

**CEDAR CITY
ORDINANCE 1129-23-2**

**AN ORDINANCE AMENDING CEDAR CITY ORDINANCE 26-VI-2
PERTAINING TO WATER EFFICIENT LANDSCAPING**

WHEREAS, the purposes of the City’s current landscaping requirements are to enhance, conserve, and stabilize property values by encouraging pleasant and attractive surroundings in all zones of the City and thus create the necessary atmosphere for the orderly development of a uniformly pleasant community;

WHEREAS, as Utah faces unprecedented growth, and many years of drought, water supply has become an issue for every community in Utah, and in an effort to conserve water, the state has incentivized residents and business owners to replace turf with waterwise plants and landscaping;

WHEREAS, on March 24, 2023, the City adopted the current version of Subsection 26-VI-2(E), inserting State standards for water conservation for new developments in order to make City citizens eligible for the state incentives; and

WHEREAS, Senate Bill 118 (2023) modified those required water conservation standards, necessitating an update to the City's ordinance to keep City citizens eligible for the state incentives.

NOW THEREFORE, be it ordained by the City Council of Cedar City, in the State of Utah, that Chapter 26 Article VI of the ordinances of Cedar City, UT, is hereby amended to include the below underlined text and exclude all crossed out text:

SECTION 1: **AMENDMENT** “Section 26-VI-2 Scope Of Requirements” of the Cedar City Municipal Code is hereby *amended* as follows:

A M E N D M E N T

Section 26-VI-2 Scope Of Requirements

A. Landscaping Standards for All Zones:

1. General Standards:

- a. Corner Lots. Where a parcel is on a corner lot, the landscaping shall not exceed thirty inches (30") in height within a triangular area formed by the street property lines and a line connecting them at points thirty feet (30') from the intersection.
- b. Trees and Plantings. Trees and plantings shall comply with the Cedar City Shade Tree Ordinance. Trees shall be spaced no more than thirty feet (30') on center.
- c. Street Trees. Trees planted in the landscape strip adjacent to the right-

of-way line in all commercial and industrial zones shall comply with the Cedar City Shade Tree Ordinance.

- d. Tree Size. All required trees shall be at least one and one half inches (1 1/2") in caliper, measured four feet (4') above the ground, and shall be at least eight feet (8') in height when planted.

2. Park Strips Along Public Trails:

- a. Requirement for a Landscaping Plan. A detailed landscaping plan shall be submitted to the Community Development Director or his designee for review and approval in conjunction with the preliminary plat for the subdivision where the trail will be located.

- b. Contents of the Landscaping Plan. The plan will contain:

- (1) the proposed location, number, size, and type of plants;
- (2) the type or irrigation systems;
- (3) Xeriscape features presenting a finished look and minimizing irrigation and maintenance costs should be employed and shown in the plan; and
- (4) All use of concrete shall be shown on the landscape plan. Use of concrete other than in the drive approaches or an access to the sidewalk is not allowed.

B. Commercial and Industrial Zones: In all commercial and industrial zones except the Downtown Commercial Zone where the building is not set back from the street, there shall be landscaping provided and maintained along the right-of-way line of dedicated streets in accordance with a detailed landscaping plan approved by the City Building Official. The minimum amount of landscaping shall be equivalent to the street frontage multiplied by ten feet (10'). There shall be at least five feet (5') along the right-of-way line of dedicated streets. Landscaping shall be visible to vehicular traffic except in the Downtown Commercial Zone where the building is not set back from the street. In review, the Building Official will consider the proposed location, number, size, and type of plants, the type of irrigation system, and other similar factors, such as provided below:

- 1. Driveway Areas: No landscaping shall be required where vehicular accesses are permitted. However, the area of landscaping which is eliminated due to vehicular accesses shall be included in another location of the lot.
- 2. End Islands: Landscaped end islands at the end of each row of parking shall be installed to delineate all on-site driveways. Each island shall have one (1) deciduous tree, unless the end island is within fifty feet (50') of a dedicated right-of-way or within fifty feet (50') of a store front.
- 3. Concrete Curbs: Concrete curbs shall be provided between landscaped areas and off-street parking areas.
- 4. Other: Where a commercial or industrial development abuts any residential zone, there shall be provided along the adjoining property line a fence as required by this ordinance (Section 26-IV-4) and a ten foot (10') wide landscaped strip.

C. Residential Estate Zone: Residential Estates Zones that are used for Solar Power Generation, Central shall have a ten (10) foot landscape strip along any City street right of ways.

- D. Residential Zones: In residential zones where park strips within the public right-of-way exist or have otherwise been approved with street cross sections providing for public trails, landscaping shall be provided and maintained in accordance with the following:
1. Responsibility and Maintenance: Where there is no Home Owner's Association to provide maintenance, landscaped park strips in residential developments shall be maintained by the property owner directly adjacent to the right-of-way containing the park strip area. Maintenance includes not only the ground cover, but any trees located within the park strip. The City may also trim trees or other planting material within the park strip when deemed necessary.
 2. Planting Materials: Planting materials should be compatible with the landscaping on the adjoining property.
- E. Water Conservation:
1. The following water-efficient landscape standards shall apply to all new ~~residential developments and residential construction~~:
 - a. No lawn on parking strips or areas less than eight feet in width shall be allowed in any new development. ~~The area within the public right of way between the curb and gutter and the sidewalk, otherwise known as the park strip, shall not be landscaped with lawn.~~
 - b. ~~Lawn areas shall not be less than eight feet wide at its narrowest point.~~ Residential ~~E~~ lawn areas shall not exceed 50% of the total landscaped area for front and side yards. Lawn limitations do not apply to small residential lots with less than 250 square feet of landscaped area.
 2. Other Developments: In new commercial, industrial, institutional, and multi-family development common area landscapes, lawn areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.

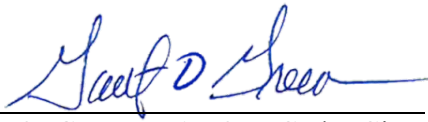
Amended by ordinance number 0827-08-3

PASSED AND ADOPTED BY THE CEDAR CITY CITY COUNCIL NOVEMBER 29, 2023.

	AYE	NAY	ABSENT	ABSTAIN
Hartley	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Isom	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Phillips	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Melling	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Riddle	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

Presiding Officer

Attest



Garth O. Green, MAYOR, Cedar City



RENON SAVAGE, RECORDER,
Cedar City

