

ORDINANCE NO. 2021-14

AN ORDINANCE AMENDING SECTION 12.51.070 OF THE CENTERVILLE ZONING CODE REGARDING PARKSTRIP LANDSCAPING AND HARDSCAPING

WHEREAS, the City has previously adopted Section 12.51.070 of the Centerville Zoning Code regarding Landscaping Requirements; and

WHEREAS, the City Council desires to amend certain provisions of Section 12.51.070 of the Centerville Zoning Code regarding Landscaping Requirements to reflect recent amendments to Chapter 11.02 of the Centerville Municipal Code certain hardscaping within parkstrips in all areas of the City other than the Parrish Lane Gateway Area; and

WHEREAS, the City Council finds the amendments to Section 12.51.070 of the Centerville Zoning Code as provided herein are in the best interest of the public health, safety, and welfare by providing more drought tolerant and water conservation landscaping and hardscaping options for parkstrips within the City and bringing the Centerville Zoning Code into compliance with recent amendments to the Centerville Municipal Code; and

WHEREAS, the proposed amendments to the Centerville Zoning Code 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:

Section 1. Amendment. Section 12.51.070 of the Centerville Zoning Code regarding Landscaping Requirements is hereby amended to read in its entirety as set forth in Exhibit A, attached hereto and incorporated herein by this reference.

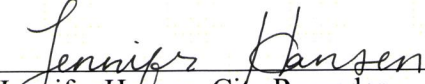
Section 2. Severability Clause. If any section, part, or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all provisions, clauses and words of this Ordinance shall be severable.

Section 3. Effective Date. This Ordinance shall become effective immediately upon publication and posting, or thirty days after passage, whichever occurs first.

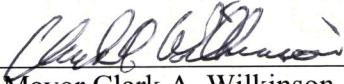
PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE, STATE OF UTAH, ON THIS 15th DAY OF JUNE, 2021

ATTEST:

CENTERVILLE CITY



Jennifer Hansen, City Recorder

By: 

Mayor Clark A. Wilkinson

Voting by the City Council:

	“AYE”	“NAY”	“ABSENT”
Councilmember Fillmore	<u>X</u>	_____	_____
Councilmember Ince	<u>X</u>	_____	_____
Councilmember Ivie	<u>X</u>	_____	_____
Councilmember McEwan	<u>X</u>	_____	_____
Councilmember Mecham	<u>X</u>	_____	_____

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
JENNIFER HANSEN, City Recorder

DATE: June 18, 2021

RECORDED this 18 day of June, 2021.

PUBLISHED OR POSTED this 18 of June, 2021.



EXHIBIT A

CMC 12.51.070 (Landscaping Requirements)

12.51.070 Landscaping Requirements

(a) General Requirements.

(1) Landscaped areas shall include trees, shrubs, vegetative, organic and inorganic ground cover and other organic and inorganic materials identified in an approved landscaping plan. Except as otherwise provided in CMC 11.02.030 regarding permitted hardscaping in the parkstrips, all AH-required landscape areas shall be occupied by plant material or ground cover.

(A) Required landscaping areas shall include live plant material at least to the following extent:

- (i) Perimeter and internal landscaping: 75%; and
- (ii) Buffer landscaping between residential and non-residential development: 50%.

(B) Excluding parkstrips, nNon-live landscaping materials may consist of hard surface improvements such as pools, fountains, waterfalls, streams, decorative boulders and sculptures, or materials such as wood chips, bark, stone, or similar materials. Non-live landscaping materials shall not be deemed to include artificial plants or landscaping as more particularly described in Subsection (C).

- (i) Decorative paving materials may include bricks, pavers, flagstones, and textured concrete.
- (ii) Untextured concrete, gravel or lava rocks shall not be used in a required landscaped area unless specifically permitted by an approved landscaping plan.

(C) Artificial plants and landscaping, such as artificial or man-made shrubs, trees or other similar vegetation or landscaping material, may be utilized in a landscaping plan, subject to the restrictions set forth in this Chapter, including, but not limited to, the provisions of CZC 12.51.082; provided, no artificial plants or landscaping shall qualify or be used to meet the minimum landscaping requirements for the site required in this Chapter.

(2) Irrigation systems shall be automatic and include rain sensors. Systems shall be checked regularly by the owner to assure proper maintenance and efficiency. City inspection at time of installation, or anytime thereafter, may shall be required to assure the system is operational and water is not being wasted.

(3) Deciduous trees are the preferred tree type. Coniferous trees are generally discouraged but may be used for screening objects such as dumpsters and mechanical enclosures.

- (4) One tree shall be planted for every 500 square feet of landscaped area not including any requirement for plantings for buffers and architectural barriers.
- (5) Trees may be substituted by shrubs at a ratio of 10 shrubs to one tree.
 - (A) Shrub size shall be a #5 container with a spread of 18 to 24 inches when installed.
 - (B) Not more than 25% of required trees may be substituted.
- (6) Parkstrips shall be improved and maintained by the abutting property owner to the parkstrip with landscaping or hardscaping in accordance with CMC 11.02.030. To avoid damage to public rights-of-way, unless otherwise approved, trees shall not be planted in parkstrips and should be at least 7 feet from the edge of a sidewalk.
- (7) Public property abutting a development project shall be appropriately landscaped and maintained by the abutting property owner in accordance with applicable ordinances.
- (8) Landscaped areas shall be located:
 - (A) Adjacent to building elevations which form major public views of a project from adjacent streets and property, and to users of the project; and
 - (B) Within between buildings or portions of buildings; and in any plaza or courtyard.

(b) Buffer Landscaping between Residential and Non-Residential Development or a Differing Residential Intensity Zoning District. Landscaped buffers shall be required along side and rear property boundaries which abut a residential zone or are adjacent to a differing lower intensity residential zoning district.

- (1) Non-residential minimum 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
- (3) 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.

(4) 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.

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

(c) Foundation Landscaping. Landscaping shall be provided adjacent to any building wall which fronts on a public street as follows:

(1) At least 50% of the building frontage shall be landscaped; and

(2) The minimum width of the landscaped area shall be three feet, excluding any vehicle overhang from an adjacent parking area.

(d) Non-Residential Project Landscaping.

(1) At least 10% of a non-residential development project located west of I-15 shall be landscaped, not including area within an abutting right of way.

(A) To the extent possible, such landscaping plan shall incorporate xeriscaping.

(B) The xeriscaping plan shall be designed by a licensed landscape architect with xeriscape experience.

(2) At least 15% of a non-residential development project located east of I-15 shall be landscaped, not including area within an abutting right-of-way.

(e) Parking Lot Landscaping. Trees shall be planted in parking areas to provide shade to minimize surface heating. Where possible, the amount of asphaltic or other hard surface areas should be minimized.

(1) Every parking lot consisting of more than 10 spaces and 3,500 square feet shall contain, at a minimum, internal landscaped islands as follows:

(A) Multiple-family residential: 10% of total parking lot area.

(B) Office and commercial: 7% of total parking lot area.

(C) Industrial and warehouse: 5% of total parking lot area.

- (2) For every six required parking spaces, or portion thereof, a minimum of two shrubs and one deciduous tree shall be provided within each internal parking island area. The species of such trees shall be such that at maturity a tree canopy is provided to shade the parking area below each tree.
- (3) Internal landscaped islands shall contain a minimum of 25 square feet and shall have a minimum average width of at least 5 feet.
- (4) Internal landscaped islands shall be located in the following priority:
 - (A) To define major drives and access ways;
 - (B) To delineate ends of parking rows;
 - (C) At aisle intersections; and
 - (D) Within parking rows.
- (5) Artificial plants or landscaping shall not be permitted in the required parking lot landscaped areas.

(f) Public Street and Parkstrip Landscaping.

- (1) Except for approved driveways and pedestrian walkways, landscaping shall be provided along public streets as set forth below. Landscaping provided within a planned development may be required to exceed these minimum requirements.

(A) Within the area adjacent and parallel to the frontage of a public street or highway to the depth shown, as measured from the back of curb:

- (i) Freeway and Parrish Lane-Centerville Marketplace: 30 feet;
- (ii) Arterial or collector street: 15 feet; and
- (iii) Minor or local street: 10 feet; and

(B) Within the parkstrip; provided, approved hardscaping may also be used in the parkstrip in accordance with and subject to applicable provisions of CMC 11.02.030. a parking strip.

- (2) One tree shall be planted for every 25 feet of public street frontage in a required landscaped area. Such trees may be clustered along a particular frontage or boundary. Applicants desiring to fulfill this requirement by placing the trees within the parkstrip, shall be subject to CZC 12.51.070(a)(6) and all other applicable City Ordinances, including CMC 11.02 (Parkstrip and Parkstrip Trees) ~~11.01.150~~ regarding street tree regulations and permit requirements.

- (3) The slope of any earth berm adjacent and parallel to public street right-of-way shall not exceed a vertical to horizontal ratio of one to two (1:2) and shall be treated with suitable ground cover to prevent soil erosion.
 - (4) Artificial plants or landscaping shall not be permitted in the required public street frontage and parkstrip ~~landscaped~~ areas.
- (g) Landscaping for Non-Single Family Projects. At least 40% of a planned development, condominium, multiple-family dwelling, assisted living facility, or other similar non-single family residential development project shall be landscaped open space. If a waiver allowing reduced landscaping is approved as provided in CZC 12.51.050, the minimum amount of required landscaping shall not fall below 30%.
- (1) Landscaping shall be designed to enhance crime prevention, provide privacy, and maximize energy efficiency by planning for proper solar orientation.
 - (2) Open space and common areas shall include a minimum of one tree and two shrubs per dwelling unit.

HISTORY

Adopted by Ord. [2016-20](#) on 7/15/2016

Amended by Ord. [2020-11](#) on 11/4/2020