



ORDINANCE 2026-08

AN ORDINANCE OF THE SPRINGDALE TOWN COUNCIL REVISING THE TOWN'S LAND USE REGULATIONS RELATING TO MINIMUM LANDSCAPE REQUIREMENTS IN THE VILLAGE COMMERCIAL ZONE

Whereas, the Title 10-18-4 sets out the minimum landscape requirement for properties, based on the zone in which they are located, and

Whereas, in the Central Commercial and Valley Residential zones, the minimum landscape requirement is tiered, based on the size of the property, and

Whereas, it is considered that it would be appropriate for the minimum landscape requirement in the Village Commercial zone to also be tiered, based on the size of the property, and

Whereas, the Planning Commission and Town Council have both reviewed and vetted the proposed revisions to the Town's land use regulations regarding landscape requirements in the Village Commercial zone and find they will promote public health and well-being in the Town of Springdale, and

Whereas, the necessary public hearings and procedures required to amend the Town's land use ordinances have been fulfilled,

Now, Therefore, be it ordained by the Springdale Town Council that Title 10-18-4 of the Town Code be amended as follows:

ROLL CALL VOTE		
R. Aton	<input checked="" type="radio"/> Yes	<input type="radio"/> No
B. Bruno	<input checked="" type="radio"/> Yes	<input type="radio"/> No
J. Burns	<input checked="" type="radio"/> Yes	<input type="radio"/> No
P. Campbell	<input checked="" type="radio"/> Yes	<input type="radio"/> No
K. Topham	<input type="radio"/> Yes	<input checked="" type="radio"/> No

Adopted by the Springdale Town Council this 13th day of May, 2026.

Barbara Bruno

Barbara Bruno,
Mayor

Attest:

Kynda Sagers

Kynda Sagers,
Town Clerk



CERTIFICATION OF PASSAGE AND POSTING

I, Kyndal Sagers, acting on behalf of the Town of Springdale, hereby certify that the following public notice requirements were completed per Utah Code 63G-30-102 for Ordinance 2026-08:

- (1) Notice of Ordinance was posted to the Utah Public Notice Website on 5/15/2026.
- (2) Posted at the Springdale Town Hall, CCC, & PO on 5/15/2026.
- (3) Posted to the Springdale Town Code of Ordinances on its website 5/15/2026.



Kyndal Sagers, Town Clerk

10-18-4: LANDSCAPE REQUIREMENTS AND REGULATIONS:

These standards are the minimum requirements for all landscaping regulated by this chapter.

- A. *Landscape areas:* A minimum percentage of the area of all properties is required to be either landscaped or retained as natural open space. The following chart establishes the percentage of properties are required to be landscaped or retained as natural open space:

Zone	Minimum Percentage Of Property To Be Either Landscaped Or Natural Open Space	Minimum Percentage Of Property To Be Landscaped
FR	80	0
VR-S	75	15
VR-A	60	15
VR-B	40	15
AG	50 of nonagricultural land	30 of nonagricultural land
VC	60	30
Properties 0.5 acres or greater	60	30
Properties 0.25 acres to < 0.5 acres	50	25
Properties less than 0.25 acres	40	20
PU	50	30
CC:		
Properties 1.5 acres and greater	40	30
Properties 0.5 to 1.5 acres	35	25
Properties less than 0.5 acre	30	20

Note:

1. The majority of the area of properties in the AG zone should be dedicated to an agricultural use. The landscape areas required in the chart above shall apply to nonagricultural development on the property such as offices, retail sales areas, and employee housing.
1. Landscaped areas must meet the following criteria:
 - a. The area must meet all landscape regulations of this chapter and must contain the required amounts of vegetation established by this chapter.
 - b. The area must be irrigated in conformance with the requirements of this chapter, or be landscaped with vegetation that does not require supplemental irrigation.
 - c. The landscape area must be maintained such that the vegetation is healthy, and the area is primarily devoid of weeds.
 - d. Areas with an approved agricultural use, such as open pastures and irrigated fields, qualify as landscape areas if the agricultural use is integrated into the overall landscape design for the property.
 - e. In the VC and VR zones, maintained orchards reflective of the pioneer heritage of Springdale shall be considered landscaped area.
 - f. Pedestrian pathways, courtyards, pools and pool decks, decorative fencing, and other similar features may be counted as landscaped area, if specifically shown on an approved landscape plan and integrated into the landscape design for the property, per the standards below:

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(Supp. No. 20)

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- (1) The feature(s) must be visually and functionally linked to the vegetative landscape on the property.
 - (2) The feature(s) must add interest, diversity, and functionality to the overall landscape design.
 - (3) There must be a logical and functional transition between the feature(s) and the rest of the landscape area.
 - (4) Pathways and other pedestrian facilities must have vegetative landscape features at least two feet in width on both sides of the pathway.
 - (5) Courtyards, pool decks, patios and other similar features must be surrounded on at least 75 percent of their perimeter by vegetative landscape elements at least ten feet in width.
 - (6) Courtyards, pool decks, patios and other similar elements must have permanent vegetative landscape elements, such as planter areas, incorporated into the courtyard area.
 - (7) The total area of such feature(s) may not account for more than 15 percent of the total required landscape and natural open space area.
2. Natural open space must be in its unaltered natural state, or must demonstrate at least one of the following characteristics:
 - a. Natural slopes of 30 percent or more.
 - b. Natural washes, watercourses, or riparian area.
 3. In determining if an area is in its "unaltered state" and thus eligible for designation as natural open space, all of the following standards apply:
 - a. The area:
 - (1) Has not been excavated, graded, leveled, or otherwise disturbed in the last 50 years, or
 - (2) Is at least 60 percent covered by vegetation that is either identical to or visually identifiable with natural vegetation existent on adjacent undeveloped properties, undeveloped fields, or undeveloped hillsides, provided that the majority of the plant species in the area appear on the Town's recommended plant species list.
 4. Bare ground, areas devoid of natural vegetation, and areas that have been used for storage of materials or vehicles do not qualify as natural open space.
 - B. *Acceptable plant species:* Water-conserving plants shall constitute at least 80 percent, by area (including areas covered by turf), of the total landscape area on a site. Developments located in the foothills shall utilize plant species appropriate to less fertile soils. A list of recommended water-conserving plant species, as adopted by resolution of the Town Council, will be available in the Town Office.
 1. None of the following plants or landscape elements may be placed anywhere on any property outside of a completely enclosed building:
 - a. Artificial trees, artificial shrubs, artificial plants, or artificial turf when visible from adjacent properties or a street.

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- b. Any plant listed as a prohibited plant on the Town's plant list, as adopted by the Town Council.
 - 2. If any of the plant species or landscape elements listed in subsection B.1. of this section are on a site proposed for development and subject to this chapter, all such plants or landscape elements must be removed from the site in conjunction with the development.
 - C. *Quantities required:* Landscape areas shall contain the following quantities of trees, shrubs, and ground cover.
 - 1. *Trees:*
 - a. For properties in commercial and public use zones: The greater of one tree for every 1,000 square feet of landscape area, or ten trees.
 - b. For properties in residential and agricultural zones: One tree for every 1,000 square feet of landscape area.
 - 2. *Shrubs:*
 - a. For properties in commercial and public use zones: The greater of four shrubs for every 1,000 square feet of landscape area, or 40 shrubs.
 - b. For properties in residential and agricultural zones: Four shrubs for every 1,000 square feet of landscape area.
 - 3. *Ground cover:* At least ten percent of the landscape area must be covered with vegetative ground cover.
 - 4. *Design standards:* The quantities of plants required by subsections C.1., C.2., and C.3. of this section shall be placed and planted according to an overall landscape design for the property. The plants shall be distributed throughout the required landscape area in order to meet the landscape design standards of section 10-18-6 of this chapter.
 - D. *Minimum size when planted:* All required landscaping shall be of the following minimum sizes:
 - 1. *Trees:* Minimum when planted shall be ten gallons, five feet in height, one to one and one-half inch diameter, branch spread of four feet.
 - 2. *Shrubs:* Minimum when planted shall be five gallons. When certain shrubs are shown to not normally be available commercially in five gallon sizes, a smaller size may be acceptable.
 - 3. *Vegetative ground cover:* Minimum when planted shall be spaced to provide full coverage within two years of planting. Nonvegetative organic ground cover (such as bark, wood shavings, or wood chips) shall be used between the plantings to protect and screen the landscape underlayment on an interim basis.
 - E. *Landscape underlayments:* Underlayments shall be placed for the purposes of weed control between plantings in landscaped areas. Underlayments shall be limited to water-permeable materials such as landscape fabric. Polyethylene sheet plastic and similar materials shall be used as landscape underlayment only in locations and applications specified by the geotechnical engineer for diverting water away from structure foundations or diverting water to specified drainage inlets or retention basins. Water retention areas shall be lined with water permeable materials unless otherwise specified by the geotechnical engineer or hydrologist for the project.
 - F. *Public right-of-way landscaping:* Landscaping of public rights-of-way is encouraged. When landscaping of such areas is desired, an encroachment permit from the appropriate public authority owning or
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controlling such right-of-way shall be submitted with the landscape plan. 50 percent of the area of the landscaped right-of-way shall be counted toward the total required landscape area for the property.

- G. *Phased development:* If a project is developed in phases, required landscaping and screening must be completed in sequence with development phases and shown as such on the landscape plan and as detailed below:
1. *Phased new construction:* All areas included in each phase of development shall be landscaped such that each phase of the development meets all landscape standards independent from all other phases of the development.
 2. *Additions or expansions to existing construction:* Any expansion or addition, or change in use of existing buildings that requires an increase in parking, shall require the site to be brought into landscape conformance as follows:
 - a. All new parking areas shall meet the landscape requirements established in this chapter.
 - b. In addition to the areas described in subsection G.2.a. of this section, the property shall be landscaped as follows:
 - (1) An area of the property shall be landscaped such that the total amount of improvement (footprint of the expansion or addition plus the area of the new landscape) shall satisfy the landscape percentages listed in subsection A of this section. For example, a 2,500 square foot expansion on a property in the VR zone would require 7,500 square feet of additional landscape area (10,000 square feet of total improvement with 75 percent landscape). A 7,000 square foot expansion on a one and one-half acre property in the CC zone would require 3,000 square feet of additional landscape (10,000 square feet of total improvement with 30 percent landscape).
 - (2) The landscape area should first be placed along the SR-9 frontage, or at the front of the property if there is no SR-9 frontage. Once the SR-9 frontage (or front of the property if there is no SR-9 frontage) is completely landscaped, the landscape area should be placed on the property in accordance with the design principles of this chapter.
 - c. The landscaping described in subsections G.2.a. and G.2.b. of this section shall be required each time there is an expansion or addition on the property, until the property is in total compliance with all landscape standards established in this chapter.