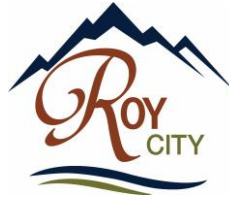


- Chair**  
• Ryan Cowley
- Vice-Chair**  
• Claude Payne
- City Planner**  
• Steve Parkinson



- Commission Members**
- Samantha Bills
  - Torris Brand
  - Christopher Collins
    - Jason Felt
  - Janel Hulbert
    - Jason Sphar
  - Daniel Tanner

---

# PLANNING COMMISSION

## AGENDA

May 24, 2022

6:00 p.m.

The Roy City Planning Commission work-session meeting will be held in the Small Training Room in the basement of the Roy City Municipal Building located at 5051 South 1900 West.

This meeting will be streamed live on the Roy City YouTube channel.  
(<https://www.youtube.com/channel/UC6zdmDzxdOSW6veb2XpzCNA>)

The meeting will commence with the Pledge of Allegiance, which will be appointed by the Chair.

### Agenda Items

1. Declaration of Conflicts
2. Continued discussion on Water-wise/drought tolerant landscaping ordinance
3. Commissioners Minute
4. Staff Update
5. Adjourn

*In Compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact the Administration Department at (801) 774-1040 or by email: [ced@royutah.org](mailto:ced@royutah.org) at least 48 hours in advance of the meeting.*

*Pursuant to Section 52-4-7.8 (1)(e) and (3)(B)(ii) "Electronic Meetings" of the Open and Public Meetings Law, any Commissioner may participate in the meeting via teleconference, and such electronic means will provide the public body the ability to communicate via the teleconference.*

### **Certificate of Posting**


*The undersigned, does hereby certify that the above notice and agenda was posted in a public place within the Roy City limits on this 20<sup>th</sup> day of May 2022. A copy was also provided to the Standard Examiner and posted on the Roy City Website on the same date.*

Visit the Roy City Web Site @ [www.royutah.org](http://www.royutah.org)  
Roy City Planning Commission Agenda Information – (801) 774-1027

  
Steve Parkinson, City Planner





Date: 24 May 2022  
 To: Planning Commissioners  
 From: Steve Parkinson – Planning & Zoning Administrator   
 Subject: Agenda Items # 2 – Discussion on Water-wise/drought tolerant landscaping

During the April work-session we spoke about this topic and it staff was to bring forward thoughts of how to amend our code to comply with Weber Basin Waters requirements regarding water conservation so that the citizens of Roy can take part of the “Flip Your Strip” program.

Staff has gone through the entire code and included the sections that need to be amended. We also have included some language which is in **Blue and bolded**. Staff also thought it may help for “reading” purposes easier for you if I included not just the paragraph that is to be amended but the entire section as well.

-----

**10-10-20 Required Front Yard Landscaping in Residential Zones:**

- 1) Landscaping, such as but not limited to, grass, rocks, trees, shrubs, and ground cover is required to be installed in all yard areas of all residential lots within eighteen (18) months from issuance of a Certificate of Occupancy. For existing residential lots which have either not installed landscaping or residential lots where the landscaping no longer exists, landscaping according to these regulations shall be installed within eighteen (18) months from the enactment of this provision.
- 2) **Water-wise landscaping is required for all Lots as identified the subsection above. The following shall apply:**
  - a. **Turf not to exceed 35% of the total square footage of the front and side yards.**
  - b. **No turf in park-strips or any areas less than eight (8) feet in width.**
  - c. **Drip irrigation should be use for all Non-turf areas.**
- 3) Landscaping of residential lots shall be maintained in a healthy condition. Yard areas shall not lack appropriate turf, plant or ground cover material so as to cause excessive dust or allow the accumulation of debris. (Ord. 1036, 12-7-2013)

-----

**10-13-5 Landscaping:**

- 1) General Requirements.
  - a) Intent. The landscape standards outlined in this section are designed to meet the following set of goals.
    - i) To provide for healthy, long-lived street trees within all public ways to improve the appearance of streets and to create a buffer between pedestrian and vehicular travel lanes.
    - ii) To increase the compatibility of adjacent uses and minimize the adverse impacts created by adjoining or neighboring uses.
    - iii) To promote the prudent use of water and energy resources by achieving and maintaining sustainable, functional landscapes.
    - iv) To shade large expanses of pavement and reduce the urban heat island effect.
  - b) Applicability. Landscaping, trees, and buffers shall be installed as detailed in this section.
    - i) General Compliance. Application of this section to existing uses shall occur with the following developments.
      - (1) Any development of new or significant improvements to existing parking lots, loading facilities, and driveways. Significant improvements include new driveways, new spaces, new medians, new

- loading facilities, or complete reorganization of the parking and aisles.
- (2) Alteration to an existing principal or accessory structure that results in a change of 30% or more in the structure's gross floor area.
- ii) **Landscape plans shall comply with the following:**
  - (1) **Turf not to exceed 15% of the total landscaped area (designated recreational areas excluded).**
  - (2) **No turf in parking lot landscape islands, park-strips, buffer areas or any area less than eight (8) feet wide.**
  - (3) **Drip irrigation should be use for all Non-turf areas.**
- iii) **Buffers.** Landscape buffers are required according to the provisions in this section with the following exceptions.
  - (1) **Shared Driveways.** Buffers shall not be required along a property line where a curb cut or aisle is shared between two adjoining lots.
  - (2) **Points of Access.** Buffering is not required at driveways or other points of access to a lot.
- iv) **Temporary Uses.** These provisions do not apply to temporary uses, unless determined otherwise by the Zoning Administrator.

-----

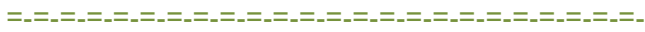
**10-14-10 Application Requirements to Establish a Permitted Use Proposing New Construction of a Building(s):**

All applications to establish a Permitted Use proposing new construction of a building(s) shall include and provide the following information:

- 1) A completed Permitted Use Application, as provided by the City.
- 2) Six (6) 24" X 36: size copies, one (1) 11" X 17" size copy and one (1) digital copy of a Site Plan set, drawn at a scale as required by the City Engineer, prepared by a licensed engineer or architect identifying the following:
  - a) The location and dimension of the property and all proposed uses and buildings, existing buildings located on the property, and existing buildings located within one-hundred (100) feet of the property.
  - b) The location of any future buildings shall be shown, if applicable, to provide for the function and compatibility of the entire site at full build-out.
  - c) Existing property lines and existing fence lines shall be shown.
  - d) The location of all zoning district boundaries.
  - e) The location and dimension of all existing and proposed natural features including drainage ways and flood plains.
  - f) Existing topography and the proposed finished grade of the site shown as required by the City Engineer.
  - g) The proposed setbacks and exterior dimensions of all proposed buildings and structures.
  - h) The location of roads and streets serving the site, or proposed to serve the site, and including any permits as required by Weber County or the Utah Department of Transportation, as applicable.
  - i) The location and dimension of all proposed ingress and egress points, off-street parking, and loading areas, including the total number of parking and loading spaces.
  - j) The location and dimension of all pedestrian and biking facilities, including sidewalks and trails, if any.
  - k) All public and private rights-of-way and easements located on, or adjacent to the property, proposed to be continued, created, relocated, or abandoned shall be shown.
- 3) Located on the Site Plan sheet(s), or on separate sheets, as may be proposed by the applicant, or required by the Zoning Administrator for readability, the following information shall be provided:
  - a) All existing and proposed culinary water, secondary water, sanitary sewer, storm drainage, power, gas, and telephone lines and facilities, streets and roads with design plans for any new water, sewer and storm drainage lines and facilities, as applicable, streets and roads, meeting the design and construction requirements of the City, or other agencies, as applicable, and prepared by a licensed engineer, at a

scale acceptable to the City Engineer. Access to all utilities and points of utilities connections shall be shown.

- b) A Landscape Plan(s). Landscape plan(s) shall be included with the Permitted Use Application, prepared by a registered landscape architect, identifying all proposed landscape, screening and buffering features, including all proposed plant materials, including their locations and sizes. All proposed plant materials should be drought tolerant. **The following shall apply:**
  - i) **Turf not to exceed 15% of the total landscaped area (designated recreational areas excluded).**
  - ii) **No turf in parking lot landscape islands, park-strips, buffer areas or any area less than eight (8) feet wide.**
  - iii) **Drip irrigation should be use for all Non-turf areas.**
- c) Fences and Walls. The location of all fences and walls, identifying proposed height, materials, and colors shall be shown.
- d) Building Plans. The exterior elevations of every side of all proposed structures shall be provided, clearly showing proposed building materials and colors proposed for all exterior building facades. This information shall include a proposed building materials and colors board including color chips and material samples. The location of all associated mechanical and ancillary equipment, if any, shall be provided, including any screening treatments proposed.
- e) Site and Building Signage Plans. Information and plans shall be provided identifying all proposed site and building signage including the design, height, size, materials, and colors of all building and site signs.
- f) Site and Building Lighting Plans. Information and plans shall be provided identifying all proposed site and building lighting identifying the type, design, location, intensity, height, and direction of all site and building lighting. A photometric plan of the site, including all site and building lighting, may be required by the Commission.
- g) The location and dimensions of all proposed solid waste collection areas and storage areas, including the proposed method of screening.
- h) A Construction Plan identifying the phases of construction, a construction schedule, and a list of all permits necessary for the proposed use(s), as applicable.
- 4) A narrative, accompanied by necessary tables and other information, describing the proposed Permitted Use Application, to assist the Staff and Commission in the review of the Permitted Use Application including:
  - a) A calculation, identifying all pervious and impervious areas.
  - b) A description of all proposed uses and buildings, including the total site area and building square footage, by building.
  - c) Projected increase in traffic trips.
  - d) Projected water and sewer demand.
  - e) How the proposed Site Plan and proposed uses comply with the Roy City General Plan.  
(Ord. No. 17-1, 3-7-2017)



**10-14-11 Additional Site and Building Design Standards for New Construction or Structural Modifications to an Existing Building(s):**

To achieve the purposes of this Ordinance, Site and Building Design Standards or Design Guidelines are categorized as follows:

- 1) Site Standards related to buildings and structures including building design, location of buildings, access locations, parking and loading areas, landscaping treatments and buffer areas, signs and sign location, site and building lighting, and other features are required for all Site Plans. Building Design Standards are required in addition to standards set forth in this Ordinance and are indicated by the verb “shall”.
- 2) Design Guidelines indicate additional actions that may be taken to enhance development design and achieve greater compatibility with adjacent land uses. Guidelines use the verb “should” (rather than “shall”) signifying that the guidelines are desirable objectives. Application of the guidelines will depend on

the nature of the proposed Site Plans and the surrounding area, as may be determined by the Zoning Administrator or Commission.

## B. Site Design Standards:

All Site Plan Applications shall provide site functionality for the integration of the proposed buildings with existing, or planned, pedestrian and vehicular circulation patterns and provides for a system of interconnected streets, walkways, trails, and parking areas.

- 1) **Building Location.** All buildings shall have an orientation to the street to encourage a pedestrian relationship. Building placement shall allow interconnected walkways and shared site accesses for increased convenience, accessibility, and enhanced safety for pedestrians. All Site Plan Application approvals shall provide agreements or easements to allow cross vehicle access, pedestrian connections and shared parking, as determined necessary by the Zoning Administrator, or Commission.
- 2) **Naturally Occurring Site Features.** All Site Plan Applications shall recognize and preserve, as practicable, the natural features and sensitive areas occurring on the site including areas of historic value, unusual or hazardous topography, or lands subject to flooding. All natural features shall be preserved, as practical, and integrated into the site plan design.
- 3) **Interconnected Open Space.** Provide an interconnected system of open space areas. The locations of all buildings and structures shall allow and provide an interconnected system of open space allowing open space and landscaping areas to connect with similar open spaces and landscaping areas existing, or planned to be located, on adjacent properties.
- 4) **Site Access.** The location and number of access points to the site, the interior circulation pattern, and the separation between pedestrians and vehicles shall be designed to maximize safety and convenience, and should be harmonious with proposed and neighboring buildings. Appropriate vehicular and pedestrian cross access agreements and easements shall be provided.
- 5) **Trash and Refuse Collection Areas.** All solid waste and refuse collection areas shall be located to minimize the impact on adjacent property owners or users. Such areas shall be screened from view. All dumpster and refuse enclosures shall be a minimum of six (6)-feet high, constructed of materials to match the primary buildings on the site, and provide latching gates for screening the opening to the enclosure.
- 6) **Noise Impact.** Site design shall include provisions and strategies for limiting noise, particularly to adjacent property. The occupants of a proposed development should be protected from noise from both outside and within the site through screening, setbacks, and building materials. Noise generating equipment shall be located and buffered to minimize potential on-site and off-site impacts.
- 7) **Off-street Parking Areas and Loading Bays.** Off-street parking and loading docks/bays shall be screened by landscaped areas and walls. Loading bays and docks shall be separated from customer parking where possible. Loading bays shall be oriented away from neighboring residential areas and public streets. The number and dimension of required off-street parking spaces and loading bays shall be in accordance with the requirements of the Chapter 19, herein.
- 8) **Flood Channels and Drainage Ways.** Drainage ways shall be retained and protected in their naturally occurring condition, where possible, and integrated into the open space areas of the site and may include areas for use as trails or parks. Flood channels and drainage ways may be contoured to be gentle and rounded and may incorporate the use of rocks, boulders, and landscaping to increase interest.
- 9) **Site Landscaping and Screening Treatments.** Landscape improvements should mitigate building and parking lot impact, add aesthetic interest, and character. Landscaping is an integral element of site development. Landscaping should complement the architecture of the building and provide visual interest and variety, provide screening elements, add to year round site beautification, highlight building design features, and conserve water. The minimum landscaping requirement is based on the Zoning District in which the site is located, as provided in Table 10-2. Landscape designers shall recognize the following landscape design principles with the Landscape Plan(s) materials:
  - a) **Landscape Buffers.** Landscape buffers between dissimilar or conflicting land uses shall be provided. Landscape buffers shall be provided for off-street parking and service areas and streetscape landscape buffer areas shall be provided on the perimeter of all proposed Site Plans, as required by the Zoning Administrator or Commission.

- b) **Internal Parking Lot Landscaping.** To minimize the environmental and visual impacts created by large areas of off street parking hard surfacing all off street parking areas shall be designed and constructed to meet the following minimum landscape requirements. Site Plan Application approval by the Zoning Administrator or Commission may require additional parking area landscaping to achieve the purposes of this Ordinance.
  - i. **Minimum Internal Parking Area Landscaping.** All off street parking areas, providing twenty (20) or more parking spaces shall provide a minimum of five percent (5%) of the total parking area as landscape treatments. Areas to be landscaped may include;
    - 1. Traffic islands separating adjacent parking spaces.
    - 2. Peninsulas parallel to individual parking spaces.
    - 3. Planter areas located at the ends of parking rows or other planter areas located within the off street parking area.
  - ii. The area provided for off street parking shall be the greatest area defined by the distance from the curb-lines or edges of the outermost parking space, aisle, or driveways.
  - iii. No required setback areas shall be included as meeting the required parking area landscaping as required by this Section.
  - iv. All required landscaped areas shall be provided with a permanent and adequate means of irrigation and regularly maintained, including weed control.
  - v. All parking lot hard surfacing shall provide a sufficient area around all trees and landscaping to permit water absorption and prevent soil compaction.
  - vi. Off-street parking areas shall be screened by landscaped areas and/or screening walls.
- c) **Landscape Materials.** All proposed plants and landscape materials shall be consistent with (but not uniform) and of a similar scale with existing natural landscape, neighboring landscape, and adjacent streetscape areas where appropriate. Drought tolerant plant materials are encouraged. Landscaping improvements may also include berming, contouring, rocks, and boulders.
- d) **Native Vegetation Materials.** All landscape plans are encouraged to use vegetation, native to northern Utah.
- e) **Plant Size, Spacing, and Scale.** The size and spacing of landscape elements shall be consistent and establish a coordinated relationship to any existing or proposed streetscape plantings. The size and spacing of landscape elements shall also be of appropriate scale and character to all proposed site structures and features.
- f) **Screening Walls, Fences, and Other Visual Barriers.** Walls, fences, and barriers that create a continuous surface greater than twenty (20) feet in length shall be softened visually with acceptable landscaping. All walls and fences shall conform to the major architectural style of the Site Plan.
- g) **Non-vegetative Ground Cover.** Non-vegetative ground cover treatments may include boulders, small stones less than ½ inch in diameter and bark and mulch. Areas of non-vegetative ground cover materials shall be broken up and interspersed with plant materials.
- h) **Landscape Maintenance.** All landscape plans shall include necessary irrigation plans and shall demonstrate that long-term landscape maintenance **and water conservation** has been considered in the landscape design.

-----

**10-15-7 Application Requirements to Establish a Conditional Use for New Construction of a Building(s):**

All applications to establish a Conditional Use shall include a Site Plan and provide the following information:

- 1) A completed Conditional Use Application, as provided by the City.
- 2) Six (6) 24" X 36" size copies, one (1) 11" X 17" size copy and one (1) digital copy of a site plan, drawn at a scale required by the City Engineer, prepared by a licensed engineer or architect, identifying the following:
  - a) The location and dimension of the property and all proposed uses and buildings, existing buildings located on the property, and existing buildings located within one-hundred (100) feet of the property.
  - b) The location of any future buildings shall be shown, if applicable, to provide for the function and compatibility of the entire site at full build-out.



- c) Existing property lines and existing fence lines shall be shown.
  - d) The location of all zoning district boundaries.
  - e) The location and dimension of all existing and proposed natural features including, but not limited to, scenic views, existing vegetation, wetlands, drainage ways, flood plains, water bodies, and wildlife habitat areas.
  - f) Existing topography and the proposed finished grade of the site shown as required by the City Engineer.
  - g) The proposed setbacks and exterior dimensions of all proposed buildings and structures.
  - h) The location of roads and streets serving the site, or proposed to serve the site, and including any permits as required by Weber County or the Utah Department of Transportation, as applicable.
  - i) The location and dimension of all proposed ingress and egress points, off-street parking, and loading areas, including the total number of parking and loading spaces.
  - j) The location and dimension of all pedestrian and biking facilities, including sidewalks and trails, if any.
  - k) All public and private rights-of-way and easements located on, or adjacent to the property, proposed to be continued, created, relocated, or abandoned shall be shown.
- 3) Located on the Site Plan sheet(s), or on separate sheets, as may be proposed by the applicant, or required by the Zoning Administrator for readability, the following information shall be provided:
- a) All existing and proposed culinary water, secondary water, sanitary sewer, storm drainage, power, gas, and telephone lines and facilities, streets and roads with design plans for any new water, sewer and storm drainage lines and facilities, as applicable, streets and roads, meeting the design and construction requirements of the City, or other agencies, as applicable, and prepared by a licensed engineer, at a scale acceptable to the City Engineer. Access to all utilities and points of utilities connections shall be shown.
  - b) A Landscape Plan(s). Landscape plan(s) shall be included with the Conditional Use Application, prepared by a registered landscape architect, identifying all proposed landscape, screening and buffering features, including all proposed plant materials, including their locations and sizes. All proposed plant materials should be drought tolerant. **The following shall apply:**
    - (i) **Turf not to exceed 15% of the total landscaped area (designated recreational areas excluded).**
    - (ii) **No turf in parking lot landscape islands, park-strips, buffer areas or any area less than eight (8) feet wide.**
    - (iii) **Drip irrigation should be use for all Non-turf areas.**
  - c) Fences and Walls. The location of all fences and walls, identifying proposed height, materials, and colors shall be shown.
  - d) Building Plans. The exterior elevations of every side of all proposed structures shall be provided, clearly showing proposed building materials and colors proposed for all exterior building facades. This information shall include a proposed building materials and colors board including color chips and material samples. The location of all associated mechanical and ancillary equipment, if any, shall be provided, including any screening treatments proposed.
  - e) Site and Building Signage Plans. Information and plans shall be provided identifying all proposed site and building signage including the design, height, size, materials, and colors of all building and site signs.
  - f) Site and Building Lighting Plans. Information and plans shall be provided identifying all proposed site and building lighting identifying the type, design, location, intensity, height, and direction of all site and building lighting. A photometric plan of the site, including all site and building lighting.
  - g) The location and dimensions of all proposed solid waste collection areas and storage areas, including the proposed method of screening.
  - h) Erosion Control Plan(s). Information and plans identifying proposed temporary and permanent erosion control measures.
  - i) A Construction Plan identifying the phases of construction, a construction schedule, and a list of all permits necessary for the proposed use(s), as applicable.
- 4) A narrative, accompanied by necessary tables and other information, describing the proposed Conditional Use Application, to assist the Zoning Administrator and Commission in the review of the Conditional Use Application including:
- a) A calculation, identifying all pervious and impervious areas.
  - b) A description of all proposed uses and buildings, including the total site area and building square footage, by building.
  - c) Projected increase in traffic trips.

- d) Projected water and sewer demand.
- e) How the proposed Site Plan and proposed uses comply with the Roy City General Plan. (Ord. No 17-1, 3-7-2017)

-----

**10-15-8 Additional Site Standards and Design Requirements to Establish A Conditional Use:**

To achieve the purposes of this Ordinance, Site and Building Design Standards or Design Guidelines are categorized as follows:

- 1) Site Standards related to buildings and structures including building design, location of buildings, access locations, parking and loading areas, landscaping treatments and buffer areas, signs and sign location, site and building lighting, and other features are required for all Site Plan Applications. Building Design Standards are required in addition to standards set forth in this Ordinance and are indicated by the verb “shall.”
- 2) Design Guidelines indicate additional actions that may be taken to enhance development design and achieve greater compatibility with adjacent land uses. Guidelines use the verb “should” (rather than “shall”) signifying that the guidelines are desirable objectives. Application of the guidelines will depend on the nature of the proposed Site Plan and the surrounding area, as may be determined by the Commission.

**B. Site Design Standards:**

All Site Plan Applications shall provide site functionality for the integration of the proposed buildings with existing, or planned, pedestrian and vehicular circulation patterns and provides for a system of interconnected streets, walkways, trails, and parking areas.

- 1) **Building Location.** All buildings shall have an orientation to the street to encourage a pedestrian relationship. Building placement shall allow interconnected walkways and shared site accesses for increased convenience, accessibility, and enhanced safety for pedestrians. All Site Plan Application approvals shall provide agreements or easements to allow cross vehicle access, pedestrian connections and shared parking.
- 2) **Naturally Occurring Site Features.** All Site Plan Applications shall recognize and preserve, as practicable, the natural features and sensitive areas occurring on the site including areas of historic value, unusual or hazardous topography, or lands subject to flooding. All natural features shall be preserved, as practical, and integrated into the site plan design.
- 3) **Interconnected Open Space.** Provide an interconnected system of open space areas. The locations of all buildings and structures shall allow and provide an interconnected system of open space allowing open space and landscaping areas to connect with similar open spaces and landscaping areas existing, or planned to be located, on adjacent properties.
- 4) **Site Access.** The location and number of access points to the site, the interior circulation pattern, and the separation between pedestrians and vehicles shall be designed to maximize safety and convenience, and should be harmonious with proposed and neighboring buildings. Appropriate vehicular and pedestrian cross access agreements and easements shall be provided.
- 5) **Trash and Refuse Collection Areas.** All solid waste and refuse collection areas shall be located to minimize the impact on adjacent property owners or users. Such areas shall be screened from view. All dumpster and refuse enclosures shall be a minimum of six (6) feet high, constructed of materials to match the primary buildings on the site, and provide latching gates for screening the opening to the enclosure.
- 6) **Noise Impact.** Site design shall include provisions and strategies for limiting noise, particularly to adjacent property. The occupants of a proposed development should be protected from noise from both outside and within the site through screening, setbacks, and building materials. Noise generating equipment shall be located and buffered to minimize potential on-site and off-site impacts.
- 7) **Off-street Parking Areas and Loading Bays.** Off-street parking and loading docks/bays shall be screened by landscaped areas and walls. Loading bays and docks shall be separated from customer parking where possible. Loading bays shall be oriented away from neighboring residential areas and public streets. The number and dimension of required off-street parking spaces and loading bays shall be in accordance with the requirements of the Chapter 19, herein.
- 8) **Flood Channels and Drainage Ways.** Drainage ways shall be retained and protected in their naturally



occurring condition, where possible, and integrated into the open space areas of the site and may include areas for use as trails or parks. Flood channels and drainage ways may be contoured to be gentle and rounded and may incorporate the use of rocks, boulders, and landscaping to increase interest.

- 9) **Site Landscaping and Screening Treatments.** Landscape improvements should mitigate building and parking lot impact, add aesthetic interest, and character. Landscaping is an integral element of site development. Landscaping should complement the architecture of the building and provide visual interest and variety, provide screening elements, add to year round site beautification, highlight building design features, and conserve water. The minimum landscaping requirement is based on the Zoning District in which the site is located, as provided in Table 10-2. Landscape designers shall recognize the following landscape design principles with the Landscape Plan(s) materials:
- a) **Landscape Buffers.** Landscape buffers between dissimilar or conflicting land uses shall be provided. Landscape buffers shall be provided for off-street parking and service areas and streetscape landscape buffer areas shall be provided on the perimeter of all proposed Site Plans, as required.
  - b) **Internal Parking Lot Landscaping.** To minimize the environmental and visual impacts created by large areas of off street parking hard surfacing all off street parking areas shall be designed and constructed to meet the following minimum landscape requirements. Site Plan Application approval by the Commission may require additional parking area landscaping to achieve the purposes of this Ordinance.
    - (i) **Minimum Internal Parking Area Landscaping.** All off street parking areas, providing twenty (20) or more parking spaces shall provide a minimum of five percent (5%) of the total parking area as landscape treatments. Areas to be landscaped may include;
    - (ii) Traffic islands separating adjacent parking spaces.
    - (iii) Peninsulas parallel to individual parking spaces.
    - (iv) Planter areas located at the ends of parking rows or other planter areas located within the off street parking area.
    - (v) The area provided for off street parking shall be the greatest area defined by the distance from the curb-lines or edges of the outermost parking space, aisle, or driveways.
    - (vi) No required setback areas shall be included as meeting the required parking area landscaping as required by this Section.
    - (vii) All required landscaped areas shall be provided with a permanent and adequate means of irrigation and regularly maintained, including weed control.
    - (viii) All parking lot hard surfacing shall provide a sufficient area around all trees and landscaping to permit water absorption and prevent soil compaction.
    - (ix) Off-street parking areas shall be screened by landscaped areas and/or screening walls.
  - c) **Landscape Materials.** All proposed plants and landscape materials shall be consistent with (but not uniform) and of a similar scale with existing natural landscape, neighboring landscape, and adjacent streetscape areas where appropriate. Drought tolerant plant materials are encouraged. Landscaping improvements may also include berming, contouring, rocks, and boulders.
  - d) **Native Vegetation Materials.** All landscape plans are encouraged to use vegetation, native to northern Utah.
  - e) **Plant Size, Spacing, and Scale.** The size and spacing of landscape elements shall be consistent and establish a coordinated relationship to any existing or proposed streetscape plantings. The size and spacing of landscape elements shall also be of appropriate scale and character to all proposed site structures and features.
  - f) **Screening Walls, Fences, and Other Visual Barriers.** Walls, fences, and barriers that create a continuous surface greater than twenty (20) feet in length shall be softened visually with acceptable landscaping. All walls and fences shall conform to the major architectural style of the Site Plan.
  - g) **Non-vegetative Ground Cover.** Non-vegetative ground cover treatments may include boulders, small stones less than ½ inch in diameter and bark and mulch. Areas of non-vegetative ground cover materials shall be broken up and interspersed with plant materials.
  - h) **Landscape Maintenance.** All landscape plans shall include necessary irrigation plans and shall demonstrate that long-term landscape maintenance **and water conservation** has been considered in the landscape design.



10-31-1 Purpose and Conflicts:

**Landscaping:** Materials and treatments that include naturally growing elements such as grass, trees, shrubs, **vines, ground covers** and flowers. Landscaping may also include the use of rocks, **stone, bark chips, and structural features, including but not limited to,** fountains, **outdoor art work,** benches, and contouring of the earth.