

ORDINANCE NO. 2019-12

AN ORDINANCE AMENDING CHAPTERS 18.08 DEFINITIONS AND 18.76 LANDSCAPING

WHEREAS, the City finds it to be in the public interest to provide standards for water conserving landscaping, to permit property owners to conserve water through alternative landscaping methods.

BE IT ORDAINED by the City Council of Heber City, Utah, that Chapters 18.08 Definitions and 18.76 Landscaping are **AMENDED** as shown in Exhibit 1.

This Ordinance shall take effect immediately upon passage.

ADOPTED and PASSED by the City Council of Heber City, Utah this 6<sup>th</sup> day of August, 2019, by the following vote:

	AYE	NAY
Council Member Jeffery M. Bradshaw	<u>X</u>	___
Council Member Heidi Franco	<u>X</u>	___
Council Member Wayne Hardman	<u>X</u>	___
Council Member Jeffrey W. Smith	<u>X</u>	___
Council Member Ronald R. Crittenden	<u>X</u>	___



APPROVED:

Kelleen Potter  
Mayor Kelleen Potter

ATTEST:

Mina Woods

Date: 8/6/19

RECORDER

Date of First Recording: 8/6/19

# **Exhibit 1**

## **18.08 Definitions**

- 18.08.010 Generally
- 18.08.020 Agriculture
- 18.08.030 Apartment House-Multiple Dwelling
- 18.08.035 Bed And Breakfast Home
- 18.08.040 Boarding House
- 18.08.050 Building
- 18.08.060 Carport
- 18.08.070 Clinic
- 18.08.080 Club
- 18.08.090 Common Area
- 18.08.100 Comprehensive Plan
- 18.08.110 Conditional Use
- 18.08.115 Flag Lot
- 18.08.120 Convalescent Home
- 18.08.130 Convenience Establishments
- 18.08.140 Court Apartment -- Dwelling Group
- 18.08.150 Curb Cut
- 18.08.153 Day Care Center
- 18.08.155 Day Care Facility
- 18.08.160 Density
- 18.08.165 Repealed By Ord 2000-01
- 18.08.170 Drive-In Retail
- 18.08.180 Dwelling
- 18.08.190 Environmental Impact Statement
- 18.08.200 Family
- 18.08.205 Family Day Care
- 18.08.207 Fence
- 18.08.210 Fence -- Sight-Obscuring
- 18.08.220 Floor Area
- 18.08.230 Fractional Numbers Or Measurements
- 18.08.240 Garage -- Private
- 18.08.250 Grade
- 18.08.260 Guest
- 18.08.270 Height Of Building
- 18.08.280 Home Occupation
- 18.08.283 Hospital
- 18.08.285 Hotel
- 18.08.290 Junkyard
- 18.08.300 Kennel
- 18.08.305 Land Use Authority
- 18.08.310 Land Use Plan
- 18.08.320 Landscaping
- 18.08.330 Large-Scale Development
- 18.08.340 Livestock Corral
- 18.08.350 Living Open Space
- 18.08.360 Lodging House
- 18.08.370 Lot
- 18.08.380 Manufactured Home
- 18.08.386 Mini-Day Care
- 18.08.390 Mobile Home

18.08.400 Mobile Home Park  
18.08.410 Motel Or Motor Hotel  
18.08.420 Nonconforming Building  
18.08.430 Nonconforming Use  
18.08.440 Nursery School  
18.08.450 Parking Space  
18.08.460 Pasture  
18.08.470 Planned Unit Development  
18.08.480 Planting Plan  
18.08.485 Planted Vegetation  
18.08.490 Premises  
18.08.500 Premises Occupation  
18.08.510 Public Parks And Playgrounds  
18.08.520 Rest Home -- Nursing Home -- Convalescent Home  
18.08.530 Recreational Vehicle -- Camper, Travel Trailer, Motor Home Or Vacation Vehicle  
18.08.540 Recreational Vehicle Court -- Vacation Vehicle Court  
18.08.545 Rooming House  
18.08.550 Salvage Yard  
18.08.560 Setback  
18.08.570 Signs  
18.08.580 Special Exception -- Conditional Use  
18.08.590 Street -- Major  
18.08.600 Street -- Minor  
18.08.610 Subdivision  
18.08.615 Repealed By 2000-01  
18.08.620 Variance  
18.08.623 Weeds  
18.08.625 Xeriscaping  
18.08.630 Yard  
18.08.640 Zeroscaping

### **18.08.010 Generally**

1. It is the intent of the city council to define certain words and phrases as a means of facilitating understanding of terms which may not be universally understood in the sense that the city council intends that they should be understood.
2. Words used in the present tense include the future, the singular includes the plural and the plural the singular.

### **18.08.020 Agriculture**

"Agriculture" means the growing of soil crops in the customary manner in the open. It does not include livestock raising activities, nor does it include retailing of products on the premises.

### **18.08.030 Apartment House-Multiple Dwelling**

"Apartment house" or "multiple dwelling" means any building or portion thereof which is designed, built, rented, or leased, let, or hired out to be occupied or which is occupied as the home or residence of three or more families living independently of each other and doing their own cooking within the premises.

### **18.08.035 Bed And Breakfast Home**

Bed and Breakfast Home means an owner occupied single-family dwelling that contains not less than two and no more than eight guest rooms where lodging, with or without meals, is provided for compensation

with stays not to exceed 29 days. If meals are served, they shall be prepared, served and placed upon the table family style, without service or ordering of individual portions from a menu.

**18.08.040 Boarding House**

An establishment, with lodging, where meals are regularly prepared and served for compensation and where food is placed upon the table family style, without service or ordering of individual portions from a menu.

**18.08.050 Building**

"Building" means any structure built for the support, shelter or enclosure of persons, animals, chattels or property of any kind.

1. "Accessory building" means a subordinate building, the use of which is incidental to that of the main building.
2. "Building line" means a line designated the minimum distance which buildings must set back from a street or lot line.
3. "Main building" means one or more of the principal buildings upon a lot.

**18.08.060 Carport**

"Carport" means a structure not completely enclosed by walls for the shelter of automobiles.

**18.08.070 Clinic**

"Clinic" means a building used for the diagnosis and treatment of ill, infirm and injured persons, but which building does not provide board, room or regular hospital care and services.

**18.08.080 Club**

"Club" means a building used, occupied and operated by an organized association of persons for social, fraternal, religious or patriotic purposes, whose activities are confined to the members and their guests, but shall not include any organization, group or association, the principal activity of which is to render a service usually and ordinarily carried on as a business.

**18.08.090 Common Area**

"Common area" means an area designed to serve two or more dwelling units or separate uses with convenient access to the area.

**18.08.100 Comprehensive Plan**

"Comprehensive plan" means a coordinated plan, which has been prepared and adopted for the purpose of guiding development, including, but not limited to, a plan or plans of land use, circulation, housing and public facilities and grounds.

**18.08.110 Conditional Use**

"Conditional use" means, generally, a use which requires approval of the planning commission, board of adjustment or city council before the zoning administrator may issue a permit therefor, such as uses which require individual consideration of surrounding conditions and circumstances to carry out the intent and purpose of the land use plan. It is also a use for which a conditional use permit is required by this title.

**18.08.115 Flag Lot**

**18.08.120 Convalescent Home**

For the definition of "convalescent home" see "Rest home."

**18.08.130 Convenience Establishments**

"Convenience establishments" means establishments which are designated and intended to serve the daily or frequent trade or service needs of surrounding population. Such establishments include grocery stores, variety stores, drugstores, coin-operated laundry and dry cleaning establishments, beauty shops,

barbershops, or combination thereof, but do not include repair garages, automobile sale yards, clothing stores, or drive-ins where customers consume food on the premises outside of buildings.

**18.08.140 Court Apartment – Dwelling Group**

"Court apartment" or dwelling group" means one or more dwellings (other than mobile home parks), arranged around two or three sides of a court which opens onto a street, that may include single-family, two-family or multiple-family dwellings.

**18.08.150 Curb Cut**

"Curb cut" means a cut in the curblin for the passage of vehicles.

**18.08.153 Day Care Center**

See Section 18.08.155, Day Care Facility.

**18.08.155 Day Care Facility**

An agency, organization or individual, person or persons, corporation, association or entity, primarily engaged in the provision of care during the day for a group of children not related by blood or marriage to, or not the legal wards or foster children of, the attendant adult, with or without compensation, specifically:

1. "Family Day Care" means an agency, organization or individual, person or persons, corporation, association or entity, providing care during the day for not more than six persons (including children under the age of 12 who are members of the family housed at the family day care facilities) at one time.
2. "Mini-Day Care" means an agency, organization or individual, person or persons, corporation, association or entity, providing care during the day for not more than twelve persons (including children under the age of 12 who are members of the family housed at the mini-day care facilities) at one time.
3. "Day Care Center" means an agency, organization or individual, person or persons, corporation, association or entity, providing care during the day for thirteen or more people.

**18.08.160 Density**

"Density" means density of population measured by the number of dwelling units per acre of land.

**18.08.165 Repealed By Ord 2000-01**

**18.08.170 Drive-In Retail**

"Drive-in retail" means any form of merchandising, serving, or dispensing of goods in which the customer is serviced while in his automobile.

**18.08.180 Dwelling**

As used in this title:

1. "Bachelor's dwelling" means a dwelling unit which is occupied by three or more non-related adults;
2. "Caretaker's dwelling" means a dwelling which is occupied by a person whose function it is to watch or take care of a business or industry which is located on the same premises as the dwelling;
3. "Dwelling unit" means one or more rooms in a building designed for living purposes, having one kitchen or set of cooking facilities, and an independent water closet and bathing facilities;
4. "Apartment" means a building containing three or more separate dwelling units each of which is designed for or occupied by one family;

5. "One-family dwelling" means a building containing one dwelling unit which is designed for or occupied by one family;
6. "Cottage Home" shall be defined as a single family detached dwelling which has been modified to facilitate a side yard with a driveway to required rear parking.

#### **18.08.190 Environmental Impact Statement**

"Environmental impact statement" means a statement prepared by an engineer, geologist, or other person qualified by training or experience, as determined by the planning commission, which indicates or describes the impact that the development will likely have on the natural features of the immediate area, and which describes the measures that will be taken to lessen the occurrence of adverse conditions with respect to:

1. Control of erosion within the subdivided area;
2. Reseeding of cuts and fills;
3. Provision for potable water;
4. Disposition of any geologic hazards or soil conditions which may cause injury to persons or injury or damage to improvements which may be constructed in the development, such as buildings, water and sewer lines, and streets;
5. Provision for the proper disposal of solid and liquid wastes that will likely come from the occupants of the development when it is fully developed;
6. Prevention of the destruction of vegetation or else the establishment of new vegetation;
7. Prevention of the accumulation of weeds and debris;
8. Disposal of surface water and disposition of flood hazards.

#### **18.08.200 Family**

"Family" means an individual or two (2) or more persons related by blood, marriage, or adoption, living together as a single dwelling unit and maintaining a common household. Relation by blood, marriage, or adoption is limited to the children (including foster and custodial children) of the primary companion couple or individual residing within the dwelling, and the extended relations, which includes parents, grandparents, great-grandparents, grandchildren, great-grandchildren, uncles and aunts, brothers and sisters, first cousins and immediate nieces and nephews of the primary companion couple or individual residing within the dwelling. A "family" may include two, but not more than two, non-related persons living as guests with the residing family. The term "family" shall not be construed to mean a group of unrelated individuals, a fraternity, club, or institutional group. The number of extended relations and unrelated guests residing with the family shall be limited to a maximum of six (6) persons, and in no case shall the number of extended relations and unrelated guests exceed one per 600 square feet of finished habitable floor space of the dwelling. Finished habitable floor space does not include a garage or any area that has been constructed without a building permit.

#### **18.08.205 Family Day Care**

See Section 18.08.155, Day Care Facility

#### **18.08.207 Fence**

"Fence" means a structure serving as an enclosure, barrier, or boundary, enclosing an area such as a garden, yard or field, and usually made of posts of timber, concrete, vinyl, or metal and connected by wire, netting, rails, or boards.

#### **18.08.210 Fence -- Sight-Obscuring**

"Sight-obscuring fence" means a fence having a height at least six feet above grade which permits vision through not more than ten percent of each square foot more than eight inches above ground.

#### **18.08.220 Floor Area**

The floor area of a building is the sum of the areas of the several floors of the building, including basements, mezzanines, and penthouses, of headroom height, measured from the exterior walls or from the centerline of walls separating buildings. The floor area does not include unoccupied features such as pipe trenches, exterior terraces, or steps, chimneys, roof overhangs, etc.

#### **18.08.230 Fractional Numbers Or Measurements**

In determining the requirements of this title, whenever a fraction of a number or a unit is one-half or more, and whenever a fraction of a number or a unit resulting from a computation is one-half or more, said fraction shall be considered as a whole number or a unit, where the fraction is less than one-half, said fraction shall not be included in determining requirements.

#### **18.08.240 Garage -- Private**

"Private garage" means a building or part thereof designed for the parking or temporary storage of automobiles of the occupants of the premises.

#### **18.08.250 Grade**

"Grade" means:

1. For the buildings fronting on street only, the elevation of the sidewalk or centerline of street, whichever is higher, at right angles to the midpoint of the fronting wall;
2. For the buildings fronting more than one street, the average of the elevation of the sidewalk or centerline of street, at right angles to the midpoint of the fronting walls;
3. For the buildings having no wall fronting the street, the average level of the sidewalk or centerline of surrounding streets, whichever is higher.

#### **18.08.260 Guest**

"Guest" means a person staying or receiving services for compensation at a hotel, motel, boardinghouse, roominghouse or rest home, or similar use.

#### **18.08.270 Height Of Building**

"Height of building" means the vertical distance from the grade to top of the building walls. Where the building walls vary in height along a side, the height of the building shall be determined by multiplying the length of each section of said wall by its height and dividing the sum derived therefrom, by the total length of said wall.

#### **18.08.280 Home Occupation**

"Home occupation" means any occupation conducted within a dwelling and carried on by persons residing in the dwelling.

#### **18.08.283 Hospital**

An health-care facility for care of ambulatory and non-ambulatory patients accommodating ten or more patients and which provides regular hospital care services.

#### **18.08.285 Hotel**

A facility offering transient lodging accommodations on a daily rate to the public and providing additional services, such as restaurants, meeting rooms, and recreational facilities.

#### **18.08.290 Junkyard**

"Junkyard" means a place where scrap, waste, discarded, or salvaged materials are bought, sold, exchanged, baled, packed, disassembled, or handled or stored, including auto wrecking yards, house wrecking yards, used lumberyards, and places or yards for storage of salvaged house wrecking and structural steel materials and equipment; but not including such places where such uses are conducted entirely within a completely enclosed building or where salvaged materials are kept incidental to manufacturing operations conducted on the premises.

**18.08.300 Kennel**

"Kennel" means land or buildings used in the keeping of four or more dogs over four months old.

**18.08.305 Land Use Authority**

"Land Use Authority" means a person, board, commission, agency, or other body designated by the local legislative body to act upon a land use application.

**18.08.310 Land Use Plan**

Use plan" means a plan adopted and maintained by the city council which shows how the land should be used. The land use plan is an element of the master plan.

**18.08.320 Landscaping**

"Landscaping" means some combination of planted trees, shrubs, vines, ground cover, flowers, or lawns. In addition, the combination or design may include rocks and such structural features as fountains, pools, artworks, screens, walls, fences, or benches, but such objects alone shall not meet the requirements of this title. The selected combination of objects for landscaping purposes shall be arranged in a harmonious manner as determined by the zoning administrator.

**18.08.330 Large-Scale Development**

"Large-scale development" means a development that contains two or more main buildings on a zoning lot and which development is planned and developed as a single entity.

**18.08.340 Livestock Corral**

"Livestock corral" means a place or pen where livestock are kept on a seasonal basis as part of an agricultural enterprise or operation as distinguished from a livestock feed yard.

**18.08.350 Living Open Space**

"Living open space" is that portion of the yards on a zoning lot which is not used by automotive vehicles, but reserved for outdoor living space, recreational space, and landscaping.

**18.08.360 Lodging House**

See "Rooming House".

**18.08.370 Lot**

"Lot" means:

1. "Corner lot" means a lot situated at a junction of two public streets or situated on a curved street or way, the radius of which is thirty-five feet or less, and where the angle formed by the intersection of the tangent is one hundred five degrees or less;
2. "Interior lot" means a lot other than a corner lot;
3. "Lot of record" means a lot designated on a subdivision plat or deed, duly recorded pursuant to statute in the county recorder's office. A lot of record may or may not coincide with a zoning lot;
4. "Zoning lot" means a parcel of land, composed of one or more recorded lots, occupied or to be occupied by a principal building or buildings or principal use or uses along with permitted accessory buildings or uses, meeting all the requirements for area, buildable area, frontage, width, yards, setbacks, and any other requirements set forth in this title.

**18.08.380 Manufactured Home**

"Manufactured home" means a dwelling unit which meets the building code for permanent structures designed to be transported after fabrication and which is ready for occupancy as an independent unit, except for connection to utilities and location on a foundation.

**18.08.386 Mini-Day Care**

See Section 18.08.155, Day Care Facility

#### **18.08.390 Mobile Home**

"Mobile home" means a vehicular or portable structure which is constructed for movement on the public highways, which has been constructed in accordance with the building code for mobile homes as adopted by the city, but which has not been demonstrated to conform to the requirements of the building code for other residences.

#### **18.08.400 Mobile Home Park**

"Mobile home park" means an area or tract of land used to accommodate two or more mobile homes.

#### **18.08.410 Motel Or Motor Hotel**

A building or group of detached or connected buildings designed or used primarily for providing sleeping accommodations for automobile travelers and having parking adjacent to a sleeping room. An automobile court or a tourist court with more than one unit or a motor lodge shall be deemed a motel.

#### **18.08.420 Nonconforming Building**

"Nonconforming building" means a building, structure, or portion thereof, which does not conform to the regulations of this title applicable to the zone or district in which such building is situated but which was in existence on the effective date of the ordinance codified in this title.

#### **18.08.430 Nonconforming Use**

"Nonconforming use" means a use or premises which does not conform to the regulation of this title, but which was in existence in the effective date of the ordinance codified in this title.

#### **18.08.440 Nursery School**

An agency, organization or individual, person or persons, corporation, association, or entity, engaged primarily in educational work with preschool children not related by blood or marriage to, or not the legal wards or foster children of, the attendant adult, and in which no child is enrolled on a regular basis for more than four hours per day. Such a school when enrolling a child for more than four hours per day shall be deemed a day care facility.

#### **18.08.450 Parking Space**

"Parking space" means a space within a building or parking area, exclusive of driveways, ramps, columns, office and working area, for the parking of a motor vehicle, not less than twenty feet in length and not less than eight and five-tenths feet in width.

#### **18.08.460 Pasture**

"Pasture" means an enclosure for animals in which no feed is provided except that which the animals obtain by grazing.

#### **18.08.470 Planned Unit Development**

"Planned unit development" means a tract of land which is planned and developed as a single entity wherein the requirements applying to all buildings and improvements are modified to conform to the approved plan.

#### **18.08.480 Planting Plan**

"Planting plan" means a plan showing the location and dimensions of plants, irrigation equipment, curbs and other protective features around the edge of the planting beds and the location and species of plants to be planted.

#### **18.08.485 Planted Vegetation**

"Planted Vegetation" means living plants, not including weeds, added to a yard or landscape area, including existing trees.

**18.08.490 Premises**

"Premises" means a zoning lot together with buildings and structures located thereon.

**18.08.500 Premises Occupation**

"Premises occupation" means an occupation conducted on the premises outside of a dwelling, by persons residing on the premises.

**18.08.510 Public Parks And Playgrounds**

"Public parks" or "playgrounds" means a tract of land which is owned by the public and which has been partially or totally developed or designated for recreational purposes.

**18.08.520 Rest Home – Nursing Home – Convalescent Home**

"Rest home," "nursing home" or "convalescent home" means a building for the care and keeping of elderly or infirm people afflicted with infirmities or chronic illness.

**18.08.530 Recreational Vehicle – Camper, Travel Trailer, Motor Home Or Vacation Vehicle**

"Recreational vehicle," "camper," "travel trailer," "motor home" or "vacation vehicle" means a vehicular unit, other than a mobile home, primarily designed as a temporary dwelling for travel, recreational and vacation use, which is either self-propelled or is mounted on or pulled by another vehicle; including, but not limited to, a travel trailer having a width of eight feet or less and a length of thirty-two feet or less, a camping trailer having a width of eight feet or less and length of thirty-two feet or less, a truck camper, a motor home comprised of a self-propelled vehicle primarily designed as a temporary dwelling for travel, recreational use, and vacation use.

**18.08.540 Recreational Vehicle Court -- Vacation Vehicle Court**

"Recreational vehicle court" or "vacation vehicle court" means an area or tract of land used to accommodate two or more recreational vehicles.

**18.08.545 Rooming House**

A residential structure that provides lodging without meals, which is available for permanent occupancy only.

**18.08.550 Salvage Yard**

For the definition of "salvage yard" see "junkyard."

**18.08.560 Setback**

"Setback" means the shortest distance between the property line and the foundation, wall, or main frame of the building.

**18.08.570 Signs**

For definitions pertaining to signs, see Chapter 18.104 of this title.

**18.08.580 Special Exception -- Conditional Use**

"Special exception" or "conditional use" means a use which is not specifically permitted in a zone, such as an industrial use in a residential zone, but which is permitted as a special exception to this title subject to compliance with conditions prescribed by the board of adjustment.

**18.08.590 Street -- Major**

"Major street" means one of the principal thoroughfares, as shown or designated on the major street plan.

**18.08.600 Street -- Minor**

"Minor street" means any street serving as the principal means of access to property, which street is not shown on the major street plan, as a principal thoroughfare.

**18.08.610 Subdivision**

"Subdivision" means the division of a tract or lot or parcel of land into two or more lots, plots, sites, or other division of land for the purpose, whether immediate or future, of sale or of building development.

#### **18.08.615 Repealed By 2000-01**

#### **18.08.620 Variance**

"Variance" means a waiver of specific regulations of this title granted by the board of adjustments in accordance with the provisions set forth in this title for the purpose of assuring that no property, because of special circumstances applicable to it, shall be deprived of privileges commonly enjoyed by other properties in the same zone.

#### **18.08.623 Weed**

"Weed" means a wild plant that is undesired, in competition with cultivated plants, non-native, intrusive, or identified on a governmental noxious weed list.

#### **18.08.625 Xeriscaping**

"Xeriscaping" means a type of landscaping that utilizes drought-tolerant plants, mulch, and efficient irrigation.

#### **18.08.630 Yard**

"Yard" means an open space on the same lot with a building unoccupied or unobstructed from the ground upward, except as otherwise provided in this title:

1. "Front yard" means the minimum horizontal distance between the street front lot line and the front line of the building or any projection thereof, excluding non-enclosed steps. The main entrance (the main entrance shall not be an overhead garage door, door that enters the garage directly, or any similar door or entrance) to a single-family dwelling must be on the front side (side most parallel to the front lot line). On a corner lot, the front yard may be declared on either street. The address of a corner lot must be on the declared front;
2. "Rear yard" means an open, unoccupied space on the same lot as a building, measured from the rear line of the building (exclusive of steps), and the rear lot line, and extending for the entire width of the lot. In case of a corner lot, where the building facade faces on the side street, the rear yard may be established from the side of the house to the side property line;
3. "Required yard" means the open space around buildings which is required by the term of this title;
4. "Side yard" means a yard between the building and the side line of the lot and extending from the front yard to the rear yard.

#### **18.08.640 Zeroscaping**

"Zeroscaping" means a type of landscaping utilizing rocks, gravel, and hardscapes, without the use of vegetation.

#### **18.76 Landscaping**

**18.76.010 Purpose Of Provisions**

**18.76.020 Scope Of Requirements**

**18.76.030 Landscape Standards**

**18.76.040 Maintenance**

**18.76.050 Screening Requirements**

18.76.060 Plot Plan Required

18.76.070 Nonconforming Properties

18.76.080 Street Tree Planting Requirement

18.76.090 Right Of Way Landscaping

18.76.100 Parking In Landscaped Areas

**18.76.010 Purpose Of Provisions**

The purpose of the landscaping requirements in this chapter shall be to enhance, conserve and stabilize property values by encouraging pleasant and attractive surroundings and thus create the necessary atmosphere for the orderly development of a pleasant community. Landscaping also contributes to the relief of heat, noise and glare through the proper placement of green plants and trees.

**18.76.020 Scope Of Requirements**

Where landscaping is required, such landscaping shall comply with the requirements set forth in this chapter. Where there may be contradicting landscaping provisions between this chapter and other sections of code, the greater requirement shall apply.

**18.76.030 Landscape Standards**

A. General

1. Zeroscaping is prohibited in all zones.
2. Xeriscaping is permitted in all zones.
3. Natural vegetation are permitted for open space areas when specified by zone.
4. Vegetation coverage is measured by the area of the plant at full seasonal coverage. Trees may account for up to 80 square feet per tree.

B. Non-Residential and Multi-Family Residential Standards.

1. A minimum of 20% of landscaped areas shall be planter beds, containing a combination of rock or bark mulch, trees, shrubs, and ornamental grasses.
2. A minimum of 40% of all landscaped areas shall be covered with planted vegetation.
3. Community Gardens may be counted toward a landscaping and/or open space requirement for Multi-Family Residential developments.
4. Automated irrigation systems are required.
5. Landscaping shall be completed prior to the issuance of a Certificate of Occupancy. For phased developments, the landscaping within each phase shall be completed with the phase.
  - i. A landscaping bond may be used during non-growing seasons, as determined by the Planning Director or designee. Bonds shall cover 110% of the costs of the bond estimate included in the bond agreement.

C. Single Family Residential Standards.

1. In any residential or residential-agricultural zone, all portions of the required front and side yards adjacent a street that are not covered by permitted structures, driveways or pedestrian paths shall be landscaped.
2. Required landscaping shall be installed within 24 months of the date of receiving an occupancy permit for the property.
3. A minimum of 10% of the front and street side yards shall be covered with planted vegetation.

**18.76.040 Maintenance**

Required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing lawns, weeding, removal of litter, fertilizing, replacement of dead plants and the regular watering of all plantings.

**18.76.050 Screening Requirements**

Where landscaped screening is required, said screening shall consist of evergreen shrubs, closely spaced and maintained at substantially the specified height of said required screening. When not otherwise specified, natural screening shall be maintained at a height of from four to six feet.

**18.76.060 Plot Plan Required**

Where landscaping is required for multi-family residential and non-residential developments in this title, a plot plan showing the proposed landscape development, watering system and use of the property shall be submitted to the zoning administrator. The same plot plan used to show parking layout or other requirements for the issuance of a building permit may be used to show landscaping providing all proposed landscaping is detailed adequately on said plot plan. The zoning administrator may disapprove such plans if he determines that they are not consistent with the requirements and purposes of this chapter. All plot plans shall be prepared by a licensed landscape architect.

**18.76.070 Nonconforming Properties**

Any use of property, which, on the effective date of the ordinance codified in this title, is nonconforming only as to the regulations relating to landscaping may be continued in the same manner as if the landscaping were conforming.

**18.76.080 Street Tree Planting Requirement**

In all zones and locations within Heber City, street trees shall be planted by property owners within the adjoining right-of-way or planter strip, or on private property in the front yard if no planter strips exist, as part of the required landscaping. Street trees shall be planted and spaced in accordance with Chapter 12.20 of Heber city Municipal Code.

**18.76.090 Right Of Way Landscaping**

Property owners are responsible for maintaining the landscaping within the adjoining right-of-way and/or planter strips in accordance with Chapter 12.20 of Heber City Municipal Code.

**18.76.100 Parking In Landscaped Areas**

Parking is prohibited upon any required landscaping or any area that is landscaped.