## Chapter 108-2 Architectural, Landscape, And Screening Design Standards for Commercial, Multi-family, and Manufacturing

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### Sec 108-2-1 Purpose And Intent

The purpose and intent of the architectural, landscape and screening design standards is to preserve the rural, natural landscapethat exists in the City, and also accommodate new growth in commercial uses. The design standards include the following specific purposes:

Providefor multi-family, commercial and manufacturing development that is aesthetically pleasing and compatible with the rural nature and natural setting of the area.
Provide a variety of colors, textures and forms in the environment that blend together in a harmonious manner.
Protect and preserve the appearance, character and public health, safety and welfare of the area.
Minimize the harmful impacts of noise, dust and other debris, motor vehicle headlight glare and other objectionable activities or impacts conducted or created by an adjoining or nearby uses.
Help control erosion, absorb solar radiation, divert and control winds, provide shade, frame views and reduce heating and cooling costs.
Provide visual cues for circulation, screen unsightly or undesired views, and help minimize the adverse effects of large expanses of paving.
Promote the efficient use of water and conservation of natural resources. These standards shall be interpreted to support the rural, agricultural, and working landscape character of the Ogden Valley and shall not be applied in a manner that discourages agricultural viability or farm diversification.

### Sec 108-2-2 Definitions

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

***Hedge*** means a single or multi-row arrangement of continuous shrubs, designed to act as a screen or buffer. Hedges may be formal, requiring a uniform species, regular spacing, and uniform maintenance, or informal, variety of species, irregular spacing, maintenance specific to the shrubs used.

***Landscaping*** means improvements made to enhance the appearance of the land by planting, grading, and outdoor constructions. Planting materials shall include, but not be limited to, grass, perennials, herbs, ground covers, shrubs, vines, hedges, and trees. Other landscaping materials may include rocks, pebbles, sand, organic and inorganic mulches, top soil, gravel, timbers and mowstrips. Paving for sidewalks, parking and roads is not included.

***Mowstrip*** means divider material used to separate turf grass from other landscape types, often made of wood, concrete, brick, plastic or metal.

***Mulch*** means organic or inorganic matter used as a landscape covering over bare earth. Organic matter often used is chipped or shredded bark. Inorganic materials include gravel, rock or other rock products. Erosion matting, weed barriers or geotextile fabrics are not considered mulches.

***Parkstrip*** means, if curb and gutter is present, the area within the street right-of-way which lies between the back of curb and the sidewalk or, if the sidewalk is adjacent to the curb and gutter, it is the area between the sidewalk and the property line. In areas where no curb and gutter is present, it is the area between the edge of pavement and the property line.

***Shrubs*** means self-supporting, woody plant species without a trunk.

***Turf grass*** means a contiguous area of grass and the surface layer of earth held together by the grass roots.

***Trees*** means self-supporting woody plants having a trunk and canopy.

***Vines*** means woody and herbaceous plants that generally grow by rambling over the ground or climbing on some structure for support.

## Sec 108-2-3 Applicability

***Applicability.*** The architectural, landscape and screening design standards, as set forth in this chapter, shall only apply to the following:

All commercial, and public or quasi-public uses, except public park facilities;

Multi-family dwellings of three or more units, including townhouses, condominiums, apartments and bed and breakfast inns; manufacturing uses. Yurts, except the standards of Section 108-2-4(b) if this chapter shall not apply.

**Clarifications and Exemptions.**

Agricultural uses shall not be considered commercial uses for purposes of this chapter.

## Sec 108-2-4 Minimum Standards; Architectural

The following architectural design standards shall apply to exteriors of new and remodeled structures:

*Color.* Building materials shall avoid highly reflective or high-intensity colors that would create visual contrast inconsistent with the rural character of the area.

Neutral, earth tone, natural material finishes, or traditional agricultural building colors shall be permitted.

The roof of an addition to an existing structure, when matching existing colors, shall be exempt.

*Exposed fronts and street sides of buildings.* Exposed fronts and street sides of buildings shall be constructed of non-reflective materials and shall be textured concrete, brick, steel siding, stone and/or natural wood/wood-like materials. Concrete masonry units or block CMUs shall not be considered acceptable materials unless it is specially colored and textured to give an appearance of natural rough stone. Vinyl and/or aluminum siding shall not be acceptable.
*Glass.* Use of glass for displays and to allow visual access to interior spaces shall be allowed. Mirrored glazing is prohibited on any building. Tinted or solar absorption glazing may be used.
*Exposed metal.* Exposed metal shall be painted, stained, or anodized in permitted colors and shall be non-reflective. Copper, brass and wrought iron may remain untreated and allowed to develop a natural patina.
*Metal windows.* Metal as a window framing support or mounting material shall be painted, stained, anodized or vinyl-clad in approved colors.
*Architectural detail.* Architectural detail shall be provided at focal points on all building facades, such as doorways, balconies, roof overhangs and dormers, such that monotonous horizontal lines greater than 50 feet do not occur.

Alternative design approaches, materials, or landscaping methods that achieve the intent of this chapter may be approved. Compliance with the intent of the standards shall be considered equivalent compliance.

**Sec 108-2-5 Minimum Standards And Guidelines; General Landscaping**

***Minimum landscaped area.*** Sites shall have a minimum of 20 percent of the developed portion of the site landscaped and a minimum of 70 percent of the landscaping shall be living plant materials.

Landscaping requirements shall be calculated based only on the portion of the site occupied by buildings, parking areas, access drives, and associated site improvements.

***Low-water use landscaping standards***
Planting design: The landscape planting design shall:

1. Have at least fifty percent (50%) of the plantings being water-wise shrubs, perennials, and ornamental grasses planted as a minimum in groups of three (3) plants spaced no further apart from each other than the general growth width of the plant in order to increase the microclimate shade area of the root zones of the plants;
2. Group plantings into hydro zones so they can be efficiently irrigated.
3. Select and install plants which are appropriate for the physical condition of site-specific locations.
4. Areas with slopes greater than 25% shall be landscaped with deep-rooting, water-conserving plants for erosion control and soil stabilization.

5. Allow the use of pots, raised containers or other means of containing plantings, provided this type of planting does not exceed more than ten percent (10%) of the landscaped area.
6. Locate plants with thorns or spines a minimum of ten feet (10') from any public walkway;
7. Prohibited plants are those that are considered weeds, a public nuisance, invasive to neighboring properties, or cause excess litter.

Street trees shall be selected from a city-approved list of species, or be similar in size and growth habit to limit litter and damage to property.

***Turf grass shall be low-water variety***

***Maximum turf grass area.*** A maximum of 15% percent of the total landscaped area shall be planted in turf grass. Exceptions shall be granted for spaces intended for recreational use. Turf areas are prohibited from park strips and side yards less than eight feet in width.

***Front and side property lines adjacent to a street.*** Sites shall provide a planting area of up to 20 feet in width along front and side property lines adjacent to a street right-of-way where necessary to achieve screening, buffering, or streetscape objectives. If a lesser building setback is allowed by the applicable zone, then the width of the planting area shall be the distance from the street right-of-way to the building provided the street frontage meets the complete street requirements of Section 104-20-4(c), incorporated herein by reference.

The required landscape width may be reduced by the land use authority where:

1 The site is constrained by size or configuration
2 A rural frontage character is maintained
3 Buildings are designed to complement the rural streetscape
4 Equivalent landscaping is provided elsewhere on the site

***Side and rear property lines.*** Side and rear property lines not adjacent to a street right-of-way shall have a planting area of not less than eight feet in width, except if a lesser building setback is allowed by the applicable zone, then the width of the planting area shall be the distance from the street right-of-way to the building.

***Side and rear of building.*** Minimum planting areas of at least five feet in width shall be provided along the sides and rear of the building except where service areas, docks and entrance points are located. If a lesser building setback is allowed by the applicable zone, then the width of the planting area shall be the distance from the street right-of-way to the building.

***Parkstrips.*** All parkstrips shall be landscaped in a manner that complies with the following:

All parkstrips shall be landscaped with angular rock no less than two inches in size. The parkstrip may be interspersed with drought tolerant shrubs, ornamental grasses, or flowering plants.

All plantings shall be maintained by the [adjoining] landowner in compliance with [Section 108-7-7.020 and] Section 108-7-7.030 Clear View of Intersecting Streets.

In subdivisions where trees are required to be installed within parkstrips, the adjoining landowner is required to install a drip system with drip emitters rated at 5 gallons per hour or less.

***Other areas.*** Areas not occupied by structures, parking, or active use areas shall be landscaped or otherwise maintained in a stable condition to prevent dust, erosion, or nuisance conditions.

Native vegetation, agricultural uses, temporary use areas, or future expansion areas may satisfy this requirement.
Areas designated for future development or agricultural operations shall not be required to install permanent landscaping.

***Compliance; financial guarantee.*** All elements of the landscape plan, including planting, watering, screening, and paving shall be installed as approved. If landscaping improvements are not to be completed until after the occupancy of the primary building, a financial guarantee, not to exceed one year, shall be posted and approved by the city attorney and the city council.

***Plant material.*** Plant material shall be as follows:

***Quality.*** Initial plantings used in conformance with the provisions of this chapter shall be in good health and capable of flourishing.

***Size.*** Plant sizes at the time of installation shall be as follows:

***Deciduous trees.*** All deciduous trees shall have a minimum trunk size of two inches caliper.

***Evergreen trees.*** All evergreen trees shall have a minimum height of six feet.

***Shrubs.*** Woody shrubs shall have a minimum height or spread of 18 inches, depending upon the plant's natural growth habit. As a point of reference, plants in five-gallon containers will usually comply with this standard.

***Vines.*** Vines shall be five-gallon size minimum.

***Groundcover.*** Groundcover may be used to meet landscaping area requirements provided it is planted densely enough that it will grow into reasonably full and even coverage within two growing seasons after planting.

***Turf grass.*** Turf grass species shall be hardy to the site and be of the type normally specified for the area. Turf may be planted by sodding, plugging, sprigging or seeding. Application rates for plugs, sprigs and seed shall be high enough to provide even and uniform coverage of turf within one growing season after planting. See Utah State University's Center for Water-Efficient Landscaping for recommended turf grass mixes.

***Erosion control.*** Areas where erosion is expected to occur under normal conditions, such as drainage swales and/or slopes greater than 30 percent, shall be planted with deep-rooting water-conserving plants in close enough proximity to provide for erosion control and soil conservation.

***Plant selection.*** Plants used in conformance with the provisions of this chapter shall be hardy and capable of withstanding the extremes of the climate of the site. The use of drought tolerant and native plants is strongly encouraged where site conditions can support them. See Utah State University's Center for Water-Efficient Landscaping for recommended drought-tolerant and native plants.

***Installation.*** All plant materials shall be installed in accordance with the current professional planting procedures.

***Watering.*** Landscaped areas containing living plant material shall be provided with irrigation adequate to ensure plant establishment and survival. Irrigation may include

automatic systems, manual systems, seasonal irrigation, water harvesting systems, or dryland landscape methods appropriate to the plant species.

**Irrigation standards**

(A) Pressure Regulation.
A pressure regulating valve shall be installed and maintained by the owner if the static service pressure exceeds 65 pounds per square inch (psi). The pressure-regulating valve shall be located between the meter and the first point of water use, or first point of division in the pipe, and shall be set at the manufacturer's recommended pressure for the sprinklers.
(B) Irrigation Controller.
Landscaped areas shall utilize a "WaterSense" labeled or equivalent "smart" irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities.
(C) Each valve shall irrigate a Landscape Zone with similar site, slope and soil conditions and plant materials with similar watering needs. Turf and non-turf areas shall be irrigated on separate valves. Drip emitters and sprinklers shall be placed on separate valves.
(D) Drip emitters or a bubbler shall be provided for each tree. Bubblers shall not exceed 1.5 gallons per minute per device. Bubblers for trees shall be placed on a separate valve unless specifically exempted in writing by the City due to the limited number of trees on the project site.
(E) Drip irrigation or bubblers shall be used to irrigate plants in non-turf areas.

**Irrigation Plan.**
A detailed irrigation plan shall be drawn at the same scale as the planting plan and shall contain the following information:
(A) Layout of the irrigation system including a legend and specifications summarizing the type and size of all components of the system, including controls and irrigation zones.
(B) Static water pressure in pounds per square inch (psi) at the point of connection to the public water supply;
(C) Flow rate in gallons per minute and design operating pressure in psi for each valve and precipitation rate in inches per hour for each valve with sprinklers; and
(D) Installation details for irrigation components.
(E) Scale: graphic and written; and
(F) Date of submittal.

**Written Specifications.**
Written specifications detailing installation materials and standards of implementation of the foregoing plans shall be provided according to typical standards (APWA, etc.).
(A) As part of the development approval process, a copy of the Landscape Plan Documentation shall be submitted to the City for review. Generally, the Landscape Plan shall be approved as part of the subdivision or site plan approval process. In any event, an approved Landscape Plan shall be required before a building permit is issued.
(B) All designers, contractors and installers shall meet state and local license, insurance, and bonding requirements, and upon request shall submit written proof of the same.
(C) Following construction and prior to issuing the approval for occupancy, an inspection shall be scheduled to verify compliance with the approved landscape plans.

(D) The City shall be entitled to enter any property to perform site inspections at any time before, during or after the irrigation system and landscape installation, and is empowered to require corrective measures if requirements of the plans or this Chapter are not satisfied

Automatic irrigation systems shall not be required where drought-tolerant, native, agricultural, or regenerative landscape designs are used that can reasonably survive with minimal supplemental irrigation.

Alternative water conservation approaches including mulching, soil building, swales, rainwater capture, or similar methods shall be permitted.

Refer to Weber County Waterwise Landscaping ordinance: https://www.webercountyutah.gov/planning/water-wise-landscaping.php

***Maintenance.*** Plant maintenance shall be as follows:

***Responsibility.*** The owner of the premises shall be responsible for the maintenance, repair, and replacement of all landscaping materials on the site. Each owner is also responsible for maintenance of the parkstrip in front or to the side of the property.

***Materials.*** All plant materials shall be maintained in good condition so as to present a healthy, neat and orderly appearance. All landscaped areas shall be kept free from weeds, dead plant material, refuse and/or debris.

***Replacement.*** Dead or removed plant materials shall be replaced within a reasonable time with plant materials of similar function (such as screening, canopy, or groundcover), but need not be identical species or size.

Substitutions that are climate appropriate, drought tolerant, native, or agriculturally beneficial shall be permitted without additional land use approval provided the overall landscaping intent is maintained.

Routine plant replacement and landscape evolution shall be considered normal maintenance and shall not require site plan amendment.

***Fences, walls and hedges.*** Fences, walls and hedges shall be maintained in good repair.

***Watering systems.*** Watering systems shall be maintained in good operating condition to promote water conservation.

***Design guidelines.*** Landscaping design shall be as follows:

***Scale.*** The scale and nature of landscaping materials shall be appropriate to the size of the structures to be landscaped. Large buildings should generally be complemented by larger plants and planting beds.

***Selection.*** Plants shall be selected for form, texture, color, habit and adaptability to local conditions.

***Evergreens.*** In the Ogden Valley, evergreen plant materials shall be incorporated into the landscape to provide some year round structure and enhance screening and buffering.

***Softening.*** Plants shall be placed intermittently against building walls, fences and other barriers longer than 50 feet to create a softening effect and add variety.

***Mulch.*** Planting beds may be mulched with bark chips, decorative stone or similar materials. Mulch shall not be used as a substitute for plant material unless specifically allowed in this chapter. Mulched areas shall be underlaid with an industrial-grade weed barrier.

***Water conservation.*** All watering systems shall be designed for efficient use of water. Turf grass areas and other planting areas shall be on separate watering valve systems and adjusted to generally support the minimum watering needs of the plant types being watered.

***Energy conservation.*** Placement of plant materials shall be designed to reduce the energy requirements for heating and cooling of the development. Summer shade and blocking of winter winds should be considered.

***Berming.*** Earth berms and existing topographic features shall be incorporated into the proposed landscape, where appropriate, to enhance screening and provide variety in the ground plane.

***Pedestrian access and area connectivity.*** Landscape and site design shall provide for the most efficient and direct pedestrian accessibility and connectivity practicable given typical pedestrian traffic patterns.

***Connection to main entrance.*** Except for a building with a zero setback from the street right-of-way, at least one five-foot-wide pedestrian connection shall be provided from the street right-of-way to the most prominent public entrance onsite. Additional five-foot-wide pedestrian connections shall be provided for other public entrances if they are located greater than 200 feet from another entrance with a designated pedestrian connection. The connections shall:

Offer the most efficient and direct path practicable; and

Be buffered on at least one side with landscaping to protect from automobile cross-traffic, except that a pedestrian crossing no greater than 24 feet in width may be provided where a pedestrian connection crosses vehicle accessways. This width may be increased to up to 40 feet if the pedestrian crossing is raised at least six inches above the grade of the vehicle accessway. A pedestrian crossing shall be either painted on the parking lot surface or be colored concrete.

***Connection to adjacent land.*** Pedestrian connections shall be made to pedestrian facilities stubbed to the property from an adjacent site. Pedestrian connections to adjacent undeveloped land shall be provided when the land use authority has a reasonable anticipation of impending development on the adjacent site. These connections shall align along the most efficient and direct path practicable given reasonably anticipated alignment of adjacent facilities and site conditions.

***Pathway dedication.*** When roughly proportionate and essentially linked to the development of the site, public street right-of-way dedication or a public easement shall be provided across the front of a lot or development project adjacent to a street. The dedication or easement shall be of a width sufficient to support a 10-foot-wide multi-use pathway, including area necessary to operate and maintain the pathway. A six-foot-wide sidewalk may be substituted based on site conditions and public facility needs at the discretion of the land use authority after consultation

with the county engineer. The pathway or sidewalk shall be installed as a condition of site plan approval if any of the following circumstances applies:

A pedestrian pathway or sidewalk exists along the street right-of-way on the same side of the street within 500 feet of the site's street frontage;

An informal pedestrian trail exists on the street's shoulder as a result of the lack of sidewalk or pathway along the street right-of-way; or

The nature or scale of the development merits it.

***Pathways and pedestrian access maintenance.*** It shall be the responsibility of the owner of the land to ensure a pathway or pedestrian access running over the land or running in a public easement or public right-of-way generally parallel and adjacent to the land is continuously maintained. It shall be kept clear for safe pedestrian use, including, but not limited to, the removal of debris, refuse, ice, snow, weeds or other unwanted vegetation, and carts, vehicles, or any other object that may disrupt safe pedestrian access.

***Noise, dust, and transportation mitigation.*** In addition to the general landscape requirements and where a proposed use creates documented noise, dust, or operational impacts greater than the surrounding areas, a landscaped buffer may be required.

***Berming and trees.*** A landscaping buffer shall consist of a four-foot or taller earthen berm incorporated into a 20-foot wide landscape area/strip. The berm shall be planted with a minimum of three evergreen and three deciduous trees per 50 lineal feet and shall be sized at a minimum of six feet in height for evergreen trees and three-inch caliper for deciduous trees.

***Berming and shrubs.*** A mixture of shrubs shall also be planted on the berm with a minimum of 15 shrubs per 100 lineal feet of berm and have a minimum height of 36 inches at the time of installation.

**Sec 108-2-6 Minimum Standards--Off-Street Parking**

***Landscaping between parking and street.*** A continuous landscape area shall be provided between the edge of an off-street parking area or other vehicular use area and an adjacent street right-of-way. The minimum landscaping shall consist of the following:

***Trees.*** Trees shall be planted and spaced at the equivalent of one tree per 40 lineal feet or fraction thereof along the length of the landscape area, unless a greater distance is allowed by the land use authority based on the species ability to offer a wide canopy.

***Shrubs and groundcover.*** In addition to trees, the landscape area shall be planted with low shrubs or groundcovers. The total combined height of earthen berms and plant materials, excluding trees, shall not be less than 18 inches and not more than 48 inches.

***Screening.*** A fence, permanent screen, or wall may also be installed within the landscaping area; however, the non-living screening device shall not exceed four feet in height, and shall not replace the plant material requirement. The minimum plantings specified shall be installed on the street side of the screen. Additional plant materials may be planted on the parking area side of the screen.

***Berms.*** For off-street parking or other vehicular use areas that are greater than 20 feet from a street right-of-way, an earthen berm shall be constructed along the landscape area to provide screening. Berm height may vary between 18 inches and 36 inches, provided that

at least 75 percent of the entire length of the landscape area shall maintain a berm height of 36 inches.

***Landscaping between parking and side or rear lot line.*** Parking areas within 12 feet of a side or rear lot line shall have a continuous landscape area consisting of an evergreen and deciduous shrub border or hedge planted along the entire length of the landscaped area. The minimum width of this landscape area shall be eight feet as specified in this chapter. Shrubs used shall not be less than three feet in height at maturity. Combinations of shrubs and permanent fences or screens may also be considered by the land use authority.

***Access ways.*** Necessary access ways from the public right-of-way through the continuous landscape area to the parking or other vehicular use areas shall be permitted. The width of said access ways, measured from back of curb to back of curb, or edge of pavement to edge of pavement if no curb is present, may be subtracted from the overall linear dimension used to determine the number of required trees.

***Landscape exceptions.*** The following are exceptions to landscaping requirements:

Existing hedges may be used to satisfy this landscaping requirement, provided they meet the specified requirements of this chapter.

Areas where the clear sight distance regulations of this title apply, pursuant to Section 108-7-7.

***Internal parking lot landscape standards.*** Parking areas having more than 15 spaces shall be required to provide interior landscaping within the boundaries of the parking lot or area that meets the following criteria:

***Minimum parking lot landscape area.*** A minimum of five percent of the interior area shall be landscaped. Landscaped areas located along the perimeter of the parking area beyond the curb or edge of pavement shall not be included as interior landscaping.

***Calculating parking lot area.*** Interior parking area shall be calculated by adding the total area of all parking stalls and adjacent driveway aisles. Excluded are access entrances/driveways and drop-off or service zones and their accompanying driveway aisles.

***Parking lot landscape islands.*** Each separate interior landscape island shall contain a minimum of 120 square feet and shall have a minimum dimension of five feet as measured from back of curb to back of curb, or from edge of pavement to edge of pavement. Landscape islands shall be dispersed throughout the parking area to effectively break up the expanse of paving.

***Parking lot trees and shrubs.*** Landscape treatment shall consist of one tree per each 120 square feet of the minimum required interior landscape area. In the Western Weber County Planning Area, man-made shade canopies may replace up to 50 percent of the trees required by this part provided the color is a muted natural earth tone commonly found in the area. A minimum of 50 percent of the minimum required interior landscape area shall be planted with shrubs or groundcovers at the appropriate density to achieve complete coverage within two years. Mature shrub or groundcover height shall not exceed four feet as measured from the parking surface.

***Parking lot landscape island protection barriers.*** Interior landscaped areas shall be protected by some type of permanent barriers.

**Sec 108-2-7 Screening And Buffering**

*Screening device materials.* Screening device materials shall be as follows:

A non-plant material screening device may be constructed of textured, non-reflective metal, concrete, vinyl, wood, brick or stone. If painted or stained, the screening devices shall be of a neutral, muted earth tone color and have a nonreflective finish. This color shall be approved along with other colors during the site plan review or conditional use permit.

A chain link fence shall not be used as a screening device in Ogden Valley City.

A combination of earth berming or mounds and plant materials may be used as a screening device, and is recommended, unless otherwise required herein, where practicable.

*Screening parking area.* Parking areas shall be obscured from view along any property line, which is contiguous to a residential use or zoning district, or along those separated by an alley, as specified in this chapter.

*Screening height.* The side and rear screens or buffers of parking areas, whether plant material or non-living device shall be a minimum of size six feet in height as measured from the parking surface. The first 25 feet of the side lot line screen or buffer, as measured from the street right-of-way, shall not exceed four feet in height.

*Screening of staging areas.* Loading, delivery and service docks or bays shall be located in the rear or side yards of the property and shall be screened from view from the street right-of-way by a screening device at least six feet in height.

*Screening mechanical equipment.* Mechanical equipment, whether roof or ground mounted shall be screened from street and residential district view by a screening device.

*Screening trash dumpsters.* Trash dumpsters shall be located in an area shown on the approved site plan, and shall comply with the following:

All trash dumpsters shall be completely screened from street or public view by a six foot screening device on three sides. The fourth side shall be a gate constructed of opaque materials.

The screening device for a metal dumpster shall be placed adjacent to or on a concrete pad six inches in thickness. The concrete pad shall match the adjacent grade and paving and provide for positive drainage.

All dumpster enclosures or screens shall be illustrated and submitted with the site plan for review and approval.

**Sec 108-2-8 Clear Sight Distance For Landscaping And Screening**

The requirements of Section 108-7-7 apply for all landscaping and screening.

**Sec 108-2-9 Site Plan Supplemental Requirements**

*Color copies required.* In addition to site plan requirements specified elsewhere in this Land Use Code, colored architectural elevations, colored signage plans, and landscape plans shall be included with all site plan submittals.

*Landscape plan requirements.* A landscape plan shall be required only when new development or site modifications increase building area, parking area, or other site improvements in a manner that materially affects landscaping requirements.

Routine maintenance, plant replacement, minor site changes, or agricultural improvements shall not require landscape plan review.

Such landscape plans shall be drawn in conformance with the requirements specified in this chapter. Landscape plans shall be approved by the land use authority prior to the issuance of a building permit. All landscape plans submitted for approval shall contain the following information, unless specifically waived by the planning director:

The location and dimensions of all existing and proposed structures, property lines, easements, parking lots and drives, roadways and rights-of-way, sidewalks, bicycle and/or equestrian paths, ground signs, refuse disposal and recycling areas, bicycle parking areas, fences, freestanding electrical equipment, tot lots and playground equipment, all recreational facilities, and other freestanding structural features deemed necessary to accurately portray existing and proposed site characteristics.

The location, quantity, size and name (both botanical and common names) of all proposed plant material. Plant symbols representing trees and shrubs shall be shown on the plan at 75 percent of mature size.

The location, size and common names of all existing plant material (including trees and other plants in the parkstrip) and whether they are to be retained or removed.

The location of existing buildings, structures, and trees on adjacent property within 20 feet of the site. Where adjacent trees are growing in native or natural clumps or groves such that showing individual tree locations is impractical, canopy outlines are acceptable.

Existing and proposed grading of the site, indicating contours at a minimum of two-foot intervals. Show any walls or retaining structures proposed, along with their respective elevations. Proposed earth beaming shall be indicated using one-foot contour intervals.

Water-efficient landscape watering system (separate plan required). This system shall indicate the locations and types of all equipment, including sprinkler heads, control valves, quick-coupling valves, backflow prevention devices, time clock or controller, lateral lines, and main lines.

Summary data table indicating the area of the site in the following classifications:

Total area of the site.

Total area and percentage of the site in landscape area.

Total area and percentage of the site in turf grass.