grouping of trees, having an
2980 individual or combined dbh measuring greater than 10 inches; whose future vitality can be
2981 reasonably expected and maintained with proper protection and regularly scheduled care; and
2982 whose absence from the landscape would significantly alter the site’s appearance,
2983 environmental benefit, character or history.

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2986 o. Adding the definition of “STORMWATER CURB CUT.” That the definition of
2987 “STORMWATER CURB CUT” be added and inserted into the list of definitions in
2988 alphabetical order to read as follows:

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2989 STORMWATER CURB CUT: Openings created in the curb to allow storm water from an
2990 adjacent impervious surface to flow into a depressed planting area.

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2993 p. Adding the definition of “TREE PROTECTION FENCING.” That the definition of “TREE
2994 PROTECTION FENCING” be added and inserted into the list of definitions in alphabetical
2995 order to read as follows:

2996 TREE PROTECTION FENCING: The fencing required to be installed, and maintained
2997 during construction activities, to delineate required tree protection zones.

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3000 q. Adding the definition of “TREE PROTECTION ZONE.” That the definition of “TREE
3001 PROTECTION ZONE” be added and inserted into the list of definitions in alphabetical order
3002 to read as follows:

3003 TREE PROTECTION ZONE: The area of a development site that includes the area located
3004 within the drip line of specimen trees and also includes the area that supports tree health
3005 requirements and interactions as determined by the city forester.

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3007
3008 r. Deleting definitions. That the following definitions are hereby **deleted** from the definitions
3009 of terms:

3010 BMP

3011
3012 BEST MANAGEMENT PRACTICE (BMP) (Applies Only To Chapter 21A.48 Of This
3013 Title)

3014
3015 ECOLOGICAL RESTORATION PROJECT

3016
3017 ET OR ETo

3018
3019 ETAF

3020
3021 EVAPOTRANSPIRATION (ET) RATE

3022
3023 EVERGREEN

3024
3025 LANDSCAPE BMPs MANUAL

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OVERSPRAY

PERENNIAL

TIER 2 WATER TARGET

TREASURED LANDSCAPE

WATER BUDGET

SECTION 30. Repealing the Text of Subsection 21A.62.050.D. That Subsection

21A.62.050.D of the *Salt Lake City Code* (Zoning: Definitions: Illustrations of Selected

Definitions: Landscape Area), shall be repealed in its entirety as follows:

D. ~~Landscape Area.~~ Reserved.

SECTION 31. Effective Date. This Ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____, 2024.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

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3058

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MAYOR

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3062 CITY RECORDER

3063 (SEAL)

3064

3065 Bill No. _____ of 2024.

3066 Published: _____.

3067 Ordinance Amending Landscaping Regulations (legislative)v2

3068

3069