

CHAPTER 13.77: LANDSCAPING

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13.77.010: PURPOSE:

A. The intent of this chapter is to consolidate and clarify the various sections in this title which previous to adoption of this chapter addressed landscaping regulations for all zones within the City.

B. The regulations of this chapter are intended to ~~set promote~~ landscaping standards in the City of Holladay that will improve community livability, preserve the quality of life, and enhance the aesthetic quality, economic viability, and environmental ~~health-sustainability~~ of the City by promoting:

- a. More efficient use of water resources;
- b. Preservation and enhancement of the City's environmental and aesthetic character;
- c. Promotion of design continuity between adjacent land uses;
- d. Preservation, enhancement, and expansion of the city's tree canopy;
- e. Improved management of stormwater runoff;
- f. Reduction in the absorption and re-generation of heat from paved vehicular parking areas and other impervious surfaces;
- g. Promotion of screening and buffering between land uses by way of providing adequate vegetation;
- h. Reduction of landscape maintenance costs.

1 C. Landscaping can be a significant expense to businesses and residents. At the same
2 time, landscaping improves the livability of residential neighborhoods, enhances the
3 appearance and customer attraction of commercial areas, increases property values,
4 improves the compatibility of adjacent uses, screens undesirable views, and can reduce
5 heat and air and noise pollution.

6 D. The intent of these regulations is to achieve a balance between the right of individuals
7 to develop and maintain their property in a manner they prefer and the rights of City
8 residents to live, work, shop, and recreate in pleasant, healthy, and attractive surroundings.

9 E. These regulations are intended in part to ~~accommodate require~~ Localscapes®, design
10 aspects encouraging the use of water conserving landscape designs and low water use
11 plant materials irrigated by drip type water systems ~~in areas and to discourage landscaping~~
12 that requires high water use for maintenance while preserving Holladay's unique tree
13 canopy, character and inventory. (Ord. 2013-22, 9-5-2013)

14 F. The City's street tree/community tree program and its recognition as a ~~tree-city~~ **Tre**
15 **City** sets the standard for public and private property management of the valuable, historic
16 tree coverage that gives Holladay a unique environment not generally found in other areas
17 of the region. (Ord. 2013-22, 9-5-2013; amd. Ord. 2018-18, 11-8-2018; Ord. 2022-14, 6-16-
18 2022)

19
20 13.77.020: APPLICABILITY:

21 1. All land development applications shall submit a Landscape Plan and Tree Sustainability
22 Plan prepared by a licensed Landscape Architect. Building permit applications for
23 individual single-family residences require a Landscape Plan and Tree Sustainability plan
24 but are exempt from the requirement that it be prepared by a licensed Landscape Architect
25 unless applying for rebate program. All landscaping within the City shall comply with this
26 section.

27 a) New Development. Standards of this title shall be applied to all new development
28 including surface or at-grade parking areas and the exterior perimeter of parking
29 structures

30 b) Existing Development. Development in existence at the effective date of this chapter
31 shall be brought into compliance with these provisions if:

32 (1) Commercial, Mixed-use, Multi Household, Manufacturing: The gross floor
33 area of improvements are changed, modified, or expanded by more than twenty
34 percent (20%).

35 (2) Single household and/or duplex developments: The gross floor area of
36 improvements are changed, modified or expanded by fifty percent (50%).

37 (3) An existing off-street parking area is expanded by ten (10) parking stalls.

38 c) Exemptions. The provisions of this chapter do not apply to the following:

1 (1) The interior undercover portions of parking structures;

2 (2) The interior undercover portions of carports

3 d) Administrative Relief. If the location of existing buildings or other structures
4 prevents conformance with the requirement of this section or if implementation
5 would create nonconformity, the Planning Commission may grant relief from these
6 standards as per section 13.77.130 of this chapter

7 2. Certificate of Occupancy. All required landscaping shall be installed within one year of
8 issuance of Certificate of Occupancy

9
10 ~~—A. Landscape Plan: A detailed landscape plan as required by chapter 13.03 and 13.08 of~~
11 ~~this title shall be submitted for all development, redevelopment, additions or site~~
12 ~~modifications except for single-family homes on individual lots.~~

13 ~~—B. Tree Sustainability Plan: A tree removal permit application as required by sections~~
14 ~~13.77.080 and 13.77.090 of this chapter shall be submitted for all development or site~~
15 ~~modifications prior to approval of any demolition, building or development permit.~~

16 ~~—C. Applicability To Existing Structures: Existing development shall be required to~~
17 ~~conform to this standard based upon the following guidelines:~~

18 ~~— 1. For additions that are twenty five percent (25%) to fifty percent (50%) of the~~
19 ~~existing structure or developed area, perimeter and right of way landscaping shall be~~
20 ~~installed.~~

21 ~~— 2. For additions that are greater than fifty percent (50%) of the existing structure or~~
22 ~~developed area, all current landscape standards of this chapter shall be met.~~

23 ~~— 3. If the location of existing buildings or other structures prevents conformance with~~
24 ~~the requirement of this section or if implementation would create nonconformity, the~~
25 ~~Planning Commission may grant relief from these standards as per section 13.77.130 of~~
26 ~~this chapter. (Ord. 2019-04, 2-28-2019; amd. Ord. 2022-14, 6-16-2022)~~

27
28 13.77.030: APPLICATION REQUIREMENTS:

29 [NO AMENDMENTS PROPOSED]

30
31 13.77.040: PROPERTY (NON-PARKING LOT) LANDSCAPING STANDARDS:

32 [NO AMENDMENTS PROPOSED]

33

34

1 13.77.050: MINIMUM LANDSCAPING REQUIREMENTS BY ZONE:

2 The following requirements are the minimum landscaped area required by each zone
3 except where modified by the Planning Commission as an administrative relief allowed by
4 section 13.77.130 of this chapter. To provide the opportunity for property owners to apply
5 for Landscaping Rebate Programs as outlined by the Central Utah Water Conservancy
6 District, Landscape features shall incorporate Locascapes® (as defined 13.04.040) design
7 elements meant to reduce, minimize and or eliminate water use by activity area:

8 A. Single-Family, and Two-Family Residential Zones (FR, R-1, R-2): The following
9 provisions apply to the Front Yards of all new single-household residential development
10 and any redevelopment of single-household. The front yard of all lots on which buildings
11 are located shall be landscaped as follows; within one year of the date of the issuance of a
12 final certificate of occupancy or final inspection.:

13 1. The landscaped areas of the front yard shall include a designed central open shape
14 created by using lawn, hardscape, groundcover, gravel, or mulch.

15 (1) Planted lawn areas shall not exceed 35% of the lot's total landscaped area.

16 (2) No area of lawn shall be less than eight feet (8') in width.

17 (3) Small residential lots in which the total Front Yard's landscaped area is less
18 than two hundred fifty (250) square feet, are exempt.

19 B. Multiple-Family Residential Zones (R-2, R-M): The minimum landscaping coverage in
20 percent for all lots in the Multi-Family Zones are as follows:

21 1. A minimum of forty percent (40%) of the total site shall be landscaped.

22 2. Lawn shall not exceed 20% of the total landscaped area outside of the active
23 recreation area, as defined the Locascapes design principle.

24 23. A minimum landscaped buffer averaging five feet (5') wide as required by
25 section 13.77.070 of this chapter shall be provided along the side and rear property
26 lines.

27 C. Office, Research Park And Development Zone (O-R-D):

28 1. A minimum of thirty percent (30%) of the total site shall be landscaped.

29 2. Lawn shall not exceed 20% of the total landscaped area outside of the active
30 recreation area, as defined the Locascapes design principle.

31 23. A minimum landscaped buffer averaging five feet (5') wide as required by
32 section 13.77.070 of this chapter shall be provided along the side and rear property
33 lines.

34 34. Where a side or rear yard abuts a residential use or Residential Zone boundary
35 the entire setback area shall be landscaped.

1 D. Neighborhood Commercial Zone (NC):

2 1. All front setback areas and the side setback areas which abut a public street on
3 corner lots shall be landscaped.

4 2. Lawn shall not exceed 20% of the total landscaped area outside of the active
5 recreation area, as defined the Localscapes design principle.

6 23. A minimum landscaped buffer averaging five feet (5') wide as required by
7 section 13.77.070 of this chapter shall be provided along the side and rear property
8 lines.

9 E. PO, C-1 And C-2 Commercial Zones:

10 1. The front setback area and the side setback area which faces on a street on
11 corner lots shall be landscaped.

12 2. Lawn shall not exceed 20% of the total landscaped area outside of the active
13 recreation area, as defined the Localscapes design principle.

14 23. A minimum landscaped buffer averaging five feet (5') wide as required by
15 section 13.77.070 of this chapter shall be provided along the side and rear property
16 lines.

17 F. Residential Office Zone (RO):

18 1. The first twenty feet (20') in depth of the front setback and/or front yard shall be
19 landscaped.

20 2. Lawn shall not exceed 20% of the total landscaped area outside of the active
21 recreation area, as defined the Localscapes design principle.

22 23. Other setback areas which abut a public street shall be landscaped.

23 34. A minimum landscaped buffer averaging five feet (5') wide as required by
24 section 13.77.070 of this chapter shall be provided along the side and rear property
25 lines.

26 G. Holladay Village Zone (HV): Landscaping is not required in the HV Zone except for the
27 requirements of subsection 13.71.080K, "Buffer Standards For Proposed Development
28 Abutting Residential Property Not In The HV Zone", of this title.

29 H. Holladay Crossroads Zone (HCR): General Property Landscaping (Non-Parking Lot):
30 Landscaping shall only be required in buffer areas where an HCR zoned property abuts a
31 residentially zoned property, and, in parking lots as specified above. Notwithstanding, in
32 cases where a use is conditionally approved by the Planning Commission to be emplaced in
33 the HCR Zone, the Commission may require emplacement of additional property
34 landscaping. All landscaping installed in the HCR Zone shall comply with relevant planting
35 and maintenance regulations that govern landscaping and buffering in section 13.77 of this
36 title -- as well as the Tree Canopy Sustainability Ordinance's standards.

1 I. P, R/M-U, and LU Zones:

2 1. All required front and side yard areas that abut a public street shall be landscaped.

3 2. A minimum landscaped buffer averaging five feet (5') wide as required by section
4 13.77.070 of this chapter shall be provided along the side and rear property lines. (Ord.
5 2019-03, 2-28-2019; amd. Ord. 2021-09, 4-8-2021; Ord. 2022-14, 6-16-2022)

6

7 13.77.060: PARKING LOT/PARKING STRUCTURE LANDSCAPING:

8 [NO AMENDMENTS PROPOSED]

9

10 13.77.070: LANDSCAPE BUFFERS:

11 [NO AMENDMENTS PROPOSED]

12

13 13.77.080: TREE CANOPY SUSTAINABILITY:

14 [NO AMENDMENTS PROPOSED]

15

16 13.77.090: STREET/COMMUNITY/WATERWAY TREE SUSTAINABILITY:

17 [NO AMENDMENTS PROPOSED]

18

19 13.77.100: PLANTING GUIDELINES:

20 [NO AMENDMENTS PROPOSED]

21

22 13.77.110: LANDSCAPE MAINTENANCE:

23 [NO AMENDMENTS PROPOSED]

24

25 13.77.120: INSTALLATION:

26 [NO AMENDMENTS PROPOSED]

27

28 13.77.130: ADMINISTRATIVE RELIEF:

29 [NO AMENDMENTS PROPOSED]