

PLNPCM2023-00098 – 21A.48 Landscaping and Buffers Updates

Date Prepared: February 10, 2023

This proposed ordinance is a rewrite of 21A Zoning:

This section consists of all new language.

Chapter 48 – Landscaping and Buffers

And, makes the following amendments to Title 21A Zoning:

In these sections underlined text is new; text with strikethrough is proposed to be deleted. All other text is existing with no proposed change.

Section 48.135 – Private Lands Tree Preservation

Section 32.040 – FP Foothills Protection District

Section 32.020 – FR-1 / 43,560 Foothills Estate Residential District

Section 24.030 – FR-2 / 21,780 Foothills Residential District

Section 44.060 – Parking Lot Location and Design

Section 40.120 – Regulation of Fences, Walls, and Hedges

Section 62 - Definitions

Title 21A Zoning Chapter 48

LANDSCAPING AND BUFFERS

21A.48.010. PURPOSE AND INTENT:

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

The intent is these regulations will promote and enhance the community's appearance as viewed from the public realm. That required water quality and storm water management features are incorporated into overall site and landscape design in a way that is attractive and to mitigate visual impacts through buffering between uses.

21A.48.020. APPLICABILITY:

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

21A.48.030. AUTHORITY

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 or where innovative landscaping design that furthers the purpose and intent of this chapter is implemented.

21A.48.040. RESPONSIBILITY & MAINTENANCE

- A. All landscaping shall be:
 - a. Limited to the landscaped area or shall provide clearance in the public right-of-way from grade level to seven feet above the sidewalk or ten feet above a street
 - b. Maintained in live condition so as to present a healthy, neat and orderly appearance.
 - c. Replaced when necessary and kept free of refuse and debris.
- B. Landscape Yards.
 - 1. Responsibility and maintenance: The owner of the property shall be responsible for the correct installation, maintenance, repair and/or replacement of all landscaping vegetation as required by the provisions of this chapter.
- C. Park Strips.
 - 1. Responsibility and maintenance: The owner of the abutting property shall be responsible for landscaping vegetation and its maintenance within the park strip.
 - 2. Exceptions: Any street tree planting or maintenance pursuant to 21A.48.040.C.
- D. Street Trees.
 - 1. Responsibility and maintenance
 - a. Urban Forestry Division's expectation is to preserve street trees. Planting, cutting, removing, pruning and any and other maintenance of street trees shall be done by the Salt Lake City Urban Forestry Division, as described in Section 2.26.210 of this code.
 - b. Adjacent Property Owner: Responsible for contacting the Salt Lake City Urban Forestry Division to obtain permits to request maintenance on a street tree.
 - c. 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.
 - 2. Irrigation.
 - a. All street trees shall be irrigated with a permanent automatic irrigation system. Street tree irrigation systems are the responsibility of the abutting property owner to install and maintain. It shall provide water adequately and efficiently to each street tree, as determined by the Urban Forestry Division.
- E. Irrigation Systems:

1. All irrigation systems shall be maintained in good operating condition to eliminate water waste and run-off into the public right-of-way.
2. All irrigation systems 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 any other appropriate components.
4. All irrigation systems shall be hydrozoned with separate irrigation valves required:
 - a. Each valve shall irrigate landscaping with similar site, slope and soil conditions, and plant materials with similar watering needs.
 - b. Turf and planting beds shall be irrigated on separate irrigation valves; and,
 - c. Drip emitters and sprinklers shall be placed on separate irrigation valves.
5. Irrigation systems are required to use an irrigation controller that can automatically adjust the frequency and/or duration of irrigation in response to changing weather conditions and have a US-EPA WaterSense Label.
6. Any fountain, pond, and other similar water feature supplied through the culinary water system shall have a recirculating system.
7. 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 Package Required: A landscape package shall be required for:
 1. All new primary residential, commercial, institution, or manufacturing developments,
 2. Any addition, expansion or intensification of a property that increases the floor area and/or parking requirement by fifty percent (50%) or more, and
 3. when required elsewhere in this title.
- B. Changes to an approved landscape plan: Any change or deviation to an approved landscape plan requires the approval of the Zoning Administrator. Landscape improvements made to a lot that are not authorized and not in conformance with an approved landscape plan shall be a violation of this title, and subject to the fines and penalties established herein.
- C. Modification of standards: Changes which do not conform to this chapter may be requested as a variance and shall be subject to the procedures established in chapter 21A.18 of this title.
- D. Contents Of A Complete Landscape Plan Package: A complete landscape package includes a planting plan, a grading plan, and an irrigation plan. All plans submitted for approval shall contain the following information and shall be drawn at the same scale, unless specifically waived by the Zoning Administrator:
 1. Planting Plan:
 - (1) Property lines, easements, and street names.
 - (2) Location and dimensions of existing and proposed structures, parking lots, drive aisles, and fencing.

- (3) Location of existing and proposed sidewalks, bicycle paths, ground signs, refuse disposal, freestanding electrical equipment, and all other structures.
- (4) Sight distance triangles at curb cuts or corners.
- (5) The location, size, and common names of all existing trees.
- (6) Tree Protection Zone Plan required when construction work will occur near a street tree or other protected tree. Root zone protection plan is subject to approval from the Urban Forestry Division.
- (7) The location, quantity, size at maturity, and name (botanical and common) of proposed plants and trees.
- (8) The location of existing buildings, structures and plants on adjacent property within twenty feet (20') of the site.
- (9) Street tree soil volume calculations.
- (10) Table of Summary detailing:
 - a. Total area and percentage of the site in landscape area.
 - b. Total area and percentage of the site in turf grasses, impervious surfaces; and,
 - c. Total area and percentage of adaptive or native plant species.

2. Grading Plan:

- (1) Property lines, street names, existing and proposed structures, turf areas, and paved areas.
- (2) Existing and proposed grading of the site indicating contours at 2 foot intervals.
- (3) Any proposed berming shall be indicated using 1 foot contour intervals;

3. Irrigation Plan:

- (1) Layout of the irrigation system and a legend summarizing the type and size of all components of the system.
- (2) Location and coverage of individual sprinkler heads.
- (3) Water efficient irrigation system with a backflow prevention plan, separate plan required;
- (4) Water feature recirculating plan.
- (5) Type of US-EPA WaterSense automatic controller

E. Specific Landscape Regulations: D-1, D-4, FP, FR-1 and FR-2 zones have specific landscaping regulations in addition to the requirements of this chapter. Refer to the respective zone for special landscaping regulations. Landscape plans for properties located within these zones shall include detailed information to show compliance with all applicable landscape requirements.

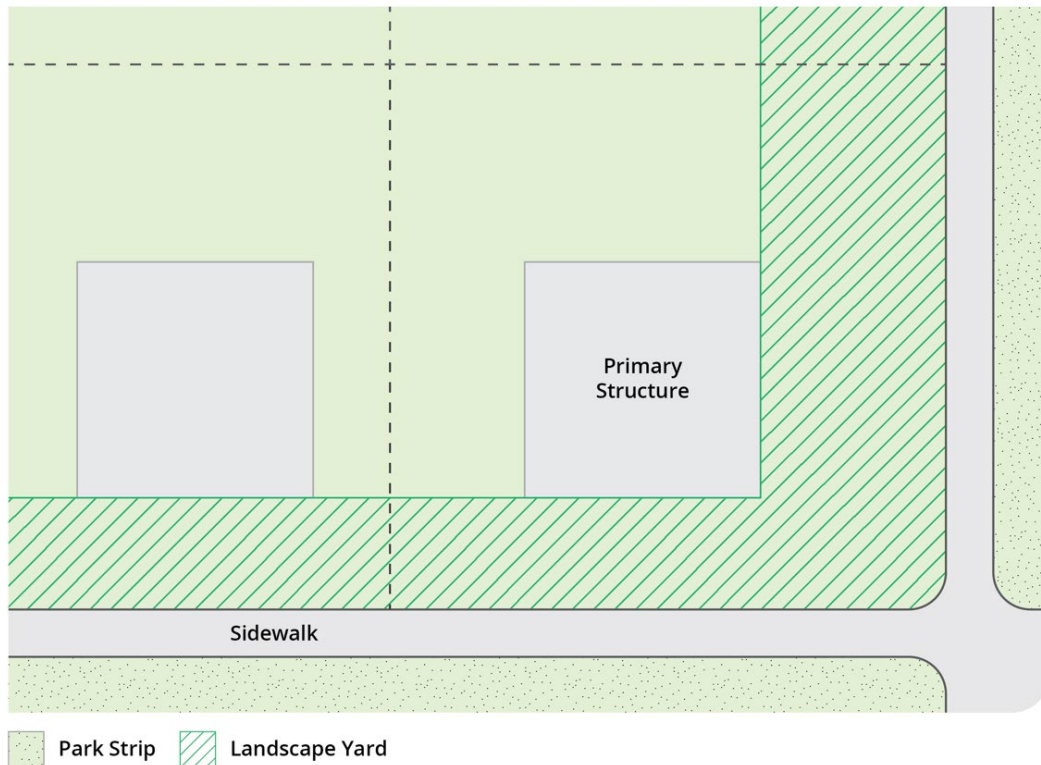
F. Bond Requirement: If approved landscaping and irrigation systems cannot be installed prior to the issuance of a Certificate of Occupancy or commencement of the use of the property, all developers and/or contractors shall be required to post a bond with the City for the total amount of the landscaping contract for all multi-family dwellings and commercial development.

21A.48.060 Landscape Requirements

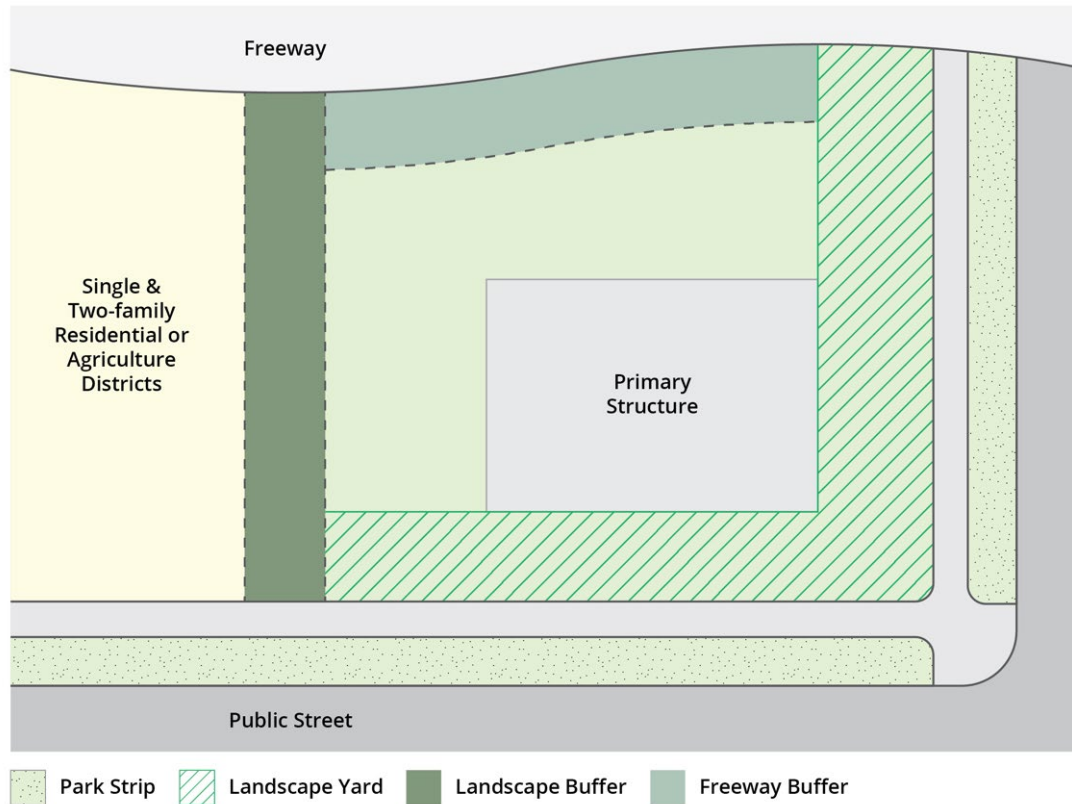
A. Landscape Locations

1. Applicability: The following graphic depicts landscape areas required and standards identified in this chapter.
 - a. Landscape buffers or freeway buffers may be located within required side or rear yards.
 - b. Where the buffer areas overlap, the more restrictive requirements shall apply.
2. All required front and corner yard areas shall be maintained as landscaped yards.

RESIDENTIAL LANDSCAPE



LANDSCAPE YARDS & BUFFERS



B. Park Strip Standards

Park Strips	
Street Trees	Min. of one street tree. Additional street trees shall be provided at a rate of one (1) per 30 feet (30') of each frontage length. ^{1,2}
Live vegetation	Min. 30% coverage at plant maturity. Tree canopy may count towards coverage requirement.
Turf	Prohibited
Impervious Surfaces	The combination of all paving materials within the park strip shall not exceed twenty percent (20%) of the total park strip surface area. Artificial turf is prohibited.
1. Required street tree species shall be chosen from the City's Street Tree List based on park strip size and shall be approved by the Urban Forestry Division.	
2. Park strips with a width of 36" or less are exempt from this provision.	

C. Landscape Yard Standards

1. Residential

Landscape Yards

Live vegetation	Min. 33% coverage at plant maturity. Tree canopy may count towards coverage requirement.
Turf	Max. 35% coverage. Active recreation areas and landscape yard areas less than 250 sq. ft. are exempt. ¹
Impervious Surfaces	Max. 20%
1. Turf limitations established in 21A.48.070.B shall apply.	

2. Nonresidential

Landscape Yards	
Live vegetation	Min. 33% coverage at plant maturity. Tree Canopy may count towards coverage requirement.
Turf	Only permitted in active recreation areas. ¹
Impervious Surfaces	Max. 20% may be increased to max. 30% when including a patio or plaza.
1. Turf limitations established in 21A.48.070.B shall apply.	

3. Manufacturing

Landscape Yards	
Live vegetation	Min. 33% coverage at plant maturity. Tree Canopy may count towards coverage requirement.
Turf	Prohibited.
Impervious Surfaces	Max. 20% up to a maximum of 1,000 sq. ft.

D. Buffer Standards

Required Landscape Buffers for properties adjacent to : ³	
Single & two-family zoning districts	A 10' buffer required for all districts except single- and two-family zoning districts.
	M-1 requires a 15' buffer
	M-2 requires a 50' buffer
Agricultural zoning districts	M-1 requires a 15' buffer
Freeway ^{1,2}	A 20' buffer required for all districts.
1. Single and two family zoning districts are exempt from this.	
2. The Zoning Administrator may approve a reduced Freeway buffer if required off-street parking cannot be met. If such a reduction is necessary, the buffer may not be less than 10' in width.	
3. or when required elsewhere by this title.	
Buffer Standards	
1 tree for every 30 linear feet of landscape buffer.	

Evergreen or deciduous shrub hedge, with a mature height of no less than 4', along the entire length of the buffer.	
A 6-foot solid fence along the required landscape buffer.	
Turf and artificial turf are prohibited.	
Freeway Buffer Standards	
Shade or Evergreen Tree	1 tree for every 300 square feet of required freeway buffer.
Ground Cover	No less than 100% coverage that may include adaptive or native grasses, wildflowers, shrubs, and mulch. Turf is not permitted in the freeway scenic landscape.

21A.48.070 Parking Lot Landscaping

- A. Applicability: The standards in this section apply to all hard surfaced parking lots:
 1. with ten (10) or more parking spaces shall provide landscaping in accordance with the provisions of this section.
 2. With less than (10) spaces:
 - a. the only requirement is to provide landscape yards and buffers as specified in other sections of this title.
 - b. Vehicle sales and lease lots: In the absence of more restrictive regulations of the applicable zoning district, automobile sales and lease establishments shall be required to provide a 5 foot landscape front and corner side yard.
- B. Curbing: Concrete curbing shall be installed at the perimeter of landscape islands and buffers where parking lots of vehicular access aisles and/or stalls directly abut the landscape area, where bioretention areas directly abut access aisles and/or stalls a vehicle stop is required.
- C. Stormwater Curb Controls Required: Six inch (6") poured concrete curb controls shall be constructed adjacent to required perimeter landscaping to allow stormwater to enter from the lot to the perimeter landscaping and bioretention areas required.
 1. Parking areas shall be designed to integrate bioretention practices into the stormwater management plan.
 2. Stormwater curb cuts shall be not less than 18" in width with a maximum of 36". Where a stormwater curb cut is utilized, the grade of the landscaping shall be lower than the curb cut entry point.
 3. Rock used shall be a minimum size of 3", or a concrete trench that is sloped toward the landscape area, shall be placed at the stormwater curb cut entry point to reduce erosion.
- D. Interior Parking Lot Landscaping:
 1. Location: Interior landscape islands shall be provided as follows:
 - a. At the end of each row of parking spaces;

- b. Either parallel to parking spaces, at a ratio of one landscape island for every six parking spaces or perpendicular to parking spaces, if located between abutting rows of parking spaces(see figure 3);
- c. In addition to any required perimeter parking lot landscaping.
- d. An exception to this provision may be granted by the Zoning Administrator if a solar energy collection system covers no less than 90% of the surface roof area of a carport.

Figure 3.

- 2. Size: Landscape islands shall have a minimum width of 5 feet, as measured from the inside of the curbing, and shall have a minimum length equal to the length of the adjacent parking spaces.

3. Planting Requirements:

Landscape Islands	
Plant Material	Quantity
Shade trees	1 tree per landscape island and 2 trees each row-end island. ¹
Shrubs	2 shrubs per required tree. Adaptive or native ornamental grasses or wildflowers with a minimum height of 3' may be used as an alternative.
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, as defined in "Definitions of Terms", is not permitted in parking lot landscaping.
1. Ornamental trees, shrubs, or other plants may be used to supplement the shade tree requirements.	

E. Parking Lot Perimeter Landscaping:

- 1. Applicability: Landscaping shall be required along the corresponding edge of the parking lot:
 - a. Where a parking lot is permitted to be located within a required yard; or
 - b. Within twenty feet (20') of a lot line; or
 - c. Adjacent to a building
 - d. Where both landscape buffers and perimeter parking lot landscaping are required, the more restrictive requirement shall apply.
- 2. Size:

- a. In a required yard or within 20 feet of a lot line: 7 feet in width, as measured from the back of the parking lot curb and extending any parking space overhang area.
- b. Adjacent to a building: A minimum 5 foot wide landscape area or sidewalk should be used to buffer buildings from parking spaces. A combination of landscape buffer and sidewalk may be used to achieve the minimum 5 foot buffer, provided that any sidewalk so used may not have a width of less than 3 feet.

3. Planting Requirements

Perimeter Parking Lot Landscaping:	
Shade trees	Front, Corner Yard & Interior, Rear Yard:
	1 tree per 30 feet of yard length, measured to the nearest whole number (in addition to required park strip trees)
Shrubs	Front & Corner Yard:
	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
	Interior Side & Rear Yard:
	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 / Mulch	Front, Corner Yard & Interior Rear Yard:
	Landscape area outside of shrub masses shall be established in ground cover or mulched consistent with the standards of this chapter
Parking Lot Fences/Walls:	Fences or walls 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.48.050 of this chapter.

21A.48.080. STANDARDS

All required landscape plans shall be prepared based on the following standards. All landscape improvements in the required landscape area, as described in 21A.48.050 and 21A.48.060 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.
- B. Landscaping specifications:

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 (1/2") 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: To promote water conservation, 100% of required shrubs, perennial plants, and groundcover used on a site shall be drought tolerant species that can withstand dry conditions once established. Plants listed in the "Water Conserving Plants for Salt Lake City", established and maintained by Public Utilities, may be used to satisfy this requirement. Other plants that are not on the list but are considered adaptive or native and require similar water needs may also be used to satisfy this requirement.
6. Turf: Turf is not permitted:
 - (1) In the park strip .
 - (2) In parking lot perimeter and island landscaping.
 - (3) In areas that are less than eight feet wide at the narrowest point.
 - (4) In areas with a slope greater than 25%.
7. Artificial Turf:
 - (1) Artificial turf is prohibited:
 - a. In park strips
 - b. Parking lot landscaping
 - c. Within permanent drainage features (e.g., ponds, swales, and retention and detention basins).
 - (2) Artificial turf may be permitted in landscape yards as an impervious surface if it meets the following standards:
 - a. Emulates natural turf look and color;
 - b. Individual blades of grass consist of a pile height of 1.5";
 - c. Have a minimum tufted weight of 56 ounces per square yard;
 - d. Has a minimum 8 year manufacturer's warranty on color fading and decrease of pile height;
 - e. Rubber infill is not used;
 - f. Is anchored sufficiently to withstand the effects of foot traffic and natural elements;
 - g. The backing of the artificial turf is visually level to the established landscape or hardscape grade; and
 - h. The amount does not exceed the applicable impervious surface standards.
7. Mulch: Mulch shall be:
 - a) At least 3-4 inches in depth,

- b) used in areas that are not covered with landscaped vegetation or allowed nonliving materials are used,
- c) And, Permeable to air and water. Permanent fiber barriers, plastic sheeting, rubber infill, rubber mulch and other impervious barriers are prohibited as a base for mulch.

C. Park Strip Standards:

1. Street Tree Substitutions. The Urban Forestry Division 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.
 - (1) 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;
2. Groundcover Limitations:
 - (1) Vegetation with thorns, spines, or other sharp, rigid parts are hazardous to pedestrians and bicyclists, and are difficult to walk across are prohibited.
 - (2) Rock or gravel shall be set at or below top back of curb or abutting sidewalk grade and is not permitted in park strips with a slope greater than three to one (3:1) (3 feet horizontal distance to 1 foot vertical distance).
3. Pathways:
 - (1) Impervious surface pathways provided between the curb and sidewalk, are permitted subject to the following:
 - a. Shall not be more than four feet (4') in width and shall be located to provide the most direct route from curb to sidewalk.
 - b. A maximum of one (1) pathway per twenty feet (20') of park strip is permitted.
 - c. The pathway area shall be included in impervious surface percentage calculation.
4. Stormwater Curb Controls: Where a concrete curb adjoining a park strip is provided, integration of LID (Low Impact Development) practices are encouraged. Stormwater curb cuts are permitted to allow stormwater to enter the landscaped area subject to the following provisions:
 - (1) Stormwater curb cuts shall be not less than 18" in width with a maximum of 36".
 - (2) Where a stormwater curb cut is provided the grade of the landscaping shall be lower than the curb cut entry point.
 - (3) To reduce erosion, rock with a minimum size of 3", or a concrete trench that is sloped toward the landscape area, shall be placed at the curb cut entry point.
5. Encroachments: Structural encroachments are only permitted when specifically approved by city divisions and applicable decision-making bodies or their designee and may require a revokable permit. The following apply:
 - (1) The raised structure or retaining wall shall be setback from the curb a minimum of 24",

- (2) There are no other practical locations for the structure on the adjacent private property, and
- (3) The proposed structures or pathways will serve the general public and are part of general public need, or the proposed structures are necessary for the functional use of the adjacent property and deemed necessary by a government entity.
- (4) Bus Stop Benches and Shelters, 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.
- (5) 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.

21A.48.090-35: PRIVATE LANDS TREE PRESERVATION:

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

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

B. Applicability:

1. General: The standards in this section shall apply to new development in the city unless exempted in accordance with subsection C, "Exemptions", of this section. The standards in this section shall apply at the time of a development application for "development" as defined in the zoning ordinance.

2. Other Regulations: Title 2, chapter 2.26 of this code, the Salt Lake City urban forestry ordinance, addressing the protection of trees located on public property owned by the city and in rights of way, shall remain in effect.

3. Specimen Trees: The city forester shall maintain a list of trees or tree types that are deemed to be specimen trees subject to subsection E, "Standards", of this section.

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

1. The removal of dead, damaged, or naturally fallen trees, or in cases of community emergency;

2. When in conjunction with the construction of a single- or two- family residence not part of a proposed new subdivision;

3. The removal of trees on an existing legal lot when not associated with new development;

4. The removal of trees in such a condition that they pose a threat to structures or natural features on the site, on adjoining properties, or in the public right of way;

5. The removal of diseased trees posing a threat to adjacent trees;

6. The selective and limited removal of trees necessary to obtain clear visibility at driveways or intersections;

7. The removal of trees associated with development at the Salt Lake City International Airport only as necessary to provide safe operations;

8. The removal of trees when requested by the city forester for the purposes of conflict with utilities or streets; and

9. The removal of trees deemed appropriate by the city forester, based on tree species, site conditions, or other variables.

~~—D. Definitions: For purposes of this chapter, the following terms shall have the following meanings:~~

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

~~—dbh: Diameter at breast height.~~

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

~~—MAXIMUM EXTENT PRACTICABLE: No feasible or practical alternative exists, as determined by the city forester, and all possible efforts to comply with the standards or regulations and minimize potential harmful or adverse impacts have been undertaken by the~~

applicant. Economic considerations may be taken into account but shall not be the overriding factor in determining "maximum extent practicable".

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

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

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

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.

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. (Ord. 16-16, 2016)

21A.48.100: APPEAL:

Any person adversely affected by a final decision of the zoning administrator on a landscaping or buffer requirement may appeal to the appeals hearing officer in accordance with the provisions of [chapter 21A.16](#) of this title.

21A.32.040: FP FOOTHILLS PROTECTION DISTRICT:

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 21A.48.050, landscape plans shall also:

a. Delineation between proposed revegetation of disturbed areas of the site, and road/driveway areas. The landscape plan shall extend 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.

b. Erosion Protection: As a condition of site plan approval, a plan for erosion protection shall be submitted with the landscape plan.

c. Irrigation of Natural Areas: Irrigation shall be installed to provide needed water for at least the first two (2) years of growth to establish revegetation of natural areas.

2. Maximum Disturbed Area: The maximum disturbed area shall not exceed ten percent (10%) of the total site area.

3. Tree Preservation and Replacement: Existing trees over two inches (2") in caliper that are removed from the site to accommodate development shall be replaced. Whenever microclimate conditions make it practical, the proportion of replacement tree species shall be the same as the trees removed.

4. Limits on Turf: To minimize the impact on the natural landscape and promote the intent of this district, 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.

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

I. Landscape Plan: A landscape plan conforming to the requirements of [chapter 21A.48](#) of this title shall be required. 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 21A.48.050, landscape plans shall also include:

a. Delineation between the proposed revegetation of disturbed site areas.

b. Erosion Protection: As a condition of site plan approval, a plan for erosion protection shall be submitted with the landscape plan.

c. Irrigation of Natural Areas: Irrigation shall be installed to provide needed water for at least the first two (2) years of growth to establish revegetation of natural 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.

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

I. ~~Landscape Plan: A landscape plan conforming to the requirements of [chapter 21A.48](#) of this title shall be required.~~ 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 21A.48.050, landscape plans shall also include:

a. Delineation between the proposed revegetation of disturbed site areas.

b. Erosion Protection: As a condition of site plan approval, a plan for erosion protection shall be submitted with the landscape plan.

c. Irrigation of Natural Areas: Irrigation shall be installed to provide needed water for at least the first two (2) years of growth to establish revegetation of natural 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.

21A.44.060 A.2.: PARKING LOCATION AND DESIGN:

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

A. Generally:

1. **Parking Located on Same Lot as Use or Building Served:** All parking spaces required to serve buildings or uses erected or established after the effective date of this ordinance shall be located on the same lot as the building or use served, unless otherwise allowed pursuant to Subsection 21A.44.060.A.4, “Off-Site Parking Permitted”.
2. ~~Biodetention and Landscape Islands and biodetention areas in General and Neighborhood Center Contexts: For~~ Parking lots with one hundred (100) or more parking spaces in the General Context and Neighborhood Center Context areas, parking lot islands or biodetention areas shall be provided interior landscape islands that incorporate biodetention areas. on the interior of the parking lot to help direct traffic flow and to provide landscaped areas within such lots.
3. Parking lot landscaping standards established in 21A.48.060 shall apply to parking lots with 10 or more stalls.

21A.44.060.A.14: PARKING LOCATION AND DESIGN:

Pedestrian Walkways:

- a. Surface parking lots with between twenty-five (25) and one hundred (100) 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, but such identification cannot be curbing of the walkway.
- b. Parking lots with more than one hundred (100) parking spaces shall provide:
 - i. One (1) or more ~~grade-separated~~ pedestrian walkway(s), at least five feet (5') in width, and located in an area that is not a driving surface, leading from the farthest row of parking spaces to the primary entrance of the principal building.
 - ii. Vehicles shall not overhang the pedestrian walkway(s).
 - iii. 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.
 - iv. One (1) pedestrian walkway meeting these standards shall be provided for each one hundred (100) parking spaces provided on site or part thereof, after the first one hundred (100) parking spaces.

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

B. Height Restrictions and Gates:

1. Fences, walls, and hedges shall comply with the following regulations based on the following zoning districts:
 - (1) Nonresidential Zoning Districts:
 - a. Notwithstanding Subsection [21A.40.120.1.b.\(l\)](#), in the M-2 and EI zoning districts fences, walls, or hedges may be up to six (6) feet in height if located between the front property line and the front yard setback line.
 - b. If there is no minimum front yard setback in the underlying zoning district, a fence, wall, or hedge of a maximum six (6) feet in height may be placed no closer than ten (10) feet from the property line.
 - c. Outdoor storage, when permitted in the zoning district, shall be located behind the primary facade of the principal structure and shall be screened with a solid wall or fence and shall comply with the requirements in Section [5.60.120](#).
 - d. All refuse disposal 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.62: DEFINITIONS:

ACTIVE RECREATION AREAS: Areas of the landscape dedicated to active play where turf may be used as the playing surface. This may include sports fields, play areas, golf courses, and other similar areas where turf is commonly used as the surface for outdoor activities.

BUFFER YARD: See definition of Landscape Buffer.

BIODETENTION: A low impact development term also sometimes called a rain garden, biofilter or porous landscape detention that achieves on-site retention of stormwater through the use of vegetated depressions engineered to collect, store, and facilitate runoff infiltration.

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.

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

HYDROZONES: In a landscape, when plants with similar water needs are grouped together and irrigated together for the purpose of using water efficiently. A hydrozone may be irrigated or nonirrigated. Hydrozones and applicable plants are further defined in the "Salt Lake City Plant List and Hydrozone Schedule".

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

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

LANDSCAPE BUFFER: An area of natural or planted vegetation adjoining or surrounding a land use and unoccupied in its entirety by any building, structure, paving or portion of such land use, for the purposes of screening and softening the effects of the land use.

LANDSCAPE PLAN: The plan for landscaping required pursuant to [chapter 21A.48](#) of this title.

LANDSCAPE YARD: That portion of a lot required to be maintained in landscape area.

LANDSCAPING: The improvement of a lot, parcel or tract of land with vegetation such as ornamental grass, shrubs and/or 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. Does not include Turf.

LANDSCAPING VEGETATION: Live vegetation that is required within a landscape plan.

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

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

MULCH: Any material such as ~~reek~~, bark, compost, wood chips or other materials left loose and applied to the soil.

PARK STRIP: The landscape area within a public way located between the back of street curb and the sidewalk, or in the absence of a sidewalk, the right-of-way line.

PARK STRIP LANDSCAPING: The improvement of property within the street right-of-way situated between the back of curb and the sidewalk or, if there is no sidewalk, the back of curb and the right-of-way line, through the addition of plants and other organic and inorganic materials harmoniously combined to produce an effect appropriate for adjacent uses and compatible with the neighborhood. Park strip landscaping includes trees and may also include a combination of lawn, other perennial ground cover, flowering annuals and perennials, specimen shrubs, and inorganic material.

PARKING LOT: A paved, open area on a lot used for the parking of more than four (4) automobiles whether free, for compensation, or as an accommodation for clients and customers and includes vehicle sales and leasing lots.

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

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

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

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

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

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