

## ORDINANCE No. 22-8

### **AN ORDINANCE AMENDING THE ROY CITY MUNICIPAL CODE TITLE 10 – ZONING REGULATIONS, CH 10 - GENERAL PROPERTY DEVELOPMENT STANDARDS - 10-10-20 - REQUIRED FRONT YARD LANDSCAPING IN RESIDENTIAL ZONES; CH 13 – MIXED USE - 10-13-5 - LANDSCAPING; CH 14 - PERMITTED USES - 10-14-10 - APPLICATION REQUIREMENTS TO ESTABLISH A PERMITTED USE PROPOSING NEW CONSTRUCTION OF A BUILDING(S); & 10-14-11 - ADDITIONAL SITE AND BUILDING DESIGN STANDARDS FOR NEW CONSTRUCTION OR STRUCTURAL MODIFICATIONS TO AN EXISTING BUILDING(S); CH 15 – CONDITIONAL USES -10-15-7 - APPLICATION REQUIREMENTS TO ESTABLISH A CONDITIONAL USE FOR NEW CONSTRUCTION OF A BUILDING(S); & 10-15-8 - ADDITIONAL SITE STANDARDS AND DESIGN REQUIREMENTS TO ESTABLISH A CONDITIONAL USE; CH 31 - DEFINITIONS – IRRIGATION SYSTEM DESIGN & LANDSCAPING**

WHEREAS, the Roy City Council finds that it is advisable and beneficial to make an update to Title 10 Zoning Regulations, CH 10 - General Property Development Standards - 10-10-20 - Required Front Yard Landscaping in Residential Zones; CH 13 – Mixed Use - 10-13-5 - Landscaping; CH 14 - Permitted Uses - 10-14-10 - Application Requirements to Establish a Permitted Use Proposing New Construction of a Building(s); & 10-14-11 - Additional Site and Building Design Standards for New Construction or Structural Modifications to an Existing Building(s); CH 15 – Conditional Uses -10-15-7 - Application Requirements to Establish a Conditional Use for New Construction of a Building(s); & 10-15-8 - Additional Site Standards and Design Requirements to Establish A Conditional Use; CH 31 - Definitions – Irrigation System Design & Landscaping.

WHEREAS, the Roy City Council finds that the modifications regulating the proposed changes will be of benefit and use in enhancing and increasing long-term viability of development within residential, commercial and manufacturing areas which is important to the City; and

WHEREAS, the Roy City Planning Commission held a public hearing as required by law and has favorably recommended amendments to the City Council; and

WHEREAS, the Roy City Council has received and reviewed the recommendation of the Planning Commission and City Staff, finding it to be consistent with the goals and policies of the Roy City Zoning Ordinance and General Plan, and has reviewed and considered the same in a public meeting.

NOW, THEREFORE, Be it hereby ordained by the City Council of Roy City, Utah, that Title 10 Zoning Regulations, CH 10 - General Property Development Standards - 10-10-20 - Required Front Yard Landscaping in Residential Zones; CH 13 – Mixed Use - 10-13-5 - Landscaping; CH 14 - Permitted Uses - 10-14-10 - Application Requirements to Establish a Permitted Use Proposing New Construction of a Building(s); & 10-14-11 - Additional Site and Building Design Standards for New Construction or Structural Modifications to an Existing Building(s); CH 15 – Conditional Uses -10-15-7 - Application Requirements to Establish a Conditional Use for New Construction of a Building(s); & 10-15-8 - Additional Site Standards and Design Requirements to Establish A Conditional Use; CH 31 - Definitions – Irrigation System Design & Landscaping as attached:

Note - Language to be added has been **bolded** and language to be removed has been ~~struck~~ through.

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

1. Landscaping, ~~such as but not limited to, grass, rocks, trees, shrubs, and ground cover~~ **as defined** is required to be installed in all yard areas of all residential lots within eighteen (18) months from issuance

of a Certificate of Occupancy. For existing residential lots which have either not installed landscaping or residential lots where the landscaping no longer exists, landscaping according to these regulations shall be installed within eighteen (18) months from the enactment of this provision. **The following shall apply:**

- a. **Turf grass not to exceed 35% of the total irrigable space of the front and side yards.**
  - b. **No turf grass in park-strips or any areas less than eight (8) feet in width.**
  - c. **An Irrigation System Design should be used for all areas to conserve water.**
2. Landscaping of residential lots shall be maintained in a healthy condition. Yard areas shall not lack appropriate turf, plant or ground cover material so as to cause excessive dust or allow the accumulation of debris. (Ord. 1036, 12-7-2013)

**10-13-5 Landscaping:**

- I) General Requirements.
  - b) Applicability. Landscaping, trees, and buffers shall be installed as detailed in this section.
    - ii) **Landscape plans shall comply with the following:**
      - (1) **Turf grass not to exceed 15% of the total landscaped area (designated recreational areas excluded).**
      - (2) **No turf grass in parking lot landscape islands, park-strips, buffer areas or any area less than eight (8) feet wide.**
      - (3) **An Irrigation System Design should be used for all areas to conserve water.**
    - iii) Buffers. Landscape buffers are required according to the provisions in this section with the following exceptions.
      - (1) Shared Driveways. Buffers shall not be required along a property line where a curb cut or aisle is shared between two adjoining lots.
      - (2) Points of Access. Buffering is not required at driveways or other points of access to a lot.
    - iv) Temporary Uses. These provisions do not apply to temporary uses, unless determined otherwise by the Zoning Administrator.

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

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

- 3) Located on the Site Plan sheet(s), or on separate sheets, as may be proposed by the applicant, or required by the Zoning Administrator for readability, the following information shall be provided:
  - b) A Landscape Plan(s). Landscape plan(s) shall be included with the Permitted Use Application, prepared by a registered landscape architect, identifying all proposed landscape, screening and buffering features, including all proposed plant materials, including their locations and sizes. All proposed plant materials should be drought tolerant. **The following shall apply:**
    - i) **Turf grass not to exceed 15% of the total landscaped area (designated recreational areas excluded).**
    - ii) **No turf grass in parking lot landscape islands, park-strips, buffer areas or any area less than eight (8) feet wide.**
    - iii) **An Irrigation System Design should be used for all areas to conserve water.**

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

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

**B. Site Design Standards:**

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

- 9) Site Landscaping and Screening Treatments. Landscape improvements should mitigate building and parking lot impact, add aesthetic interest, and character. Landscaping is an integral element of site development. Landscaping should complement the architecture of the building and provide visual interest and variety, provide screening elements, add to year round site beautification, highlight building design features, and conserve water. The minimum landscaping requirement is based on the Zoning District in which the site is located, as provided in Table 10-2. Landscape designers shall recognize the following landscape design principles with the Landscape Plan(s) materials:
  - h) Landscape Maintenance. All landscape plans shall include necessary irrigation plans and shall demonstrate that long-term landscape maintenance **and water conservation** has been considered in the landscape design.

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

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

- 3) Located on the Site Plan sheet(s), or on separate sheets, as may be proposed by the applicant, or required by the Zoning Administrator for readability, the following information shall be provided:
  - b) A Landscape Plan(s). Landscape plan(s) shall be included with the Conditional Use Application, prepared by a registered landscape architect, identifying all proposed landscape, screening and buffering features, including all proposed plant materials, including their locations and sizes. All proposed plant materials should be drought tolerant. **The following shall apply:**
    - (i) **Turf grass not to exceed 15% of the total landscaped area (designated recreational areas excluded).**
    - (ii) **No turf grass in parking lot landscape islands, park-strips, buffer areas or any area less than eight (8) feet wide.**
    - (iii) **An Irrigation System Design should be used for all areas to conserve water.**

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

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

##### B. Site Design Standards:

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

- 9) Site Landscaping and Screening Treatments. Landscape improvements should mitigate building and parking lot impact, add aesthetic interest, and character. Landscaping is an integral element of site development. Landscaping should complement the architecture of the building and provide visual interest and variety, provide screening elements, add to year round site beautification, highlight building design features, and conserve water. The minimum landscaping requirement is based on the Zoning District in which the site is located, as provided in Table 10-2. Landscape designers shall recognize the following landscape design principles with the Landscape Plan(s) materials:
  - h) Landscape Maintenance. All landscape plans shall include necessary irrigation plans and shall demonstrate that long-term landscape maintenance **and water conservation** has been considered in the landscape design.

**Irrigation System Design:**

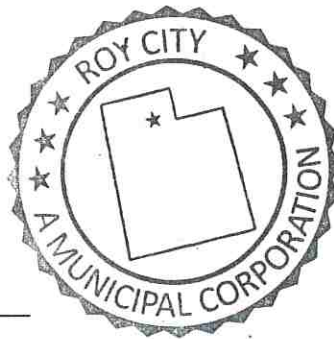
1. **A drip irrigation (with filter and pressure regulator) used in areas where turf grass is not used.**
2. **Each irrigation valve shall irrigate landscaping with similar plant materials and watering needs. Turf grass and planting beds shall be irrigated on separate valves. Drip emitters, pop up spray heads, and rotators shall be placed on separate irrigation valves.**
3. **Water Sense labeled smart irrigation controllers shall be used for landscaped areas.**

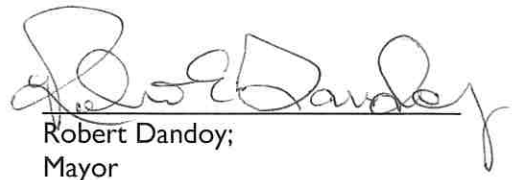
**Landscaping:** Materials and treatments that include naturally growing elements such as **turf** grass, trees, shrubs, **vines, ground covers, artificial turf (with no concrete underneath), drought tolerant plants** and flowers. Landscaping may also include the use of rocks, **stone, bark chips, and structural features, including but not limited to,** fountains, **outdoor art work,** benches, and contouring of the earth. **Landscaping does not include concrete, asphalt or other similar products.**

Ordinance has been approved by the following vote of the Roy City Council:


Councilmember Jackson	<u>  Aye  </u>
Councilmember J. Paul	<u>  Aye  </u>
Councilmember S. Paul	<u>  Aye  </u>
Councilmember Scadden	<u>  Aye  </u>
Councilmember Wilson	<u>  Nay  </u>

This Ordinance shall become effective immediately upon passage, lawful posting, and recording. This Ordinance has been passed by the Roy City Council this   5<sup>th</sup>   day of   July  , 2022.



  
 Robert Dandoy;  
 Mayor

Attested and Recorded:

  
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 Brittany Fowers;  
 City Recorder