



Ordinance Amendment

Meeting Body:

Planning Commission

Meeting Date:

June 3, 2026

File Number & Project Type:

OAM2026-001628

Amending section 19.50.020 of the zoning ordinance to clarify the exemptions from landscaping requirements that apply to single and two family dwellings.

Planner: Curtis Woodward

Key Findings:

1. The original intent of 19.50.020 was to require a minimum landscape requirement for homes.
2. Generally applicable regulations were added to Chapter 19.50 that should also apply to single and two family dwelling lots.

Staff Recommendation:

Staff is asking for a positive recommendation to the Council.

Exhibits:

Proposed ordinance

PROJECT DESCRIPTION

This ordinance amendment clarifies that new single- and two- family dwellings constructed in Copperton are required to comply with basic front yard landscaping requirements but are exempt from the irrigation zone/water budget standards and the landscape design standards. The ordinance also clarifies that they are not exempt from landscape maintenance ordinances, including weed abatement and tree trimming within or adjacent to the public right of way.

ISSUES/CONCERNS**Issue:**

The original intent of 19.50.020.D was to limit the landscaping installation requirement for new single- and two- family dwellings to basic landscaping in front yards and street-facing side yards as set forth in 19.50.040.C of the code. However, other sections of Chapter 19.50 address issues of ongoing yard maintenance, including weed abatement and keeping trees trimmed away from sidewalks and streets.

Analysis:

The proposed amendment is intended to clarify the requirements that apply minimum requirements for landscaping at the time of new home construction, while also holding property owners responsible for cutting down/removing weeds and keeping trees trimmed as to not interfere with sidewalk or roadway use.

APPLICABLE FACTORS FOR CONSIDERATION

Table 19.16-2 includes the following guidelines a planning commission and Council may consider in deciding zoning map and text amendments:

GUIDELINES FOR CONSIDERING ZONING TEXT AMENDMENTS
The proposed amendment is compatible with the Adopted General Plan.
The proposed amendment promotes the public health, safety and welfare.
The proposed amendment is compatible with the intent and general purposes of this Ordinance.
The proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.
The proposed amendment benefits the citizens of the Municipality as a whole.
The proposed amendment does not create a significant number of nonconformities.

PUBLIC INPUT

To date, no public input has been received regarding this proposed amendment.

ANALYSIS AND RECOMMENDATION

Analysis and Summary:

The proposed amendment is in harmony with the original intent of the adopted ordinance, while removing any ambiguity as to whether ongoing maintenance provisions are applicable to existing properties.

Recommendation:

Staff recommends approval as drafted.

PLANNING COMMISSION OPTIONS:

As a recommending body to the Council for zoning map amendments and text changes, the planning commission has the following options:

1. **Approval:** The planning commission recommends approval of application OAM2026-001628 to amend Title 19 of the Copperton code. **Staff Recommendation**
2. **Approval with changes:** The planning commission recommends approval of application OAM2026-001628 to amend Title 19 of the Copperton code with the following changes:
 - a. ...
 - b. ...

3. **Denial:** Having considered the Guidelines for Zoning Text Amendments contained in Chapter 19.16 of the Copperton zoning ordinance, the planning commission recommends denial of application OAM2026-001628 to amend Title 19 of the Copperton code.

ORDINANCE 2026-____

Ordinance No. _____

Date: _____

AN ORDINANCE OF THE COPPERTON COUNCIL AMENDING SECTION 19.50.020 OF THE ZONING ORDINANCE TO CLARIFY THE EXEMPTIONS FROM LANDSCAPING REQUIREMENTS THAT APPLY TO SINGLE AND TWO FAMILY DWELLINGS NOT WITHIN A PLANNED UNIT DEVELOPMENT OR PLANNED COMMUNITY

RECITALS

WHEREAS, the Town of Copperton is a municipality and has authority to adopt land use regulations pursuant to Utah Code § 10-20-101 in accordance with the Municipal Land Use, Development, and Management Act, Title 10, Chapter 20, Utah Code; and

WHEREAS, the Council deems it necessary to amend its land use ordinances to clarify that single and two family dwellings are subject to minimum front yard landscaping requirements but are exempt from irrigation system and detailed landscape design requirements, and for the protection and preservation of the public health, safety and general welfare;

WHEREAS, the Copperton Planning Commission held a public hearing on June 3, 2026 to consider amending 19.50.020.D to clarify the single and two family dwelling exemptions to landscaping requirements in accordance with Utah Code §§ 10-20-302 and 10-20-503; and

WHEREAS, the Planning Commission has recommended that the Council (approve/deny) the ordinance amendment as drafted.

BE IT ORDAINED BY THE COPPERTON COUNCIL as follows:

1. Section 19.50.020 is hereby amended as set forth in Exhibit A.
2. Severability. If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which shall continue in full force and effect.
3. Direction to Staff. Staff are authorized and directed to take such steps as may be needed: (a) for this ordinance to become effective under Utah law, including but not limited to compliance with the requirements of Utah Code § 10-3-711; and (b) to finalize and post the ordinance to Municode, including but not limited to making non-substantive edits to correct any scrivener's, formatting, and numbering errors.

4. Effective Date. This Ordinance will take effect immediately pursuant to Utah Code § 10-3-712.

PASSED AND ADOPTED this 17th day of June 2026.

COPPERTON COUNCIL

By: Sean Clayton, Mayor

ATTEST

Diana Baun, Clerk

Voting:

Council Member Bailey	voting	___
Council Member Clayton	voting	___
Council Member McCalmon	voting	___
Council Member Severson	voting	___
Council Member Stitzer	voting	___

(Complete as Applicable)

Date ordinance summary was posted to the Copperton website, the Utah Public Notice website, and in a public place within Copperton per Utah Code §10-3-711: _____

Effective date of ordinance: _____

EXHIBIT A

19.50.020 Scope And Applicability

The standards of this Chapter apply to:

- A. **New Development.** Any new development and/or off-street parking facilities shall comply with the provisions of this Chapter. Existing landscaping must be made to conform to the provisions of this ordinance when landscaping for public agency projects, or private commercial, industrial, or multifamily projects are modified or rehabilitated. Routine maintenance does not qualify as a modification or rehabilitation.
- B. **Building Additions.** Building additions which increase building coverage by twenty percent (20%) or more require the entire property to fully comply with this Chapter. Single and two-family dwellings are subject to this part only if more than fifty percent (50%) of the front and side yard area is disturbed. The Director or designee may grant relief from full compliance based on exemption factors cited in Subsection 19.50.020.G.
- C. **Building Renovations.** Building renovations, whether involving interior or exterior work, do not trigger a requirement for the property to fully comply with this ordinance. However, if such work involves the removal of existing plants, new plants shall be installed that create comparable landscape design value.
- D. **Residential Properties.**
 1. **Single and Two-Family Dwellings.** Single and two-family dwellings, except where located within a planned unit development or master planned community, shall comply with 19.50.050.A(1), but are exempt from [~~all other~~] sections **19.50.030 and 19.50.040** of this Chapter.
 2. **Fewer than Five (5) Units.** Residential properties with fewer than five (5) units shall comply with the provisions of this Chapter for front yards and side yards [~~only~~]. The rear yard is not subject to the requirements of **sections 19.50.030 and 19.50.040 of** this Chapter.
 3. **Five (5) or More Units.** Residential properties or developments with five (5) or more units are subject to all provisions of this Chapter, including rear yards.
- E. **Off-Street Parking Expansions.**
 1. **Fifty Percent (50%) or less.** A parking expansion which increases the number of parking stalls by fifty percent (50%) or less requires that the newly established expansion area be brought into compliance with both the interior and exterior/perimeter landscape requirements of this Chapter.
 2. **Fifty Percent (50%) or more.** A parking expansion which increases the number of parking stalls by fifty percent (50%) or more requires that the entire expansion area be brought into compliance with both the interior and exterior/perimeter landscape requirements of this Chapter. The pre-existing parking area, while not required to be retroactively brought into compliance with this Chapter's interior parking area landscape requirements, shall be made to conform to exterior/perimeter area landscape standards.
 3. **Repeated Expansions.** Repeated expansions of parking facilities over time are combined in determining whether the fifty percent (50%) threshold has been reached.
- F. **Exemptions.** The provisions of this Chapter do not apply to the following:

1. Exemption for Historic District Contributing Buildings. Properties listed on either the State of Utah or National Historic Registers may be exempt from these regulations, subject to review by the Director or designee.
2. Exemptions from Water Allowance Limitations. Areas dedicated and used for the following specific purposes are exempt from the landscape water allowance limitations of this Chapter:
 1. Sports fields;
 2. Turf areas within public parks;
 3. Golf courses; and
 4. Cemeteries.
3. Limits to Exemptions. Although exempt from landscape water allowance limitations, all other provisions of this Chapter apply. In particular, landscaping shall be provided in the interior and perimeter areas of off-street parking facilities, adjacent to buildings, and along walkways.

SUMMARY OF
TOWN OF COPPERTON
ORDINANCE NO.

On June 17, 2026, the Copperton Council enacted Ordinance No. _____, amending section 19.50.020 of the zoning ordinance to clarify the exemptions from landscaping requirements that apply to single family dwellings not within a planned unit development or planned community.

By: Sean Clayton, Mayor

ATTEST

Diana Baun, Clerk

Voting:

Council Member Bailey	voting	___
Council Member Clayton	voting	___
Council Member McCalmon	voting	___
Council Member Severson	voting	___
Council Member Stitzer	voting	___

A complete copy of Ordinance No. _____ is available in the office of Copperton Town Clerk, 860 West Levoy Drive, Suite 300, Taylorsville, Utah.