



Staff Report to the Western Weber and Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: A public hearing to consider and take action on ZTA 2018-08, a request to create architecture, landscaping, and screening standards for the Western Weber Planning Area and to offer administrative edits for these regulations for the entire unincorporated county area.

Agenda Date: Tuesday, January 08, 2019
Staff Report Date: Thursday, January 03, 2019
Applicant: Weber County
File Number: ZTA 2018-08

Staff Information

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Report Reviewer: RG

Applicable Ordinances

§ 108-2 [ALL]
§ 108-7-7 – Clearview of intersecting streets.

Legislative Decisions

Decision on this item is a legislative action. When the Planning Commission is acting on a legislative item it is acting as a recommending body to the County Commission. Legislative decisions have wide discretion. Examples of legislative actions are general plan, zoning map, and land use code amendments. Typically, the criterion for providing a recommendation on a legislative matter suggests a review for compatibility with the general plan and existing ordinances.

Summary and Background

Given the recent commercial rezones in the Western Weber Planning Area there exists a need to adopt reasonable commercial site design standards for future commercial development. The county code currently has commercial site design requirements applicable to the Ogden Valley Planning Area. This proposal is intended to extend those requirements to the entire unincorporated area.

Policy Analysis

The proposed ordinance draft is attached as Exhibits A and B. The following is an analysis of the proposal based on the existing general plan and existing ordinances.

General plan. The West Central Weber County General Plan was recently amended to recommend that the county adopt new commercial design standards applicable to the area. Under the commercial development policy, the plan states:

Implementation Action: Develop commercial design standards to help commercial development better fit with the character of the area.¹

This proposal is intended to implement this directive.

Ordinance. Architectural, landscape, and screening design standards are currently provided for in Title 108, Chapter 2 of the land use. It is currently only applicable to the Ogden Valley. The attached proposal modifies it to apply to all commercial, public or quasi-public, multifamily, and industrial uses (except those in the M-1, M-2, and M-3 zones)

¹ West Central Weber County General Plan, p. 2-15.

in the unincorporated county. The attached Exhibits A and B offer fairly self-explanatory changes with staff comments in the right margin.

Past Action on this Item

The Western Weber Planning Commission discussed this idea in their December 11, 2018 work session. No formal action was taken.

Noticing Compliance

A hearing for this item before the Planning Commission has been posted for public notice in compliance with UCA §17-27a-205 and UCA §17-27a-502 in the following manners:

- Posted on the County's Official Website
- Posted on the Utah Public Notice Website
- Published in a local newspaper

Staff Recommendation

Staff recommends that the Planning Commission offer a positive recommendation to the County Commission for file ZTA 2018-08, the extension of the county's existing architectural, landscaping, and screening design standards to all areas of the unincorporated county. This comes with the following findings:

1. That the proposal executes a directive of the West Central Weber County General Plan.
2. That the proposal will provide for orderly and aesthetically pleasing commercial areas.
3. That the proposal is in the best interest of the health, safety, and welfare of the public.

Exhibits

- A. Proposed Ordinance Changes – Track Change Copy.
- B. Proposed Ordinance Changes – Clean Copy.

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

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

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

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

Sec. 108-2-2. - Definitions.

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

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

Commented [E1]: Changes in this proposal render this definition unnecessary.

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

Commented [E2]: Already defined in 101-1-7.

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

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

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

Commented [E3]: Changes in this proposal render this definition unnecessary.

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 publicstreet 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 parks;

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

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

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

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

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

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

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

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

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

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

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

Commented [E4]: No need for list of specific exemptions when everything else is exempt.

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

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

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

- 85 (1) *Color.* External surfaces shall be predominantly natural, muted earth tones. White may only be
86 used as an accent color. ~~Contrasting accent colors may be allowed by the planning commission.~~
87 The roof of an addition to an existing structure, when matching existing colors, shall be exempt.
- 88 (2) *Exposed fronts and street sides of buildings.* Exposed fronts and street sides of buildings shall
89 be constructed of non-reflective materials and shall be textured concrete, brick, stone and/or
90 natural wood/wood-like materials. Concrete masonry units or block CMUs shall not be considered
91 acceptable materials unless it is specially colored and textured to give an appearance of natural
92 rough stone. Vinyl and/or aluminum siding shall not be acceptable.
- 93 (3) *Glass.* Use of glass for displays and to allow visual access to interior spaces shall be allowed.
94 Mirrored glazing is prohibited on any building. Tinted or solar absorption glazing may be used.
- 95 (4) *Exposed metal.* Exposed metal shall be painted, stained, or anodized in permitted colors and
96 shall be non-reflective. Copper, brass and wrought iron may remain untreated and allowed to
97 develop a natural patina.

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

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

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

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

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

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

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

115 (bc) Front and side property lines adjacent to a street. ~~All commercial S~~ites shall provide a planting area,
116 excluding sidewalk, of at least ~~15-20~~ feet in width along front and side property lines adjacent to a
117 street rights-of-way. If a lesser building setback is allowed by the applicable zone, then the width of
118 the planting area shall be the distance from the street right-of-way to the building unless This
119 requirement shall be waived for areas occupied by a building with a zero setback from the street right-
120 of-way, provided the street frontage meets the complete street requirements of Section 104-21-4(c).

Commented [E5]: This is already covered in the outdoor lighting ordinance for Ogden Valley and might not be as applicable/desirable to the Western Weber area.

Commented [E6]: Moved to 108-2-3(d)

Commented [E7]: Moved to here from two below

Commented [E8]: Changed to be consistent with the rest of this chapter.

121 ~~incorporated herein by reference. a zero-foot setback and the applicant meeting the requirements of~~
122 ~~complete streets within the project limits.~~

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

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

Commented [E9]: Moved up two.

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

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

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

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

146 (hi) Plant material. Plant material shall be as follows:

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

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

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

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

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

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

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

161 f. Turf grass. Turf grass species shall be hardy to the ~~Ogden Valley~~ site and be of the type
162 normally specified for ~~this~~ the area. A drought tolerant fescue seed blend is strongly

163 encouraged. Turf may be planted by sodding, plugging, sprigging or seeding. Application
164 rates for plugs, sprigs and seed shall be high enough to provide even and uniform coverage
165 of turf within one growing season after planting. Turf areas where erosion is expected to
166 occur under normal conditions, such as drainage swales and/or slopes greater than 30
167 percent, shall be planted exclusively with sod.

168 (3) *Selection.* Plants used in conformance with the provisions of this chapter shall be hardy and
169 capable of withstanding the extremes of the climate of individual the site, microclimates typical of
170 Ogden Valley. The use of drought tolerant and native plants is strongly encouraged preferred
171 required within areas appropriate to where site conditions can support them.

172 (4) *Installation.* All plant materials shall be installed in accordance with the current professional
173 planting procedures.

174 (5) *Irrigation.* All landscaped areas containing living plant material shall be provided with either a
175 manual or an automatic irrigation system except as authorized by the land use authority.

176 (i) *Maintenance.* Plant maintenance shall be as follows:

177 (1) *Responsibility.* The owner of the premises shall be responsible for the maintenance, repair, and
178 replacement of all landscaping materials on the site. Each owner is also responsible for
179 maintenance of the parkway parkstrip in front or to the side of the property.

180 (2) *Materials.* All plant materials shall be maintained in good condition so as to present a healthy,
181 neat and orderly appearance. All landscaped areas shall be kept free from weeds, dead plant
182 material, refuse and/or debris.

183 (3) *Replacement.* All dead or removed plants shall be replaced with the same type and size of plant
184 material as originally specified on the approved landscape plan. No substitutions shall be allowed
185 without prior approval of the land use authority, planning commission staff, whose decisions are
186 appealable to the planning commission. Replacement shall be made within 30 days of the plant's
187 demise or removal. In cases where the 30-day time limit for replacement extends beyond the
188 normal growing season, replacement shall be made at the beginning of the following growing
189 season.

190 (4) *Fences, walls and hedges.* Fences, walls and hedges shall be maintained in good repair.

191 (5) *Irrigation systems.* Irrigation systems shall be maintained in good operating condition to promote
192 water conservation.

193 (j) *Design guidelines.* Landscaping design shall be as follows:

194 (1) *Scale.* The scale and nature of landscaping materials shall be appropriate to the size of the
195 structures to be landscaped. Large buildings should generally be complemented by larger plants
196 and planting beds.

197 (2) *Selection.* Plants shall be selected for form, texture, color, habit and adaptability to local
198 conditions.

199 (3) *Evergreens.* In the Ogden Valley, Eevergreen plant materials shall be incorporated into the
200 landscape to provide some year round structure and enhance screening and buffering.

201 (4) *Softening.* Plants shall be placed intermittently against long fifty feet or greater expanses of
202 building walls, fences and other barriers longer than 50 feet to create a softening effect and add
203 variety.

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

Commented [E10]: This rewritten section will boost area walkability in commercial areas as new commercial uses are constructed.

- 247 1. A pedestrian pathway or sidewalk exists along the street right-of-way on the same side
- 248 of the street within 500 feet of the site's street frontage;
- 249 2. An informal pedestrian trail exists on the street's shoulder as a result of the lack of
- 250 sidewalk or pathway along the street right-of-way; or
- 251 3. The nature or scale of the development merits it, and where applicable, accommodate
- 252 condition of public pathways.

253 ~~(k) Manufacturing sites~~

254 ~~(10) Noise, dust, and transportation mitigation. Sites with manufacturing uses requiring conditional~~

255 ~~uses permits.~~

256 (1) — In addition to the general landscape requirements and where a proposed conditional use creates

257 noise and/or dust emissions through its manufacturing or loading/transportation process greater

258 than surrounding uses, a landscaped buffer shall be required along the affected area

259 accommodating such uses.

260 a. Berming and trees. A landscaping buffer shall consist of a four-foot or taller earthen berm

261 incorporated into a 20-foot wide landscape area/strip. The berm shall be planted with a

262 minimum of three evergreen and three deciduous trees per 50 lineal feet and shall be sized

263 at a minimum of six feet in height for evergreen trees and three-inch caliper for deciduous

264 trees.

265 b. ~~(2)~~ Berming and shrubs. A mixture of shrubs shall also be planted on the berm with a minimum

266 of 15 shrubs per 100 lineal feet of berm and have a minimum height of 36 inches at the time

267 of installation.

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

269 ~~(a) All off-street parking areas or other vehicular use areas which are 20 feet or closer to any street right-~~

270 ~~of-way shall have a continuous landscape area between the edge of parking and the right-of-way. The~~

271 ~~minimum width of this landscape area shall be 15 feet. The minimum landscaping shall consist of the~~

272 ~~following:~~

273 ~~(1) Trees shall be planted and spaced at the equivalent of one tree per 50 lineal feet or fraction~~

274 ~~thereof along the length of the landscape area. They may be spaced linearly or grouped in~~

275 ~~clusters. Tree size shall be a minimum of two-inch caliper.~~

276 ~~(2) In addition to trees, an evergreen or deciduous shrub border or hedge shall be planted along~~

277 ~~100 percent of the length of the landscaped area. Shrubs used shall not be less than 18 inches~~

278 ~~and not more than 48 inches in height at maturity. The remainder of the planting area shall be~~

279 ~~landscaped with turf grass or groundcovers.~~

280 ~~(3) A fence, permanent screen, or wall may also be installed within the landscaping area; however,~~

281 ~~the non-living screening device shall not exceed four feet in height, and shall not replace the plant~~

282 ~~material requirement. The minimum plantings specified shall be installed on the street side of the~~

283 ~~screen. Additional plant materials may be planted on the parking area side of the screen.~~

284 ~~(b) Off-street parking or other vehicular use areas which are further than 20 feet from any street right-of-~~

285 ~~way shall also have a continuous landscape area between the edge of parking and the right-of-way.~~

286 ~~The minimum landscaping shall consist of the following:~~

Commented [E11]: This section has a few redundancies. These edits consolidate it.

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

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

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

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

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

Commented [E12]: Redundant. Already covered in (1)(2)a.

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

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

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

320 (b) Landscaping between parking and side or rear lot line. Parking areas within 12 feet of a side or rear
321 lot line shall have a continuous landscape area consisting of an evergreen and deciduous shrub border
322 or hedge planted along ~~100 percent~~ ~~the entire of the~~ length of the landscaped area. The minimum width
323 of this landscape area shall be eight feet as specified in this chapter. Shrubs used shall not be less
324 than three feet in height at maturity. Combinations of shrubs and permanent fences or screens may
325 also be considered by the ~~planning commission~~ land use authority.

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

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

Commented [E13]: Redundant. Already covered in part (a) of this section.

334 (df) Landscape exceptions. The following are exceptions to landscaping requirements:

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

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

338 (eg) Internal parking lot landscape standards. Parking areas having more than 15 spaces shall be required
339 to provide interior landscaping within the boundaries of the parking lot or area that meets the following
340 criteria:

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

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

347 (3) Parking lot landscape islands. Each separate interior landscape ~~island~~ area shall contain a
348 minimum of 120 square feet and shall have a minimum dimension of five feet as measured from
349 back of curb to back of curb, or from edge of pavement to edge of pavement. ~~Landscaped areas~~
350 islands shall be dispersed throughout the parking area to effectively break up the expanse of
351 paving.

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

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

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

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

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

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

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

Commented [E14]: 108-2-6 already covers screening between parking and rights of way.

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

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

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

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

Commented [E15]: Rearranged for consistence and readability.

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

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

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

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

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

Commented [E16]: The code already has an umbrella sight triangle requirement. See 108-7-7 below. This is redundant.

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

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

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

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

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

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

Commented [E17]: This part moved here from § 108-2-4.

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

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

448 ...

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

450 ~~In all zones which require a front yard setback, no obstruction to view in excess of three feet in height~~
451 ~~shall be placed on any corner lot within the area designated as the clear view triangle, except those noted~~
452 ~~below. The clear view triangle is a triangular area formed by the front and side (street facing) property lines~~
453 ~~and a line connecting them at points 40 feet from their intersection. When an access way intersects with a~~
454 public right-of-way, or when the subject property abuts the intersection of two or more public rights-of-way,
455 the triangular areas described below shall provide unobstructed cross-visibility at a level between two and
456 eight feet in height. Trees may be planted inside the triangular areas, but shall be trimmed such that no
457 limbs or foliage extend into the cross-visibility zone, and placed so as not to create a traffic hazard. Plant

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458 materials, excepting turf grass, shall not be located closer than three feet from the edge of any access way
459 pavement. No other obstruction to view in excess of three feet in height shall be allowed. The triangular
460 areas referred to above are defined as follows:

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

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

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470

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 parks;
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.

53

54

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, a drip irrigation
87 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.

99 (e) *Side and rear of building.* Minimum planting areas of at least five feet in width shall be provided
100 along the sides and rear of the building except where service areas, docks and entrance points are
101 located. If a lesser building setback is allowed by the applicable zone, then the width of the planting
102 area shall be the distance from the street right-of-way to the building.

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

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

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

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

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

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

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

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

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

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

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

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

214

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

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

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

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

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

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

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

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

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

- 247 (b) *Landscaping between parking and side or rear lot line.* Parking areas within 12 feet of a side or rear
248 lot line shall have a continuous landscape area consisting of an evergreen and deciduous shrub border
249 or hedge planted along the entire length of the landscaped area. The minimum width of this landscape
250 area shall be eight feet as specified in this chapter. Shrubs used shall not be less than three feet in
251 height at maturity. Combinations of shrubs and permanent fences or screens may also be considered
252 by the land use authority.
- 253 (c) *Access ways.* Necessary access ways from the public right-of-way through the continuous landscape
254 area to the parking or other vehicular use areas shall be permitted. The width of said access ways,
255 measured from back of curb to back of curb, or edge of pavement to edge of pavement if no curb is
256 present, may be subtracted from the overall linear dimension used to determine the number of required
257 trees.
- 258 (d) *Landscape exceptions.* The following are exceptions to landscaping requirements:
- 259 (1) Existing hedges may be used to satisfy this landscaping requirement, provided they meet the
260 specified requirements of this chapter.
- 261 (2) Areas where the clear sight distance regulations of this title apply, pursuant to Section 108-7-7.
- 262 (e) *Internal parking lot landscape standards.* Parking areas having more than 15 spaces shall be required
263 to provide interior landscaping within the boundaries of the parking lot or area that meets the following
264 criteria:
- 265 (1) *Minimum parking lot landscape area.* A minimum of five percent of the interior area shall be
266 landscaped. Landscaped areas located along the perimeter of the parking area beyond the curb
267 or edge of pavement shall not be included as interior landscaping.
- 268 (2) *Calculating parking lot area.* Interior parking area shall be calculated by adding the total area of
269 all parking stalls and adjacent driveway aisles. Excluded are access entrances/driveways and
270 drop-off or service zones and their accompanying driveway aisles.
- 271 (3) *Parking lot landscape islands.* Each separate interior landscape island shall contain a minimum
272 of 120 square feet and shall have a minimum dimension of five feet as measured from back of
273 curb to back of curb, or from edge of pavement to edge of pavement. Landscape islands shall be
274 dispersed throughout the parking area to effectively break up the expanse of paving.
- 275 (4) *Parking lot trees and shrubs.* Landscape treatment shall consist of one tree per each 120 square
276 feet of the minimum required interior landscape area. In the Western Weber County Planning
277 Area, man-made shade canopies may replace up to 50 percent of the trees required by this part
278 provided the color is a muted natural earth tone commonly found in the area. A minimum of 50
279 percent of the minimum required interior landscape area shall be planted with shrubs or
280 groundcovers at the appropriate density to achieve complete coverage within two years. Mature
281 shrub or groundcover height shall not exceed four feet as measured from the parking surface.
- 282 (5) *Parking lot landscape island protection barriers.* Interior landscaped areas shall be protected by
283 some type of permanent barriers.

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

- 285 (a) *Screening device materials.* Screening device materials shall be as follows:
- 286 (1) A non-plant material screening device may be constructed of textured, non-reflective metal,
287 concrete, vinyl, wood, brick or stone. If painted or stained, the screening devices shall be of a
288 neutral, muted earth tone color and have a nonreflective finish. This color shall be approved along
289 with other colors during the site plan review or conditional use permit. A chainlink fence shall not

290 be used as a screening device in the Ogden Valley Planning Area. In the Western Weber Planning
291 Area, a chainlink fence used for screening shall be powder or vinyl coated, shall have interlocking
292 slats, and shall be of a muted earth-toned color observable in the general area.

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

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

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

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

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

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

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

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

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

316 **Sec. 108-2-8. - Clear sight distance for landscaping and screening.** The requirements of Section
317 108-7-7 apply for all landscaping and screening.

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

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

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

327 (1) The location and dimensions of all existing and proposed structures, property lines, easements,
328 parking lots and drives, roadways and rights-of-way, sidewalks, bicycle and/or equestrian paths,
329 ground signs, refuse disposal and recycling areas, bicycle parking areas, fences, freestanding
330 electrical equipment, tot lots and playground equipment, all recreational facilities, and other

- 331 freestanding structural features deemed necessary to accurately portray existing and proposed
332 site characteristics.
- 333 (2) The location, quantity, size and name (both botanical and common names) of all proposed plant
334 material. Plant symbols representing trees and shrubs shall be shown on the plan at 75 percent
335 of mature size.
- 336 (3) The location, size and common names of all existing plant material (including trees and other
337 plants in the parkstrip) and whether they are to be retained or removed.
- 338 (4) The location of existing buildings, structures, and trees on adjacent property within 20 feet of the
339 site. Where adjacent trees are growing in native or natural clumps or groves such that showing
340 individual tree locations is impractical, canopy outlines are acceptable.
- 341 (5) Existing and proposed grading of the site, indicating contours at a minimum of two-foot intervals.
342 Show any walls or retaining structures proposed, along with their respective elevations. Proposed
343 earth beaming shall be indicated using one-foot contour intervals.
- 344 (6) Water efficient irrigation system (separate plan required). This system shall indicate the locations
345 and types of all equipment, including sprinkler heads, control valves, quick-coupling valves,
346 backflow prevention devices, time clock or controller, lateral lines, and main lines.
- 347 (7) Summary data table indicating the area of the site in the following classifications:
348 a. Total area of the site.
349 b. Total area and percentage of the site in landscape area.
350 c. Total area and percentage of the site in turf grass.

351 ...

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

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

- 360 (1) The area of property on either side of an access way formed by the intersection of each side of
361 the access way and the public right-of-way line. The two sides of the triangle shall be ten feet in
362 length measured from the point of intersection and the third side (hypotenuse) being a line
363 connecting the ends of these two sides.
- 364 (2) The area of property located at a corner formed by the intersection of two or more public rights-
365 of-way. The two sides of the triangle shall be formed by the street rights-of-way lines for a length
366 of 40 feet back from their intersection and the third side being a line connecting the ends of these
367 two sides.

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