

DISCUSSION DOCUMENT FOR PLANNING COMMISSION

(revised August 20, 2024)

EXISTING CODE

Title 10-5-21: [A-1]: Front yards and side yards of all dwellings and bunkhouses which front on city streets must be landscaped (Ord. 2012-01, 7/10/2012)

Title 10-6-22: [R-1]: Front yards and side yards of all dwellings which front on city streets must be landscaped. (Ord. 2012-01, 7-10-2012)

TITLE 10-7-21: [R-2]: Front yards and side yards of all dwellings which front on city streets must be landscaped. (Ord. 2012-01, 7-10-2012)

CHANGE FOR DISCUSSION BY PLANNING COMMISSION

Remove existing landscaping requirements for individual titles (above) and replace with

Title **10-2-X**: LANDSCAPING REQUIRED:

A. For completed residential buildings and permitted business uses with existing landscapes in place on or prior to April 23, 2024

1. Front yards and side yards of all residential buildings which front on city streets must be landscaped;
2. Front yards and side yards of permitted business uses shall be landscaped unless paved as part of a sidewalk or parking area;
3. Any changes to existing landscapes made after April 23, 2024 shall consider water efficient techniques including but not limited to the reduction of grass in front and side yards.

B. For new residential buildings and permitted business uses under development after April 23, 2024

1. No lawn shall be laid in parking strips or areas less than eight (8) feet in width;
2. No more than fifty percent (50%) of front and side yards of residential buildings shall be lawn unless the residential lot has less than 250 square feet of landscaped area;
3. Lawns in common areas in the C-1, C-2, I-1, and R-2 zones shall not exceed twenty percent (20%) of the total landscaped area outside of active recreation areas.
4. Lawns in common areas at schools, churches, mobile home parks, and tiny home parks shall not exceed twenty percent (20%) of the total landscaped area outside of active recreation areas.
5. Active recreation area shall mean the same as defined in Utah Code 11-39-108 Use of Lawn or Turf