

ORDINANCE NO. 2021-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ADOPTING NEW WATER EFFICIENCY STANDARDS.

WHEREAS, Utah Code § 10-9a-102 grants the City Council of the City of South Jordan (the “City Council”) authority to enact ordinances that it considers necessary or appropriate for the use and development of land in the City of South Jordan (the “City”), including the City’s aesthetics; and

WHEREAS, the City Council has adopted Titles 16 and 17 of the City of South Jordan Municipal Code (“City Code”), which include provisions governing landscaping within the boundaries of the City; and

WHEREAS, the Jordan Valley Water Conservancy District, which includes the City in its service area, has adopted and recommended updated Water Efficiency Standards (“Standards”) with the goal of reducing overall per capita water use in its service area; and

WHEREAS, water is a limited resource and the recommended Standards will result in the conservation of water and help keep water rates reasonable for City residents; and

WHEREAS, the City Council held a public hearing and reviewed the recommended Standards as proposed for adoption in Exhibit A; and

WHEREAS, the City Council finds that the Standards will enhance the public health, safety and welfare, and will promote the goals of the General Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Adoption. The City Council hereby adopts the Standards recommended by the Jordan Valley Water Conservancy District as those Standards are incorporated in the revised City Code sections of Titles 16 and 17, attached hereto as Exhibit A.

SECTION 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 4. Effective Date. This Ordinance shall become effective immediately upon publication and posting as required by law.

{SIGNATURE PAGE FOLLOWS}

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS 4 DAY OF May, 2021 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	<u>X</u>	___	___	___
Bradley Marlor	<u>X</u>	___	___	___
Donald Shelton	<u>X</u>	___	___	___
Tamara Zander	<u>X</u>	___	___	___
Jason McGuire	<u>X</u>	___	___	___

Mayor: *Dawn R. Ramsey*
 Dawn R. Ramsey

Attest: *Anna Crockett*
 City Recorder

Approved as to form:

Ryan W. Coase
Ryan W. Coase (Apr 7, 2021 16:51 MDT)
 Office of the City Attorney



Exhibit "A"

(Deletions in ~~strikethrough~~ new language in **bold underline**)

Sections Included: Chapter 16.30 Water Efficiency Standards; 16.04.190 Parks, Park Strips, Walkways, Trails, and Open Space; 17.23.100 Open Space Landscaping Requirements, 17.30.020 Development and Design Standards for Agricultural Zones, 17.40.020 Development and Design Standards for Residential Zones, 17.54.160 Redwood Road Mixed Use (MU) Zones Landscaping, 17.60.020 Development and Design Standards for Commercial Zones, 17.62.020 Development and Design Standards for Office (P-O) Zones, 17.70.120 Bangarter Highway Mixed Use (BH-MU) Landscaping Requirements, 17.90.020 Development and Design Standards for Industrial Zones

Chapter 16.30

WATER EFFICIENTCY LANDSCAPINGSTANDARDS

SECTION:

16.30.010: Purpose

16.30.020: Definitions

16.30.030: Indoor Fixture Standards~~Commercial, Industrial And Multi-Family Development~~

16.30.040: Outdoor Landscaping Requirements~~Single-Family Residential Development~~

~~16.30.050: Prohibited Watering Practices~~

~~16.30.060: Enforcement And Penalty For Violations~~

16.30.010: PURPOSE:

- A. The city council has found that: 1) water resources are limited and conservation efforts must be implemented to sustain growth, 2) much of the city culinary water resources are used for outdoor purposes, including watering landscaping, and 3) the city desires to promote the design, installation and maintenance of landscapes that are both attractive and water efficient.
- B. The city council has determined that it is in the public interest to conserve the public water resources and to promote standards for water efficient water use and landscaping by establishing water conservation standards for indoor plumbing fixtures and outdoor landscaping. ~~The purpose of this chapter is to protect and enhance the community's environmental, economic, recreational and aesthetic resources by promoting efficient use of~~

~~water in the community's landscaped areas, reducing water waste and establishing a process for design, installation and maintenance of water efficient landscaping throughout the city.~~

16.30.020: DEFINITIONS:

The following definitions shall apply to this chapter:

ACTIVITY ZONES: Portions of the landscape designed for recreation or function, such as storage areas, fire pits, vegetable gardens, and playgrounds.

ACTIVE RECREATION AREAS: Areas of the landscape dedicated to active play where Lawn may be used as the playing surface (ex. sports fields and play areas).

CENTRAL OPEN SHAPE: An unobstructed area that functions as the focal point of Localscapes and is designed in a shape that is geometric in nature.

GATHERING AREAS: Portions of the landscape that are dedicated to congregating, such as patios, gazebos, decks, and other seating areas.

HARDSCAPE: Durable landscape materials, such as concrete, wood, pavers, stone, or compacted inorganic mulch.

LAWN: Ground that is covered with grass or turf that is regularly mowed.

LOCALSCAPES: A landscaping approach designed to create locally adapted and sustainable landscapes through a basic 5-step approach (central open shape, gathering areas, activity zones, connecting pathways, and planting beds).

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

PARK STRIP: A typically narrow landscaped area located between the back-of-curb and sidewalk.

PATHS: Designed routes between landscape areas and features.

PLANTING BED: Areas of the landscape that consist of plants, such as trees, ornamental grasses, shrubs, perennials, and other regionally appropriate plants.

TOTAL LANDSCAPED AREA: Improved areas of the property that incorporate all of the completed features of the landscape. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, and other non-irrigated areas intentionally left undeveloped.

~~ADMINISTRATIVE STANDARDS: The set of rules, procedures and requirements set forth in a landscaping ordinance associated with making permit application, assembling materials for public review, meeting the requirements of the landscaping ordinance, seeking approvals, enforcement, conducting site inspections and filing reports.~~

BUBBLER: An irrigation head that delivers water to the root zone by "flooding" the planted area, usually measured in gallons per minute. Bubblers exhibit a trickle, umbrella or short stream pattern.

DRIP EMITTER: A drip irrigation fitting that delivers water slowly at the root zone of the plant, usually measured in gallons per hour.

EVAPOTRANSPIRATION (ET): The quantity of water evaporated from adjacent soil surfaces and transpired by plants during a specific time, expressed in inches per day, month or year. See also definition of Reference Evapotranspiration Rate Or ETO.

EXTRA DROUGHT TOLERANT PLANT: A plant that can survive without irrigation throughout the year once established, although supplemental water may be desirable during drought periods for improved appearance and disease resistance.

GROUND COVER: Material planted in such a way as to form a continuous cover over the ground that can be maintained at a height not more than twelve inches (12").

HARDSCAPE: Patios, decks and paths, but does not include driveways, parking lots and sidewalks.

IRRIGATED LANDSCAPED AREA: All portions of a development site to be improved with planting and irrigation. Natural open space areas shall not be included in the irrigated landscaped area.

IRRIGATION CONTRACTOR: A person who has been certified by the Irrigation Association to install irrigation systems or as otherwise approved by the public services department.

IRRIGATION DESIGNER: A person who has been certified by the Irrigation Association to prepare irrigation system designs, or a landscape architect or as otherwise approved by the public services department.

IRRIGATION EFFICIENCY: The measurement of the amount of water beneficially applied divided by the total amount of water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system hardware characteristics and management practices.

IRRIGATION PLAN: The plan which shows the components of the irrigation system with water meter size, backflow prevention, rain shutoff device, precipitation rates, flow rate operating pressure for each irrigation zone, and identification of all irrigation equipment.

LANDSCAPE ARCHITECT: A person who holds a certificate to practice landscape architecture in the state of Utah.

LANDSCAPE DESIGNER: A person who has been certified by the Utah Nursery and Landscape Association to prepare landscape plans or as otherwise approved by the public services department.

LANDSCAPE EDUCATION PACKAGE: A package of documents which is intended to inform and educate water users in the city about water efficient landscaping. The package includes the principles of water efficient landscape design, a listing of water conserving plants, a listing of certified landscape designers, landscape architects, certified irrigation designers, certified irrigation contractors, an information packet about various area demonstration projects, city's water rates, billing format for water use, and the economics of installing and maintaining water efficient landscaping.

LANDSCAPE IRRIGATION AUDITOR: A person who has been certified by the Irrigation Association to conduct a landscape irrigation audit or as otherwise approved by the public services department.

LANDSCAPE PLAN DOCUMENTATION PACKAGE: The preparation of graphic and written criteria, specifications and detailed plans to arrange and modify the effects of natural features such as plantings, ground and water forms, circulation, walks and other features to comply with the provisions of this chapter. The landscape plan documentation package shall include a project data sheet, a planting plan, an irrigation plan, a grading plan, a soils report, a landscape water allowance and an irrigation schedule.

LANDSCAPE WATER ALLOWANCE: For design purposes, the upper limit of annual applied water for the established landscaped area. It is based upon the local reference evapotranspiration rate, the ET adjustment factor and the size of the landscaped area.

LANDSCAPED ZONE: A portion of the landscaped area having plants with similar water needs, areas with similar microclimate (i.e., slope, exposure, wind, etc.) and soil conditions, and areas that will be similarly irrigated. A landscaped zone can be served by one irrigation valve, or a set of valves with the same schedule.

LANDSCAPING: Any combination of living plants, such as trees, shrubs, vines, ground covers, flowers, turf or ornamental grass; natural features such as rock, stone or bark chips; and structural features, including, but not limited to, fountains, reflecting pools, outdoor artwork, screen walls, fences or benches.

MULCH: Any material such as bark, wood chips, rocks, stones or other similar materials left loose and applied to the soil.

NONDROUGHT TOLERANT PLANT: A plant that will require regular irrigation for adequate appearance, growth and disease resistance.

PLANTING PLAN: A plan which clearly and accurately identifies and locates new and existing trees, shrubs, ground covers, turf areas, driveways, trails, sidewalks, hardscape features and fences.

PRECIPITATION RATE: The rate at which water is applied per unit of time, usually measured in inches per hour.

~~RAIN SHUTOFF DEVICE: A device wired to an automatic controller that shuts off the irrigation system when it rains.~~

~~RECONSTRUCTED LANDSCAPING: Any existing approved landscaping and irrigation that is removed and replaced as part of new construction.~~

~~REFERENCE EVAPOTRANSPIRATION RATE OR ETO: The standard measurement of environmental parameters which affect the water use of plants. ETO is expressed in inches per day, month or year and is an estimate of the evapotranspiration of a large field of four (4) to five inches (5") tall, cool season grass that is well watered. The average growing season ETO for the South Jordan City area is based on the weekly calculation made by Utah State University which can be found on its internet web page. See also definition of Evapotranspiration (ET).~~

~~RUNOFF: Irrigation water that is not absorbed by the soil or landscaped area to which it is applied and which flows onto other areas.~~

~~SOILS REPORT: A report by a soils laboratory indicating soil type, soil depth, uniformity, composition, bulk density, infiltration rates, and pH for the topsoil and subsoil for a given site. The soils report also includes recommendations for soil amendments.~~

~~SPRAY SPRINKLER: An irrigation head that sprays water through a nozzle in a fixed and constant pattern.~~

~~STREAM SPRINKLER: An irrigation head (rotor or impact) that projects water in single or multiple streams.~~

~~TURF: A surface layer of earth containing mowed grass with its roots.~~

~~WASTE OF WATER: Means and includes, but is not limited to:~~

- ~~A. The use of water for any purpose, including landscape irrigation, which consumes or for which is applied substantial amounts of excess water beyond the reasonable amount required by the use, whether such excess water remains on the site, evaporates, percolates underground, goes into the sewer system, or is allowed to run into the gutter or street. Every water consumer is deemed to have under his control at all times the water lines and facilities, other than water utility facilities, through which water is being supplied and used to his premises, and to know the manner and extent of his water use and excess runoff;~~
- ~~B. The excessive use, loss or escape of water through breaks, leaks or malfunctions in the water user's plumbing for any period of time after such escape of water should reasonably have been discovered and corrected. It shall be presumed that a period of forty eight (48) hours after the water user discovers such break, leak or malfunction or receives notice from the city of such condition, whichever occurs first, is a reasonable time to correct such condition; and~~

~~C. Washing sidewalks, driveways, parking areas, tennis courts or other paved areas except to alleviate immediate fire, health or safety hazards.~~

~~WATER CHECK: A water use efficiency review. See also definition of Water Use Efficiency Review.~~

~~WATER CONSERVING PLANT: A plant that can generally survive with available rainfall once established, although supplemental irrigation may be needed or desirable during the growing season.~~

~~WATER USE EFFICIENCY REVIEW: An on-site survey and measurement of irrigation equipment and management efficiency, and the generation of recommendations to improve efficiency.~~

16.30.030: INDOOR FIXTURE STANDARDS COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY DEVELOPMENT:

It is recommended and encouraged, but not mandated, that all new and future construction and future additions, remodels, or refurbishments install plumbing fixtures that have the WaterSense label, including: lavatory faucets, shower heads, sink faucets, water closets (tank and flushometer-valve toilets), and urinals. Indoor plumbing fixtures shall comply with the requirements outlined in Chapter 29 "Plumbing Systems", of the International Building Code.

~~A. Applicability: The provisions of this section shall apply to landscaping for all new and reconstructed landscaping for public agency projects, private commercial and industrial projects, developer installed landscaping in multi-family residential projects and developer installed landscaping in single-family projects that require project review and approval by the city. Such review may include site plan review, modified conditional use permit review and building permits issued for exterior modifications to commercial and multi-family buildings. This section does not apply to homeowner provided landscaping at single-family projects (see section 16.30.040 of this chapter), or registered historical sites.~~

~~B. Landscape Plan Documentation Package: A landscape plan documentation package shall be submitted to and approved by the public services department prior to the issuance of any permit or site plan approval. A copy of the approved landscape plan documentation package shall be provided to the property owner, developer or site manager and to the local retail water purveyor. The landscape plan documentation package shall be prepared by a registered landscape architect or a landscape designer. The irrigation plan shall be prepared by an irrigation designer or a landscape architect. City landscaping and irrigation standards shall be incorporated into the landscape plan documentation package. The landscape plan documentation package shall consist of the following items:~~

~~1. Project Data Sheet: The project data sheet shall contain the following:~~

- a. ~~Project name and address.~~
 - b. ~~Applicant or applicant's agent name, address, phone and fax number.~~
 - c. ~~Landscape designer/landscape architect's name, address, phone and fax number.~~
 - d. ~~Landscape contractor's name, address, phone and fax number.~~
2. ~~Planting Plan: A detailed planting plan shall be drawn at a scale that clearly identifies the following:~~
- a. ~~Location of all plant materials, a legend with botanical and common names, and size of plant materials.~~
 - b. ~~Property lines and street names.~~
 - c. ~~Existing and proposed buildings, walls, fences, light poles, utilities, paved areas and other site improvements.~~
 - d. ~~Existing trees and plant materials to be removed or retained.~~
 - e. ~~Designation of landscaped zones.~~
3. ~~Irrigation Plan: A detailed irrigation plan shall be drawn at the same scale as the planting plan and shall contain the following information:~~
- a. ~~Layout of the irrigation system and a legend summarizing the type and size of all components of the system, including manufacturer name and model numbers.~~
 - b. ~~Static water pressure in pounds per square inch (psi) at the point of connection to the public water supply.~~
 - c. ~~Flow rate in gallons per minute and design operating pressure in psi for each valve and precipitation rate in inches per hour for each valve with sprinklers.~~
4. ~~Grading Plan: A grading plan shall be drawn at the same scale as the planting plan and shall contain the following information:~~
- a. ~~Property lines and street names, existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements.~~
 - b. ~~Existing and finished contour lines and spot elevations as necessary for the proposed site improvements.~~
5. ~~Soils Report: A soils report will be required where irrigated landscaped areas consisting of grass or similar turf exceed thirty three percent (33%) of the overall landscaped area. The soils report shall describe the depth, composition and bulk density of the topsoil and subsoil at the site, and shall include recommendations for soil amendments. The~~

~~planting plan shall incorporate the recommendations of the soils report into the planting specifications.~~

- ~~6. Landscape Water Allowance: The annual landscape water allowance shall be calculated using the following equation:~~

$$\text{Landscape water allowance} = \text{ETO} \times 1.0 \times 0.62 \times A$$

~~Where landscape water allowance is in gallons per growing season~~

~~ETO — Reference evapotranspiration rate in inches per growing season~~

~~1.0 — ETO adjustment factor, one hundred percent (100%) of turf grass ETO (growing season adjustment factor)~~

~~0.62 — Conversion factor, inches/year to gallons/year~~

~~A — Total irrigated landscape area in square feet~~

- ~~7. Irrigation Schedule: A monthly irrigation schedule shall be prepared that covers the initial ninety (90) day plant establishment period and the typical long term use period. This schedule shall consist of a table with the following information for each valve:~~

~~a. Plant type (for example, turf, trees, low water use plants).~~

~~b. Irrigation type (for example, sprinklers, drip, bubblers).~~

~~c. Flow rate in gallons per minute.~~

~~d. Precipitation rate in inches per hour (sprinklers only).~~

~~e. Run times in minutes per day.~~

~~f. Number of water days per week.~~

~~g. Cycle time to avoid runoff.~~

- ~~C. Landscape Design Standards: The following standards shall be implemented in the design of landscaping:~~

- ~~1. Plant Selection: Plants selected for landscape areas shall consist of plants that are well suited to the microclimate and soil conditions at the project site. Plants with similar water needs shall be grouped together as much as possible. For projects located at the interface between urban areas and natural open space (nonirrigated), extra drought tolerant plants shall be selected that will blend with the native vegetation and are fire resistant or fire retardant. Plants with low fuel volume or high moisture content shall be emphasized. Plants that tend to accumulate excessive amounts of dead wood or debris shall be avoided. Areas with slopes greater than thirty percent (30%) shall be landscaped with deep rooting, water conserving plants for erosion control and soil~~

~~stabilization. Park strips and other landscaped areas less than eight feet (8') wide shall be landscaped with water conserving plants and/or grass.~~

- ~~2. Mulch: After completion of all planting, all irrigated nonturf areas shall be covered with a minimum layer of four inches (4") of mulch to retain water, inhibit weed growth, and moderate soil temperature. Nonporous material shall not be placed under the mulch.~~
- ~~3. Soil Preparation: Soil preparation shall be suitable to provide healthy growing conditions for the plants and to encourage water infiltration and penetration. Soil preparation shall include scarifying the soil to a minimum depth of six inches (6") and amending the soil with organic material as per specific recommendations of the landscape designer/landscape architect based on the soils report.~~
- ~~4. Irrigation Design Standards:
 - ~~a. Irrigation: Irrigation design standards for this chapter shall be as outlined in the latest version of the "Minimum Standards For Efficient Landscape Irrigation System Design And Installation" as specified in the city standard specifications. In addition, the following portions of this section shall also be applicable.~~
 - ~~b. Landscape Water Meter: A water meter and backflow prevention assembly that are in compliance with state code shall be installed for landscape irrigation systems, and the landscape water meter and backflow prevention assembly shall be separate from the water meter and backflow prevention assembly installed for indoor uses. The size of the meter shall be determined based on irrigation demand.~~
 - ~~c. Pressure Regulation: A pressure regulating valve shall be installed and maintained by the consumer if the static service pressure exceeds eighty (80) pounds per square inch (psi). The pressure regulating valve shall be located between the landscape water meter and the first point of water use, or first point of division in the pipe, and shall be set at the manufacturer's recommended pressure for sprinklers.~~
 - ~~d. Automatic Controller: All irrigation systems shall include an electric automatic controller with multiple program and multiple repeat cycle capabilities and a flexible calendar program. All controllers shall be equipped with an automatic rain shutoff device.~~
 - ~~e. Slope Runoff: On slopes exceeding thirty percent (30%), the irrigation system shall consist of drip emitters, bubblers or sprinklers with a maximum precipitation rate of 0.85 inches per hour and adjusted sprinkler cycle to eliminate runoff.~~
 - ~~f. Valves: Each valve shall irrigate a landscape with similar site, slope and soil conditions and plant materials with similar watering needs. Turf and nonturf areas shall be irrigated on separate valves.~~~~

- ~~g. Drip Emitters And Bubblers: Drip emitters or a bubbler shall be provided for each tree where practicable. Bubblers shall not exceed 1.5 gallons per minute per device. Bubblers for trees shall be placed on a separate valve unless specifically exempted by the public services department due to the limited number of trees on the project site.~~
- ~~h. Sprinklers: Sprinklers shall have matched precipitation rates with each control valve circuit.~~
- ~~i. Elevation Variations: Check valves shall be required where elevation differences will cause low head drainage. Pressure compensating valves and sprinklers shall be required where a significant variation in water pressure will occur within the irrigation system due to elevation differences.~~
- ~~j. Drip Lines: Drip irrigation lines shall be placed underground or otherwise permanently covered, except for drip emitters and where approved as a temporary installation. Filters and end flush valves shall be provided as necessary.~~
- ~~k. Overhead Sprinklers: Irrigation zones with overhead spray or stream sprinklers shall be designed to operate between six o'clock (6:00) P.M. and ten o'clock (10:00) A.M. to reduce water loss from wind and evaporation. This would exclude drip or bubbler zones.~~
- ~~l. Soils With Slow Infiltration: Program valves for multiple repeat cycles where necessary to reduce runoff, particularly slopes and soils with slow infiltration rates.~~

~~D. Plan Review, Construction Inspection And Postconstruction Monitoring: The following procedures shall be implemented in the plan review, construction inspection and postconstruction monitoring of landscaping:~~

- ~~1. As part of the site plan review and building permit process, a copy of the landscape plan documentation package shall be submitted to the city for review and approval before construction begins. With the landscape plan documentation package, a copy of the landscape water allowance worksheet shall be completed by a landscape designer and submitted to the city.~~
- ~~2. All landscape plan documentation packages submitted must be certified by a licensed landscape architect or approved landscape designer. The irrigation plan must be prepared by an approved irrigation designer or a landscape architect.~~
- ~~3. All landscape irrigation systems shall be installed by an irrigation contractor. The person representing the contracting firm shall be a full time employee of the firm and shall be directly involved with the project, including at least weekly site visits during construction.~~

- ~~4. All installers, designers and auditors shall meet state and local license, insurance and bonding requirements, and be able to show proof of such upon demand.~~
- ~~5. During construction, site inspection of the landscaping may be performed by the city (see section 16.30.060 of this chapter).~~
- ~~6. Following construction and prior to the release of the improvement guarantee bond posted for the project, an inspection shall be scheduled with the public services department to verify compliance with the approved landscape and irrigation plans.~~
- ~~7. Following construction and prior to release of the improvement guarantee bond posted for the project, a water use efficiency review will be conducted by a landscape irrigation auditor. The auditor shall be independent of the contractor, design firm and owner/developer of the project. The water performance audit will verify that the irrigation system complies with the minimum standards required by this chapter. The minimum efficiency required for the irrigation system is between fifty percent (50%) and sixty percent (60%) for distribution efficiency for all fixed spray systems and between sixty percent (60%) and seventy percent (70%) distribution efficiency for all rotor systems. The auditor shall furnish a certificate to the city, the designer, the installer and the owner/developer certifying compliance with the minimum distribution requirements, and an irrigation schedule. Compliance with this provision is required before the city will release the bond for the project.~~

16.30.040: OUTDOOR LANDSCAPING REQUIREMENTS SINGLE FAMILY RESIDENTIAL DEVELOPMENT:

A. Applicability: All new and rehabilitated landscaping for public agency projects, private development projects, developer-installed landscaping in multi-family and single-family residential projects within the front and side yards, and homeowner provided landscape improvements within the front and side yards of single and two-family dwellings shall comply with the landscaping standards below. It is recommended and encouraged, but not mandated, that rear yard landscape improvements of single and two-family dwellings comply with these same standards.

B. Landscaping Requirements:

- 1. All irrigation shall be appropriate for the designated plant material to achieve the highest water efficiency. Drip irrigation or bubblers shall be used except in Lawn areas. Drip irrigation systems shall be equipped with a pressure regulator, filter, flush-end assembly, and any other appropriate components.**
- 2. Each irrigation valve shall irrigate landscaping with similar site, slope and soil conditions, and plant materials with similar watering needs. Lawn and Planting Beds shall be irrigated on separate irrigation valves. In addition, drip emitters and sprinklers shall be placed on separate irrigation valves.**

- 3. Landscaped areas shall be provided with a WaterSense labeled smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities.**
- 4. At least 3-4 inches of Mulch, permeable to air and water, shall be used in Planting Beds to control weeds and improve the appearance of the landscaping.**
- 5. At maturity, landscapes are required to have enough plant material (perennials and shrubs) to create at least 50% living plant cover at maturity at the ground plane, not including tree canopies.**
- 6. Lawn shall not be installed in Park Strips, Paths, or on slopes greater than 25% or 4:1 grade. Lawn area shall not be less than 8 feet wide at its narrowest point. To the extent reasonably practicable, Lawn shall be free from obstructions (trees, signs, posts, valve boxes, etc.).**
- 7. In residential landscapes, the landscaping shall adhere to the following Localscapes requirements and shall be properly labeled on the landscape plan submitted to the City for review:**
 - a. If size permits, the landscaped areas of the front yard and back yard shall include a designed Central Open Shape created by using Lawn, Hardscape, groundcover, gravel, or Mulch.**
 - b. Gathering Areas shall be constructed of Hardscape and placed outside of the Central Open Shape. In a landscape without Lawn, Gathering Areas may function as the Central Open Shape.**
 - c. Activity Zones shall be located outside of the Central Open Shape and shall be surfaced with materials other than Lawn.**
 - d. Paths shall be made with materials that do not include Lawn, such as Hardscape, Mulch, or other groundcover.**
 - e. Lawn areas shall not exceed the greater of 250 square feet, or 35% of the Total Landscaped Area.**
 - f. Small residential lots, which have no side yards or back yards, where the Total Landscaped Area is less than 250 square feet, and where the front yard**

dimensions cannot accommodate the minimum 8 feet wide Lawn area requirement of the Landscaping Requirements in section F, are exempt from the 8 feet minimum width Lawn area requirement.

8. In 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.
9. The City Engineer may allow or require exceptions from the slope limitations and other elements of the Landscaping Requirements in public utility infrastructure landscape areas upon the applicant's showing of good cause (a reason rationally related to the development) and in the best interest of the City.
10. These outdoor standards are not intended to be in conflict with other landscaping requirements as defined by Utah law, including stormwater retention requirements and low-impact development guidelines. Notwithstanding these outdoor standards, whenever any requirement may be in conflict with Utah law, such conflicting requirements shall not apply.

~~A. General: The provisions of this section apply to landscaping for all new and reconstructed landscaping for single family residential dwellings. This section does not apply to residential developments with developer installed landscaping (see section 16.30.030 of this chapter), or registered historical sites.~~

~~B. Provisions For New Or Reconstructed Landscapes:~~

- ~~1. Landscape Education Package: A copy of a landscape education package shall be given to all new single family homeowners by the city at the time of application for a building permit and all new or modified water account owners. The landscape education package, prepared by the public services department, shall consist of the following items:
 - ~~a. Principles of water efficient landscape design.~~
 - ~~b. A listing of water conserving plants.~~
 - ~~c. A listing of certified landscape designers, certified irrigation system designers and suppliers and certified landscape irrigation contractors.~~
 - ~~d. An information packet about the various area demonstration gardens.~~
 - ~~e. An information packet about the city water rate schedule, billing format for water use and the economics of installing and maintaining a water efficient landscape.~~~~
- ~~2. Postinstallation: After the landscaping has been installed, the homeowner may notify the public services department of its completion and request a listing of landscape~~

auditors who can perform a water use efficiency review, also called a water check. The water check will determine the irrigation system efficiency, make recommendations for improvements, and provide the homeowner with an irrigation schedule.

- ~~C. Park Strips And Other Landscaped Areas: Park strips and other landscaped areas less than eight feet (8') wide shall be landscaped with water conserving plants and/or grass.~~

~~16.30.050: PROHIBITED WATERING PRACTICES:~~

- ~~A. Waste Of Water: Regardless of the age of a development (commercial, industrial, office or residential), water shall be properly used. Waste of water is prohibited.~~
- ~~B. Restricted Watering Time: Watering hours may be restricted by resolution of the city council as needed.~~

~~16.30.060: ENFORCEMENT AND PENALTY FOR VIOLATIONS:~~

- ~~A. Enforcement Authority: The city building and engineering inspectors, code enforcement officers, police officers and others designated by the city manager are authorized to enforce all provisions of this chapter.~~
- ~~B. Violation Of This Chapter: Any water consumer who violates any provisions of this chapter shall be issued a written notice of violation. The written notice shall be affixed to the property where the violation occurred and mailed to the consumer of record and to any other person known to the city who is responsible for the violation and its corrections. Such notice shall describe the violation and order that it be corrected, cured or abated immediately or within such specified time as the city determines is reasonable under the circumstances. Failure to receive such notice shall not invalidate further actions by the city. If the notice is not followed, the city may issue a citation for a misdemeanor infraction. If the alleged violator is convicted, the municipal court may order compliance with any of the provisions of this chapter as a condition for receiving continued water service.~~

16.04.190: PARKS, PARK STRIPS, WALKWAYS, TRAILS, AND OPEN SPACE:

All applicants~~The developer shall incorporate into development design and implement the following requirements pertaining to parks, park strips, trails and open space: Parks, park strips, trails and open space are also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards", of this Code.~~

- A. Plans, Funding, Maintenance: Where parks, open space, or trails are master planned by the City, proposed by the applicant developer, or required on a parcel or parcels on which a subdivision or other development is proposed, the developer shall incorporate said parks, open space, or trails into the design of the project and submit the plan for approval, with suggested improvements and funding and maintenance mechanisms, to the City Council. The

City Council will determine what open spaces, parks, trails, improvements, and funding and maintenance mechanisms the City desires and direct the applicant~~developer~~ concerning the same.

- B. **Pedestrian And Vehicular Access:** All parks approved for public use shall have appropriate pedestrian and vehicular access from public streets. Parks and open space four (4) acres or larger in area shall abut at least one (1) collector or arterial street.
- C. **Flood Control:** Parks and open spaces shall be planned, where appropriate, in conjunction with stormwater detention and retention areas.
- D. **Trail Location And Access:** Trails and linear parkways shall be planned in conjunction with required waterways, along streets, or in other locations as determined by the City. Linear parkways or trails which are approved by the City in required flood channels shall be dedicated to Salt Lake County or retained as private property. The applicant~~developer~~, upon the City's request, shall grant to the City or other entity permanent access easements designated by the City Engineer on and over sidewalks or trails on private property prior to final approval or building permit issuance, which easements may or may not give open public access. The owners or the City shall maintain such areas as determined by the City's staff. The City will maintain trails which are required by and dedicated to the City.

E. **Park Strips:**

- 1. **Single-Family Residential-Collector Street Park Strips:** Park strips at the rear or side of single-family residential lots **and collector street park strips along commercial, office, multi-family residential, industrial, and institutional developments shall be planted**~~improved with sod and~~ **with a combination of trees, plants, shrubs or other live vegetation which are low maintenance and commonly found along the Wasatch Front or within similar climates. Lawn shall not be installed in park strips. Applicants shall demonstrate that proposed live vegetation will cover a minimum of 50% of the park strip area upon landscape maturity. Tree canopies do not count toward the required 50% vegetation coverage. In combination with the 50% live vegetation requirement, the following may be used:**

- a. **Mulch made of bark or rock material that is one and one-half inches (1.5") or larger may be used in combination with live vegetation, provided that it is fully contained within the park strip at all times.**

- b. Up to fifty percent (50%) of the **park strip area, per street frontage,**~~required~~ **seed may be hardscape,**~~substituted~~ **natural earth tone**~~ashlar~~ **slate**~~gray~~ colored concrete. However, stamped concrete shall not be used in

~~sections greater than fifteen (15) linear feet per section. F. Other Collector Street Park Strips: Collector street park strips along commercial, office, multi-family residential, industrial, and institutional developments shall be improved with sod and trees. Up to fifty percent (50%) of the required sod may be substituted with stamped natural earth tone colored concrete. However, stamped concrete shall not be used in sections greater than fifteen (15) linear feet per section.~~

2. G-Residential Street Park Strips: Residential street park strips shall be planted improved a minimum of fifty percent (50%) with sod, with a combination of trees, plants, shrubs and/or other live vegetation which are low maintenance and commonly found along the Wasatch Front or within similar climates. Lawn shall not be installed in park strips. Applicants shall demonstrate that proposed live vegetation will cover a minimum of 50% of the park strip area upon landscape maturity. Tree canopies do not count toward the required 50% vegetation coverage. In combination with the 50% live vegetation requirement, the following may be used:

a. Mulch made of and/or medium size bark or rock material that is, one and one-half two inches (1.52") or larger; may be used in combination with live vegetation, provided that it is fully contained within the park strip at all times.

b. ~~A maximum of fifty percent (50%) of the park strip area, per street frontage, may be hardscape, with stamped natural earth tone colored concrete, and/or masonry materials such as stone, pavers, boulders, and/or rock. may cover a maximum of twenty-five percent (25%) of the park strip area per street frontage and However, stamped concrete or other materials shall not be used in sections greater than fifteen (15) linear feet per section. All rock and stone materials shall not be less than three inch (3") diameter in size at any point.~~

3. H-Park Strip Materials, Colors, And Sizes: All other park strip materials, colors, and sizes shall be viewed by City Engineer for consideration of approval. The City Engineer may approve greater than fifty percent (50%) hardscape within the park strip based on the applicant's street tree planting plan that clearly incorporates tree species, canopy, spacing, and ground covers into a superior green design that reasonably offsets the increased percentage of hardscape materials.

4. I-Landscaping And Maintenance:

a. The applicant~~developer~~ shall install all required collector street landscaping improvements and properly maintain said improvements until the City releases one hundred percent (100%) of the improvement guarantee. After satisfactory installation of landscaping in collector street park strips and the one hundred percent (100%) release of the improvement guarantee for said landscaping, the City will accept responsibility for maintenance of the park strips along collector streets where collector street fencing has been installed along the rear and side property lines of lots only in single-family residential subdivisions.

b. The owners of property in all other developments are responsible for the proper landscaping and maintenance of other public or private park strips. All landscaping in these park strips shall be maintained by the abutting property owner in a safe and well-kept condition and in a way that presents a healthy, neat, vigorously living, and orderly appearance. This maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching, or other maintenance, in accordance with acceptable horticultural practices. Trash, other debris, and weeds shall not be allowed to collect in these areas.

FJ. Common Open Space: The applicant ~~for any project that proposes common open space~~~~developer of a condominium~~ shall submit plans for landscaping and improvements for the common open space. The applicant~~developer~~ shall also identify~~explain~~ the intended use of the open space and who shall be responsible for its maintenance~~provide detailed provisions of how the improvements thereon will be financed and maintained.~~

GK. Completion Guarantee: The applicant~~developer~~ shall file with the City an improvement guarantee, in a form satisfactory to the City Attorney, guaranteeing completion of park, open space, and trail improvements within one **(1)** year after such filing. Upon completion of the improvements for which an improvement guarantee has been filed, the applicant~~developer~~ shall schedule an inspection by the City Engineer. If the City Engineer finds that landscaping and construction have been completed in compliance with the approved plans, the City Engineer shall release the improvement guarantee except for that amount retained during the warranty period. If the City Engineer does not release the improvement guarantee, he or she shall provide the applicant~~developer~~ the reasons therefor.

HL. Open Space Easement: The applicant~~developer~~ shall, upon the City's request, grant to the City or other agency or entity an "open space easement" on and over the common open space prior to recording the final plat, site plan, or condominium, which easement will not necessarily give the general public the right of access, but will provide that the common open space remains open.

IM. Open Space Ownership And Maintenance: All open space or trail improvements not specifically dedicated to the City or accepted for ownership or maintained by the City shall be perpetually owned by the adjacent owners and maintained by the owners or their agents through a special taxing district or owners' association with power to assess and collect fees for maintenance or other assessment and maintenance mechanisms acceptable to the City.

JN. Glenmoor Neighborhood: Walkways in the Glenmoor neighborhood are those publicly owned areas that include a sidewalk, that pass between private residential properties. The area between the abutting owner's property and the sidewalk shall be maintained by that property owner.

1. The property within a walkway which is between the abutting owner's property and the sidewalk shall not include materials, objects, trees, shrubs, or plant material that will obstruct travel on the walkway or pose a safety hazard to pedestrians or maintenance personnel.
2. All walkway landscape shall be improved with suitable ground covers, plants, shrubs, other live plant material which are low maintenance, and/or medium size bark material, two inches (2") or larger provided it is fully contained within the area between sidewalk and the abutting owner's property.
3. The area between the sidewalk and the abutting owner's property may be hardscape with material such as concrete, and/or masonry material such as pavers, or rock not less than three inch (3") diameter in size at any point provided it is fully contained within the area between sidewalk and the abutting owner's property.
4. Adjoining property owners shall keep walkways free of obstructions and hazards. Shrubs, plants, and trees shall be maintained clear of the sidewalk. Mature trees shall be pruned at least seven feet (7') above the sidewalk.
5. Maintenance activities for walkway areas include: mowing grass; watering grass, shrubs, or trees; pruning trees or shrubs; and other generally accepted landscape maintenance activities. All walkway landscape must be maintained and shall not include unimproved areas or areas with weeds that exceed a height of six inches (6") at any time.

17.23.100: LANDSCAPING REQUIREMENTS:

The following landscaping requirements and standards shall apply in OS zones: Landscaping in OS zones is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards", of this Code.

- A. The front, side and rear yards of lots in OS zones, shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other plant material approved in conjunction with a site plan or plat for the development. Natural open space areas shall incorporate plant materials as provided in the city's "Jordan River Corridor Open Space And Habitat Conservation Master Plan And Management Guidelines".
- B. All areas of lots in OS zones not approved for parking, buildings or other hard surfacing shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other plant material approved in conjunction with a site plan or plat for the development. Natural open space areas shall incorporate plant materials as provided in the city's "Jordan River Corridor Open Space And Habitat Conservation Master Plan And Management Guidelines".
- C. A minimum of thirty percent (30%) of required yard area trees shall be minimum seven foot (7') evergreens. Deciduous trees shall be minimum two inch (2") caliper. Deciduous and evergreen trees required in this section need not be equally spaced but shall be dispersed throughout the required yard areas on the site.
- D. All collector streets and other public and private park strips in OS zones shall be improved and maintained by the adjoining owners according to specifications adopted by the city unless otherwise allowed with development approval.
- E. Trees may not be topped nor may any landscape material be removed in OS zones without city approval. Any dead plant material shall be replaced in accordance with the requirements of this chapter and the conditions of site plan or plat approval.
- F. The following landscaping requirements shall apply in parking areas in OS zones:
 - 1. Planters with two inch (2") or larger caliper shade trees and other approved plant/landscape materials~~grass, shrubs or ground cover~~ shall be installed at the ends of parking rows. Planters shall be at least five feet (5') wide.
 - 2. Shade trees shall be planted in double parking rows at minimum intervals of six (6) stalls and along single parking rows at minimum thirty foot (30') intervals and no farther than six feet (6') from the parking area.

3. Minimum five foot (5') landscaped planters shall be provided around building foundations except at building entrances and loading and utility areas.
- G. Development which is contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights of way in the landscaping of the project and the urban trails system. Any areas so included and perpetually preserved may be counted toward required yard space. If approved by the city engineer, waterways which traverse developments may be left open if properly landscaped and maintained by the adjacent owners. Waterways may not be altered without written approval of any entity or agency having jurisdiction over said waterways.
- H. All required landscaping in OS zones shall be installed (or escrowed due to season) prior to occupancy.
- I. All landscaped areas, including adjoining public right of way areas, shall be properly irrigated and maintained by the owners.

17.30.020: DEVELOPMENT AND DESIGN STANDARDS:

J. Landscaping: The following landscaping requirements and standards shall apply in Agricultural Zones. Landscaping in Agricultural Zones is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards", of this Code.

1. The front and street side yards of single-family lots shall be fully improved and properly maintained. Improvements shall include not less than fifty percent (50%) of the yard area landscaped and not less than fifty percent (50%) of the required landscaped area covered ~~in lawn or other~~ acceptable live plant material unless otherwise approved with a conditional use permit.
2. All collector street and other public and private park strips in Agricultural Zones shall be improved and maintained by the adjoining property owners according to specifications adopted by the City unless otherwise allowed with development approval.
3. Where an adjacent park strip in a residential right-of-way is at least five feet (5') wide, park strip improvements shall include one shade tree that is a minimum two inch (2") caliper, for every fifty feet (50') of frontage and spaced evenly throughout the landscaped portion of the park strip. Park strip trees shall be consistent with the "Streetscape Tree Species for South Jordan City" list.
4. In developments that have a principal use other than residential or agricultural, the following landscaping requirements shall also apply:

- a. All areas of developments not approved for parking, buildings, recreation facilities, access, other hard surfaces, or otherwise exempted with development approval shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other plant material approved in conjunction with a site plan or plat for the development.
- b. A minimum of one tree per one thousand (1,000) square feet, or part thereof, of landscaped areas, excluding landscaped sport or play areas, is required. At least thirty percent (30%) of all required trees shall be minimum seven foot (7') evergreens. Deciduous trees shall be a minimum two inch (2") caliper. Deciduous and evergreen trees need not be equally spaced, except as required in parking areas and in park strips but shall be distributed throughout the required yard areas on the site.
- c. Curbed planters with two inch (2") or larger caliper shade trees and other approved plant/landscape materials~~grass, shrubs or ground cover~~ shall be installed at the ends of each parking row. Planters shall be at least five feet (5') wide.
- d. Minimum five foot (5') wide landscaped planters shall be installed along the street side of building foundations, except at building entrances.
- e. All landscaped areas shall be curbed.

17.40.020: DEVELOPMENT AND DESIGN STANDARDS:

- J. Landscaping: The following landscaping requirements and standards shall apply in Residential Zones. Landscaping in Residential Zones is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards", of this Code.
 1. The front and street side yards of single-family lots shall be fully improved and properly maintained with not less than fifty percent (50%) of the yard area landscaped and not less than fifty percent (50%) of the required landscaped area covered in ~~lawn or other~~ acceptable live plant material unless otherwise approved with a conditional use permit.
 2. All collector street and other public and private park strips in Residential Zones shall be improved and maintained by the adjoining property owners according to specifications adopted by the City unless otherwise allowed with development approval.
 3. Where an adjacent park strip in a residential right-of-way is a minimum of five feet (5') wide, park strip improvements shall include one shade tree that is a minimum two inch (2") caliper, for every fifty feet (50') of frontage and spaced evenly throughout the

landscaped portion of the park strip. Park strip trees shall be consistent with the "Streetscape Tree Species for South Jordan City" list.

4. In developments that have a principal use other than single-family, detached, the following landscaping requirements shall apply:
 - a. All areas of developments not approved for parking, buildings, recreation facilities, access, other hard surfaces, or otherwise exempted with development approval shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other plant material approved in conjunction with a site plan or plat for the development.
 - b. A minimum of one tree per one thousand (1,000) square feet, or part thereof, of landscaped areas, excluding landscaped sports or play areas, is required. At least thirty percent (30%) of all required trees shall be a minimum seven foot (7') evergreen. Deciduous trees shall be a minimum two inch (2") caliper. Deciduous and evergreen trees need not be equally spaced, except as required in parking areas and in park strips but shall be distributed throughout the required yard areas on the site.
 - c. Curbed planters with two inch (2") or larger caliper shade trees and other approved plant/landscape materials~~grass, shrubs or ground cover~~ shall be installed at the ends of each parking row. Planters shall be at least five feet (5') wide.
 - d. Minimum five foot (5') wide landscaped planters shall be installed along the street side of building foundations, except at building entrances.
 - e. All landscaped areas shall be curbed.

17.54.160: LANDSCAPING:

- A. The following landscaping requirements shall apply in the MU zones: Landscaping in the MU zones is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards", of this Code.
 1. Single-family residential: The front and side yards of single-family lots shall be landscaped and properly maintained with grass, trees and other plant material unless otherwise approved with a conditional use permit.
 2. Multi-family residential: Grass, shrubs, ground cover, two inch (2") or larger caliper deciduous trees, seven feet (7') or taller evergreen trees; grass approved

plant/landscape materials and two inch (2") or larger caliper deciduous trees in public park strips.

3. Office, plant or institution: Grass, shrubs, ground cover, two inch (2") or larger caliper deciduous trees, seven feet (7') or taller evergreen trees; **grass approved plant/landscape materials and two inch (2") or larger caliper deciduous trees in public park strips.**
 4. Retail business: Grass, shrubs, ground cover, two inch (2") or larger caliper deciduous trees, seven feet (7') or taller evergreen trees; **grass approved plant/landscape materials and two inch (2") or larger caliper deciduous trees in public park strips.**
- B. Areas of a development that are not covered by paving or buildings shall be landscaped. All required landscaping in yard areas and open spaces, except in R-2.5 developments, shall be installed or escrowed (due to weather) prior to occupancy.
 - C. All landscaped areas, including adjoining public right of way areas, shall be properly irrigated and maintained by the owners unless otherwise allowed with development approval.
 - D. Trees may not be topped nor may any landscape material be removed without city approval unless replaced in accordance with the requirements of this chapter and the conditions of site plan or plat approval.
 - E. Curbed planters with two inch (2") or larger caliper shade trees and ~~grass~~, shrubs or ground cover shall be installed at the ends of parking rows. Planters shall be at least five feet (5') wide.
 - F. Shade trees shall be planted between double parking rows at minimum intervals of six (6) stalls and along single parking rows at minimum intervals of three (3) stalls and no farther than six feet (6') from the parking area. Shade trees are not required in parking rows which are adjacent to buildings.
 - G. In commercial and institutional developments, minimum five foot (5') landscaped planters shall be provided along the street sides of buildings except at building entrances or drive-up windows. In office developments, said planters shall be provided around the entire building except at building entrances or drive-up windows.
 - H. All landscaped areas other than in single-family residential developments shall be separated from driveways and parking areas with minimum four inch (4") high curbs.

- I. **Minimum three (3) to four foot (4') high berms or hedges shall be provided in landscaped areas between public streets and parking areas of developments in the MU zones. Berms or hedges are not required where the entire area, excluding walkways, between the public street and a building is landscaped.**
- J. **Trees shall be planted on private property, except in R-2.5 developments, at the minimum rate of one per seven hundred (700) square feet of required landscaped area. At least thirty percent (30%) of all required trees, excluding public park strip trees, shall be evergreens.**
- K. **Trees are required in park strips along collector and arterial streets and shall be selected from and planted according to the city street tree plan. Trees shall be planted along the property side of the sidewalk on Redwood Road thirty feet (30') on center and six feet (6') from the sidewalk. Grass**Approved plant/landscaping materials** shall be planted and maintained in the park strip along Redwood Road.**
- L. **Developments which are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights of way in the landscaping of the project and the urban trails system. Any areas so included may be counted toward required open space for the development. Waterways which traverse developments may be left open if properly landscaped and maintained. Any entity or agency having jurisdiction over said waterways must grant approval for any redevelopment of said waterways.**
- M. **All development applications shall be accompanied by landscape plans prepared by a professional landscape architect.**

17.60.020: DEVELOPMENT AND DESIGN STANDARDS:

- J. **Landscaping: The following landscaping requirements and standards shall apply in Commercial Zones: Landscaping in Commercial Zones is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards", of this Code.**
 - 1. **The area of front, side, and rear yards along an adjacent property line and extending away from the property line a distance prescribed in the requirements of this subsection shall be landscaped with grass, trees, and other live plant material.**
 - a. **The required yard landscape area for a yard adjacent to a residential or agricultural zone shall be not less than ten feet (10'), except that no yard landscape area is required when a yard area reduction has been approved according to subsection E2 of this section.**

- c. All landscaped areas adjacent to parking areas shall be curbed.

17.62.020: DEVELOPMENT AND DESIGN STANDARDS:

- J. Landscaping: The following landscaping requirements and standards shall apply in the P-O Zone: **Landscaping in the P-O Zone is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards", of this Code.**
 1. A minimum of fifteen percent (15%) landscaped open space, which may include required landscaped yard areas, shall be provided with each development in the P-O Zone.
 2. The area of front, side, and rear yards along an adjacent property line and extending away from the property line a distance prescribed in the requirements of this subsection shall be landscaped with grass, trees, and other live plant material.
 - a. The required yard landscape area for a yard adjacent to a Residential or Agricultural Zone shall be not less than ten feet (10') for buildings not exceeding two (2) stories and shall not be less than twenty feet (20') for buildings with three (3) stories or more, except that no yard landscape area is required when a yard area reduction has been approved according to subsection E2 of this section.
 - b. The required yard landscape area for a yard adjacent to a public right-of-way shall be twenty feet (20'), except that no yard landscape area is required when a yard area reduction has been approved according to subsection E2 of this section.
 3. All areas of lots in the P-O Zone not approved for parking, buildings or other hard surfacing shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other live plant material in conjunction with a landscape plan for the development that has been designed and prepared by a landscape architect and approved by the Planning Commission.
 4. A minimum of one tree per five hundred (500) square feet, or part thereof, of required landscaped yard areas is required in the P-O Zone in addition to other trees required in this section. A minimum of thirty percent (30%) of required yard area trees shall be minimum seven foot (7') tall evergreens. Deciduous trees shall be minimum two inch (2") caliper. Deciduous and evergreen trees required in this section need not be equally spaced but shall be dispersed throughout the required yard areas on the site.
 5. All collector streets and other public and private park strips in the P-O Zone shall be improved and maintained by the adjoining owners according to specifications adopted by the City unless otherwise allowed with development approval.

6. Trees shall not be topped and required landscape areas shall not be redesigned or removed in the P-O Zone without City approval. Property owners shall replace any dead plant material in accordance with the requirements of this chapter and the conditions of site plan or plat approval.
7. The following landscaping requirements shall apply to parking areas:
 - a. Curbed planters with two inch (2") or larger caliper shade trees and other approved plant/landscape materials~~grass, shrubs or ground cover~~ shall be installed at the ends of parking rows. Planters shall be at least five feet (5') wide.
 - b. Shade trees shall be planted in double parking rows at minimum intervals of six (6) stalls and along single parking rows at minimum thirty foot (30') intervals and no farther than six feet (6') from the parking area.
 - c. Minimum five foot (5') landscaped planters shall be provided around building foundations except at building entrances, drive- up windows and loading and utility areas.
 - d. All landscaped areas adjacent to parking areas shall be curbed.

17.70.120: LANDSCAPING:

The following landscaping requirements and standards shall apply in the BH-MU zone:
Landscaping in the BH-MU zone is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards", of this Code.

- A. The front, side and rear yards of lots in BH-MU zones shall be landscaped and properly maintained with grass, trees and other plant and/or permeable landscape material.
- B. All areas of lots in BH-MU zones not approved for parking, buildings or other hard surfacing shall be landscaped and properly maintained with ground covers that may include turf, deciduous and evergreen trees and other plant and/or permeable landscape material (including properly designed xeriscape), approved in conjunction with a site plan, plat or record of survey map for the development. Drought resistant plant materials are encouraged.
- C. A minimum of one tree per five hundred (500) square feet, or part thereof, of required landscaped yard areas is required in BH-MU zones in addition to other trees required in this section. A minimum of thirty percent (30%) of required yard area trees shall be minimum seven foot (7') evergreens. Deciduous trees shall be minimum two inch (2") caliper.

Deciduous and evergreen trees required in this section shall be dispersed throughout the required yard areas on the site.

- D. Park strips (planting area between streets/driveways and sidewalks) are required in BH-MU zones and shall be improved with street trees with appropriate ground covers and maintained by the adjoining owners according to specifications adopted by the city unless otherwise allowed with development approval. Park strips shall be of sufficient width to accommodate the root zone of the approved street tree species, i.e., at least five feet (5') for ornamental trees.
- E. Trees may not be topped nor may any landscape material be removed in BH-MU zones without city approval. Any dead plant material shall be replaced in accordance with the requirements of this chapter and the conditions of site plan, plat or map approval.
- F. The following landscaping requirements shall apply in parking areas in BH-MU zones:
 - 1. Curbed planters with two inch (2") or larger caliper shade trees and other approved plant/landscape materials~~grass, shrubs or ground cover~~ shall be installed at the ends of parking rows. Planters shall be at least five feet (5') wide.
 - 2. Shade trees shall be planted between double parking rows at minimum intervals of six (6) stalls and along single parking rows at minimum intervals of three (3) stalls and no farther than six feet (6') from the parking area. Shade trees are not required in parking rows which are adjacent to buildings only if parking is adjacent to a covered sidewalk.
 - 3. All landscaped areas adjacent to parking areas shall be curbed.

17.90.020: DEVELOPMENT AND DESIGN STANDARDS:

- J. Landscaping: The following landscaping requirements and standards shall apply in Industrial Zones: Landscaping in Industrial Zones is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards", of this Code.
 - 1. The area of front, side, and rear yards along an adjacent property line and extending away from the property line a distance prescribed in the requirements of this subsection shall be landscaped with grass, trees, and other live plant material.
 - a. The required yard landscape area for a yard adjacent to a Residential or Agricultural Zone shall be not less than ten feet (10').

