

15-07-01 General Landscaping Standards

15-07-02 Commercial Landscaping Requirements

A. **Front Yard.** Front yard landscaping is measured from the front property line(s) after any required street dedication. This standard shall apply to all street frontages.

1. In the CBD Zone and the ID zone along State Street, east of Interstate 15, an average of 30 feet of front yard landscaping shall be required, but in no case shall the landscaping depth be less than 15 feet.

In all other commercial and industrial zones, a minimum of 15 feet of front yard landscaping shall be required

2. **Berming.** The use of berms (random sculptured mounds), 2-3 feet high above the curb level is required in all front landscape areas, where found to be practical by the Planning Staff.
3. **Street Trees.** Two (2) inch minimum caliper street trees shall be planted in the front parkstrip area (between the sidewalk and the curb) according to the varieties and spacing specified in the Sandy City Streetscape Plan with the exception in situations where no parkstrip exists and sidewalk has been placed against the curb. Street trees, in this case, shall be planted 3 feet behind the sidewalk.
4. Front landscape areas shall include a combination of sod as well as areas of trees, shrubs and ground covers.
5. **Elimination of Parkstrip.** The Planning Commission may approve the elimination of the parkstrip in a commercial district allowing the sidewalk to be placed against the curb. If the elimination of the parkstrip is approved by the Planning Commission, sidewalk against the curb shall be increased in width to five (5) feet. In these instances, the front landscape area shall not be less than twenty (20) feet in depth, unless more is required by the ordinance.

B. Side and Rear Yards.

1. There shall be a minimum of five (5) feet of landscaping between parking areas and side or rear property lines (except between commercial uses where said landscaping is not visible from areas of public access) and a minimum of five (5) feet of landscaping between an access driveway and a side or rear property line unless said driveway is to be used for common access by an adjacent lot.
2. Areas not visible from the street shall have one (1) landscape area in the amount of 100 sq. ft. for every 75 lineal feet of property line not visible from the public right-of-way.

C. Landscaping within Parking Areas.

1. Landscaping within all parking and driveway areas shall comprise a minimum 5% of the total square footage of those areas, in addition to the required front, side and rear landscaping (parking area shall be defined to include all asphalt areas with parking spaces and driveways). The placement of this landscaping shall be within parking areas to break up the mass of asphalt as well as adjacent to the building for foundation landscaping. Such landscaping shall be composed of natural landscaping elements including lawn, shrubs, and trees (evergreen and deciduous).
2. All traffic channelization islands shall be fully landscaped and shall be considered as a portion of the required 5% parking lot landscaping.
3. Landscape planters and/or raised barrier sidewalks shall be installed along buildings (except where not visible from public access areas or loading areas) and any paved areas where visible from the street to provide safety to pedestrians, to protect the structure and to provide foundation landscaping to soften the structure's appearance.

4. All landscaped areas abutting any paved area shall be curbed with a six (6) inch high concrete curb. Concrete bumper stops are not acceptable.
5. At intersections of streets, driveways, sidewalks, etc., landscaping shall be limited to a height of not more than 3.5 feet above street level within the area required for minimum sight distances as specified in the Geometric Design Guide (AASHTO) for local roads and streets.

D. Undeveloped Areas.

1. All undeveloped, unpaved areas not utilized for parking, access, storage and/or future expansion areas shall be maintained free of weeds and trash.
2. All future pad sites shall be landscaped with sod until such time as construction is started on that building pad.

E. Adjacent to Residential Districts. A minimum ten (10) foot width of landscaping (including a combination of trees & shrubs (evergreen & deciduous), and ground covers shall be provided to create a buffer for the adjacent residential district.

F. Installation.

1. It shall be the responsibility of the developer to grade, place topsoil, seed or sod, install automatic sprinkler irrigation systems, and properly plant trees, shrubs, and other approved plant materials.
2. All trees planted on site less than two (2) inch caliper shall be double staked.
3. All landscaping shall be completed in accordance with the plans submitted and approved by staff.
 - a. All landscape work must be installed prior to a Certificate of Occupancy of the building issued or as otherwise approved by the Planning Division as seasonal conditions may dictate.
 - b. The developer shall bond for such landscape improvements prior to occupancy to ensure that installations are completed as submitted and approved. Performance assurance requirements for landscape improvements shall be the same as required by the City for street improvements.

G. Maintenance.

1. It shall be the responsibility of the property owner to properly maintain landscaped areas in accordance with the approved site plan and landscape plan, which includes watering, mowing, proper pruning, fertilizing, the removal and replacement of dead plant materials in a timely manner and the maintenance of irrigation systems to eliminate waste of water.
2. All pruning shall be accomplished according to good horticultural standards. Trees shall be pruned only as necessary to promote healthy growth.
3. Unless approval is otherwise provided by the Community Development Director, trees shall be allowed to attain their normal size and shall not be severely pruned up from the ground or "hat racked" in order to permanently maintain growth at a reduced height. Pruning trees, **solely** for the purpose of "exposure", is prohibited.
4. Pruning trees for traffic safety reasons shall be reviewed and approved by the Sandy City Traffic Engineer.

H. Vegetation Removal.

1. Once the required landscaping has been installed, it shall not be removed without the approval of the Community Development Department.

2. Removed vegetation shall be replaced with equal or better quality plant materials. Trees that are necessarily removed shall be replaced with trees with comparable total caliper. Street trees that are necessarily removed shall be replaced with comparable original landscape plan caliper in compliance with the Sandy City Streetscape Plan, unless otherwise approved by the Planning Division.
 3. When utility connections or other disturbances are made to existing landscaped areas the existing landscaping must be replaced to its previous condition. Other modification of landscaped areas shall require approval by the Community Development Director.
- I. **Minimum Tree Size.** The minimum size of all trees planted on a development site shall be as follows:
1. Street trees - 2 inch caliper minimum as measured eighteen [18] inches above grade.
 2. All other trees on site - 1 ½ inch caliper minimum as measured eighteen [18] inches above grade.
 3. Evergreen trees - 6 foot minimum height.
- J. **Tree Mix.** There shall be a mix of evergreen and deciduous trees on all development sites to allow for a green winterscape. A minimum of 40% of all trees on the proposed site shall be evergreens, where found to be practical by the Planning Staff.
- K. **Existing Trees.** The retention of existing "healthy", desirable tree species on site is "encouraged". Buildings and parking areas should be designed around existing trees wherever possible.
- L. **Minimum Number of Trees.** A minimum ratio of 1 tree per every 500 square feet of on-site landscaping shall be provided on the overall site plan.
- M. **Xeriscape.**
1. "Xeriscape" is encouraged in required landscape areas. A true "Xeriscape" may include a combination of drought resistant trees, shrubs, ground covers, organic mulches as well as some dry landscape materials.
 2. All Xeriscape design and installation shall be completed by a professional landscape designer and installer certified in the design and installation of Xeriscape.