

ORDINANCE NO 2024-03-12

AN ORDINANCE AMENDING SECTION 17.5.121 OF THE AMERICAN FORK CITY, UTAH, MUNICIPAL CODE RELATING TO DESIGN STANDARDS AND LANDSCAPING.

WHEREAS, the City is authorized to enact ordinances as are necessary and proper to promote the health, safety, morals, convenience, order, prosperity, and general welfare of American Fork;

WHEREAS, City Council desires to amend the requirements for design standards and landscaping;

WHEREAS, the proposed amendment is in the best interest and general welfare of the residents of American Fork;

NOW THEREFORE, be it ordained by the City Council of American Fork, Utah, that:

PART I

TEXT OF ORDINANCE

SECTION 1. Section 17.5.121 of the American Fork City Municipal Code is hereby amended to read as follows:

Sec 17.5.121 Landscaping

- A. Intent. The purpose of the landscaping standards and requirements shall be to enhance, conserve and stabilize property values by encouraging pleasant and attractive surroundings thereby creating the necessary atmosphere for the orderly development of a pleasant community. These standards seek to further the mission statement of the city: Safeguard the health, safety and welfare of the citizens of American Fork by providing essential services, and opportunities for an enhanced quality of life while honoring its heritage of values, culture and traditions. Landscaping also contributes to the relief of heat, noise, and glare through the proper placement of green plants and trees.
- B. Applicability. The provisions of this section shall be included as part of the site plan submittal for all new construction and expansion in all of the following:
 1. Multi-family structures in residential zones (R3-7500, R4-7500) including common areas in planned residential development projects.
 2. All commercial and planned commercial zones except CC-1 and CC-2.
 3. All industrial and planned industrial zones.
 4. All large scale developments.
 5. All landscape buffer areas when included as part of the development plan for subdivisions and similar development located along collector and arterial class roads.
 6. An expansion shall be defined as an increase in the footprint of a building or parking area.
- C. Amount and type of landscape required. The amount and type of landscape required shall be as set forth under the following schedule:

Zoning of Proposed Development	Landscape Requirement	Location of Landscaping on Site
RA zones, R2-7500, R1-7500 through R1-20000 zones, R3-7500, R4-7500, PR zones, GC-1, BP-1, PO-1, SC-1, GC-2, PF, M-1	If other than lots zoned for single family or two-family dwelling use: One tree per two thousand five hundred square feet of improved area, with no more than twenty percent of the total being ornamental trees or evergreens. One five-gallon shrub per three hundred square feet of improved area; and where applicable in Section 17.5.121.	Parking lot, street frontage, common areas and buffer areas for subdivisions located along collector and arterial class roads
PI-1	As required in Section 17.5.121.K. and in other sections of 17.5.121 where applicable	Street frontage, parking lots
I-1	As required in Section 17.5.121.K. and in other sections of 17.5.121 where applicable	Street frontage (including perimeter of parking lot along street frontage)

Notes to table:

1. Twenty-five percent of the required shrubs may be converted to turf based on one five-gallon shrub per fifty square feet of turf.
 2. Ten percent of the required shrubs may be converted to perennials and/or ground covers at a ratio of three one-gallon perennials and/or ground covers for one five-gallon shrub.
 3. Species diversity: The percent of any one type of shrub that can be planted in a development shall be as follows:
 - a) 10—19 shrubs: Fifty percent.
 - b) 20—39 shrubs: Thirty-three percent.
 - c) 40—59 shrubs: Twenty-five percent.
 - d) 60 or more shrubs: Fifteen percent.
 4. Species diversity: The percent of any one type of tree that can be planted in a development shall be as follows:
 - a) 0—5 trees: No limitation.
 - b) 6—21 trees: No more than fifty percent of one species.
 - c) 21 or more trees: No more than twenty percent of one species.
 5. When calculating tree and shrub quantities, any fraction of a shrub or tree or other requirement is rounded up to the next whole number.
 6. With the approval of the planning department, the number of shrubs may be reduced in exchange for additional trees or tree size at a rate of three shrubs per caliper inch.
 7. Improved area means the total (gross) lot area being used including the building, parking lot, and storage or display areas.
- D. Landscaping to conform with city standard. Landscaping in connection with the development of property shall be provided and maintained in accordance with American Fork City standards as established by resolution by the city council. The provisions as found in Ordinance No. 07-11-63, "Tree Ordinance," as well as the recommended types of trees as found in the document titled, "Street Tree Selection Guide for Parking Strips in American Fork Utah" dated July 2001, are hereby stated as reference and shall be adhered to as part of this Section 17.5.121.
1. Scope of requirement. Where landscaping is required, such landscaping shall comply with the requirements of this code for the specific use and location. The planning commission shall determine to what extent landscaping is feasible and sufficient for the CC-1 and CC-2 zone districts. Landscaping for new developments

shall occur in all interior parking areas, along the perimeter of the property, around new and existing structures, and along street frontages, unless otherwise specified herein. All new development and redevelopment must install and maintain landscaping as required by this code.

2. Screening requirements. Where landscape screening is required, said screening shall consist of evergreen shrubs, closely spaced and maintained at substantially the specified height of said required screening. When not otherwise specified, natural screening shall be maintained at a height from four to six feet.
 3. Plant quantities. The amount of landscaping is based on gross area of proposed development.
- E. Landscape plans and equivalent plants—General standards.
1. Landscape plan required. Where landscaping is required, a landscape plan shall be submitted. Said plan shall consist of a plot plan showing the proposed landscape development, watering system, and use of the property. Said plan shall be submitted to the planning department. The same plan used to show parking layout or other requirements for the issuance of a building permit may be used to show the type and size of plant materials, structures, and other features to be included, provided the features are detailed adequately. The planning department may disapprove of such plans if it is determined that such plans are not adequate or if they are inconsistent with the purposes of this code. However, any dispute with the decision of the planning department relating to said landscape plan may be appealed to the planning commission for their determination.
 2. Landscape plans and equivalent plants.
 - a) Landscape plans must identify the species, sizes and quantities of vegetation.
 - b) All landscaping shall be installed as shown on the approved plan.
 - c) An equivalent species may be substituted in the field without prior approval, provided a revised drawing is submitted to the planning department. Plants are "equivalent" if they have the same growth habit and rate, same cover, leafing, shade characteristics and function, have similar water requirements, thrive in the same microclimate, soils and water conditions.
 - d) All other changes to the landscape plan require prior approval from the planning department and/or the planning commission.
 - e) All development plans shall designate required landscaping areas. Subdivision plats shall designate required landscaping areas.

F. Standards and criteria—General standards.

1. Minimum plant sizes. Minimum plant sizes are:
 - a) Shade tree, two and one-inch caliper (measured six inches above root ball) at time of planting. At maturity, a shade tree has a height and/or spread of thirty feet or greater. If two and one-inch caliper trees are not available due to seasonal shortages or shortages in desired varieties, the planning commission may approve the installation of smaller trees, provided the proportional difference in caliper inches is compensated for by installing additional trees.
 - b) Ornamental tree, one and one-half inch caliper (measured six inches above root ball) at time of planting. At maturity, an ornamental tree has a spread and height between fifteen feet and thirty feet.

- c) Evergreen tree, six feet tall at time of planting.
 - d) Deciduous shrub, five-gallon container.
 - e) Evergreen shrub, five-gallon container.
 - f) Perennials and ground covers, one-gallon container.
 - g) Turf mix, native grasses and wild flower mix are the only vegetation that may be planted as seed.
2. Irrigation. All vegetation and landscaped areas must be provided with a permanent irrigation system.
- a) An underground pressurized irrigation system and/or drip system is required for all landscape areas on the property.
 - b) Native grasses must have a permanent irrigation source that is zoned separately from high water demand landscapes. Once the grasses are established, irrigation to native grass areas can be reduced to a level that maintains coverage typical of the grass mix and to suppress weed growth.
3. Preservation of significant landscape features. Existing landscape features such as escarpments, large or old trees or stands, heavy vegetative cover, ponds and bluffs shall be identified by the planning department and/or the planning commission as part of the development review process. To the extent the planning department and/or planning commission deems practicable, such features shall be preserved by the final plans and to such extent, count toward landscape and open space area requirements. Features to be preserved shall be protected throughout site development. If a significant live feature which was to be preserved dies or is substantially damaged the developer shall replace it with an equivalent feature as determined by the planning department and/or planning commission. No person shall kill or damage a landscape feature required to be preserved by this section.
- a) During construction, fencing or similar barriers shall isolate and protect the landscape features to be preserved.
 - b) All protection measures shall be clearly identified on the construction and landscape plans.
 - c) No vehicles or equipment shall be driven or parked nor shall any materials be piled within the canopy drip line of any tree to be preserved.
4. Protection of landscape areas. All landscape areas shall be protected from vehicles through the use of concrete curbing, large rocks, or other similar obstructions.
5. Utility lines. If the location of utilities conflict with the landscaping provisions, the planning department may approve an equivalent alternative.
- a) Utility plans must be submitted with landscape plans.
 - b) Trees which will grow to a height of greater than fifteen feet at maturity shall not be planted under electrical lines.
 - c) Ornamental and evergreen trees planted under an electrical line may count towards the total tree requirement.
6. Sight distance. The owner shall maintain all vegetation, fences, walls and berms so that there is no site distance hazard nor road or pedestrian hazard.
7. Trees.
- a) Trees should not be planted near a light pole if eclipsing of light will occur at maturity. Placing light poles in the parking lot, away from landscape area and between parking bays, helps eliminate this conflict and should be considered.

- b) Tree canopies may overlap by up to twenty percent of the diameter of the tree at maturity. Tree clustering may be allowed with some species so long as clustering does not adversely affect the mature canopy.
 - c) At planting, tree trunks must be reasonably straight with minimal doglegs.
 - d) Wire baskets, burlap wrappings, rope, twine or any similar shipping materials shall be removed before planting.
 - e) The minimum square footage of planting area for a shade tree is one hundred forty square feet. The planning commission may vary the minimum square footage.
8. Maintenance and restoration. The owners, tenants and occupants for all proposed new and existing uses in the city must:
- a) Demonstrate that all provisions of this code regarding landscaping have been met prior to the issuance of a certificate of occupancy and/or a business license.
 - b) Maintain landscaping in a healthy, growing, neat and well maintained condition.
 - c) Maintenance includes watering, weeding, pruning, pest control, trash and litter removal, replacement of dead or diseased plant material, reseeding and other reasonable efforts.
 - d) Any plant that dies must be replaced with an equivalent live plant within ninety days of notification or, if during the winter, by the next April 1.
 - e) On his own or based on a citizen complaint, any member of the planning department, planning commission or zone enforcement officer may, without notice and without a warrant, walk on the landscaped portion of the property from time to time to inspect the condition of landscaping.

G. Parking lots—Design standards.

1. Interior landscaping requirement. Landscaping is required in the interior of parking lots to direct traffic, to shade cars and structures, to reduce heat and glare and to screen cars from adjacent properties. (See Development Services Design Standards for further information.) The interior of all parking lots shall be landscaped as follows:
- a) One landscaped island, parallel to parking spaces, is required for each twenty linear parking spaces. In lieu of the standard landscape island, one "orchard style" landscape island may be used for every six linear parking spaces. The orchard style landscape islands shall be evenly spaced between end landscape islands.
 - b) Landscape islands must be at least one hundred forty square feet. The narrowest/smallest dimension of a parking lot island shall be eight feet, measured from back of curb to back of curb.
 - c) Orchard style landscape islands shall be six feet by six feet square minimum.
 - d) One landscaped divider island, parallel to the parking lot drive aisles, designed to prevent diagonal movement across the parking lot, shall be located for every three parking lot drive aisles.

- e) A landscape island is required at the end of every row of parking spaces, regardless of length or number of spaces.
- f) Barrier curbing on all sides adjacent to the parking lot surface is required to protect each landscape islands from vehicles.
- g) A corner area (where it is not feasible to park a vehicle) may be considered an end island for the rows on the perimeter of the parking lot.
- h) Landscaping of the interior of a parking lot shall include trees, shrubs and landscape boulders.
- i) Pedestrian crossing areas in parking lots shall be constructed of surface pavers, such as brick, stone blocks, interlocking brick pavers, stamped concrete or other materials as may be approved by the city engineer which form a smooth surface but contrast with asphalt.

2. Parking lot perimeter. Landscaping is required around the entire perimeter of a parking lot to assist in the shading of cars, to assist in the abatement of heat and to reduce the amount of glare from glass and metal, and to assist in the screening of cars from adjacent properties. The perimeter of a parking lot is defined as the curb line defining the outer boundaries of the parking lot, including dumpster enclosures, bike racks, or other support facilities that are adjacent to the outer curb. Entry drives between a parking lot and the street, drives connecting two internal parking lots or building entry plazas are not included in the perimeter area. (See Figure 17.5.121-A.)

- a) The minimum dimension allowed for the parking lot perimeter landscape strip is six feet unless adjacent to a public right-of-way where a minimum of fourteen feet is required. The width of a landscape strip can be modified by the planning commission, provided a finding that the intent of this section is met.
- b) Landscaping along the perimeter of parking lots shall include trees, shrubs and landscape boulders.
- c) Parking lots shared by more than one owner shall be landscaped around the perimeter of the combined lots.

H. Dumpster enclosures—Design standards. The design of each dumpster enclosure shall conform to the design standards for dumpster enclosures as set forth in the American Fork Planning, Zoning, & Building Supplementary Design Standards.

I. Street frontage landscape.

- 1. Street frontages. Within all zones (with the exception of lots zoned for one or two dwellings and the CC-1 and CC-2 zones), the owner shall provide and maintain a minimum fourteen-foot-wide street frontage landscape adjacent to the public right-of-way.
- 2. A minimum of seventy-five percent of the street frontage landscape shall be covered by plant material at maturity.
- 3. The planning commission may allow for up to fifty percent of the fourteen-foot-wide street frontage to be turf, or up to one hundred percent turf coverage may be allowed if the parking lot setback from the right-of-way exceeds thirty feet. Low water usage turf is encouraged.

4. Landscaping within the street frontage shall include trees, shrubs and landscape boulders. Street trees shall be provided in the street frontage landscape, including one tree for every forty feet of street frontage. Clustering is allowed provided that it does not adversely affect the mature canopy.

J. Residential subdivision perimeter enclosures.

1. Intent. The planning commission and/or city council may approve (if requested by the applicant) or require (where deemed necessary or required by other sections of this code) perimeter enclosures (fences and/or walls) around all or part of the perimeter of a residential subdivision or planned unit development. Perimeter enclosures shall be designed to meet the following objectives of protecting public health, safety and welfare: screen negative impacts of adjoining land uses, including streets, protect privacy, maintain a consistent or complementary appearance with enclosures in the vicinity, maintain consistent appearance of the subdivision.
2. Required perimeter enclosures. The planning commission and/or city council may require a perimeter enclosure as a condition of the final approval if:
 - a) Use or enjoyment of property within the development or in the vicinity of the development might be impaired without a perimeter enclosure.
 - b) A perimeter enclosure is necessary to maintain a consistent and complementary appearance with existing or proposed perimeter enclosures in the vicinity.
 - c) A perimeter enclosure is necessary to control ingress and egress for the development.
 - d) A perimeter enclosure is necessary to promote the safety of the public or residents in the vicinity.
 - e) A perimeter enclosure is needed to comply with the purpose, objectives or regulations of the subdivision requirements.
3. Specifications. Unless specified otherwise at the time of final approval: a perimeter enclosure includes fences (excluding chain-link), walls or berms, and combinations thereof.
 - a) The height shall be six feet; however, an enclosure constructed on a berm shall not extend more than eight feet above the adjoining sidewalk or crown of road, whichever is lower.
 - b) New enclosures shall be compatible with existing enclosures in the vicinity, if such enclosures meet the requirements of this code.
 - c) A perimeter wall must have a column or other significant architectural feature every thirty feet.
4. Landscape buffer corridors. The following corridors are major points of entry into the city and as such, should include enhanced landscape treatment in order to provide a "sense of arrival" into American Fork. These corridors shall contain a five-foot-wide landscape buffer area between the perimeter enclosure and right-of-way.
 - a) 900 West, east side of 900 West from 1120 North to 700 North.
 - b) Mt. Timpanogos Boulevard, both sides from 1300 North to 700 North.
 - c) 100 West, both sides from approximately 700 South to the Boat Harbor.
 - d) 570 West, both sides from 330 South to Shoreline Protection Area.

- e) Vineyard Connector, both sides of future alignment along residential development.

The landscape buffer area shall remain part of the adjacent lot, if part of a standard subdivision, and maintenance shall be provided by the city, through a special assessment district, or, if part of a planned unit development (PUD), the buffer area shall be located in a separate tract owned and maintained by a homeowner's association. Standard 17.5.121.C. illustrates this buffer area. In the landscape buffer, one tree per forty linear feet of perimeter must be provided. Clustering is allowed provided it does not adversely affect the mature canopy.

- 5. Construction of perimeter enclosures. The perimeter enclosure and any required landscape buffer area shall be installed by the developer.

K. PI-1 zone landscape—Design standards.

- 1. Parking lot interior landscape. Landscaping for the parking lot interior shall be per Section 17.5.121.G.1 with the following additions:
 - a. Shade trees are to be provided at a rate of one shade tree for every six parking spaces and distributed throughout the landscape islands, perimeter landscape and screens to maximize shade and screening.
 - b. A minimum of one shrub shall be provided for every twenty-five square feet of each landscape island.
- 2. Parking lot perimeter landscape. Landscaping for the parking lot perimeter shall be per Section 17.5.121.G.2 with the following addition:
 - a. Turf May be allowed for up to fifty of the parking lot perimeter, at the director's discretion. Low water usage turf is encouraged.
 - b. A minimum of seventy-five percent of the parking lot perimeter landscape shall be covered by plant material at maturity.
- 3. Street frontage landscape. Landscaping for the street frontage shall be per Section 17.5.121.I with the following additions:
 - a) Vegetation in the sight triangle in the street frontage must not exceed thirty inches in height at maturity.
 - b) One tree for every forty linear feet of street frontage (excluding curb cuts) must be provided, eighty percent of which must be shade trees.
- 4. Side yard landscape. The first fifty feet of side yard (beginning at the front property line) shall be landscaped.
- 5. Maintenance. Each owner or the owner's association shall maintain all landscaping.

L. I-1 zone landscape - Design Standards

- 1. Street frontage landscape (including perimeter of parking lot along street frontage). Landscaping for the street frontage shall be per Section 17.5.121.I. with the following additions:
 - a) Vegetation in the site triangle in the street frontage must not exceed thirty inches in height at maturity.
 - b) One tree for every forty linear feet of street frontage (excluding curb cuts) must be provided, eighty percent of which must be shade trees.

2. Maintenance. Each owner or the owner's association shall maintain all landscaping.
3. Side yard landscape. The first fifty feet of side yard (beginning at the front property line) shall be landscaped unless otherwise approved by the planning department based upon the project's proximity to non-industrial uses and the reasonableness of the request. In the event the planning department approves a variation to the side yard landscape, fencing and/or other forms of screening, approved by the planning department, shall be required to shield neighboring properties from the industrial use on the property.

PART II

PENALTY AND ADOPTION

SECTION 1 – Conflicting Provisions. Whenever the provisions of this Ordinance conflict with the provisions of any other ordinance, resolution or part thereof, the more stringent shall prevail.

SECTION 2 – Provisions Severable. This Ordinance and the various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid it is hereby declared that the remainder of the ordinance shall not be affected thereby.

SECTION 3 – Penalty. Hereafter these amendments shall be construed as part of the Development Code of American Fork City, Utah, to the same effect as if originally a part thereof, and all provisions of said Code shall be applicable thereto, including, but not limited to, the enforcement, violation and penalty provisions.

SECTION 4 – Effective Date. This Ordinance shall take effect upon its passage and publication as required by law.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH, THIS 26th DAY OF MARCH 2024.

Clark P. Taylor

Clark P. Taylor, Mayor Pro Tem

ATTEST:

Keilyn Lurker

City Recorder

