

**CENTERVILLE CITY
ORDINANCE 2026-05**

**AN ORDINANCE AMENDING VARIOUS SECTIONS OF CHAPTER 12.51 OF
THE CENTERVILLE ZONING CODE REGARDING WATER-EFFICIENT
LANDSCAPING TO ENCOURAGE WATER CONSERVATION BY ADOPTING
NEW PROVISIONS PROHIBITING LAWN AND TURF IN PARKSTRIPS,
NARROW AREAS, AND OTHER YARD AREAS WITHIN THE CITY**

WHEREAS, the City Council has previously adopted landscaping ordinance as set forth in Chapter 12.51 (Landscaping and Screening) of the Centerville Zoning Code; and

WHEREAS, the City Council desires to amend various provisions of Chapter 12.51 (Landscaping and Screening) to add new provisions to prohibit lawn and turf in parkstrips, narrow areas, and other yard areas within the City; and

WHEREAS, the amendments to Chapter 12.51 (Landscaping and Screening) will encourage water conservation and will make various residents and property owners within the City eligible to participate in State and local water conservancy district incentive programs; and

WHEREAS, the City Council finds that the amendments set forth herein are in the best interest of the City and the public health, safety, and welfare by encouraging water conservation and assisting homeowners and businesses to be eligible for water conservation incentive programs; and

WHEREAS, as amendments to the Centerville Zoning Code, these amendments have been reviewed and recommended by the Planning Commission and all required public hearings and public notices have been provided in accordance with Utah law.

NOW THEREFORE, be it ordained by the City Council of Centerville City, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “12.51.010 Purpose” of the Centerville Zoning Code is hereby *amended* as follows:

AMENDMENT

12.51.010 Purpose

The purpose of this Chapter is to promote public health, safety, and welfare by establishing minimum standards for the preservation, installation, and maintenance of landscaping and buffering materials, and to promote water conservation by establishing water-efficient landscaping design standards. The objectives to be achieved by the provisions of this Chapter include the following:

- (a) To protect property values through preservation and planting of vegetation, screening, and use of appropriate landscaping materials;
- (b) To improve the aesthetic appearance of development by establishing minimum landscaping standards;
- (c) To visually separate building areas and development within the City;
- (d) To provide privacy from noise and visual intrusions;
- (e) ~~To promote water conservation by encouraging the use of drought tolerant landscape material;~~
- (f) To reduce excessive heat, glare, and accumulation of dust;
- (g) To maintain and improve environmental conditions by providing ground water recharge areas and minimizing storm water runoff, noise, and glare; ~~and~~
- (h) To prevent the soil erosion and excessive drainage water runoff;
- (i) To promote water conservation through water-efficient landscaping design standards and other water-wise policies; and
- (j) To qualify eligible properties within the City for water-efficient landscaping incentive programs administered by the State and local water conservancy districts.

SECTION 2: AMENDMENT “12.51.020 Scope” of the Centerville Zoning Code is hereby *amended* as follows:

AMENDMENT

12.51.020 Scope

Except as may be specifically provided elsewhere in this Title, the requirements of this Chapter shall apply to any commercial, industrial, public facility, mixed use, and multifamily residential project, ~~non-residential project, special residential project~~, building, structure, ~~change in land use, or zone, or any other~~ improvement which requires approval of a subdivision, site plan, or conditional use permit, building permit, or other land use approval. Single-family residential properties or projects shall be subject to the lawn and turf restrictions set forth herein in CZC 12.51.065 (Lawn and Turf Restrictions) and are encouraged to implement water-efficient landscaping design standards and incentive programs set forth in CZC 12.51.075 (Water-Efficient Landscaping Design Standards). Such requirements shall not be construed to prohibit or limit other applicable provisions of this Title, the Centerville Municipal Code, or other laws. Legally established nonconforming situations may continue to the extent permitted under the provisions and requirements of ~~be exempt from the provisions of this Chapter as provided in CZC 12.22 (Nonconformities), or as may otherwise be specifically provided in this Title.~~

SECTION 3: AMENDMENT “12.51.030 Definitions” of the Centerville Zoning Code is hereby *amended* as follows:

AMENDMENT

12.51.030 Definitions

Certain words and phrases in this Chapter are defined in CZC 12.12 ([Definitions](#)).

SECTION 4: AMENDMENT “12.51.040 Landscaping Plan Required” of the Centerville Zoning Code is hereby *amended* as follows:

AMENDMENT

12.51.040 Landscaping Plan Required

(a) Landscaping Plan Required. Except as otherwise provided herein, when ~~When~~ a provision of this Title requires landscaping to be provided, a landscaping plan shall be submitted for the project which conforms to the requirements of this Chapter and demonstrates compliance with the provisions of this Chapter and applicable provisions of this Title, including, but not limited to, the visual obstruction requirements of CZC 12.55.230 ([Visual Obstructions](#)). A landscaping plan shall be required for any commercial, industrial, public facility, mixed use, specialty zone or overlay project, or any multifamily residential project. A landscaping plan shall not be required for single-family residential development, but such projects or applications shall show compliance with the lawn and turf restrictions and area percentages set forth in CZC 12.51.065 (Lawn and Turf Restrictions).

- (a) Information Required. A landscaping plan shall show ~~at least~~ the following information:
- (1) Landscaping and plant materials;
 - (2) Location, spacing, and number of existing and proposed plantings;
 - (3) Mature tree canopy lines for existing and proposed trees;
 - (4) Tree and plant list, including sizes and totals;
 - (5) Treatment of ground surfaces;
 - (6) Use of non-live landscaping materials such as hard surface improvements or artificial landscaping;
 - (7) Irrigation or watering plan, specifically highlighting water-efficient landscaping designs and installation requirements in compliance with applicable water-efficient landscaping standards; and
 - (8) Such other information as may be needed to demonstrate compliance with the provisions of this Chapter.
- (b) Landscape Architect Approval. A landscape plan for a subdivision, development project, site, or property consisting of one acre or more, or any amendment thereto, shall be signed by and bear the seal of a Utah licensed landscape architect licensed under the Landscape Architects Licensing Act, as set forth in Utah Code ~~Ann.~~ §§ 58-53-101, et seq.

SECTION 5: AMENDMENT “12.51.050 Waiver Of Strict Compliance” of the Centerville Zoning Code is hereby *amended* as follows:

AMENDMENT

12.51.050 Waiver Of Strict Compliance

- (a) Waivers Authorized. Since site conditions and development constraints may vary greatly among development projects, sites, and properties, the Planning Commission may approve landscaping landscape plans that deviate from strict compliance with the provisions of this Chapter. Such waivers must be specifically requested and approved in writing by the Planning Commission.
- (b) Application. A person desiring a waiver from requirements of this Chapter shall, in conjunction with an applicable development application, submit a written request which describes the proposed waiver, provides grounds justifying the waiver, and shows how the intent of this Chapter will still be met with by the proposed waiver.
- (c) Findings Required. The Planning Commission may authorize a waiver from the requirements of this Chapter, to the extent authorized herein, only if the Planning Commission ~~it~~ finds the waiver:
 - (1) Preserves the intent of this Chapter and the provision for which a waiver is authorized;
 - (2) The granting of a waiver will not result in an adverse impact on surrounding properties; and
 - (3) (A) The strict application of the provision in question is unreasonable or unnecessary for the specific use, design, or site proposal given the nature of the proposal or alternate measures proposed by the applicant; or
(B) The property has extraordinary or exceptional physical conditions that do not generally exist on nearby property in the same zone and such conditions will not allow strict compliance with the all of provisions of this Chapter.

SECTION 6: AMENDMENT “12.51.060 Landscaping Design Guidelines” of the Centerville Zoning Code is hereby *amended* as follows:

AMENDMENT

12.51.060 Landscaping Design Guidelines

- (a) General Considerations. Landscaping should be used to:
 - (1) Beautify a site;

- (2) Define open space areas;
 - (3) Establish a buffer between different land uses and create a transition between them;
 - (4) Absorb sound, filter air, curtail erosion, provide shade, and maintain privacy;
 - (5) Enhance building architectural features, parking functions, and pedestrian activities within a site;
 - (6) Promote energy efficiency and conservation of resources;
 - (7) Promote water conservation through water-efficient landscaping design; and
 - (8) Provide wildlife corridors where appropriate.
- (b) Minimum Landscaping. Depending upon development type and location, the required landscaping for any given site shall comply with minimum requirements set forth in CZC 12.51.070 and any other minimum landscaping requirements set forth in this Title. Additional landscaping should be provided as needed to achieve compatibility between different adjoining land uses and may be required in accordance with provisions elsewhere in this Title. In the event additional landscaping is provided on any given site, such landscaping shall comply with the percentage limits set forth in CZC 12.51.070 regarding live and non-live plant materials. Landscaping may include a combination of xeriscape, hardscape, plant cover, and grass plantings, as more particularly set forth herein.
- (c) Drainage. Storm water detention or retention areas should not detract from the quality of landscape design. In landscaped detention or retention areas, plant material should be compatible with the use. ~~Artificial plants and landscaping shall not be permitted in storm water detention areas.~~
- (1) Small ~~water~~ detention or retention areas without aesthetic or secondary benefits should be avoided.
 - (2) Detention or retention area side slopes should not exceed a one to three (1:3) vertical to horizontal slope unless fenced to prohibit public access.
 - (3) Detention or retention basins should be designed as an integral part of the landscape theme and not appear as a ditch or pit.
 - (4) Artificial plants and landscaping shall not be permitted in storm water detention or retention areas.
- (d) Foundation Planting. Landscaping should be provided along building foundations in locations visible to the general public.
- (e) Ground Cover. Unless otherwise provided herein, a mixture of vegetative ~~Vegetative~~ ground cover and hardscape may ~~should~~ be used along public rights- of- way and in required front yard landscape areas ~~(not including sidewalks, trails, and entry points);~~ provided, the use of lawn and turf in parkstrips and other landscaped areas shall be subject to the restrictions set forth in CZC 12.51.065 (Lawn and Turf Restrictions).
- (f) Low Water Usage. Drought resistant shrubs and trees, as established by typical planting standards for the Western United States region, and water-efficient or water-wise landscaping, as defined in Utah Code 10-20-619, should be used wherever possible. ~~A list of low water use plants is available from the Community Development Department. See, water-efficient landscaping design standards set forth in CZC~~ 12.51.075 (Water-Efficient Landscaping Design Standards).
- (g) Low Maintenance. Low maintenance plants should be considered and used whenever

possible.

- (h) Shade. Landscape designs should include plantings that provide shade for structures, outdoor recreational areas, and parking areas.

SECTION 7: ADOPTION “12.51.065 Lawn And Turf Restrictions” of the Centerville Zoning Code is hereby *added* as follows:

ADOPTION

12.51.065 Lawn And Turf Restrictions (*Added*)

- (a) Lawn and Turf Prohibited. For purposes of water conservation, and in order for the City, its residents and property owners, to qualify for water-efficient landscaping incentive programs administered by the State and local water conservancy districts, lawn and turf shall be prohibited in the following areas.
 - (1) Parkstrips - All Zones. No lawn or turf shall be permitted in any parkstrip area in any zone within the City. For purposes of this Section, "parkstrip" is defined as the area within the public right-of-way located between the top back of curb and the sidewalk. Any portion or side of any property which does not have a sidewalk installed shall not be considered to contain a parkstrip for purposes of this Section and shall not be subject to the lawn and turf prohibitions of this Section; provided, any portion or area of such properties which is less than 8 feet wide, shall be subject to the "narrow area" restrictions set forth in Subsection (b).
 - (2) Narrow Areas - All Zones. No lawn or turf shall be permitted in any areas less than 8 feet wide in any zone within the City.
 - (3) Front and Side Yards - Single-Family Residential Lots or Parcels. Lawn and turf shall not exceed 35% of the front and side yard landscaped areas of single-family residential lots or parcels; provided, such restrictions shall not apply to small single-family residential lots or parcels with less than 250 square feet of landscaped area.
 - (4) Total Landscaped Areas - Commercial, Industrial, Public Facility, and Multifamily Zones. Lawn and turf shall not exceed 15% of the total landscaped areas of commercial, industrial, public facility, mixed use, specialty, overlay, multifamily, or any other non-single-family residential properties and projects; provided, such restrictions shall not apply to approved active recreational areas that meet State and local water conservancy district design and landscaped standards.
- (b) Effective Date. The lawn and turf restrictions set forth herein, shall apply to any new development occurring on or after May 1, 2026. For purposes of this Section, "new development" shall be considered any new land use or development application submitted on or after May 1, 2026, including, but not limited to any application for subdivision, site plan, building permit, etc., or any amendment thereto.

(c) Nonconformities. Any property within the City with existing lawn or turf in parkstrips, narrow areas, or other restricted yard areas which do not comply with the new regulations set forth herein, but legally existed as of May 1, 2026, may continue the existence of such lawn or turf in the parkstrips, narrow areas, or other restricted yard areas, as a nonconformity in accordance with the provisions of CZC 12.22 (Nonconformities). Nonconforming lawn or turf in the parkstrip, narrow areas, or other restricted areas shall be considered "other nonconformity" as provided in CZC 12.22.080 (Other Nonconformity).

(1) Non-Single-Family Residential Development. Commercial, industrial, public facility, mixed use, specialty, overlay, and multifamily development shall be required to bring any lawn or turf nonconformities into compliance with the regulations set forth herein if and when the new development (i.e. new land use or development application, such as subdivision, site plan, building permit, etc., or any amendment thereto) triggers bringing the nonconformity into compliance with current regulations as provided under CZC 12.22 (Nonconformities) and/or any other provisions of this Title or applicable municipal ordinances, including, but not limited to the trigger provisions set forth in CZC 12.22.080 (Other Nonconformity).

(2) Single-Family Residential Development. Notwithstanding the trigger provisions set forth in CZC 12.22.080 (Other Nonconformity), single-family residential development shall only be required to bring any lawn or turf nonconformities into compliance with the regulations set forth herein if any when the new development involves: (A) the demolition of an existing single-family dwelling and the construction of a new single-family dwelling; or (B) the remodeling or expansion of an existing single-family dwelling that increases the total square footage of the existing single-family dwelling by more than 50%. The construction or reconstruction of a garage, barn, shed, or other accessory structure to the primary single-family dwelling shall not be considered new development triggering compliance with the lawn and turf restrictions set forth herein.

SECTION 8: AMENDMENT “12.51.070 Landscaping Requirements” of the Centerville Zoning Code is hereby *amended* as follows:

AMENDMENT

12.51.070 Landscaping Requirements

(a) General Requirements.

(1) Landscaped areas shall include trees, shrubs, and vegetative, ~~organic and inorganic~~ ground cover and other hardscape ~~organic and inorganic~~ materials identified in an approved landscaping plan. ~~Except as otherwise provided in CMC 11.02.030 regarding permitted hardscaping in the parkstrip, all required~~

~~landscape areas shall be occupied by plant material or ground cover.~~

- (A) Required landscaping areas shall include live plant material at least to the following extent:
- (i) Perimeter and internal landscaping: 50% of perimeter and internal landscaped area shall include live plant material;
 - (i) Buffer landscaping between residential and non-residential development: 50% of buffer landscaped area shall include live plant material; and
 - (i) The use of lawn and turf for live plant material is restricted and subject to CMC 12.51.065 (Lawn and Turf Restrictions). ~~For commercial and industrial developments, the expansive area use of water resource intensive law or turf shall be avoided.~~
- (B) Excluding parkstrips, non-live landscaping or hardscaping materials may consist of hard surface improvements such as ~~pools, fountains, waterfalls, streams,~~ decorative boulders, planters, benches, and sculptures, water features, or materials such as wood chips, bark, stone, decorative gravel, mulch, or other similar materials. Non-live landscaping or hardscaping materials shall not be deemed to include artificial plants or landscaping as more particularly described in Subsection (C). Decorative paving materials may include bricks, pavers, flagstones, and decoratively textured or colored concrete. All landscaping and hardscaping within the parkstrips shall comply with CZC 12.51.065 (Lawn and Turf Restrictions) and CMC 11.02.020 (Parkstrip Landscaping or Hardscaping).
- (C) Artificial plants and landscaping, such as artificial or man-made shrubs, trees or other similar vegetation or landscaping material, may be utilized in a landscaping plan, subject to the restrictions set forth in this Chapter, including, but not limited to, the provisions of CZC 12.51.082 (Artificial Landscaping Standards); provided, no artificial plants or landscaping shall qualify or be used to meet the minimum landscaping requirements for the site required in this Chapter.
- (D) All landscaping and hardscaping within the parkstrip and areas of less than 8' wide shall comply with CZC 12.51.065 (Lawn and Turf Restrictions) and CMC 11.02.020 (Parkstrip Landscaping or Hardscaping).
- (2) Irrigation systems shall be automatic and shall include rain delay sensors (e.g. WaterSense labeled smart irrigation controlled systems). Systems shall be checked regularly by the owner to assure proper maintenance and efficiency. City inspection at time of installation, or anytime thereafter, may be required to assure the system is operational and water is not being wasted.
- (3) Deciduous trees are the preferred tree type. Coniferous trees are generally discouraged but may be used for screening objects such as dumpsters and mechanical enclosures.
- (4) One tree shall be planted for every 500 square feet of landscaped area not

- including any requirement for plantings for buffers and architectural barriers.
- (5) Trees may be substituted by shrubs at a ratio of 10 shrubs to one tree.
 - (A) Shrub size shall be a #5 container with a spread of 18 to 24 inches when installed.
 - (B) Not more than 25% of required trees may be substituted by shrubs.
 - (6) Parkstrips shall be improved and maintained by the abutting property owner to the parkstrip with landscaping or hardscaping in accordance with this Chapter and CMC 11.02.030 (Parkstrip Maintenance). Pursuant to CZC 12.51.065 (Lawn and Turf Restrictions), lawn or turf is not permitted in the parkstrip. Landscaping and hardscaping in the parkstrip is also regulated by CMC 11.02.020 (Parkstrip Landscaping and Hardscaping). To avoid damage to public rights-of-way, unless otherwise approved, trees shall not be planted in parkstrips and should be at least 7 feet from the edge of a sidewalk.
 - (7) Public property abutting a development project shall be appropriately landscaped and maintained by the abutting property owner in accordance with applicable ordinances.
 - (8) Landscaped areas shall be located:
 - (A) Adjacent to building elevations which form major public views of a project from adjacent streets and property, and to users of the project; and
 - (B) Within between Between buildings or portions of buildings, in parking lots, and in any plaza or courtyard.
- (b) ~~Buffer Landscaping between Residential and Non-Residential Development or a Differing Residential Intensity Zoning District~~. Landscaped buffers shall be required along side and rear property boundaries of commercial or industrial property or projects which abut a residential zone. Landscaped buffers shall also be required along side and rear property boundaries of or any Residential High (R-H) zoned property or projects which abut Residential Low (R-L) zoned property. are adjacent to a differing lower intensity residential zoning district.
- (1) For commercial, industrial, or other non-Non-residential property (source zone) abutting a residential zone, the minimum landscaped buffer depth shall be as follows:
 - (A) In medium intensity (M) source zones: 15 feet; and
 - (B) In high intensity (H) and very high intensity (VH) source zones: 30 feet.
 - (2) For high intensity residential (R-H) property (source zone) abutting a low intensity residential zone (R-L), the Residential minimum landscaped buffer depth shall be as follows:
 - (A) In high intensity (H) source zones meeting low intensity (L) zones: 25 feet
 - (3) An architectural buffer at least six feet in height shall be provided within the buffer zone. Such buffer may consist of either a block or concrete wall, fencing, or live plants sufficient to create the desired visual, noise, and aesthetic buffer in accordance with the requirements set forth herein. ~~and in accordance with the buffer screening guidelines set forth in the General Plan.~~

- (A) If an architectural buffer consists of solid fencing or a wall, evergreen landscaping anticipated to grow to more than six feet in height shall be provided at distances sufficient to provide a visual and noise reducing barrier. Such landscaping shall consist of at least one tree for every 20 feet of fencing.
- (B) If an architectural buffer does not consist of solid fencing or a wall, a sufficient quantity of evergreen trees and shrubs shall be provided which are reasonably anticipated to grow to approximately six feet in height to produce a solid landscape screen through all seasons of the year.
- (C) Architectural buffers on corner lots shall be modified to comply with required sight and visibility standards set forth in CZC 12.55.230 (Visual Obstructions).
- (4) In addition to plant and tree requirements for architectural buffers, a minimum of one tree shall be provided for every 500 square feet of landscaped area.
- (5) Artificial plants and landscaping shall not be permitted in the required landscaped buffer areas.
- (c) Foundation Landscaping. Landscaping shall be provided adjacent to any building wall which fronts on a public street as follows:
 - (1) At least 50% of the building frontage shall be landscaped; and
 - (2) The minimum width of the landscaped area shall be three feet, excluding any vehicle overhang from an adjacent parking area.
- (d) Non-Residential Project Landscaping.
 - (1) At least 10% of a non-residential development project located west of I-15 shall be landscaped, not including area within an abutting right-of-way.
 - (A) To the extent possible, such landscaping plan shall incorporate xeriscaping, drought tolerant plantings, and water-efficient landscaping.
 - (B) The xeriscaping and water-efficient landscaping plan shall be designed by a licensed landscape architect with xeriscape and water-efficient landscaping experience.
 - (C) To the extent possible, the landscaping plan should incorporate the Water-Efficient Landscaping Design Standards set forth in CZC 12.51.075 (Water-Efficient Landscaping Design Standards).
 - (2) At least 15% of a non-residential development project located east of I-15 shall be landscaped, not including area within an abutting right-of-way.
 - (A) To the extent possible, such landscaping plan shall incorporate the use of drought tolerant plantings and water-efficient landscaping.
 - (B) A drought tolerant and water-efficient landscaping plan landscape design shall be designed by a licensed landscape architect with drought tolerant and water-efficient landscaping experience.
 - (C) Additionally, the To the extent possible, the landscape plan should incorporate the Water-Efficient Landscaping Design Standards, as set forth in CZC 12.51.075 (Water-Efficient Landscaping Design

Standards). Schemes, as listed in CZC 12.51.070(h).

- (e) Parking Lot Landscaping. Trees shall be planted in parking areas to provide shade to minimize surface heating. Where possible, the amount of asphalt~~ie~~ or other hard surface areas should be minimized.
- (1) Every parking lot consisting of more than 10 spaces and 3,500 square feet shall contain, at a minimum, internal landscaped islands as follows:
 - (A) Multiple-family residential: 10% of total parking lot area.
 - (B) Office and commercial: 7% of total parking lot area.
 - (C) Industrial and warehouse: 5% of total parking lot area.
 - (2) For every six required parking spaces, or portion thereof, a minimum of two shrubs and one deciduous tree shall be provided within each internal parking island area. The species of such trees shall be such that at maturity a tree canopy is provided to shade the parking area below each tree.
 - (3) Internal landscaped islands shall contain a minimum of 25 square feet and shall have a minimum average width of at least 5 feet.
 - (4) Internal landscaped islands shall be located in the following priority:
 - (A) To define major drives and access ways;
 - (B) To delineate ends of parking rows;
 - (C) At aisle intersections; and
 - (D) Within parking rows.
 - (5) Artificial plants or landscaping shall not be permitted in the required parking lot landscaped areas.
- (f) Public Street and Parkstrip Landscaping.
- (1) Except for approved driveways and pedestrian walkways, landscaping shall be provided along public streets as set forth below. Landscaping provided within a planned development may be required to exceed these minimum requirements.
 - (A) Landscaped areas shall be provided within ~~Within~~ the area adjacent and parallel to the frontage of a public street or highway to the depth shown, as measured from the back of curb:
 - (i) Freeway and Parrish Lane-Centerville Marketplace: 30 feet;
 - (i) Arterial or collector street: 15 feet; and
 - (i) Minor or local street: 10 feet; and
 - (B) Within the parkstrip; provided, landscaping and hardscaping within the parkstrip shall comply with ~~approved hardscaping may also be used in the parkstrip in accordance with and subject to~~ applicable provisions of CZC 12.51.065 (Lawn and Turf Restrictions) and CMC 11.02.020 (Parkstrip Landscaping or Hardscaping). ~~11.02.030.~~
 - (2) One tree shall be planted for every 25 feet of public street frontage in a required landscaped area. Such trees may be clustered along a particular frontage or boundary. Applicants desiring to fulfill this requirement by placing the trees within the parkstrip, shall be subject to CZC 12.51.070(a)(6) and all other applicable City Ordinances, including CMC 11.02 (Parkstrip and Parkstrip Trees) regarding street tree restrictions ~~regulations~~ and permit

requirements.

- (3) The slope of any earth berm adjacent and parallel to public street right-of-way shall not exceed a vertical to horizontal ratio of one to two (1:2) and shall be treated with suitable ground cover to prevent soil erosion.
 - (4) Artificial plants or landscaping shall not be permitted in the required public street frontage and parkstrip areas.
- (g) Landscaping for Non-Single-Family Residential ~~Non-Single Family~~ Projects. At least 40% of a planned development, condominium, multiple-family ~~project, dwelling,~~ assisted living facility, planned development overlay, or ~~other similar~~ non-single-family residential development project shall be landscaped open space. If a waiver allowing reduced landscaping is approved as provided in CZC 12.51.050, the minimum amount of required landscaping shall not fall below 30%.
- (1) Landscaping shall be designed to enhance crime prevention, provide privacy, and maximize energy efficiency by planning for proper solar orientation.
 - (2) Open space and common areas shall include a minimum of one tree and two shrubs per dwelling unit.
- (h) ~~Water Efficient Landscaping Design Schemes. In all zones, when landscaping designs are submitted or installed, the City encourages the use of water-efficient plantings and irrigation systems. Unless otherwise provided, such as areas not serviced by secondary water, the City prohibits the use of culinary water to water landscaped areas and all landscaped areas shall be watered with secondary irrigation water service. It is highly recommended, but not required, that all landscaping design plans should implement water-wise landscape practices, as described in the water-efficient design methods and practices set forth in this Section (“Water Efficient Design Methods and Practices”).~~
- (1) ~~Residential Zones. There are no minimum landscaping requirements for development within single-family zones. However, there are restrictions on the allowable impervious improvements to property, as listed in CZC 12.32.330 (Table of Development Standards in Residential Zones). Such landscaping design schemes should include the Water Efficient Design Methods and Practices set forth in this Section.~~
 - (2) ~~Commercial and Industrial Zones. For all commercial and industrial developments, landscaping designs shall comply with the landscaping design guidelines of 12.51.060 (Landscaping Design Guidelines), and such design schemes should include the Water Efficient Design Methods and Practices set forth in this Section.~~
 - (3) ~~Water Efficient Design Methods and Practices. For all landscaping designs and plans, the following methods and practices should be implemented.~~
 - (A) ~~Turf style grass should not exceed 35% of the total landscaped area. Turf style grass should not be placed in landscaped areas less than eight feet in width.~~
 - (B) ~~Parkstrips less than eight feet in width are required to comply with alternative plantings and materials as outlined in CMC 11.02.020 (Parkstrip Landscaping or Hardscaping).~~
 - (C) ~~Ninety percent (90%) of all plant materials should be water-wise~~

- plantings, as listed or depicted in various water conservation demonstration gardens in Utah or as recommended by a landscape architect.
- (D) ~~Rock or mulch used in plant beds outside the parkstrip should have a depth of three to four inches to prevent weed growth and retain soil moisture.~~
 - (E) ~~Soil scarification (the process of breaking up soil by fracturing or tilling) should be performed to a depth of at least six inches to allow for water and air exchange in soil following site work compaction in all landscaped areas.~~
 - (F) ~~Soil amendments (organic material) should be added and tilled into the soil to a minimum depth of six inches to increase organic content and improve water retention in all landscaped areas.~~
 - (G) ~~Irrigation systems should be designed with water wise controllers, valves, drip emitters, and bubblers that provide the minimum necessary amount of water to ideally sustain the landscape plantings.~~
 - (H) ~~Appropriately designed drip irrigation systems should be used for all non-turf landscaped areas.~~
 - (I) ~~Irrigation operation and watering should be done between the hours of 6 p.m. to 10 a.m. to reduce loss from wind and minimize evaporation or as restricted by other local, special service district, county, or state regulations, including, but not limited to CMC 9.02.210 (Sprinklers).~~
- (4) ~~State Law Restrictions. Pursuant to Utah Code § 10-9a-535, the City is prohibited from enacting or enforcing an ordinance, resolution, or policy that prohibits or has the effect of prohibiting a property owner from incorporating water wise landscaping on the property owner's property. The City may not require a property owner to install or keep in place lawn or turf in an area with less than eight feet.~~

SECTION 9: **ADOPTION** “12.51.075 Water-Efficient Landscaping Design Standards” of the Centerville Zoning Code is hereby *added* as follows:

ADOPTION

12.51.075 Water-Efficient Landscaping Design Standards (*Added*)

- (a) Water-Efficient Landscaping Design. In all zones and for all development types, when landscaping designs are submitted or installed, the City supports the use of water-efficient plantings and irrigation systems (e.g. WaterSense labeled smart irrigation control systems). It is highly recommended that all landscaping design plans implement water-efficient landscape practices, as set forth in this Section (“Water-

Efficient Landscaping Design Standards”).

- (b) No Use of Culinary Water for Irrigation. Unless otherwise provided, such as areas not serviced by secondary water, the City prohibits the use of culinary water to water landscaped areas and all landscaped areas shall be watered with secondary irrigation water service.
- (c) Single-Family Residential Zones. Single-family residential development shall be subject to the lawn and turf restrictions set forth in CZC 12.51.065 (Lawn and Turf Restrictions). Development within single-family residential zones is also subject to restrictions on allowable impervious surface improvements to property, as set forth in CZC 12.32.330 (Table of Development Standards in Residential Zones). Development within single-family zones is encouraged to incorporate the Water-Efficient Landscaping Design Standards set forth in this Section.
- (d) Commercial, Industrial, Public Facility, and Multifamily Zones. For all commercial, industrial, public facility, mixed use, specialty, overlay, and multifamily developments, landscaping designs shall comply with the landscaping design guidelines of 12.51.060 (Landscaping Design Guidelines) and CZC 12.51.065 (Lawn and Turf Restrictions). Development within these zones is encouraged to incorporate the Water-Efficient Landscaping Design Standards set forth in this Section.
- (e) Lawn and Turf Restrictions. All landscaping designs and plans shall comply with the lawn and turf restrictions set forth in CZC 12.51.065 (Lawn and Turf Restrictions), which are mandatory restrictions on the use of lawn and turf in certain landscaped areas such as parkstrips and narrow areas.
- (f) Water-Efficient Landscaping Design Standards. In addition to the lawn and turf restrictions set forth CZC 12.51.065 (Lawn and Turf Restrictions), the following water-efficient design methods and practices should be implemented for all landscaping designs and plans.
 - (1) Ninety percent (90%) of all plant materials should be drought tolerant and water-efficient plantings, as listed or depicted in various water conservation demonstration gardens in Utah or as recommended by a landscape architect.
 - (2) Rock, mulch, or other similar materials used in planting beds or other areas should have a depth of at least three to four inches to prevent weed growth and retain soil moisture and should be permeable to air and water. The use of rock, mulch, or other materials in the parkstrip is restricted by City ordinances, including, but not limited to CMC 11.02.020 (Parkstrip Landscaping and Hardscaping).
 - (3) Soil scarification (the process of breaking up soil by fracturing or tilling) should be performed to a depth of at least six inches (6") to allow for water and air exchange in soil following site work compaction in all landscaped areas.
 - (4) Soil amendments (organic material) should be added and tilled into the soil to a minimum depth of six inches (6") to increase organic content and improve water retention in all landscaped areas.
 - (5) Irrigation systems should be designed with water-efficient controllers, valves, drip emitters, and bubblers that provide the minimum necessary amount of water to ideally sustain the landscape plantings (e.g. WaterSense labeled smart

irrigation controlled systems).

- (6) Appropriately designed drip irrigation systems should be used for all non-turf landscaped areas.
- (7) Planting areas should be irrigated with low-volume drip irrigation systems. Low-volume drip emitters should be rated at 5 gallons or less. Micro-spray emitters, bubblers, and soaker hoses are not considered low-volume drip irrigation.
- (8) Overhead sprinklers (generally used for lawn, turf, or other landscaping) should not be on the same irrigation valve or zone as drip irrigation (generally used for plants and shrubs).
- (9) Drip irrigation systems should be installed with filter and pressure regulators.
- (10) In addition to ordinance requirements set forth in this Chapter, total landscaped areas for projects should have at least 35% plant foliage coverage at the plant's maturity. Annual flowers and other annual plants and flower bulbs are generally not used to calculate the 35% recommended plant foliage coverage.
- (g) Watering Times. Irrigation operation and watering shall only be permitted between the hours of 6 p.m. to 10 a.m. to reduce loss from wind and minimize evaporation or as restricted by other local, special service district, county, or state regulations, including, but not limited to CMC 9.02.210 (Sprinklers).
- (h) State Law Restrictions. Pursuant to Utah Code § 10-20-619, the City is prohibited from enacting or enforcing an ordinance, resolution, or policy that prohibits or has the effect of prohibiting a property owner from incorporating water wise landscaping on the property owner's property.

SECTION 10: **AMENDMENT** “12.51.090 Substitute Plant Materials” of the Centerville Zoning Code is hereby *amended* as follows:

AMENDMENT

12.51.090 Substitute Plant Materials

The Zoning Administrator may approve installation of comparable substitute plant materials to satisfy the requirements of an approved landscape plan when approved materials are unavailable or when other unforeseen conditions prevent the use of materials shown on the landscaping plan. The Zoning Administrator may not reduce the number of plants required. Any other change to an approved landscaping plan shall be approved by the applicable approving authority as an amendment to the original approval (e.g. site plan amendment approved by the Planning Commission) ~~by the Planning Commission~~ in accordance with procedures and requirements applicable to the original approval.

SECTION 11: **AMENDMENT** “12.51.100 Installation, Irrigation, And Maintenance” of the Centerville Zoning Code is hereby *amended* as follows:

AMENDMENT

12.51.100 Installation, Irrigation, And Maintenance

Required landscaping shall be installed, irrigated, and maintained in accordance with the following standards:

- (a) Installation. Landscaping shall be installed according to accepted nursery practices.
- (b) Bond. When landscaping is required as part of a special amenity, public improvement, planned development, or for increased density, the developer shall provide the City with a cash bond or escrow agreement, in an amount equal to the estimated landscaping cost, to guarantee installation and maintenance of landscaping. Such security shall be retained, withdrawn, and/or released in accordance with the City's adopted bond procedures for site plan and subdivision approval.
- (c) Certificate of Occupancy. No certificate of occupancy for development requiring landscaping shall be issued until:
 - (1) Improvements shown on the landscaping plan are inspected and accepted by the Zoning Administrator as complete; or
 - (2) An extension agreement has been executed as provided in Subsection (e).
- (d) Warranty. The developer shall warrant that completed landscaping complies with the approved landscape plan, including the quantities, location, species, and size of plants and other landscape materials, and that such landscaping will remain in good condition free from defects in material and/or workmanship during the warranty period.
 - (1) For the purpose of this Subsection "warranty period" means a period of one year beginning when the City accepts the landscaping as complete.
 - (2) During the warranty period the developer shall promptly repair, correct, or replace defective materials, equipment, and workmanship without charge or cost to the City. The City may at any time during the warranty period inspect, photograph, or **record televise** such landscaping and shall notify the developer of any necessary repair, correction, or replacement.
- (e) Landscaping Extension Agreement. If seasonal or weather conditions prohibit landscaping installation, an applicant may obtain a certificate of occupancy before required landscaping is completed if the applicant executes a landscaping extension agreement assuring such landscaping will be completed to the satisfaction of the City within a specified period of time not to exceed seven months from the date of occupancy. Any associated bond shall be retained and required during the period of an extension.
- (f) Irrigation. Landscape areas shall be irrigated as necessary to maintain required plant materials in good and healthy condition, while at the same time avoiding water waste through **inefficient irrigation (e.g. using WaterSense labeled smart irrigation controlled**

systems).

(g) Maintenance. Landscape areas, including park strips, shall be maintained in a healthy, neat, and orderly condition as follows:

- (1) Landscaped areas shall be free of weeds and litter;
- (2) Landscape structures (e.g., walls, fences) shall be repaired or replaced in a structurally sound condition consistent with original appearance;
- (3) The City may require that any dead trees, shrubs, and plants be replaced ~~within the current or next planting season;~~
- (4) Non-live landscaped areas, such as hard surfaced improvements, shall be properly maintained and repaired in a safe and appropriate condition; and
- (5) Artificial plants and landscaping shall be properly maintained and repaired in a safe and appropriate condition. Any faded, deteriorated or damaged artificial plants and landscaping shall be removed and/or replaced.

SECTION 12: REPEALER CLAUSE All ordinances, or parts thereof, in conflict with the provisions of this Ordinance are hereby repealed to the extent necessary to give this Ordinance full force and effect.

SECTION 13: SEVERABILITY CLAUSE If any section, part, or provision of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance, which shall remain in full force and effect.


SECTION 14: EFFECTIVE DATE This Ordinance shall become effective immediately upon publication or posting or 30 days after passage by the City Council, whichever comes first.


SECTION 15: PUBLICATION The City Recorder shall cause this Ordinance to be recorded in the Centerville book of ordinances and posted or published in accordance with Utah law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, THIS 7th DAY OF APRIL, 2026.

ATTEST:

CENTERVILLE CITY


Jennifer Robison, City Recorder

By: 
Mayor Clark A. Wilkinson

Voting by the City Council:

| | Aye | Nay | Absent | Abstain |
|-------------------------|----------|-------|--------|---------|
| Councilmember Bangerter | <u>X</u> | _____ | _____ | _____ |
| Councilmember Hayman | <u>X</u> | _____ | _____ | _____ |
| Councilmember Hirst | <u>X</u> | _____ | _____ | _____ |
| Councilmember Mecham | <u>X</u> | _____ | _____ | _____ |
| Councilmember Plummer | <u>X</u> | _____ | _____ | _____ |

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provisions of the Utah Code § 10-3-713, as amended, I, the municipal recorder of Centerville City, hereby certify that foregoing Ordinance was duly passed by the City Council and published or posted as required by law.

Jennifer Robison
JENNIFER ROBISON, City Recorder

DATE: 4/17/2026

RECORDED this 17th day of April, 2026.

PUBLISHED OR POSTED this 17th of April, 2026.

