

ORDINANCE NUMBER 2019-5

AN ORDINANCE AMENDING THE WEBER COUNTY LAND USE CODE TO EXTEND ARCHITECTURAL, LANDSCAPING, AND SCREENING STANDARDS TO APPLY TO COMMERCIAL USES, PUBLIC AND QUASI-PUBLIC USES, AND MULTIFAMILY DWELLINGS USES IN WESTERN WEBER COUNTY.

WHEREAS, the Board of Weber County Commissioners (herein "Board") has heretofore adopted land use standards regulating the architectural, landscaping, and screening standards of certain uses of land in the Ogden Valley Planning Area; and

WHEREAS, the Board has not heretofore adopted land use standards regulating the architectural, landscaping, and screening standards of certain uses of land in the Western Weber Planning Area; and

WHEREAS, the Board has recently rezoned approximately 32 acres of land in Western Weber Planning Area to a commercial zone; and

WHEREAS, the Board has recently amended the West Central Weber County General Plan to plan for the creation of commercial design standards for the areas recently rezoned; and

WHEREAS, the Board has determined that the existing standards that apply to the Ogden Valley Planning Area should be extended to also apply to the Western Weber Planning Area, with minor modifications; and

WHEREAS, after public hearing on January 22, 2019, the Ogden Valley Planning Commission offered the Board a positive recommendation for the attached ordinance amendments.

WHEREAS, after public hearing on January 8, 2019, and additional discussion on February 12, 2019, the Western Weber Planning Commission offered the Board a positive recommendation for the attached ordinance amendments.

WHEREAS, the Board finds that the amendments found herein support the relevant general plans; and

WHEREAS, the Board finds that the amendments found herein will better achieve the desired outcomes of the relevant general plans, and promote the general public welfare.

NOW THEREFORE, the Board hereby adopts the modifications below and incorporates them into the Weber County Land Use Code.

See Exhibit A (Clean Copy) and Exhibit B (Track Changes)

This ordinance shall become effective fifteen (15) days after publication.

Passed, adopted, and ordered published this 12th day of March 2019, by the Weber County Board of Commissioners.

BOARD OF WEBER COUNTY COMMISSIONERS

By Scott K. Jenkins
Scott K. Jenkins, Chair

Commissioner Jenkins voted: aye
Commissioner Harvey voted: aye
Commissioner Froerer voted: aye

ATTEST:

Ricky Hatch
Ricky Hatch, CPA
Weber County Clerk/Auditor

CHAPTER 2. - ARCHITECTURAL, LANDSCAPE, AND SCREENING DESIGN STANDARDS

1 **Sec. 108-2-1. - Purpose and intent.**

2 The purpose and intent of the architectural, landscape and screening design standards is to preserve
3 the rural, natural landscape that exists in the unincorporated areas of Weber County, and also
4 accommodate new growth in commercial and industrial uses. The design standards include the following
5 specific purposes:

- 6 (1) Provide for commercial, industrial development that is aesthetically pleasing and compatible with
7 the rural nature and natural setting of the area.
- 8 (2) Provide a variety of colors, textures and forms in the environment that blend together in a
9 harmonious manner.
- 10 (3) Protect and preserve the appearance, character and public health, safety and welfare of the
11 area.
- 12 (4) Minimize the harmful impacts of noise, dust and other debris, motor vehicle headlight glare and
13 other objectionable activities or impacts conducted or created by an adjoining or nearby uses.
- 14 (5) Help control erosion, absorb solar radiation, divert and control winds, provide shade, frame views
15 and reduce heating and cooling costs.
- 16 (6) Provide visual cues for circulation, screen unsightly or undesired views, and help minimize the
17 adverse effects of large expanses of paving.
- 18 (7) Promote the efficient use of water and conservation of natural resources.

19 **Sec. 108-2-2. - Definitions.**

20 The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed
21 to them in this section, except where the context clearly indicates a different meaning:

22 *Hedge* means a single or multi-row arrangement of continuous shrubs, designed to act as a screen or
23 buffer. Hedges may be formal, requiring a uniform species, regular spacing, and uniform maintenance, or
24 informal, variety of species, irregular spacing, maintenance specific to the shrubs used.

25 *Landscaping* means improvements made to enhance the appearance of the land by planting, grading,
26 and outdoor constructions. Planting materials shall include, but not be limited to, grass, perennials, herbs,
27 ground covers, shrubs, vines, hedges, and trees. Other landscaping materials may include rocks, pebbles,
28 sand, organic and inorganic mulches, top soil, gravel, timbers and mowstrips. Paving for sidewalks, parking
29 and roads is not included.

30 *Mowstrip* means divider material used to separate turf grass from other landscape types, often made
31 of wood, concrete, brick, plastic or metal.

32 *Mulch* means organic or inorganic matter used as a landscape covering over bare earth. Organic
33 matter often used is chipped or shredded bark. Inorganic materials include gravel, rock or other rock
34 products. Erosion matting, weed barriers or geotextile fabrics are not considered mulches.

35 *Parkstrip* means, if curb and gutter is present, the area within the street right-of-way which lies between
36 the back of curb and the sidewalk or, if the sidewalk is adjacent to the curb and gutter, it is the area between
37 the sidewalk and the property line. In areas where no curb and gutter is present, it is the area between the
38 edge of pavement and the property line.

39 *Shrubs* means self-supporting, woody plant species without a trunk.

40 *Turf grass* means a contiguous area of grass and the surface layer of earth held together by the grass
41 roots.

42 *Trees* means self-supporting woody plants having a trunk and canopy.

43 *Vines* means woody and herbaceous plants that generally grow by rambling over the ground or
44 climbing on some structure for support.

45 **Sec. 108-2-3. - Applicability.**

46 (a) *Applicability.* The architectural, landscape and screening design standards, as set forth in this chapter,
47 shall only apply to the following:

- 48 (1) All commercial, and public or quasi-public uses, except public park facilities;
49 (2) Multi-family dwellings of three or more units, including townhouses, condominiums, apartments
50 and bed and breakfast inns; and
51 (3) Industrial and manufacturing uses, except those uses located in an M-1, M-2, or M-3 zone.
52 (4) Yurts, except the standards of Section 108-2-4(2) if this chapter shall not apply.

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55 (b) *Specific considerations in the DRR-1 zone.* In the Ogden Valley Destination and Recreation Resort
56 Zone at elevations of at least 6,200 feet above sea level, where a master plan has been approved by
57 the planning commission, the land use authority may modify the applicability of any provision of this
58 chapter by approving a landscape, buffering, and screening plan created by the developer if the land
59 use authority determines that the plan is consistent with the approved master plan. For the purposes
60 of this section, the term "developer" refers to the signatory, successors, or assigns of a development
61 agreement, or as otherwise defined in an applicable development agreement.

62 **Sec. 108-2-4. - Minimum standards; architectural.**

63 The following architectural design standards shall apply to exteriors of new and remodeled structures.

64 (1) *Color.* External surfaces shall be predominantly natural, muted earth tones. White may only be
65 used as an accent color.. The roof of an addition to an existing structure, when matching existing
66 colors, shall be exempt.

67 (2) *Exposed fronts and street sides of buildings.* Exposed fronts and street sides of buildings shall
68 be constructed of non-reflective materials and shall be textured concrete, brick, stone and/or
69 natural wood/wood-like materials. Concrete masonry units or block CMUs shall not be considered
70 acceptable materials unless it is specially colored and textured to give an appearance of natural
71 rough stone. Vinyl and/or aluminum siding shall not be acceptable.

72 (3) *Glass.* Use of glass for displays and to allow visual access to interior spaces shall be allowed.
73 Mirrored glazing is prohibited on any building. Tinted or solar absorption glazing may be used.

74 (4) *Exposed metal.* Exposed metal shall be painted, stained, or anodized in permitted colors and
75 shall be non-reflective. Copper, brass and wrought iron may remain untreated and allowed to
76 develop a natural patina.

77 (5) *Metal windows.* Metal as a window framing support or mounting material shall be painted,
78 stained, anodized or vinyl-clad in approved colors.

79 (6) *Architectural detail.* Architectural detail shall be provided at focal points on all building facades,
80 such as doorways, balconies, roof overhangs and dormers, such that monotonous horizontal lines
81 greater than 50 feet do not occur.

82 **Sec. 108-2-5. - Minimum standards and guidelines; general landscaping.**

83 (a) *Minimum landscaped area.* Sites shall have a minimum of 20 percent of the total lot area landscaped
84 and a minimum of 80 percent of the landscaping shall be living plant materials. In Western Weber
85 County, the land use authority may reduce the living plant material to 40% if all landscaped area is
86 xeriscaped with drought tolerant plants and, if necessary for the plants to survive, is sufficiently
87 irrigated with a drip irrigation system.

88 (b) *Maximum turf grass area.* A maximum of 50 percent of the total landscaped area shall be planted in
89 turf grass.

90 (c) *Front and side property lines adjacent to a street.* Sites shall provide a planting area, excluding
91 sidewalk, of at least 20 feet in width along front and side property lines adjacent to a street right-of-
92 way. If a lesser building setback is allowed by the applicable zone, then the width of the planting area
93 shall be the distance from the street right-of-way to the building _provided the street frontage meets
94 the complete street requirements of Section 104-21-4(c), incorporated herein by reference.

95 (d) *Side and rear property lines.* Side and rear property lines not adjacent to a street right-of-way shall
96 have a planting area of not less than eight feet in width, except if a lesser building setback is allowed
97 by the applicable zone, then the width of the planting area shall be the distance from the street right-
98 of-way to the building.

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100 (e) *Side and rear of building.* Minimum planting areas of at least five feet in width shall be provided along
101 the sides and rear of the building except where service areas, docks and entrance points are located.
102 If a lesser building setback is allowed by the applicable zone, then the width of the planting area shall
103 be the distance from the street right-of-way to the building.(f) *Parkstrips.* All parkstrips shall be
104 landscaped with a native grass mixture that is low growing. Automatic irrigation of parkstrip
105 landscaping shall also be required. Irrigation equipment shall be located outside of the parkstrip.
106 Parkstrip landscaping shall not be included in the total area and turf grass percentage requirements
107 listed in subsections (a) and (c) of this section.

108 (g) *Other areas.* All areas within the site which are not occupied by the primary and accessory uses,
109 structures or parking areas, shall also be landscaped. This includes future expansion areas for either
110 building or parking, except that the living plant material requirement of part (a) of this section shall be
111 waived if replaced with mulch underlaid with industrial-grade weed barrier.

112 (h) *Compliance; financial guarantee.* All elements of the landscape plan, including planting, irrigation,
113 screening, and paving shall be installed as approved. If landscaping improvements are not to be
114 completed until after the occupancy of the primary building, a financial guarantee, not to exceed one
115 year, shall be posted and approved by the county attorney and the county commissioners.

116 (i) *Plant material.* Plant material shall be as follows:

117 (1) *Quality.* Initial plantings used in conformance with the provisions of this chapter shall be in good
118 health and capable of flourishing.

119 (2) *Size.* Plant sizes at the time of installation shall be as follows:

120 a. *Deciduous trees.* All deciduous trees shall have a minimum trunk size of two inches caliper.

- 121 b. *Evergreen trees.* All evergreen trees shall have a minimum height of six feet.
- 122 c. *Shrubs.* Woody shrubs shall have a minimum height or spread of 18 inches, depending upon
123 the plant's natural growth habit. As a point of reference, plants in five-gallon containers will
124 usually comply with this standard.
- 125 d. *Vines.* Vines shall be five-gallon size minimum.
- 126 e. *Groundcover.* Groundcover may be used in place of turf grass provided it is planted densely
127 enough that it will grow into reasonably full and even coverage within two growing seasons
128 after planting.
- 129 f. *Turf grass.* Turf grass species shall be hardy to the site and be of the type normally specified
130 for the area. A drought tolerant fescue seed blend is strongly encouraged. Turf may be
131 planted by sodding, plugging, sprigging or seeding. Application rates for plugs, sprigs and
132 seed shall be high enough to provide even and uniform coverage of turf within one growing
133 season after planting. Turf areas where erosion is expected to occur under normal
134 conditions, such as drainage swales and/or slopes greater than 30 percent, shall be planted
135 exclusively with sod.
- 136 (3) *Selection.* Plants used in conformance with the provisions of this chapter shall be hardy and
137 capable of withstanding the extremes of the climate of the site. The use of drought tolerant and
138 native plants is strongly encouraged where site conditions can support them.
- 139 (4) *Installation.* All plant materials shall be installed in accordance with the current professional
140 planting procedures.
- 141 (5) *Irrigation.* All landscaped areas containing living plant material shall be provided with an
142 automatic irrigation system except as authorized by the land use authority.
- 143 (j) *Maintenance.* Plant maintenance shall be as follows:
- 144 (1) *Responsibility.* The owner of the premises shall be responsible for the maintenance, repair, and
145 replacement of all landscaping materials on the site. Each owner is also responsible for
146 maintenance of the parkstrip in front or to the side of the property.
- 147 (2) *Materials.* All plant materials shall be maintained in good condition so as to present a healthy,
148 neat and orderly appearance. All landscaped areas shall be kept free from weeds, dead plant
149 material, refuse and/or debris.
- 150 (3) *Replacement.* All dead or removed plants shall be replaced with the same type and size of plant
151 material as originally specified on the approved landscape plan. No substitutions shall be allowed
152 without prior approval of the land use authority. Replacement shall be made within 30 days of the
153 plant's demise or removal. In cases where the 30-day time limit for replacement extends beyond
154 the normal growing season, replacement shall be made at the beginning of the following growing
155 season.
- 156 (4) *Fences, walls and hedges.* Fences, walls and hedges shall be maintained in good repair.
- 157 (5) *Irrigation systems.* Irrigation systems shall be maintained in good operating condition to promote
158 water conservation.
- 159 (k) *Design guidelines.* Landscaping design shall be as follows:
- 160 (1) *Scale.* The scale and nature of landscaping materials shall be appropriate to the size of the
161 structures to be landscaped. Large buildings should generally be complemented by larger plants
162 and planting beds.

- 163 (2) *Selection.* Plants shall be selected for form, texture, color, habit and adaptability to local
164 conditions.
- 165 (3) *Evergreens.* In the Ogden Valley, evergreen plant materials shall be incorporated into the
166 landscape to provide some year round structure and enhance screening and buffering.
- 167 (4) *Softening.* Plants shall be placed intermittently against building walls, fences and other barriers
168 longer than 50 feet to create a softening effect and add variety.
- 169 (5) *Mulch.* Planting beds may be mulched with bark chips, decorative stone or similar materials.
170 Mulch shall not be used as a substitute for plant material unless specifically allowed in this
171 chapter. Mulched areas shall be underlaid with an industrial-grade weed barrier.
- 172 (6) *Water conservation.* All irrigation systems shall be designed for efficient use of water. Turf grass
173 areas and other planting areas shall be on separate irrigation valve systems and adjusted to
174 generally support the minimum watering needs of the plant types being irrigated.
- 175 (7) *Energy conservation.* Placement of plant materials shall be designed to reduce the energy
176 requirements for heating and cooling of the development. Summer shade and blocking of winter
177 winds should be considered.
- 178 (8) *Berming.* Earth berms and existing topographic features shall be incorporated into the proposed
179 landscape, where appropriate, to enhance screening and provide variety in the ground plane.
- 180 (9) *Pedestrian access and area connectivity.* Landscape and site design shall provide for the most
181 efficient and direct pedestrian accessibility and connectivity practicable given typical pedestrian
182 traffic patterns.
- 183 a. *Connection to main entrance.* Except for a building with a zero setback from the street right-
184 of-way, at least one five-foot-wide pedestrian connection shall be provided from the street
185 right-of-way to the most prominent public entrance onsite. Additional five-foot-wide
186 pedestrian connections shall be provided for other public entrances if they are located
187 greater than 200 feet from another entrance with a designated pedestrian connection. The
188 connections shall:
- 189 1. Offer the most efficient and direct path practicable; and
- 190 2. Be buffered on at least one side with landscaping to protect from automobile cross-traffic,
191 except that a pedestrian crossing no greater than 24 feet in width may be provided where
192 a pedestrian connection crosses vehicle accessways. This width may be increased to up
193 to 40 feet if the pedestrian crossing is raised at least six inches above the grade of the
194 vehicle accessway. A pedestrian crossing shall be either painted on the parking lot
195 surface or be colored concrete.
- 196 b. *Connection to adjacent land.* Pedestrian connections shall be made to pedestrian facilities
197 stubbed to the property from an adjacent site. Pedestrian connections to adjacent
198 undeveloped land shall be provided when the land use authority has a reasonable
199 anticipation of impending development on the adjacent site. These connections shall align
200 along the most efficient and direct path practicable given reasonably anticipated alignment
201 of adjacent facilities and site conditions.
- 202 c. *Pathway dedication.* When roughly proportionate and essentially linked to the development
203 of the site, public street right-of-way dedication or a public easement shall be provided across
204 the front of a lot or development project adjacent to a street. The dedication or easement
205 shall be of a width sufficient to support a 10-foot-wide multi-use pathway, including area

206 necessary to operate and maintain the pathway. A six-foot-wide sidewalk may be substituted
207 based on site conditions and public facility needs at the discretion of the land use authority
208 after consultation with the county engineer. The pathway or sidewalk shall be installed as a
209 condition of site plan approval if any of the following circumstances apply:

- 210 1. A pedestrian pathway or sidewalk exists along the street right-of-way on the same side
211 of the street within 500 feet of the site's street frontage;
- 212 2. An informal pedestrian trail exists on the street's shoulder as a result of the lack of
213 sidewalk or pathway along the street right-of-way; or
- 214 3. The nature or scale of the development merits it.

215 d. *Pathways and pedestrian access maintenance.* It shall be the responsibility of the owner of
216 the land to ensure a pathway or pedestrian access running over the land or running in a
217 public easement or public right-of-way generally parallel and adjacent to the land is
218 continuously maintained. It shall be kept clear for safe pedestrian use, including, but not
219 limited to, the removal of debris, refuse, ice, snow, weeds or other unwanted vegetation, and
220 carts, vehicles, or any other object that may disrupt safe pedestrian access.

221
222 (10) *Noise, dust, and transportation mitigation.* In addition to the general landscape requirements and
223 where a proposed use creates noise or dust emissions greater than surrounding uses, a
224 landscaped buffer shall be required along the affected area accommodating such uses.

225 a. *Berming and trees.* A landscaping buffer shall consist of a four-foot or taller earthen berm
226 incorporated into a 20-foot wide landscape area/strip. The berm shall be planted with a
227 minimum of three evergreen and three deciduous trees per 50 lineal feet and shall be sized
228 at a minimum of six feet in height for evergreen trees and three-inch caliper for deciduous
229 trees.

230 b. *Berming and shrubs.* A mixture of shrubs shall also be planted on the berm with a minimum
231 of 15 shrubs per 100 lineal feet of berm and have a minimum height of 36 inches at the time
232 of installation.

233 **Sec. 108-2-6. - Minimum standards—Off-street parking.**

234 (a) *Landscaping between parking and street.* A continuous landscape area shall be provided between
235 the edge of an off-street parking area or other vehicular use area and an adjacent street right-of-way.
236 The minimum landscaping shall consist of the following:

237 (1) *Trees.* Trees shall be planted and spaced at the equivalent of one tree per 40 lineal feet or
238 fraction thereof along the length of the landscape area, unless a greater distance is allowed by
239 the land use authority based on the species ability to offer a wide canopy.

240 (2) *Shrubs and groundcover.* In addition to trees, the landscape area shall be planted with low
241 shrubs, groundcovers, or turf grass, provided the turf grass does not exceed the requirement of
242 Section 108-2-5(c). The total combined height of earthen berms and plant materials, excluding
243 trees, shall not be less than 18 inches and not more than 48 inches. Planting schemes which
244 minimize turf use, and promote xeriscape or water-conserving principles are strongly encouraged.

245 (3) *Screening.* A fence, permanent screen, or wall may also be installed within the landscaping area;
246 however, the non-living screening device shall not exceed four feet in height, and shall not replace
247 the plant material requirement. The minimum plantings specified shall be installed on the street

248 side of the screen. Additional plant materials may be planted on the parking area side of the
249 screen.

250 (4) *Berms*. For off-street parking or other vehicular use areas that are greater than 20 feet from a
251 street right-of-way, an earthen berm shall be constructed along the landscape area to provide
252 screening. Berm height may vary between 18 inches and 36 inches, provided that at least 75
253 percent of the entire length of the landscape area shall maintain a berm height of 36 inches.

254 (b) *Landscaping between parking and side or rear lot line*. Parking areas within 12 feet of a side or rear
255 lot line shall have a continuous landscape area consisting of an evergreen and deciduous shrub border
256 or hedge planted along the entire length of the landscaped area. The minimum width of this landscape
257 area shall be eight feet as specified in this chapter. Shrubs used shall not be less than three feet in
258 height at maturity. Combinations of shrubs and permanent fences or screens may also be considered
259 by the land use authority.

260 (c) *Access ways*. Necessary access ways from the public right-of-way through the continuous landscape
261 area to the parking or other vehicular use areas shall be permitted. The width of said access ways,
262 measured from back of curb to back of curb, or edge of pavement to edge of pavement if no curb is
263 present, may be subtracted from the overall linear dimension used to determine the number of required
264 trees.

265 (d) *Landscape exceptions*. The following are exceptions to landscaping requirements:

266 (1) Existing hedges may be used to satisfy this landscaping requirement, provided they meet the
267 specified requirements of this chapter.

268 (2) Areas where the clear sight distance regulations of this title apply, pursuant to Section 108-7-7.

269 (e) *Internal parking lot landscape standards*. Parking areas having more than 15 spaces shall be required
270 to provide interior landscaping within the boundaries of the parking lot or area that meets the following
271 criteria:

272 (1) *Minimum parking lot landscape area*. A minimum of five percent of the interior area shall be
273 landscaped. Landscaped areas located along the perimeter of the parking area beyond the curb
274 or edge of pavement shall not be included as interior landscaping.

275 (2) *Calculating parking lot area*. Interior parking area shall be calculated by adding the total area of
276 all parking stalls and adjacent driveway aisles. Excluded are access entrances/driveways and
277 drop-off or service zones and their accompanying driveway aisles.

278 (3) *Parking lot landscape islands*. Each separate interior landscape island shall contain a minimum
279 of 120 square feet and shall have a minimum dimension of five feet as measured from back of
280 curb to back of curb, or from edge of pavement to edge of pavement. Landscape islands shall be
281 dispersed throughout the parking area to effectively break up the expanse of paving.

282 (4) *Parking lot trees and shrubs*. Landscape treatment shall consist of one tree per each 120 square
283 feet of the minimum required interior landscape area. In the Western Weber County Planning
284 Area, man-made shade canopies may replace up to 50 percent of the trees required by this part
285 provided the color is a muted natural earth tone commonly found in the area. A minimum of 50
286 percent of the minimum required interior landscape area shall be planted with shrubs or
287 groundcovers at the appropriate density to achieve complete coverage within two years. Mature
288 shrub or groundcover height shall not exceed four feet as measured from the parking surface.

289 (5) *Parking lot landscape island protection barriers*. Interior landscaped areas shall be protected by
290 some type of permanent barriers.

291 **Sec. 108-2-7. - Screening and buffering.**

292 (a) *Screening device materials.* Screening device materials shall be as follows:

293 (1) A non-plant material screening device may be constructed of textured, non-reflective metal,
294 concrete, vinyl, wood, brick or stone. If painted or stained, the screening devices shall be of a
295 neutral, muted earth tone color and have a nonreflective finish. This color shall be approved along
296 with other colors during the site plan review or conditional use permit. A chainlink fence shall not
297 be used as a screening device in the Ogden Valley Planning Area. In the Western Weber Planning
298 Area, a chainlink fence used for screening shall be powder or vinyl coated, shall have interlocking
299 slats, and shall be of a muted earth-toned color observable in the general area.

300 (2) A combination of earth berming or mounds and plant materials may be used as a screening
301 device, and is recommended, unless otherwise required herein, where practicable.

302 (b) *Screening parking area.* Parking areas shall be obscured from view along any property line, which is
303 contiguous to a residential use or zoning district, or along those separated by an alley, as specified in
304 this chapter.

305 (c) *Screening height.* The side and rear screens or buffers of parking areas, whether plant material or
306 non-living device shall be a minimum of size six feet in height as measured from the parking surface.
307 The first 25 feet of the side lot line screen or buffer, as measured from the street right-of-way, shall not
308 exceed four feet in height.

309 (d) *Screening of staging areas.* Loading, delivery and service docks or bays shall be located in the rear
310 or side yards of the property and shall be screened from view from the street right-of-way by a
311 screening device at least six feet in height.

312 (e) *Screening mechanical equipment.* Mechanical equipment, whether roof or ground mounted shall be
313 screened from street and residential district view by a screening device.

314 (f) *Screening trash dumpsters.* Trash dumpsters shall be located in an area shown on the approved site
315 plan, and shall comply with the following:

316 (1) All trash dumpsters shall be completely screened from street or public view by a six foot
317 screening device on three sides. The fourth side shall be a gate constructed of opaque materials.

318 (2) The screening device for a metal dumpster shall be placed adjacent to or on a concrete pad six
319 inches in thickness. The concrete pad shall match the adjacent grade and paving and provide for
320 positive drainage.

321 (3) All dumpster enclosures or screens shall be illustrated and submitted with the site plan for review
322 and approval.

323 **Sec. 108-2-8. - Clear sight distance for landscaping and screening.** The requirements of Section
324 108-7-7 apply for all landscaping and screening.

325 **Sec. 108-2-9. - Site plan supplemental requirements .**

326 (a) *Color copies required.* In addition to site plan requirements specified elsewhere in this Land Use
327 Code, colored architectural elevations, colored signage plans, and landscape plans shall be included
328 with all site plan submittals.

329 (b) *Landscape plan requirements.* A landscape plan shall be required whenever landscaping or alteration
330 of landscaping is required by this chapter. Such landscape plans shall be drawn in conformance with
331 the requirements specified in this chapter. Landscape plans shall be approved by the land use

332 authority prior to the issuance of a building permit. All landscape plans submitted for approval shall
333 contain the following information, unless specifically waived by the planning director:

334 (1) The location and dimensions of all existing and proposed structures, property lines, easements,
335 parking lots and drives, roadways and rights-of-way, sidewalks, bicycle and/or equestrian paths,
336 ground signs, refuse disposal and recycling areas, bicycle parking areas, fences, freestanding
337 electrical equipment, tot lots and playground equipment, all recreational facilities, and other
338 freestanding structural features deemed necessary to accurately portray existing and proposed
339 site characteristics.

340 (2) The location, quantity, size and name (both botanical and common names) of all proposed plant
341 material. Plant symbols representing trees and shrubs shall be shown on the plan at 75 percent
342 of mature size.

343 (3) The location, size and common names of all existing plant material (including trees and other
344 plants in the parkstrip) and whether they are to be retained or removed.

345 (4) The location of existing buildings, structures, and trees on adjacent property within 20 feet of the
346 site. Where adjacent trees are growing in native or natural clumps or groves such that showing
347 individual tree locations is impractical, canopy outlines are acceptable.

348 (5) Existing and proposed grading of the site, indicating contours at a minimum of two-foot intervals.
349 Show any walls or retaining structures proposed, along with their respective elevations. Proposed
350 earth beaming shall be indicated using one-foot contour intervals.

351 (6) Water efficient irrigation system (separate plan required). This system shall indicate the locations
352 and types of all equipment, including sprinkler heads, control valves, quick-coupling valves,
353 backflow prevention devices, time clock or controller, lateral lines, and main lines.

354 (7) Summary data table indicating the area of the site in the following classifications:

355 a. Total area of the site.

356 b. Total area and percentage of the site in landscape area.

357 c. Total area and percentage of the site in turf grass.

358 ...

359 **Sec. 108-7-7. - Clear view of intersecting streets.**

360 When an access way intersects with a public right-of-way, or when the subject property abuts the
361 intersection of two or more public rights-of-way, the triangular areas described below shall provide
362 unobstructed cross-visibility at a level between two and eight feet in height. Trees may be planted inside
363 the triangular areas, but shall be trimmed such that no limbs or foliage extend into the cross-visibility zone,
364 and placed so as not to create a traffic hazard. Plant materials, excepting turf grass, shall not be located
365 closer than three feet from the edge of any access way pavement. No other obstruction to view in excess
366 of three feet in height shall be allowed. The triangular areas referred to above are defined as follows:

367 (1) The area of property on either side of an access way formed by the intersection of each side of
368 the access way and the public right-of-way line. The two sides of the triangle shall be ten feet in
369 length measured from the point of intersection and the third side (hypotenuse) being a line
370 connecting the ends of these two sides.

371 (2) The area of property located at a corner formed by the intersection of two or more public rights-
372 of-way. The two sides of the triangle shall be formed by the street rights-of-way lines for a length

373 of 40 feet back from their intersection and the third side being a line connecting the ends of these
374 two sides.

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CHAPTER 2. - ~~OGDEN VALLEY~~ ARCHITECTURAL, LANDSCAPE, AND SCREENING DESIGN STANDARDS

1 **Sec. 108-2-1. - Purpose and intent.**

2 The purpose and intent of the architectural, landscape and screening design standards is to preserve
3 the rural, ~~mountainous~~ natural landscape that exists in the ~~Ogden Valley~~ unincorporated areas of Weber
4 County, and also accommodate new growth in commercial and industrial uses. The design standards
5 include the following specific purposes:

- 6 (1) Provide for commercial, industrial development that is aesthetically pleasing and compatible with
7 the rural nature and natural setting of the ~~Ogden Valley~~ area.
- 8 (2) Provide a variety of colors, textures and forms in the environment that blend together in a
9 harmonious manner.
- 10 (3) Protect and preserve the appearance, character and public health, safety and welfare of the
11 ~~Ogden Valley~~ area.
- 12 (4) Minimize the harmful impacts of noise, dust and other debris, motor vehicle headlight glare and
13 other objectionable activities or impacts conducted or created by an adjoining or nearby uses.
- 14 (5) Help control erosion, absorb solar radiation, divert and control winds, provide shade, frame views
15 and reduce heating and cooling costs.
- 16 (6) Provide visual cues for circulation, screen unsightly or undesired views, and help minimize the
17 adverse effects of large expanses of paving.
- 18 (7) Promote the efficient use of water and conservation of natural resources.

19 **Sec. 108-2-2. - Definitions.**

20 The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed
21 to them in this section, except where the context clearly indicates a different meaning:

22 ~~Awning/canopy means, generally, external window or door coverings having arched, domed, rounded~~
23 ~~or flat forms that are mounted above the window or door and extend beyond the structure facade. Some~~
24 ~~awning types, particularly canvas, may be retractable.~~

25 ~~Earth-tone colors means non-bright colors representing natural, earth colors and values, including~~
26 ~~browns, blacks, grays, rusts, etc. White shall not be used as a predominant color, but may be used as an~~
27 ~~accent.~~

28 *Hedge* means a single or multi-row arrangement of continuous shrubs, designed to act as a screen or
29 buffer. Hedges may be formal, requiring a uniform species, regular spacing, and uniform maintenance, or
30 informal, variety of species, irregular spacing, maintenance specific to the shrubs used.

31 *Landscaping* means improvements made to enhance the appearance of the land by planting, grading,
32 and outdoor constructions. Planting materials shall include, but not be limited to, grass, perennials, herbs,
33 ground covers, shrubs, vines, hedges, and trees. Other landscaping materials may include rocks, pebbles,
34 sand, organic and inorganic mulches, top soil, gravel, timbers and mowstrips. Paving for sidewalks, parking
35 and roads is not included.

36 ~~Marquee means a permanent canopy, usually made of metal and glass, projecting over an entrance~~
37 ~~to a building or extending along and projecting beyond the buildings facade and generally designed and~~
38 ~~constructed to provide protection against the weather.~~

39 *Mowstrip* means divider material used to separate turf grass from other landscape types, often made
40 of wood, concrete, brick, plastic or metal.

41 *Mulch* means organic or inorganic matter used as a landscape covering over bare earth. Organic
42 matter often used is chipped or shredded bark. Inorganic materials include gravel, rock or other rock
43 products. Erosion matting, weed barriers or geotextile fabrics are not considered mulches.

44 ~~*Parkway*~~ *Parkstrip* means, if curb and gutter is present, the area within the ~~public~~street right-of-way
45 which lies between the back of curb and the sidewalk or, if the sidewalk is adjacent to the curb and gutter,
46 it is the area between the sidewalk and the property line. In areas where no curb and gutter is present, it is
47 the area between the edge of pavement and the property line.

48 *Shrubs* means self-supporting, woody plant species without a trunk.

49 *Turf grass* means a contiguous area of grass and the surface layer of earth held together by the grass
50 roots.

51 *Trees* means self-supporting woody plants having a trunk and canopy.

52 *Vines* means woody and herbaceous plants that generally grow by rambling over the ground or
53 climbing on some structure for support.

54 **Sec. 108-2-3. - Applicability.**

55 (a) *Applicability.* The architectural, landscape and screening design standards, as set forth in this chapter,
56 shall only apply to the following:

57 (1) All commercial, ~~industrial, manufacturing, and~~ public or quasi-public uses, ~~except public park~~
58 facilities;

59 (2) ~~They shall apply to~~ Multi-family dwellings of three or more units, including townhouses,
60 condominiums, apartments and bed and breakfast inns; ~~and~~.

61 (3) Industrial and manufacturing uses, except those uses located in an M-1, M-2, or M-3 zone.

62 (4) Yurts, except the standards of Section 108-2-4(2) if this chapter shall not apply.

63 ~~Single family residential use and its approved accessory uses, agricultural uses, including agri-~~
64 ~~tourism, parking or vehicular uses which are under, on, or within buildings, and parking areas~~
65 ~~servng single family and duplex uses shall be exempt.~~

66 ~~(b) Exemptions. The following are exempted uses from the standards of this chapter:~~

67 ~~(1) Single family residential use and its approved accessory uses;~~

68 ~~(2) Parking areas serving single family and duplex uses;~~

69 ~~(3) Agricultural uses, including agri-tourism; and~~

70 ~~(4) Parking or vehicular uses which are under, on, or within a building.~~

71 ~~Yurts are exempt from the requirements of section 108-2-4(2), Minimum standards; architectural,~~
72 ~~Exposed fronts and street sides of buildings, but shall meet all other requirements of this chapter.~~

73 (eb) *Specific considerations in the DRR-1 zone.* In the Ogden Valley Destination and Recreation Resort
74 Zone at elevations of at least 6,200 feet above sea level, where a master plan has been approved by
75 the planning commission, the land use authority may modify the applicability of any provision of this
76 chapter by approving a landscape, buffering, and screening plan created by the developer if the land
77 use authority determines that the plan is consistent with the approved master plan. For the purposes

78 of this section, the term "developer" refers to the signatory, successors, or assigns of a development
79 agreement, or as otherwise defined in an applicable development agreement.

80 ~~(d) Site plan submittal requirement. In addition to site plan requirements specified elsewhere in this Land~~
81 ~~Use Code, colored architectural elevations, colored signage plans, and landscape plans shall be~~
82 ~~included with all site plan submittals.~~

83 **Sec. 108-2-4. - Minimum standards; architectural.**

84 The following architectural design standards shall apply to exteriors of new and remodeled structures.
85 ~~in the Ogden Valley area unless specifically provided otherwise exempted in section 108-2-3.~~

86 (1) *Color.* External surfaces shall be predominantly natural, muted earth tones. White may only be
87 used as an accent color. ~~Contrasting accent colors may be allowed by the planning commission.~~
88 The roof of an addition to an existing structure, when matching existing colors, shall be exempt.

89 (2) *Exposed fronts and street sides of buildings.* Exposed fronts and street sides of buildings shall
90 be constructed of non-reflective materials and shall be textured concrete, brick, stone and/or
91 natural wood/wood-like materials. Concrete masonry units or block CMUs shall not be considered
92 acceptable materials unless it is specially colored and textured to give an appearance of natural
93 rough stone. Vinyl and/or aluminum siding shall not be acceptable.

94 (3) *Glass.* Use of glass for displays and to allow visual access to interior spaces shall be allowed.
95 Mirrored glazing is prohibited on any building. Tinted or solar absorption glazing may be used.

96 (4) *Exposed metal.* Exposed metal shall be painted, stained, or anodized in permitted colors and
97 shall be non-reflective. Copper, brass and wrought iron may remain untreated and allowed to
98 develop a natural patina.

99 ~~(5) Awnings and canopies. Awnings and canopies shall not be backlit or used for signage.~~

100 (65) *Metal windows.* Metal as a window framing support or mounting material shall be painted,
101 stained, anodized or vinyl-clad in approved colors.

102 ~~(7) Colored architectural elevations, colored signage plans and landscape plans. Colored~~
103 ~~architectural elevations, colored signage plans and landscape plans shall be included with all site~~
104 ~~plan submittals.~~

105 (86) *Architectural detail.* Architectural detail shall be provided at focal points on all building facades,
106 such as doorways, balconies, roof overhangs and dormers, such that monotonous horizontal lines
107 greater than 50 feet ~~are avoided~~ do not occur.

108 **Sec. 108-2-5. - Minimum standards and guidelines; general landscaping.**

109 (a) Minimum landscaped area. ~~All commercial S~~ites shall have a minimum of 20 percent of the total lot
110 area landscaped and a minimum of 80 percent of the landscaping shall be living plant materials. In
111 Western Weber County, the land use authority may reduce the living plant material to 40% if all
112 landscaped area is xeriscaped with drought tolerant plants and, if necessary for the plants to survive,
113 is sufficiently irrigated with a drip irrigation system.

114 (b) Maximum turf grass area. A maximum of 50 percent of the total landscaped area shall be planted in
115 turf grass.

116 (bc) Front and side property lines adjacent to a street. ~~All commercial s~~ites shall provide a planting area,
117 excluding sidewalk, of at least 15-20 feet in width along front and side property lines adjacent to a
118 street rights-of-way. If a lesser building setback is allowed by the applicable zone, then the width of
119 the planting area shall be the distance from the street right-of-way to the building ~~unless This~~

~~requirement shall be waived for areas occupied by a building with a zero setback from the street right-of-way, provided the street frontage meets the complete street requirements of Section 104-21-4(c), incorporated herein by reference. a zero foot setback and the applicant meeting the requirements of complete streets within the project limits.~~

(d) Side and rear property lines. Side and rear property lines not adjacent to a street right-of-way shall have a planting area of not less than eight feet in width, except if a lesser building setback is allowed by the applicable zone, then the width of the planting area shall be the distance from the street right-of-way to the building.

~~(c) A maximum of 50 percent of the total landscaped area shall be planted in turf grass.~~

~~(e) Side and rear of building. A minimum planting area of at least ten feet in width shall be provided between any parking lot or sidewalk and the front of the building. Minimum planting areas of at least five feet in width shall be provided along the sides and rear of the building except where service areas, docks and entrance points are located. If a lesser building setback is allowed by the applicable zone, then the width of the planting area shall be the distance from the street right-of-way to the building.~~

~~(f) Parkstrips. All parkways parkstrips shall be landscaped with a native grass mixture that is low growing. Manual or a Automatic irrigation of parkway parkstrip landscaping shall also be required. Irrigation equipment shall be located outside of the parkway parkstrip. Parkway Parkstrip landscaping shall not be included in the total area and turf grass percentage requirements listed in subsections (a) and (c) of this section.~~

~~(g) Other areas. All areas within the site which are not occupied by the primary and accessory uses, structures or parking areas, shall also be landscaped. This includes future expansion areas for either building or parking, except that the living plant material requirement of part (a) of this section shall be waived if replaced with mulch underlaid with industrial-grade weed barrier.~~

~~(h) Compliance; financial guarantee. All elements of the landscape plan, including planting, irrigation, screening, and paving shall be installed as approved. If landscaping improvements are not to be completed until after the occupancy of the primary building, a financial guarantee, not to exceed one year, shall be posted and approved by the county attorney and the county commissioners.~~

~~(i) Plant material. Plant material shall be as follows:~~

~~(1) Quality. Initial Plantings materials used in conformance with the provisions of this chapter shall be in good healthy and vigorous and capable of flourishing.~~

~~(2) Size. Plant sizes at the time of installation shall be as follows:~~

~~a. Deciduous trees. All deciduous trees shall have a minimum trunk size of two inches caliper.~~

~~b. Evergreen trees. All evergreen trees shall have a minimum height of six feet.~~

~~c. Shrubs. All Woody shrubs shall have a minimum height or spread of 18 inches, depending upon the plant's natural growth habit, unless otherwise specified. As a point of reference, Plants in five-gallon containers will generally usually comply with this standard.~~

~~d. Vines. All Vines shall be five-gallon size minimum unless otherwise specified.~~

~~e. Groundcovers. Groundcover may be used in place of turf grass provided it is planted densely enough that it will grow into reasonably full and even coverage within two growing seasons after planting. Areas in which groundcovers are specified in lieu of turf grass, in whole or in part, shall be planted densely enough such that the area will develop reasonably full and even coverage within two growing seasons after planting.~~

- 162 f. *Turf grass.* Turf grass species shall be hardy to the ~~Ogden Valley~~ site and be of the type
163 normally specified for ~~this~~ the area. A drought tolerant fescue seed blend is strongly
164 encouraged. Turf may be planted by sodding, plugging, sprigging or seeding. Application
165 rates for plugs, sprigs and seed shall be high enough to provide even and uniform coverage
166 of turf within one growing season after planting. Turf areas where erosion is expected to
167 occur under normal conditions, such as drainage swales and/or slopes greater than 30
168 percent, shall be planted exclusively with sod.
- 169 (3) *Selection.* Plants used in conformance with the provisions of this chapter shall be hardy and
170 capable of withstanding the extremes of the climate of individual the site, ~~microclimates typical of~~
171 ~~Ogden Valley.~~ The use of drought tolerant and native plants is strongly encouraged preferred
172 required within areas appropriate to where site conditions can support them.
- 173 (4) *Installation.* All plant materials shall be installed in accordance with the current professional
174 planting procedures.
- 175 (5) *Irrigation.* All landscaped areas containing living plant material shall be provided with ~~either a~~
176 ~~manual or an~~ automatic irrigation system except as authorized by the land use authority.
- 177 (j) *Maintenance.* Plant maintenance shall be as follows:
- 178 (1) *Responsibility.* The owner of the premises shall be responsible for the maintenance, repair, and
179 replacement of all landscaping materials on the site. Each owner is also responsible for
180 maintenance of the ~~parkway~~ parkstrip in front or to the side of the property.
- 181 (2) *Materials.* All plant materials shall be maintained in good condition so as to present a healthy,
182 neat and orderly appearance. All landscaped areas shall be kept free from weeds, dead plant
183 material, refuse and/or debris.
- 184 (3) *Replacement.* All dead or removed plants shall be replaced with the same type and size of plant
185 material as originally specified on the approved landscape plan. No substitutions shall be allowed
186 without prior approval of the land use authority, ~~planning commission staff, whose decisions are~~
187 ~~appealable to the planning commission.~~ Replacement shall be made within 30 days of the plant's
188 demise or removal. In cases where the 30-day time limit for replacement extends beyond the
189 normal growing season, replacement shall be made at the beginning of the following growing
190 season.
- 191 (4) *Fences, walls and hedges.* Fences, walls and hedges shall be maintained in good repair.
- 192 (5) *Irrigation systems.* Irrigation systems shall be maintained in good operating condition to promote
193 water conservation.
- 194 (k) *Design guidelines.* Landscaping design shall be as follows:
- 195 (1) *Scale.* The scale and nature of landscaping materials shall be appropriate to the size of the
196 structures to be landscaped. Large buildings should generally be complemented by larger plants
197 and planting beds.
- 198 (2) *Selection.* Plants shall be selected for form, texture, color, habit and adaptability to local
199 conditions.
- 200 (3) *Evergreens.* In the Ogden Valley, ~~E~~ evergreen plant materials shall be incorporated into the
201 landscape to provide some year round structure and enhance screening and buffering.

- 202 (4) *Softening*. Plants shall be placed intermittently against ~~long fifty feet or greater expanses of~~
203 building walls, fences and other barriers longer than 50 feet to create a softening effect and add
204 variety.
- 205 (5) *Mulch*. Planting beds may be mulched with bark chips, decorative stone or similar materials.
206 Mulch shall not be used as a substitute for plant material unless specifically allowed in this
207 chapter. Mulched areas shall be underlaid with an industrial-grade weed barrier.
- 208 (6) *Water conservation*. All irrigation systems shall be designed for efficient use of water. ~~Use of~~
209 ~~qualified professional irrigation designers is recommended.~~ Turf grass areas and other planting
210 areas shall be on separate irrigation valve systems and adjusted to generally support the
211 minimum watering needs of the plant types being irrigated.
- 212 (7) *Energy conservation*. Placement of plant materials shall be designed to reduce the energy
213 requirements for heating and cooling of the development. Summer shade and blocking of winter
214 winds should be considered.
- 215 (8) *Berming*. Earth berms and existing topographic features ~~should~~ shall be incorporated into the
216 proposed landscape, where appropriate, to enhance screening and provide variety in the ground
217 plane.
- 218 (9) ~~Trails~~ Pedestrian access and area connectivity. Landscape and site design shall ~~encourage~~
219 provide for the most efficient and direct pedestrian access ibility and connectivity practicable given
220 typical pedestrian traffic patterns.
- 221 a. Connection to main entrance. Except for a building with a zero setback from the street right-
222 of-way, at least one five-foot-wide pedestrian connection shall be provided from the street
223 right-of-way to the most prominent public entrance onsite. Additional five-foot-wide
224 pedestrian connections shall be provided for other public entrances if they are located
225 greater than 200 feet from another entrance with a designated pedestrian connection. The
226 connections shall:
- 227 1. Offer the most efficient and direct path practicable; and
- 228 2. Be buffered on at least one side with landscaping to protect from automobile cross-traffic,
229 except that a pedestrian crossing no greater than 24 feet in width may be provided where
230 a pedestrian connection crosses vehicle accessways. This width may be increased to up
231 to 40 feet if the pedestrian crossing is raised at least six inches above the grade of the
232 vehicle accessway. A pedestrian crossing shall be either painted on the parking lot
233 surface or be colored concrete.
- 234 b. Connection to adjacent land. Pedestrian connections shall be made to pedestrian facilities
235 stubbed to the property from an adjacent site. Pedestrian connections to adjacent
236 undeveloped land shall be provided when the land use authority has a reasonable
237 anticipation of impending development on the adjacent site. These connections shall align
238 along the most efficient and direct path practicable given reasonably anticipated alignment
239 of adjacent facilities and site conditions.
- 240 c. Pathway dedication. When roughly proportionate and essentially linked to the development
241 of the site, public street right-of-way dedication or a public easement shall be provided across
242 the front of a lot or development project adjacent to a street. The dedication or easement
243 shall be of a width sufficient to support a 10-foot-wide multi-use pathway, including area
244 necessary to operate and maintain the pathway. A six-foot-wide sidewalk may be substituted
245 based on site conditions and public facility needs at the discretion of the land use authority

246 after consultation with the county engineer. The pathway or sidewalk shall be installed as a
247 condition of site plan approval if any of the following circumstances apply:

248 1. A pedestrian pathway or sidewalk exists along the street right-of-way on the same side
249 of the street within 500 feet of the site's street frontage;

250 2. An informal pedestrian trail exists on the street's shoulder as a result of the lack of
251 sidewalk or pathway along the street right-of-way; or

252 3. The nature or scale of the development merits it. ~~and where applicable, accommodate~~
253 ~~condition of public pathways.~~

254 d. *Pathways and pedestrian access maintenance.* It shall be the responsibility of the owner of
255 the land to ensure a pathway or pedestrian access running over the land or running in a
256 public easement or public right-of-way generally parallel and adjacent to the land is
257 continuously maintained. It shall be kept clear for safe pedestrian use, including, but not
258 limited to, the removal of debris, refuse, ice, snow, weeds or other unwanted vegetation, and
259 carts, vehicles, or any other object that may disrupt safe pedestrian access.

260 ~~(k) Manufacturing sites~~

261 ~~(10) *Noise, dust, and transportation mitigation.* Sites with manufacturing uses requiring conditional~~
262 ~~uses permits.~~

263 ~~(1) In addition to the general landscape requirements and where a proposed conditional-use creates~~
264 ~~noise and/or dust emissions through its manufacturing or loading/transportation process greater~~
265 ~~than surrounding uses, a landscaped buffer shall be required along the affected area~~
266 ~~accommodating such uses.~~

267 a. *Berming and trees.* A landscaping buffer shall consist of a four-foot or taller earthen berm
268 incorporated into a 20-foot wide landscape area/strip. The berm shall be planted with a
269 minimum of three evergreen and three deciduous trees per 50 lineal feet and shall be sized
270 at a minimum of six feet in height for evergreen trees and three-inch caliper for deciduous
271 trees.

272 b. ~~(2)~~ *Berming and shrubs.* A mixture of shrubs shall also be planted on the berm with a minimum
273 of 15 shrubs per 100 lineal feet of berm and have a minimum height of 36 inches at the time
274 of installation.

275 **Sec. 108-2-6. - Minimum standards—Off-street parking.**

276 ~~(a) All off-street parking areas or other vehicular use areas which are 20 feet or closer to any street right-~~
277 ~~of-way shall have a continuous landscape area between the edge of parking and the right of way. The~~
278 ~~minimum width of this landscape area shall be 15 feet. The minimum landscaping shall consist of the~~
279 ~~following:~~

280 ~~(1) Trees shall be planted and spaced at the equivalent of one tree per 50 lineal feet or fraction~~
281 ~~thereof along the length of the landscape area. They may be spaced linearly or grouped in~~
282 ~~clusters. Tree size shall be a minimum of two-inch caliper.~~

283 ~~(2) In addition to trees, an evergreen or deciduous shrub border or hedge shall be planted along~~
284 ~~100 percent of the length of the landscaped area. Shrubs used shall not be less than 18 inches~~
285 ~~and not more than 48 inches in height at maturity. The remainder of the planting area shall be~~
286 ~~landscaped with turf grass or groundcovers.~~

287 ~~(3) A fence, permanent screen, or wall may also be installed within the landscaping area; however,~~
288 ~~the non-living screening device shall not exceed four feet in height, and shall not replace the plant~~
289 ~~material requirement. The minimum plantings specified shall be installed on the street side of the~~
290 ~~screen. Additional plant materials may be planted on the parking area side of the screen.~~

291 ~~(b) Off-street parking or other vehicular use areas which are further than 20 feet from any street right-of-~~
292 ~~way shall also have a continuous landscape area between the edge of parking and the right-of-way.~~
293 ~~The minimum landscaping shall consist of the following:~~

294 ~~(1) Trees shall be planted and spaced at the equivalent of one tree per 50 linear feet or fraction~~
295 ~~thereof along the length of the landscape area. They may be spaced linearly or grouped in~~
296 ~~clusters. Tree size shall be a minimum of two-inch caliper.~~

297 ~~(2) Earthen berms shall be constructed along the landscape area to provide some screening. Berm~~
298 ~~height may be continuous along the entire length, or vary somewhat to create variety. However,~~
299 ~~a maximum height of three feet shall be maintained for at least 75 percent of the entire length of~~
300 ~~the landscape area.~~

301 ~~(3) In addition to trees, the landscape area shall be planted with low shrubs, groundcovers, or turf~~
302 ~~grass. The total combined height of earthen berms and plant materials, excluding trees, shall not~~
303 ~~exceed 48 inches. Planting schemes which minimize turf use, and promote xeriscape or water-~~
304 ~~conserving principles are strongly encouraged. The limit of 50 percent of the total site landscaping~~
305 ~~being turf grass shall still be applicable.~~

306 (a) Landscaping between parking and street. A continuous landscape area shall be provided between the
307 edge of an off-street parking area or other vehicular use area and an adjacent street right-of-way. The
308 minimum landscaping shall consist of the following:

309 (1) Trees. Trees shall be planted and spaced at the equivalent of one tree per 40 lineal feet or
310 fraction thereof along the length of the landscape area, unless a greater distance is allowed by
311 the land use authority based on the species ability to offer a wide canopy. ~~Tree size shall be a~~
312 ~~minimum of two-inch caliper.~~

313 (2) Shrubs and groundcover. In addition to trees, the landscape area shall be planted with low
314 shrubs, groundcovers, or turf grass, provided the turf grass does not exceed the requirement of
315 Section 108-2-5(c). The total combined height of earthen berms and plant materials, excluding
316 trees, shall not be less than 18 inches and not more than 48 inches. Planting schemes which
317 minimize turf use, and promote xeriscape or water-conserving principles are strongly encouraged.

318 (3) Screening. A fence, permanent screen, or wall may also be installed within the landscaping area;
319 however, the non-living screening device shall not exceed four feet in height, and shall not replace
320 the plant material requirement. The minimum plantings specified shall be installed on the street
321 side of the screen. Additional plant materials may be planted on the parking area side of the
322 screen.

323 (4) Berms. For off-street parking or other vehicular use areas that are greater than 20 feet from a
324 street right-of-way, an earthen berm shall be constructed along the landscape area to provide
325 screening. Berm height may vary between 18 inches and 36 inches, provided that at least 75
326 percent of the entire length of the landscape area shall maintain a berm height of 36 inches.

327 (be) Landscaping between parking and side or rear lot line. Parking areas within 12 feet of a side or rear
328 lot line shall have a continuous landscape area consisting of an evergreen and deciduous shrub border
329 or hedge planted along ~~400 percent~~the entire-of-the length of the landscaped area. The minimum width
330 of this landscape area shall be eight feet as specified in this chapter. Shrubs used shall not be less

331 than three feet in height at maturity. Combinations of shrubs and permanent fences or screens may
332 also be considered by the ~~planning commission~~ [land use authority](#).

333 ~~(cd)~~ [Access ways](#). Necessary access ways from the public right-of-way through the continuous landscape
334 area to the parking or other vehicular use areas shall be permitted. The width of said access ways,
335 measured from back of curb to back of curb, or edge of pavement to edge of pavement if no curb is
336 present, may be subtracted from the overall linear dimension used to determine the number of
337 required trees.

338 ~~(de) Unless otherwise required, all property lying between the right-of-way and the off-street parking~~
339 ~~area, including the required landscaped area, shall be landscaped with turf grass, shrubs and/or~~
340 ~~groundcovers.~~

341 ~~(df)~~ [Landscape exceptions](#). [The following are exceptions to landscaping requirements:](#)

342 (1) Existing hedges may be used to satisfy this landscaping requirement, provided they meet the
343 specified requirements of this chapter.

344 (2) Areas where the clear sight distance regulations of this title apply, [pursuant to Section 108-7-7](#).

345 ~~(eg)~~ [Internal parking lot landscape standards](#). Parking areas having more than 15 spaces shall be required
346 to provide interior landscaping within the boundaries of the parking lot or area that meets the following
347 criteria:

348 (1) [Minimum parking lot landscape area](#). A minimum of five percent of the interior area shall be
349 landscaped. Landscaped areas located along the perimeter of the parking area beyond the curb
350 or edge of pavement shall not be included as interior landscaping.

351 (2) [Calculating parking lot area](#). Interior parking area shall be calculated by adding the total area of
352 all parking stalls and adjacent driveway aisles. Excluded are access entrances/driveways and
353 drop-off or service zones and their accompanying driveway aisles.

354 (3) [Parking lot landscape islands](#). Each separate interior landscape ~~island~~ ~~area~~ shall contain a
355 minimum of 120 square feet and shall have a minimum dimension of five feet as measured from
356 back of curb to back of curb, or from edge of pavement to edge of pavement. ~~Landscaped areas~~
357 [islands](#) shall be dispersed throughout the parking area to effectively break up the expanse of
358 paving.

359 (4) [Parking lot trees and shrubs](#). Landscape treatment shall consist of one tree per each 120 square
360 feet of the minimum required interior landscape area. [In the Western Weber County Planning](#)
361 [Area, man-made shade canopies may replace up to 50 percent of the trees required by this part](#)
362 [provided the color is a muted natural earth tone commonly found in the area](#). A minimum of 50
363 percent of the ~~ground plane~~ [minimum required interior landscape area](#) shall be planted with shrubs
364 or groundcovers at the appropriate density to achieve complete coverage within two years.
365 Mature shrub or groundcover height shall not exceed four feet as measured from the parking
366 surface.

367 (5) [Parking lot landscape island protection barriers](#). Interior landscaped areas shall be protected by
368 some type of permanent barriers.

369 **Sec. 108-2-7. - Screening and buffering.**

370 (a) [Screening device materials](#). [Screening device materials shall be as follows:](#)

371 (1) A non-plant material screening device may be constructed of textured, non-reflective metal,
372 concrete, vinyl, wood, brick or stone. ~~Chainlink fencing shall not be allowed.~~ If painted or stained,

373 the screening devices shall be of a neutral, muted earth tone color and have a nonreflective finish.
374 This color shall be approved along with other colors during the site plan review or conditional use
375 permit. A chainlink fence shall not be used as a screening device in the Ogden Valley Planning
376 Area. In the Western Weber Planning Area, a chainlink fence used for screening shall be powder
377 or vinyl coated, shall have interlocking slats, and shall be of a muted earth-toned color observable
378 in the general area.

379 (2) A combination of earth berming or mounds and plant materials may be used as a screening
380 device, and is recommended, unless otherwise required herein, where practicable.

381 (b) Screening parking area. Parking areas shall be ~~screened or buffered~~obscured from view ~~along all~~
382 ~~street rights-of-way or~~ along any property line, which is contiguous to a residential use or zoning
383 district, or along those separated by an alley, as specified in this chapter.

384 (c) Screening height. The side and rear screens or buffers of parking areas, whether plant material or
385 non-living device shall be a minimum of size six feet in height as measured from the parking surface.
386 The first 25 feet of the side lot line screen or buffer, as measured from the street right-of-way, shall not
387 exceed four feet in height.

388 (d) Screening of staging areas. Loading, delivery and service docks or bays shall be located in the rear
389 or side yards of the property and shall be screened from view from the street right-of-way by a
390 screening device at least six feet in height.

391 (e) Screening mechanical equipment. Mechanical equipment, whether roof or ground mounted shall be
392 screened from street and residential district view by a screening device.

393 (f) Screening trash dumpsters. Trash dumpsters shall be located in an area shown on the approved site
394 plan, and shall comply with the following:

395 ~~(1) Trash dumpsters shall be located in an area shown on the approved site plan. Specific approval~~
396 ~~of this item is required.~~

397 (21) All trash dumpsters shall be completely screened from street or public view by a six foot
398 screening device on three sides. The fourth side shall be a gate constructed of opaque materials.

399 (32) The screening device for a metal dumpster shall be placed adjacent to or on a concrete pad six
400 inches in thickness. The concrete pad shall match the adjacent grade and paving and provide for
401 positive drainage.

402 (43) All dumpster enclosures or screens shall be illustrated and submitted with the site plan for
403 review and approval.

404 **Sec. 108-2-8. - Clear sight distance for landscaping and screening.**

405 The requirements of Section 108-7-7 apply for all landscaping and screening.

406 ~~When an access way intersects with a public right-of-way, or when the subject property abuts the~~
407 ~~intersection of two or more public rights-of-way, all landscaping and screening within the triangular areas~~
408 ~~described below shall provide unobstructed cross-visibility at a level between two and eight feet in height.~~
409 ~~Trees may be planted inside the triangular areas, but shall be trimmed such that no limbs or foliage extend~~
410 ~~into the cross-visibility zone, and placed so as not to create a traffic hazard. Plant materials, excepting turf~~
411 ~~grass, shall not be located closer than three feet from the edge of any access way pavement. The triangular~~
412 ~~areas referred to above are defined as follows:~~

413 (1) ~~The area of property on either side of an access way formed by the intersection of each side of~~
414 ~~the access way and the public right-of-way line. The two sides of the triangle shall be ten feet in~~

length measured from the point of intersection and the third side (hypotenuse) being a line connecting the ends of these two sides.

(2) The area of property located at a corner formed by the intersection of two or more public rights-of-way. The two sides of the triangle shall be formed by the street rights-of-way lines for a length of 40 feet back from their intersection and the third side being a line connecting the ends of these two sides.

Sec. 108-2-9. - ~~Landscape Site plan supplemental requirements~~ submittal.

(a) Color copies required. In addition to site plan requirements specified elsewhere in this Land Use Code, colored architectural elevations, colored signage plans, and landscape plans shall be included with all site plan submittals.

(b) Landscape plan requirements. A landscape plan shall be required whenever landscaping or alteration of landscaping is required by this chapter. Such landscape plans shall be drawn in conformance with the requirements specified in this chapter. Landscape plans shall be approved by the ~~planning commission~~ land use authority prior to the issuance of a building permit. All landscape plans submitted for approval shall contain the following information, unless specifically waived by the ~~planning commission~~ planning director:

- (1) The location and dimensions of all existing and proposed structures, property lines, easements, parking lots and drives, roadways and rights-of-way, sidewalks, bicycle and/or equestrian paths, ground signs, refuse disposal and recycling areas, bicycle parking areas, fences, freestanding electrical equipment, tot lots and playground equipment, all recreational facilities, and other freestanding structural features deemed necessary to accurately portray existing and proposed site characteristics.
- (2) The location, quantity, size and name (both botanical and common names) of all proposed plant material. Plant symbols representing trees and shrubs shall be shown on the plan at 75 percent of mature size.
- (3) The location, size and common names of all existing plant material (including trees and other plants in the ~~parkway~~ parkstrip) and whether they are to be retained or removed.
- (4) The location of existing buildings, structures, and trees on adjacent property within 20 feet of the site. Where adjacent trees are growing in native or natural clumps or groves such that showing individual tree locations is impractical, canopy outlines are acceptable.
- (5) Existing and proposed grading of the site, indicating contours at a minimum of two-foot intervals. Show any walls or retaining structures proposed, along with their respective elevations. Proposed earth beaming shall be indicated using one-foot contour intervals.
- (6) Water efficient irrigation system (separate plan required). This system shall indicate the locations and types of all equipment, including sprinkler heads, control valves, quick-coupling valves, backflow prevention devices, time clock or controller, lateral lines, and main lines.
- (7) Summary data table indicating the area of the site in the following classifications:
 - a. Total area of the site.
 - b. Total area and percentage of the site in landscape area.
 - c. Total area and percentage of the site in turf grass.

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Sec. 108-7-7. - Clear view of intersecting streets.

457 ~~In all zones which require a front yard setback, no obstruction to view in excess of three feet in height~~
458 ~~shall be placed on any corner lot within the area designated as the clear view triangle, except those noted~~
459 ~~below. The clear view triangle is a triangular area formed by the front and side (street facing) property lines~~
460 ~~and a line connecting them at points 40 feet from their intersection.~~When an access way intersects with a
461 public right-of-way, or when the subject property abuts the intersection of two or more public rights-of-way,
462 the triangular areas described below shall provide unobstructed cross-visibility at a level between two and
463 eight feet in height. Trees may be planted inside the triangular areas, but shall be trimmed such that no
464 limbs or foliage extend into the cross-visibility zone, and placed so as not to create a traffic hazard. Plant
465 materials, excepting turf grass, shall not be located closer than three feet from the edge of any access way
466 pavement. No other obstruction to view in excess of three feet in height shall be allowed. The triangular
467 areas referred to above are defined as follows:

- 468 (1) The area of property on either side of an access way formed by the intersection of each side of
469 the access way and the public right-of-way line. The two sides of the triangle shall be ten feet in
470 length measured from the point of intersection and the third side (hypotenuse) being a line
471 connecting the ends of these two sides.
- 472 (2) The area of property located at a corner formed by the intersection of two or more public rights-
473 of-way. The two sides of the triangle shall be formed by the street rights-of-way lines for a length
474 of 40 feet back from their intersection and the third side being a line connecting the ends of these
475 two sides.

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