

10-4-21: LANDSCAPE REGULATIONS:

This section has been affected by a recently passed ordinance, **ORDINANCE 660: ZONING AMENDMENTS**. [Go to new ordinance.](#)

The following landscape design standards shall apply in all development in the Snyderville Basin:

A. General Requirements:

1. Where trees and shrubs are cleared from a site, the clearing created shall maintain a nonlinear edge, along which the disturbed portions of the site blend effectively with the natural vegetation.
2. The development shall preserve existing healthy, desirable trees, shrubs or vegetation wherever possible. A limit of disturbance fence shall be required to minimize impact on natural vegetation.
 - a. Plantings shall be contained so as not to grow into and obstruct views and so as not to interfere with utility lines or road or parking illumination, and so as not to obstruct the line of sight needed for road and trail corners or intersections.
 - b. Plant materials should complement native species and provide continuity with the surroundings. The use of drought tolerant species and species tolerant to the climatic conditions of the county is encouraged. Species that promote a colorful landscape also are encouraged.
 - c. The specifications for all other plant materials to be used shall accompany the application for development approval. Specifications for all plantings shall be in conformance with the American standard for nursery stock. The materials proposed for use shall be suitable for the area's elevation and climate.
 - d. Replacement plantings shall comply with the approved landscaping plan or alternative plantings as approved by the department of community development.
 - e. Grass, seed, sod and other materials shall be clean and reasonably free of weeds and noxious pests and insects. (Ord. 323, 3-9-1998)

B. Materials And Installation In Commercial, Industrial, Multi-Family And Single-Family Attached Development:

1. Required Landscape Clusters:
 - a. In addition to landscape required throughout a project area, each project shall include clustered landscaped areas appropriately distributed throughout the project site so as to serve as an effective screening device for each structure as viewed from the road or other structures. The location and area of such clusters shall be determined during site plan review. However, each cluster shall be appropriately proportioned for the area to be landscaped. (Ord. 323, 3-9-1998; amd. 2004

Code)

b. Within each cluster, landscape materials shall comply with the following standards. These standards may be increased when buildings are large scale in nature:

(1) Coniferous trees shall be planted at an average of 0.4 trees per one hundred (100) square feet of area within the cluster. Coniferous trees shall be at least seven feet (7') in height.

(2) Deciduous trees shall be planted at an average of 2.5 trees per one hundred (100) square feet within the same area where clustering occurs. All deciduous trees included within a designated cluster area shall be at least one and one-half inch (1.5") caliper measured at least twelve inches (12") aboveground.

2. All Other Deciduous Trees And Coniferous Vegetation Required:

a. No more than fifty percent (50%) of all other tree stock provided outside of the required cluster areas described above shall meet at least the following standards:

(1) For all deciduous species, there shall be a caliper of at least two inches (2") measured twelve inches (12") aboveground.

(2) Coniferous species shall be at least six feet (6') in height.

b. A minimum of fifty percent (50%) of all other tree stock provided outside the clustered areas described above shall meet at least the following standards:

(1) For deciduous species, there shall be a caliper of at least two and one-half inches (2.5") measured at twelve inches (12") aboveground.

(2) Coniferous species shall be at least eight feet (8') in height.

c. The director may permit a reduction in the requirements in subsections B2a and B2b of this section when supplemental "mass" stock plantings of deciduous and evergreen trees (smaller caliper and height than otherwise required herein) will be installed. The supplemental planting is to enhance the screening/buffering capability of the proposed landscape plan. The supplemental planting shall not be in lieu of the requirements herein, but may permit a reduction in the planting requirements established in this section.

3. Grass lawn areas may be provided. Such areas should generally be kept to a minimum. It is more appropriate to maintain such areas in a natural setting and to use trees, shrubs, ground covers and grasses that are drought tolerant. Ground covers, grasses and other similar vegetation used in the overall landscape of a site shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within one year.

4. Wildflowers and shrubs which present colorful vistas shall be required in visually sensitive areas as a means to provide visual interest within the view planes.
5. All required landscaped areas shall be provided with adequate and inconspicuous irrigation systems. The systems shall be designed to minimize water loss to evaporation. The systems shall be designed appropriately to account for different water requirements between grass and planting areas, which may include shrubs, trees and other similar materials.
6. Soil preparation plans prepared by a qualified landscape architect or similar individual shall be required. The plan shall define planting procedures, soil composition and enhancement techniques and measures for maintaining proper soil acidity (pH).
7. Careful consideration shall be given to proper planting techniques, ensuring that vegetation is planted in proper locations based on availability or lack of sun exposure, wind, water and other factors.
8. Faster growing varieties of vegetation may be required in certain visually sensitive areas or where there are large, massive building facades.
9. Use of mulch in shrub and perennial planting areas is encouraged to enhance water retention and weed control. A minimum three inch (3") layer is recommended. However, extensive use of mulch solely as a decorative element is discouraged. Mulched areas exceeding one hundred (100) square feet shall be planted with appropriate plant materials to provide coverage within three (3) years.

C. Landscape Buffers And Berms:

1. All landscape buffers used shall be of sufficient width to accommodate plant materials which will provide effective visual screening. Unless specifically stated, landscaped buffers may be crossed by walkways, trails or driveways.
2. Earthen berms shall be provided when appropriate. Berms shall have side slopes that do not exceed three feet (3') of horizontal distance for each one foot (1') in height unless specifically approved by the county.
3. In areas where there is a transition from structure to an identified viewshed (e.g., broad open meadows), landscaped clusters that meet the standards in subsection B1b of this section shall be established to create an appropriate transition between developed and undeveloped areas.

D. Parking Area Landscaping:

1. The following minimum setbacks, unless otherwise approved in an SPA plan, shall be required for surface parking lots, on site driveways, visitor drop off areas, and similar areas:
 - a. Thirty feet (30') from road right of way, with the exception of property access driveway;

b. Thirty feet (30') to side and rear property lines;

c. Fifteen feet (15') between the structure and a hard surfaced area, including those described in this subsection, in a front and side yard.

2. Exceptions to the minimum setbacks for surface parking may be granted at the director's discretion where it can be demonstrated that site specific constraints exist which require innovative design solutions; and, where suitable mitigation for such reduced setbacks is provided and approved by the director.

3. A landscape area at least ten feet (10') in width shall be required to separate the parking lot from the facade of a building on any side of the building that is visible from a public roadway or other public area.

4. An area equal to at least fifteen percent (15%) of the total size of the parking lot must be landscaped and permeable, exclusive of perimeter plantings. Landscaped islands and peninsulas shall be required in the design of parking areas. The determining factor shall be the size of the parking lot and the visual impact and aesthetics of the area. Landscaped islands, when required, shall be a minimum of ten feet (10') in width at the end of the parking rows and at a maximum spacing of one island per every fifteen (15) parking spaces. This requirement may be reduced or eliminated, as determined by the director, when the perimeter parking lot landscaping is enhanced beyond the basic requirements of this section.

5. Changes in grade, planting and/or berms shall be provided to reduce the visual impact of large parking areas.

6. Trees, a minimum of two inch (2") caliper for deciduous and six feet (6') in height for coniferous, shall be provided within the parking lot. There shall be an average of one tree for every seven (7) spaces or at least twenty five feet (25') on center, whichever equals the greatest number of trees.

7. Shrubs and other landscape material between two (2) and four feet (4') in height, so as not to block sight distance, shall be provided in landscape islands.

E. Street Trees And Rights Of Way Landscaping Required:

1. Village, Town And Resort Center Streetscapes:

a. There shall be at least one tree, installed by the developer, every thirty feet (30') or less along the length of the roadway on both sides of the road.

b. The minimum tree size for streetscape plantings shall be two and one-fourth inch (2 1/4") to two and one-half inch (2 1/2") caliper, as measured twelve inches (12") above finish grade.

c. In the commercial areas within the center, the distance between trees shall be no more than twenty five feet (25') on both sides of the road. The type of trees provided in the commercial area shall be compatible with the local environment.

d. Tree form and anticipated height at maturity shall be considered in the design of streetscapes adjacent to commercial uses. Columnar or tightly pyramidal growth habits may be more appropriate to avoid conflicts with nearby building facades and/or street traffic. Where greater separation exists between street trees and building facades, a broader tree form may be considered. All such trees shall be large enough at or near maturity to allow elevation of a bole height (the lowest point where branching occurs) through judicious pruning to provide adequate clearance for pedestrians and/or vehicles without seriously impairing the tree form and mass.

e. Streetscapes adjacent to mixed commercial/residential and noncommercial uses shall be designed to address similar concerns as above, such as proximity to building facades and pedestrian/vehicular clearance. Where practical, and adequate separation exists, large trees with broader canopies may be considered to provide a greater sense of enclosure and intimacy.

f. Trees shall be planted no more than six feet (6') from pavement edge and no closer than three feet (3') from the edge of a curb. Greater distances may be required in the absence of a curb.

g. Appropriate irrigated lawn and ground cover shall be provided within the rights of way to the edge of pavement or curb. In commercial areas, hardscape (sidewalk) may be provided, with the exception of tree grates, to the curb line. In such instances, landscape features such as planters and other similar features may be required to compensate for the elimination of lawn and ground cover areas.

2. Streetscapes Outside Of Village, Town, Resort Centers And Mountain/Remote Areas Designated On Land Use Plan Maps:

a. There shall be at least one tree installed by the developer for every thirty feet (30') of roadway frontage on both sides of the road. These trees shall be planted in clusters appropriately spaced over the length of the roadway and shall address the special screening needs, preservation of viewsheds, and other site specific considerations.

b. At development entryways and in open terrain areas, required trees should be planted in a hedge row along one or both sides of the roadway.

c. Minimum tree sizes shall be two inch (2") to two and one-half inch (2 1/2") caliper for deciduous trees and eight feet (8') tall for evergreens.

F. Tree Preservation: During any construction or land development, the developments shall clearly mark all trees to be maintained and shall be required to erect and maintain protective barriers around all such trees or groups of trees to the drip line. The developer shall not allow the movement of equipment or the storage of equipment, materials, debris or fill to be placed within the drip line of any trees. During the construction stage, the developer shall not allow cleaning of equipment or material under the canopy of any tree or groups of trees to remain. No attachment or wires of any kind, other than those of a protective nature, shall be attached to any tree. All existing trees which are to be preserved shall be provided with a permeable surface under the existing drip line of the tree. All new trees shall be provided with a permeable surface under the drip line for a minimum of four feet by four feet (4' x 4').

G. Maintenance: The owner, tenant and/or their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping. All required landscaping shall be properly maintained at all times. This includes, but is not limited to, mowing lawn areas of grass of six inches (6") or higher, edging, pruning, fertilizing, watering, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds, and other such material or plants not part of the landscaping. All plant material shall be maintained in a healthy condition as is appropriate for the season of the year. Plant materials which die shall be replaced with plant material of a similar variety and size, within ninety (90) days. (Ord. 323, 3-9-1998)