

## Chapter 17.32

# LANDSCAPE REQUIREMENTS <sup>10</sup>

### 17.32.010 Purpose:

The objective of this chapter is to improve the appearance of setback and yard areas, including off street vehicular parking and open lot sales and service areas in the city and to protect and preserve the appearance, character, and value of the surrounding neighborhoods and thereby promote the general welfare by providing for installation and maintenance of landscaping for screening and aesthetic qualities. (Ord. 02-26 § 2)

### 17.32.020 Applicability:

This chapter applies to all land uses and zone districts in the city except single-family residential zone districts and uses. (Ord. 02-26 § 2)

### 17.32.030 General Provisions:

A. Landscape and related improvements required by this chapter shall be installed if:

1. The cost of construction or remodeling exceeds twenty five percent (25%) of the market value of the structure; or
2. A conditional use permit is required; or
3. A site plan review is required.

For purposes of this subsection A, market value of a structure shall be determined according to the most recent county property tax rolls, or at the applicant's option and sole expense, by an appraisal from a state certified general appraiser, as defined in Utah Code Annotated title 61 chapter 2b.

B. In association with a conditional use application and/or site plan review, the applicant shall submit, in addition to other materials required by the city, three (3) copies of a detailed landscape plan (per phase if the project is multiphased). These copies must be submitted with the site plan, and must include or show:

1. The project name, exact street address, date, and by whom the plan was prepared, and the name and phone number of a contact person (architect, landscape architect, builder, etc.);
2. "North" direction indicator, the scale of the drawing, all existing and proposed building outlines, sidewalks, curbs, mow strips, driveways, parking areas, fences, utility power poles, and property lines, with adjacent streets accurately named;
3. Specific locations of existing and proposed evergreen trees, including all existing evergreen trees which are scheduled for removal. These proposed removals are to be noted as such, with the tree species, diameter of the tree trunk (measured at 4 1/2 feet

aboveground), and the estimated tree height also noted;

4. Specific locations of existing and proposed shade, ornamental, and/or fruit trees, including all existing trees of these types which are scheduled for removal. These proposed removals are to be noted as such, with the tree species, diameter of the tree trunk (measured at 4 1/2 feet aboveground), and the estimated tree height also noted;

5. All areas to be planted in shrubs;

6. All areas to be planted as flowerbeds and/or with living ground cover plants;

7. All areas to be planted in sod, with any berming to also be indicated;

8. All areas to be treated with nonliving landscape materials (paving, boulders, cobblestones, bark, etc.).

C. In association with a building permit application, the applicant shall submit, in addition to other materials required by the city, three (3) copies of a formal landscape plan (per phase if the project is multiphased) for review and approval by the planning office and the city forester. The formal landscape plan must include or show:

1. Complete identification of the project name, exact street address, the name and phone number of the architect, landscape architect, or other contact person, and a date the plan was prepared;

2. "North" direction indicator, the scale of the drawing, all existing and proposed buildings, walls, sidewalks, curbs, mow strips, driveways, and property lines, with adjacent streets accurately named;

3. All nonconcrete retaining walls or bumper strips associated with landscaping, including the type and dimensions of materials to be used;

4. The location of each existing and proposed tree and each shrub clearly identified, with indication by name or code of what species of plant each location represents. Shrub plantings must also indicate the spacing at which the plant will be initially installed;

5. Lawn areas with any berms are prohibited unless in the opinion of the city forester, exceptional circumstances warrant any berm;

6. Flowerbed/living ground cover areas clearly identified, with perennial plant species that are to be used indicated by name or code. Perennial ground cover plantings must also indicate the spacing at which the plants will be initially installed;

7. The locations of boulders, bark, wood chips, or any other nonliving ornamental ground covers, with a designation of the number (boulders), sizes, and depth of cover (bark, etc.), and indication of the underlying layer of a landscape fabric that allows maximum air and water penetration while providing a weed control barrier;

8. A summary table (planting index or plant materials schedule), listing botanical and common species names, associated coding (if used), quantity of each species, sizes of

plants intended to be used (height and caliper for broad leaf trees, height for evergreen trees, spread for shrubs), and size/type of root ball or container;

9. Attached to each copy of the formal landscape plan must be a copy of an automatic sprinkler system design layout, showing location and type of heads (impact, spray, drip emitter, spaghetti tubing, bubbler, etc.), location and diameter of lines, pipe schedules to be used, location of water source(s) to be used, and location of electric timer unit(s).

D. Any formal landscape plan which has been approved by the city must be strictly adhered to. Any proposed alterations in the approved plan, due to problems of species availability, plant size availability, or other circumstances, must be reviewed and approved by the city forester prior to implementation. Approved alterations must be shown on a revised copy of the formal landscape plan which must be received by the city forester's office before a final inspection of the project will be performed by the city.

E. When an area is required to be landscaped under the terms of this chapter, the requirement shall be met by the installation and maintenance of improvements as set forth below:

1. The installation of a permanent irrigation system as approved by the city, to ensure adequate provision of water to the landscape plants;

2. Plant materials shall be selected from those species and varieties known to thrive in the Murray City area and shall adhere to the landscape design approved by the city;

3. Evergreen trees are prohibited except in areas at least twenty five feet (25') wide. Other types of trees shall have a minimum caliper (measured at 12 inches above the soil surface of the plant's root ball) of one and one-half inches (1 1/2") and shall not require a support stake to remain upright. If the trees are container grown, the container shall be a minimum volume of twenty (20) gallons, but more importantly shall be appropriate to the size of tree to have avoided the plant being root bound. Shrubs shall be in a minimum five (5) gallon container, and shall have maximum spacing of five feet (5') from center to center within any single shrub planting area designated on the approved landscape plan. All plant materials used shall be in a healthy condition at the time of installation, free from mechanical injuries, insects, or disease. Wire baskets around root balls shall be removed prior to backfilling planting holes on all plants supplied with wire baskets. (Ord. 02-26 § 2)

### **17.32.040 Requirements:**

A. Perimeter:

1. Front Setback Areas:

a. Landscaping in these areas shall consist of an effective combination of street trees, landscape trees, grass, ground cover and shrubbery. Landscape areas shall be covered with grass over between forty (40) and fifty percent (50%) of the landscaped area and with ground cover and shrubbery over between fifty (50) and sixty percent (60%) of the landscaped area. Landscaping shall consist of a water efficient design with watering zones having plants and similar water needs. All unpaved areas not utilized for parking or access shall be landscaped in a similar manner,

- b. The entire area between the curb and the building or parking setback line shall be landscaped and irrigated, except for any access driveway in said area,
- c. In no case shall the front landscaped area be less than ten feet (10') behind the back side of sidewalk or street right of way line,
- d. All commercial, manufacturing and multi-family residential development fronting on streetscape streets as identified by the city forester shall plant trees in conformance with species and spacing specified in the applicable streetscape plan;

2. A minimum five foot (5') landscaped buffer using water efficient plant material such as trees, ground cover and shrubbery shall be provided where a structure abuts a parking area;

3. Where multi-family residential, commercial or manufacturing uses abut legal conforming single-family residential or commercial or manufacturing abut multi-family residential uses, a solid fence or wall, measuring six feet (6') high plus a minimum ten foot (10') wide landscaped buffer consisting of trees and water efficient plant material shall be placed between the property line and any paved area.

#### B. Interior:

1. Nonparking Areas: All unpaved areas not utilized for parking or storage, shall be landscaped utilizing drought tolerant ground cover, shrub and tree materials, and/or grass.

#### C. Concrete Curbing/Sprinkling System:

1. Where required landscaping is located by driveways, parking areas, aisle space, docking areas or other similar usage in multiple-family, commercial and manufacturing districts, the landscaping must be protected by a poured concrete curb wall;

2. Required landscaping must be properly maintained and watered by an adequate irrigation system which includes back flow prevention, a rain shutoff device and identification of all irrigation equipment and be approved by the city forester.

#### D. Accommodation Of Bus Benches And Shelters:

1. A bus bench or shelter may be placed in the landscape setback area required by this chapter if:

- a. The bench or shelter does not violate the sight distance restrictions applicable to fences and similar structures applicable to the same property under chapter [17.36](#) of this title,
- b. The remaining area of the landscape area complies with this chapter, such as the concrete curbing, planting and irrigation requirements, and
- c. The proposed bench or shelter meets any other conditions the community development director deems appropriate;

2. This subsection D does not require a property owner or occupant to allow placement of a bench or shelter in the landscape setback;
3. This subsection D does not grant or confer upon any person any right to place a bus bench or shelter without permission of the property owner or occupant;
4. If the bench or shelter is permanently removed from a landscape setback area, the landscaping and related concrete curbing and irrigation shall be installed or restored as required by this chapter. (Ord. 02-26 § 2)