

CHAPTER 17.15 LANDSCAPE STANDARDS

17.15.010: PURPOSE:

The landscaping and buffering requirements specified in this chapter are intended to foster aesthetically pleasing development which will protect and preserve the appearance, character, health, safety and welfare of the community. These regulations are intended to increase the compatibility of adjacent uses and, in doing so, minimize the harmful impacts of noise, dust and debris, motor vehicle headlight glare or other artificial light intrusions, and other objectionable activities or impacts conducted or created by an adjoining or nearby use, thereby fostering compatibility among different land uses. These regulations are also intended to preserve, enhance and expand the urban forest and promote the prudent use of water and energy resources. (Ord. 2002-26, 12-4-2002)

17.15.020: LANDSCAPE REQUIREMENTS:

A. Whenever the submission and approval of a landscape plan is required by this chapter, such plan shall be an integral part of any application for a commercial project plan approval, SDP proposal, assisted living center proposal, multiple-family development proposal, building permit or occupancy permit (aforementioned uses only). No such permits or approvals shall be issued without city approval of a landscape plan as required in this chapter.

B. The planning commission may approve a project plan modifying the standards of this chapter if the property owner seeking development approval presents substantial evidence for the modification. The planning commission shall determine if the proposed modification constitutes an innovative landscaping design superior to the required landscaping standards. If the planning commission grants a modification under this subsection, it shall make particularized findings justifying the modification. (Ord. 2002-26, 12-4-2002)

17.15.030: SAVING EXISTING VEGETATION:

A. Developments shall be designed to incorporate existing large trees, clusters of trees or clusters of large shrubs unless the Mapleton City shade tree commission finds (or a certified arborist in the absence of a finding from the Mapleton City shade tree commission) that such preservation is unwise. The planning commission or its designee shall review the appropriateness of removal of such vegetation if proposed in a development plan.

1. The planning commission may approve removal of some or all existing vegetation based on a determination of the benefits of such vegetation and the efforts made to save and incorporate the vegetation into the design of a development versus the problems such vegetation may create for the development. Areas of consideration will be general construction techniques, the impact the removal will have on the character of the area, the topography of the site and harmful conditions created by the vegetation.

2. The planning commission may deny a development plan if it determines trees or other vegetation were removed prior to submittal of the development application. If existing

trees, clusters of trees or clusters of large shrubs deemed beneficial to the property are removed without city authorization prior to approval of a development, then the replacement of a specific caliper and number of trees will be recommended by the Mapleton City shade tree commission and shall be planted in their place.

B. Trees and other vegetation to be saved shall be clearly marked to ensure protection against removal or damage. Snow fencing or other acceptable barriers shall be used to protect existing vegetation designated to be saved. The planning department or shade tree commission shall approve the location of such barriers. (Ord. 2002-26, 12-4-2002)

17.15.040: DEFINITIONS:

The following definitions shall apply to the regulation and control of landscaping within this title:

ANNUAL: A plant which completes its life cycle within one year of germination.

BIENNIAL: A plant which completes its life cycle in two (2) years.

BOTANICAL NAME: The Latin scientific name of a plant.

BUFFERING: The use of landscaping (other than mere grass on flat terrain), or the use of landscaping along with berms, walls or decorative fences that at least partially obstruct the view from the street, in a continuous manner, of vehicular use areas, parking lots and parked cars, and detention ponds.

CALIPER: A standard trunk diameter measurement for nursery grown trees taken six inches (6") above the ground for trees up to and including four inch (4") caliper size, and twelve inches (12") above the ground for larger size trees.

CULTIVAR: The plant variety originated in cultivation and not in the wild.

DECIDUOUS: A plant that loses its leaves at the end of the growing season.

DEEP SOAK IRRIGATION SYSTEM: An underground system meant for watering trees in parkway areas.

DETENTION AREA OR DETENTION BASIN OR RETENTION BASIN: A temporary storage of a determined quantity of water with a release rate that is either fixed or variable.

DEVELOPMENT REVIEW COMMITTEE: The committee established to review all applications for development.

DRIP IRRIGATION: A network of narrow tubes or porous tubing which delivers small amounts of water to individual plants in order to reduce the amount of water wasted due to wind, evaporation or spillage.

DRIP LINE: A vertical line extending from the outermost edge of the tree canopy or shrub branch to the ground.

EVERGREEN: A plant which retains its leaves in a living state during the winter.

FOUNDATION AREA: The ground area immediately adjacent to a building on all sides thereof.

GENUS: A class of plants divided into subordinate species.

GROUND COVER: A prostrate plant less than two feet (2') in height at maturity and used for ornamental purposes.

HARDSCAPE: Landscaping which may include interior decorative walkways, curbing or patio areas.

HARDY: A plant which can withstand prolonged exposure to temperatures at or below forty five degrees Fahrenheit (45°F).

ISLAND: A raised planting area, usually curbed, and placed to guide traffic, separate lanes, limit paving (impervious surface), preserve existing vegetation and increase aesthetic quality in parking lots and other areas.

LANDSCAPE PLAN: The preparation of graphic and written criteria, specifications, and detailed plans to arrange and modify the effects of natural features such as plantings, ground and water forms, circulation, walks and other features to comply with the provisions of this chapter.

LANDSCAPE YARDS: A yard devoted exclusively to landscaping except that driveways and sidewalks needed to serve the use and buildings on the lot may be located within a required landscape yard.

LANDSCAPING: Any combination of living plants, such as trees, shrubs, vines, ground covers, flowers or grass; natural features such as rock, stone, bark chips or shavings; and structural features, including, but not limited to, fountains, reflecting pools, outdoor art work, screen walls, fences, or benches.

MICROCLIMATE: A specific expression of the wind, temperature, and precipitation patterns of a specific site or property.

MULCH: Any loose, usually organic, material placed over the soil as a protective covering or for decorative purposes such as ground bark, sawdust, leaves, compost or straw.

PARKING LOT PLANTINGS: A planting area, within or adjacent to a parking area, designed to shade and improve the attractiveness of large areas of pavement.

PARKWAY AREA: The strip of land next to a road which is between the curb and the sidewalk.

PERENNIAL: A plant which will live for three (3) years or more under normal conditions.

PLANTING AREA: The area prepared for the purpose of accommodating the planting of trees, shrubs, and ground covers.

RETENTION AREA: An area designed and used for the temporary or permanent storage of storm water runoff.

ROOT BALL: Matted roots plus enclosed soil within the pot of a container grown plant.

SHRUB: A small, medium, or large upright plant growing less than five feet (5') to twenty feet (20') in height at maturity that is planted for ornamental or screening purposes.

SITE ANALYSIS PLAN: A plan drawn with sufficient detail to show existing site

conditions including steep slopes, wetlands, watercourses, existing vegetation, scenic views, drainageways, fences, easements, and other existing features pertaining to the proposed site.

SPECIES: A category of plants ranking below genus.

STREET TREE OR PUBLIC TREE: A tree in any public place, located on Mapleton City property, or street rights of way, including, but not limited to, parkway areas.

STREET YARD: A planting area parallel to a public street designed to provide continuity of vegetation along the right of way and to soften the impact of development by providing a pleasing view from the street.

TREE: A woody plant with a distinct central trunk.

TREE, ORNAMENTAL: A small to medium tree, growing fifteen (15) to forty feet (40') in height at maturity, that is planted for aesthetic purposes such as colorful flowers, interesting bark, or fall foliage.

TREE PROTECTION ZONE: The area around a tree corresponding to the drip line or ten feet (10') in all directions from the trunk.

TREE, SHADE: A large tree, growing to over forty feet (40') in height at maturity, planted to provide canopy cover shade.

VARIETY: One of possibly many closely related plant species.

XERISCAPE: A reduced water usage landscape achieved through the use of good planning and design, limited turf areas, soil improvements, efficient irrigation, mulching, low water use plants, and appropriate trees, shrubs, and ground cover. (Ord. 2002-26, 12-4-2002)

17.15.050: LANDSCAPE REQUIREMENTS FOR SINGLE-FAMILY HOMES:

It is the intent of this section to provide a guide for all single-family homes, however, this section shall be required for all homes constructed on any lot less than an acre in size. These standards shall also apply to any of the aforementioned zones with a "cluster or transferable development right" overlay zone, as well as any lot one acre in size or less. This section shall only apply to the front yards of residential homes. Unless otherwise agreed upon by the developer of a subdivision, the homeowner, within one calendar year, must provide landscaping with the following minimum standards:

A. No less than seventy five percent (75%) of front yard shall be lawn or sod, and a combination of shrubs, trees, decorative rock, ground cover or other recognized landscape materials such as wood chips. Areas of the front yard not landscaped shall be "hardscaped" (pathways or patios). Front lawns shall be kept free of weeds, structures, or debris.

B. Automatic surface sprinkling system for front yard is encouraged. This will include lawn area, parkway in front of house and between sidewalk and curb. Each station should provide sufficient water to meet needs of plants being watered.

C. Separate deep soak irrigation system for street trees and trees planted in planter strips between curb and sidewalk is also encouraged.

D. Mapleton City recommends using plants with low water requirements.

E. Where a parkway or planter strip is present, street trees, as approved by the Mapleton City tree list shall be installed. The number of trees shall be determined by the spread or canopy of the tree at full maturity. Trees shall be no less than one inch (1") caliper in size. Larger trees may be used, but are not recommended. A bond for the trees shall be collected with the building permit for any new home with a parkway in the front or side yard (corner lots). (Ord. 2002-26, 12-4-2002)

17.15.060: LANDSCAPE PLAN:

A. A landscape plan shall be required whenever landscaping or alteration of existing landscaping is required by this title (excluding section [17.15.050](#) of this chapter) or [title 18](#) of this code, and shall be submitted with the initial application for approval. Such landscape plan shall conform to the requirements specified in this chapter. Landscape plans shall be prepared by a licensed Utah design professional where applicable and be approved by the planning commission or its designee prior to the issuance of a building permit. If a building permit is not required, landscape plans shall be approved as part of a project plan.

B. All landscape plans submitted for approval shall be drawn to standard engineer's or architect's scale on twenty four inch by thirty six inch (24" x 36") or eleven inch by seventeen inch (11" x 17") sheets and shall include the following components:

1. Location and dimensions of all existing and proposed structures, property lines, easements, parking lots and drives, roadways and rights of way, sidewalks, bicycle paths, ground signs, refuse disposal and recycling areas, bicycle parking areas, fences, freestanding electrical equipment, tot lots and other recreational facilities, and other freestanding structural features;
2. Location, quantity, size, and botanical and common names of all proposed plants;
3. Location, size and common names of all existing plants including trees and other plants in the parkway;
4. Indication of plants to be retained or removed and how they will be protected during construction;
5. Location of existing buildings, structures and plants on adjacent property within twenty feet (20') of the site;
6. Existing and proposed grading of the site using two foot (2') contour intervals;
7. Proposed berming using one foot (1') contour intervals;
8. Elevations and cross sections of all proposed fences and retaining walls;
9. Elevations and cross sections of other landscape features;
10. Summary data indicating the total area of property and percentage of the site devoted to landscape area; and
11. Irrigation system plan provided on a separate sheet of paper. (Ord. 2002-26, 12-4-2002)

17.15.070: DESIGN STANDARDS:

This section applies to all commercial or industrial projects. All areas not included as part of the parking lot or areas wherein any structure lies, shall be landscaped according to this chapter. Parking lots shall not encroach on any required setback area.

A. Landscape plans shall incorporate the design standards set forth in this section and shall be evaluated and approved based on compliance therewith.

B. The scale and nature of landscaping materials shall be appropriate to the size of the structures on the premises and character of the location.

1. Plants shall be selected for form, texture, color pattern of growth and adaptability to local conditions. Plants shall be of good quality, and capable of withstanding the extremes of the Mapleton climate. The mature height and spread of plants shall be taken into account during selection.

2. Evergreens shall be incorporated into the landscape treatment of a site, particularly in those areas that require screening and buffering.

3. Plants shall be placed intermittently against long expanses of building walls, fences, and other barriers to create a softening effect.

4. Detention/retention basins and ponds shall be landscaped where possible. Such landscaping may include shade and ornamental trees, evergreens, shrubbery, hedges, turf and ground cover.

5. Plant placement shall be designed to reduce the energy consumption needs of the development.

a. Deciduous trees shall be placed on the south and west sides of buildings to provide shade from the summer sun.

b. Evergreens shall be concentrated on the north side of buildings to dissipate the effect of winter winds.

6. Whenever practical, earthen berms and existing topographic features shall be incorporated into the landscape treatment of a site, particularly when combined with plant material to facilitate buffering.

C. Landscape design shall recognize the climatic and geologic limitations of the Mapleton City area and the need for water conservation. While irrigation systems are required for certain landscape areas, and may be desirable for other applications, all irrigation systems shall be designed to minimize the use and run off of water.

1. All areas to be landscaped with sod, seed, and/or hydroseed shall have sprinklers and/or an irrigation system. All other landscaped areas shall be provided with drip irrigation systems.

2. Sod shall be used in areas with less than a ten percent (10%) slope to prevent the runoff of irrigation water.

3. To promote water conservation every effort should be made to use drought tolerant species that can withstand dry conditions once established. The use of drought tolerant vegetation is encouraged in required landscape areas, especially in hillside areas. The shade tree commission shall maintain a current list of drought tolerant trees and shrubs that are locally available. Xeriscape landscaping may include a combination of drought

resistant trees, shrubs, ground covers, organic mulches as well as some dry landscape materials.

D. Annuals, biennials and perennials, decorative stone or similar materials shall be used in planting beds and may be used as an alternative to grasses. Ground covers may be used together with mulch to provide complete coverage of bare ground. Where ground cover is not used, planting beds shall be mulched with bark chips, decorative stone, or similar materials. Mulch shall not be used as a substitute of plants.

E. Minimum plant sizes shall be as follows:

1. All deciduous and/or ornamental trees shall have a minimum one inch (1") caliper size.
2. All evergreen trees shall have a minimum height of five feet (5') measured from finished grade to the top of the plant.
3. All shrubs shall have a minimum height or spread of eighteen inches (18") depending on the plant's natural growth habit. (Ord. 2002-26, 12-4-2002)

17.15.080: INSTALLATION AND MAINTENANCE OF PLANT MATERIALS:

A. All landscaping shall be installed in accordance with planting procedures established by the American Nursery and Landscape Association and ANSI Z60.1-1996. The installation of all plants required by this chapter may be delayed until the next optimal planting season, as determined by the planning department, subject to the posting of a bond to guarantee installation. Such bond shall conform to the requirements of section 15.03.280, of this code.

B. All landscaping materials, fences and walls, and irrigation systems shall be maintained in good condition so as to present a healthy, neat and orderly appearance, and shall be replaced when necessary. The owner of the premises shall be responsible for the maintenance, repair and replacement of all landscaping materials, fences and walls. (Ord. 2002-26, 12-4-2002)

17.15.090: LANDSCAPING REQUIREMENTS IN THE SDP ZONE:

A. Within the SDP zone the following landscaping provisions shall apply:

1. At the time of rezoning and preliminary project plan approval, an overall landscaping plan shall be submitted showing typical landscaping (including type, size, number, and location of plant materials) for the following areas: project entrances, perimeter buffers, open space easements and common areas, and streetscape landscaping. Detailed landscape plans for individual lots shall be submitted at the time of project plan approval for individual buildings. Landscape improvements for common open space features shall be developed at each phase of the project.
2. A minimum of thirty five percent (35%) of the overall project site and individual lots shall be maintained in permanent landscaped open space.
3. Internal circulation roads shall be landscaped with street trees and street side planters. A minimum ten foot (10') width shall be landscaped adjoining the right of way of any such street or road. Streetscape planting shall be consistent throughout the development to provide a unifying landscape theme. Details for these areas shall be submitted with the overall landscape plan at the time of preliminary plan approval. (Ord. 2002-26, 12-4-

2002)

17.15.100: PARKING LOT LANDSCAPING:

A. All parking lots designed for six (6) or more parking spaces shall provide landscaping in accordance with the provisions of this section. Smaller parking lots shall not be required to provide landscaping other than yard area landscaping and landscaped buffer requirements as specified in other sections of this chapter.

B. Parking areas shall be landscaped at a rate of at least four (4) square feet of landscaping per required off street parking stall. Landscaping areas located along the perimeter of a parking lot (beyond the curb or edge of pavement of the parking lot, up to a depth of 10 feet) may be included toward satisfying this requirement. Deciduous trees shall be planted within said parking area landscaping in a manner such that, at maturity of said trees, at least twenty five percent (25%) of the paved surface area of the parking area will be shaded when the sun is directly overhead.

C. Landscaped areas shall be improved in conformance with the following requirements:

1. Interior parking lot landscaping areas shall be dispersed throughout the parking lot. Landscaped islands shall be required at the end of the parking rows, and at the midpoint of parking rows which exceed ten (10) parking stalls, or every ten (10) stalls if parking rows exceed twenty (20) stalls.
2. Interior parking lot landscaping areas shall be a minimum of one hundred twenty (120) square feet in area and shall be a minimum of five feet (5') in width, as measured from back of curb to back of curb.

D. The plants used to improve the landscape areas defined above shall conform to the following:

1. Primary plant materials used in the interior parking lots shall be deciduous shade tree species in conformance with applicable provisions of section [17.15.070](#) of this chapter. Ornamental trees, shrubbery, hedges, and other plants may be used to supplement the shade tree plantings in perimeter planting areas, but shall not be the only plants used in such landscaping.
2. One shade tree shall be provided for every one hundred twenty (120) square feet of landscaping area.
3. A minimum of fifty percent (50%) of every interior parking lot landscaping area shall be planted with ground cover at a density that will achieve complete cover within two (2) years.

E. Six inch by six inch (6" x 6") minimum poured concrete curb controls shall be constructed around all required landscaping within the interior of parking lots for the protection of the landscaping, except as follows:

1. In the I&M-1 zone, hard surfaced areas used as operational yard areas for trucks, trailers and other incidental vehicles, other than passenger automobiles and light trucks, and which are not parking lots for employees, clients, and customers, shall be exempt from parking lot interior landscaping requirements. (Ord. 2002-26, 12-4-2002)

17.15.110: LANDSCAPE BUFFERS:

A. The requirements of this section shall establish the dimensions and improvement requirements of landscape buffers as required for transitions between dissimilar uses.

B. Landscape buffers shall be reserved for vegetation and fencing. No parking, driveways, sidewalks, accessory buildings or other impervious surfaces shall be permitted, unless specifically authorized through the project plan review process. Landscape buffers may be located within required landscape yards as established in the applicable zone regulations. Where both landscape buffers and parking lot landscaping is required the more restrictive shall apply.

C. The width of landscape buffers shall be a minimum of ten feet (10') as set forth in section 14.34.300 of this code, subject to the following requirements:

1. Shade trees shall be planted at the rate of one tree for every thirty (30) linear feet of landscape buffer.

2. A continuous evergreen or deciduous shrub hedge shall be planted along the entire length of landscape buffer. This shrub hedge shall have an expected mature height of not less than six feet (6') within three (3) years of planting. (Ord. 2002-26, 12-4-2002)

17.15.120: PARKWAYS:

A. All parkways in new developments shall be landscaped in conformance with the provisions of this section.

B. Parkway two feet (2') or more in width shall be landscaped with turf grass. No rocks, gravel, bark, asphalt, thorn bearing plant species, ground cover or shrubs shall be permitted in a parkway. Parkway less than two feet (2') in width may be landscaped with impervious materials including brick pavers, concrete pavers or concrete. Asphalt shall not be permitted.

C. Parkway four feet (4') or more in width shall include trees. Such trees shall be spaced not more than thirty feet (30') apart and shall have a minimum caliper size of one inch (1").

1. Parkway trees may be clustered or spaced linearly in the right of way as determined by Mapleton City's shade tree commission.

2. If adequate space is not available in the parkway, the shade tree commission may require the planting of parkway trees on the lot adjacent to the right of way.

3. A variety of compatible species shall be included in the planting plan for a specific site or development. Trees shall be selected from the tree selection guide maintained by the shade tree commission and shall be appropriate to their location. Tree selection shall be reviewed and approved by the shade tree commission.

4. Trees may be planted in parkways along state highways only after a permit is issued by the Utah department of transportation.

D. Vegetation which causes a public safety problem, as determined by the city engineer, may be removed by the city.

E. Occupancy permits for new commercial or multi-family residential buildings shall not be issued unless abutting parkway landscaping has been installed or a bond provided to guarantee installation.

F. Where a parkway strip has been installed, the abutting property owner shall provide landscaping as provided in this section and shall continue to maintain the landscaping in a healthy, safe, attractive, and nuisance free condition. This shall include taking appropriate measures to water and trim plant materials, and to keep the parkway weed free.

G. It shall be unlawful for any person to remove from a parkway any landscaping required by the provisions of this chapter. This provision shall not apply to routine parkway maintenance.

H. In all new subdivisions and developments requiring street improvements (curb, gutter, sidewalks and street trees), the developer shall, as part of the development, install the concrete work around the parkway strip, along with sleeves underneath or through the sidewalk to accommodate eventual deep soak irrigation system.

I. Every developer shall install trees and improvements for each new development as provided in this section. However, in standard subdivisions where a developer would sell off the lots, it shall be the homeowner's responsibility to install said trees. A bond for the required trees shall be required with the building permit application. A bond estimate shall be submitted by a local nursery. The trees shall conform to the adopted Mapleton City tree list. Spacing of the trees shall depend on the type of tree being installed. Trees shall be a one inch (1") caliper or greater, however, one inch (1") caliper is highly recommended. Improvement guarantee bonds collected from developers shall be placed in individual project accounts with the city and shall be released to the developer when trees are installed.

J. The city parks department may periodically prune and spray parkway trees as needed. Utah Power and Light may, with the city's permission, maintain safe distances between tree limbs and power lines in the area.

1. If a parkway tree needs to be removed because of disease or death, the city shall do so. Removal of parkway trees by property owners without approval from the shade tree commission shall be unlawful except as otherwise provided by another express provision of this code. (Ord. 2002-26, 12-4-2002)

17.15.130: BONDING:

Bonding shall be required for all landscaping improvements prior to obtaining a building permit or commencing work on any project where landscaping is required by this title. Bonds shall be subject to the requirements as outlined in the adopted Mapleton City bond form. (Ord. 2002-26, 12-4-2002)

17.15.140: NONCOMPLYING LOT DUE TO LANDSCAPING:

If the remodeling of a building in any zone causes the exterior of the building to be enlarged, the landscaping requirements of this chapter shall apply, with the following limitations:

A. The requirements of this chapter shall not apply where those requirements would conflict with parking requirements, be incompatible with the design of existing buildings, or impair ingress or egress to existing buildings or parking areas.

B. The requirements of this chapter shall not be applied to require improvements which cost more than ten percent (10%) of a total remodeling project. (Ord. 2002-26, 12-4-

2002)

17.15.150: ENFORCEMENT:

A. All landscaping shall be installed and maintained in conformance with an approved landscape plan. Any modification to an approved plan shall require approval of the planning commission or its designee.

1. Bonding for all landscape improvements shall be held until required landscaping is inspected and shown to conform to the approved landscape plan.

2. Unauthorized changes to a landscape plan shall be corrected by the person responsible for deviating therefrom. Unauthorized changes which remain uncorrected shall be a violation of this chapter and subject to the fines and penalties established in this code.

B. The planning department is hereby authorized to bring actions against property owners for violations of this chapter. (Ord. 2002-26, 12-4-2002)