

ORDINANCE NO. 2020-11

AN ORDINANCE AMENDING SECTION 12.51.070 OF THE CENTERVILLE ZONING CODE REGARDING LANDSCAPING REQUIREMENTS TO ADD NEW LANDSCAPE BUFFERING REQUIREMENTS BETWEEN DIFFERENT RESIDENTIAL ZONES

WHEREAS, the City Council has previously adopted Section 12.51.070 of the Centerville Zoning Code regarding landscaping requirements for certain developments and properties within the City; and

WHEREAS, the City Council desires to amend Section 12.51.070 of the Centerville Zoning Code regarding landscaping requirements to add new landscape buffering requirements between different residential zones as more particularly provided herein; and

WHEREAS, the proposed amendments to the Zoning Code regarding residential landscape buffering requirements as set forth herein have been reviewed by the Planning Commission and the City Council and all appropriate public notices have been provided and appropriate public hearings have been held in accordance with Utah law to obtain public input regarding the proposed revisions to the Zoning Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Amendment. Subsection 12.51.070(b) of the Centerville Zoning Code is hereby amended as follows:

- (b) Buffer Landscaping between Residential and Non-Residential Development or a differing residential intensity zoning district. Landscaped buffers shall be required along side ~~alongside~~ and rear property boundaries which abut a residential zone or are adjacent to a differing lower intensity residential zoning district.
- (1) Non-residential mMinimum buffer depth shall be as follows:
- (A) In medium intensity (M) zones: 15 feet; and
- (B) In high intensity (H) and very high intensity (VH) zones: 30 feet.
- (2) Residential minimum buffer depth shall be as follows:
- (A) In high intensity (H) zones meeting low intensity (L) zones: 25 feet
- (32) An architectural buffer at least six feet in height shall be provided within the buffer zone. Such buffer may consist of either a block or concrete wall, fencing, or live plants sufficient to create the desired visual, noise, and aesthetic buffer in accordance with the requirements set forth herein and in accordance with the buffer screening guidelines set forth in the General Plan.
- (A) If an architectural buffer consists of solid fencing or a wall, evergreen landscaping anticipated to grow to more than six feet in

height shall be provided at distances sufficient to provide a visual and noise reducing barrier. Such landscaping shall consist of at least one tree for every 20 feet of fencing.

- (B) If an architectural buffer does not consist of solid fencing or a wall, a sufficient quantity of evergreen trees and shrubs shall be provided which are reasonably anticipated to grow to approximately six feet in height to produce a solid landscape screen through all seasons of the year.
- (C) Architectural buffers on corner lots shall be modified to comply with required sight and visibility standards set forth in CZC 12.55.230.

(43) In addition to plant and tree requirements for architectural buffers, a minimum of one tree shall be provided for every 500 square feet of landscaped area.

(54) Artificial plants and landscaping shall not be permitted in the required landscaped buffer areas.

Section 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. Omission Not a Waiver. The omission to specify or enumerate in this ordinance those provisions of general law applicable to all cities shall not be construed as a waiver of the benefits of any such provisions.

Section 4. Effective Date. This Ordinance shall become effective immediately upon publication or posting, or thirty (30) days after passage, whichever occurs first.

PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, ON THIS 4th DAY OF NOVEMBER, 2020.

ATTEST:

CENTERVILLE CITY

Jennifer Hansen
City Recorder / Deputy Recorder

By: *Clark A. Wilkinson*
Mayor Clark A. Wilkinson

Voting by the City Council:

	“AYE”	“NAY”
Councilmember Fillmore	<input checked="" type="checkbox"/>	_____
Councilmember Ince	<input checked="" type="checkbox"/>	_____
Councilmember Ivie	<input checked="" type="checkbox"/>	_____
Councilmember McEwan	<input checked="" type="checkbox"/>	_____
Councilmember Mecham	<input checked="" type="checkbox"/>	_____

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provisions of the U.C.A. § 10-3-713, as amended, I, the municipal recorder of Centerville City, hereby certify that foregoing ordinance was duly passed by the City Council and published, or posted at: (1) 250 North Main; (2) 655 North 1250 West; and (3) RB's Gas Station, on the foregoing referenced dates.

Jennifer Hansen
City Recorder / Deputy Recorder

DATE: 11/09/2020

RECORDED this 4 day of November, 2020.

PUBLISHED OR POSTED this 17 of November, 2020.

