

ORDINANCE NO. 2026-021

AN ORDINANCE OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH, AMENDING CITY CODE SECTION 10-15-28 AND LANDSCAPE REQUIREMENTS IN CHAPTERS 6, 8, 9, 10, 11, 12, 13 & 14; BY CREATING NEW WATER EFFICIENCY STANDARDS FOR NEW DEVELOPMENTS, IN THE PLEASANT GROVE CITY CODE; AND PROVIDING FOR AN EFFECTIVE DATE (PLEASANT GROVE CITY, APPLICANT).

WHEREAS, Pleasant Grove City, the applicant, is working with Central Utah Water Conservancy District is proposing to include new landscaping requirements for new developments with the intent to conserve the public's water resources; and

WHEREAS, Pleasant Grove City is proposing to adopt new water use efficiency standards, provided by Central Utah Water Conservancy District, for the installation of grass and turf as outdoor landscaping in all residential, commercial, and industrial zones within the city; and

WHEREAS, these outdoor standards are not intended to conflict with other landscaping requirements as defined by Utah law, including stormwater retention requirements and low-impact development guidelines; and

WHEREAS, on June 25, 2026, the Pleasant Grove City Planning Commission held a public hearing to consider amending City Code Sections 10-15-28 by adding a new section Water Efficiency Standards and amend the landscape parts of chapters 6, 8, 9, 10, 11, 12, 13 and 14; and

WHEREAS, at its public hearing the Pleasant Grove City Planning Commission decided that the requested amendments to the Pleasant Grove Municipal Code are in the public's interest and are consistent with the written goals and policies of the General Plan; and

WHEREAS, the Pleasant Grove City Planning Commission recommended to the Pleasant Grove City Council that the request to add Section 10-15-28 Water Efficiency Standards and amend the landscape parts of chapters 6, 8, 9, 10, 11, 12, 13 and 14 to the Pleasant Grove Municipal Code be approved; and

WHEREAS, on July 21, 2026, the Pleasant Grove City Council held a public hearing to consider the request; and

WHEREAS, at its meeting the Pleasant Grove City Council was satisfied that the amendments to the Pleasant Grove Municipal Code are in the best interest of the public and are consistent with the written goals and policies of the General Plan.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Pleasant Grove City, Utah County, State of Utah as follows:

SECTION 1. Section 10-15 Supplementary Development Standards is amended by adding section 28 Water Efficiency Standards and amend the landscape parts of chapters 6, 8, 9, 10, 11, 12, 13 and 14, as follows:

10-6-2: Definitions

ACTIVE RECREATION AREA: An area that is dedicated to active play where lawn may be used as the playing surfaces. Examples of active recreation areas include sports fields, play areas, and other similar uses.

LAWN: Any nonagricultural land planted in closely mowed, managed grass, sod, or turf.

OPEN SPACE: Area that contains landscaping, grass areas, recreational facilities, walkways, parks, plazas, natural areas and usable wetland areas. Required buffers may also be counted as open space, except that they may not be counted toward meeting requirements for active recreation areas. The following areas may not be counted as open space: a) leftover space between buildings, and b) narrow space under ten feet (10') in width that is immediately adjacent to buildings, where the space is between the building and parking areas, drive aisles or inner development roads.

TOTAL LANDSCAPED AREA: Improved areas of the property that incorporate all the completed features of the landscape. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, and other non-irrigated areas intentionally left undeveloped.

10-15-28: Water Efficiency Standards

A. Lawn shall not exceed 50% of the total landscaped area in the front and side yards of new residential construction.

i. Small residential lots, which have no back yards, in which the total landscaped area is less than 250 square feet, and which the front yard dimensions cannot accommodate the minimum 8 feet wide lawn area requirement, are exempt from the 8 feet minimum width lawn area requirement and maximum of 50% lawn requirement.

B. Lawn shall not be less than 8 feet wide at its narrowest point.

C. Lawn shall not be installed in park strips.

D. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.

E. In commercial, industrial, institutional, and multi-family development common area landscapes, lawn areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.

10-8: Agricultural Zone (A-1)

10-8-15: OTHER REQUIREMENTS:

B. Landscaping: The following landscaping provisions apply in this zone:

1. All open spaces between the front lot line and the rear line of the main building, except planned and approved driveways, parking area, walkways, utility areas, improved decks, patios, porches, etc., shall be maintained with suitable landscaping of plants, shrubs, trees and grass and similar landscaping materials.
2. Lawn shall not exceed 50% of the total landscaped area in the front and side yards of new residential construction.

3. Lawn shall not be less than 8 feet wide at its narrowest point.
4. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
5. Minimum initial landscaping shall ~~consist of lawn grass (seeded, sodded or hydroseeded)~~ be located in the front of the residence and at least ten feet (10') on either side of the residence to the rear line of the main building and shall consist of a mixture of lawn, trees, and other landscape elements.
6. Minimum, initial landscaping shall be in place within the two (2) growing seasons.

10-9A: Rural Residential Zone (RR)

10-9A-15: OTHER REQUIREMENTS:

B. Landscaping: The following landscaping provisions apply in this zone:

1. All open spaces between the front lot line and the rear line of the main building, except planned and approved driveways, parking area, walkways, utility areas, improved decks, patios, porches, etc., shall be maintained with suitable landscaping of plants, shrubs, trees and grass and similar landscaping materials. (Ord. 2000-23, 7-18-2000)
2. Lawn shall not be less than 8 feet wide at its narrowest point.
3. Lawn shall not exceed 50% of the total landscaped area in the front and side yards of new residential construction.
4. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
5. Minimum, initial landscaping shall ~~consist of lawn grass (seeded, sodded or hydroseeded)~~ be located in the front of the residence and at least ten feet (10') on either side of the residence to the rear line of the main building and shall consist of a mixture of lawn, trees, and other landscape elements. The landscaping shall also include deciduous trees or evergreen trees at least four feet (4') in height planted so as to average a tree at each thirty foot (30') interval within the grass area. Deviations from this specified minimum initial landscaping concept, including xeriscape, can be granted on a case by case basis by the community development director upon the advice of the chairperson of the beautification and shade tree advisory commission. (Ord. 2000-23, 7-18-2000; amd. 2003 Code)
6. Minimum, initial landscaping shall be in place within the two (2) growing seasons following the date of issuance of the occupancy permit (certificate). (Ord. 2000-23, 7-18-2000)

10-9B: Single-Family Residential Zone (R-1)

10-9B-14: OTHER REQUIREMENTS:

B. Landscaping: The following landscaping provisions apply in this zone:

1. All open spaces between the front lot line and the rear line of the main building, except planned and approved driveways, parking areas, walkways, utility areas, improved decks, patios, porches, etc., shall be maintained with suitable landscaping of plants, shrubs, trees, grass, and similar landscaping materials. (Ord. 2000-23, 7-18-2000)
2. Lawn shall not be less than 8 feet wide at its narrowest point.
3. Lawn shall not exceed 50% of the total landscaped area in the front and side yards of new residential construction.

- i. Small residential lots, which have no back yards, in which the total landscaped area is less than 250 square feet, and which the front yard dimensions cannot accommodate the minimum 8 feet wide lawn area requirement, are exempt from the 8 feet minimum width lawn area requirement and maximum of 50% lawn requirement.
4. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
5. Minimum, initial landscaping shall ~~consist of lawn grass (seeded, sodded or hydroseeded)~~ be located in the front of the residence and at least ten feet (10') on either side of the residence to the rear line of the main building and shall consist of a mixture of lawn, trees, and other landscape elements. The landscaping shall also include deciduous trees or evergreen trees at least four feet (4') in height planted so as to average a tree at each thirty foot (30') interval within the grass area. Deviations from this specified minimum initial landscaping concept, including xeriscape, can be granted on a case by case basis by the community development director upon the advice of the chairperson of the beautification and shade tree advisory commission. (Ord. 2000-23, 7-18-2000; amd. 2003 Code)
6. Minimum, initial landscaping shall be in place within the two (2) growing seasons following the date of issuance of the occupancy permit (certificate).

10-C: Medium Multiple-Residential Zone (RM-7)

10-9C-15: OTHER REQUIREMENTS:

B. Landscaping: The following landscaping provisions apply in the RM-7 zone:

1. All open areas between the front property line and the rear line of the main buildings, except driveways, parking areas, walkways, utility areas, improved decks, patios, porches, etc., shall be maintained with suitable landscaping of plants, shrubs, trees, grass and similar natural landscaping materials. At least forty percent (40%) of the required front yard shall be devoted to landscaping.
2. Lawn shall not be less than 8 feet wide at its narrowest point.
3. Lawn shall not exceed 50% of the total landscaped area in the front and side yards of new residential construction.
 - i. Small residential lots, which have no back yards, in which the total landscaped area is less than 250 square feet, and which the front yard dimensions cannot accommodate the minimum 8 feet wide lawn area requirement, are exempt from the 8 feet minimum width lawn area requirement and maximum of 50% lawn requirement.
4. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
5. For all new lots, the planting of a tree may be required in the parking area (utility strip) of the street in front of said lot or lots at an interval of thirty feet (30').
6. Notwithstanding any other requirements, thirty five percent (35%) of the land area of any development in the RM-7 zone shall be devoted to landscaping.
7. Initial landscaping shall include at least one tree per two (2) units and two (2) shrubs per unit.
8. In required landscaped areas, all trees shall have a minimum one and one-half inch (1 ½") caliper trunk, and all shrubs shall be a minimum of five (5) gallon size.

9. All landscaped areas shall have sprinklers or irrigation systems as approved by the planning commission.
10. Landscaping shall be completed within the first twelve (12) months following issuance of the occupancy permit (certificate).

10-10: Professional Office Zone (P-O)

10-10-17: OTHER REQUIREMENTS:

- B. Landscaping: The following landscaping provisions shall apply in the P-O zone:
1. All open spaces in the required front yard and the required side yard adjacent to a public street, except driveways, walkways, utility areas, porches, etc., shall be maintained with suitable landscaping of plants, shrubs, trees, grass and similar landscaping materials.
 2. Lawn shall not be less than 8 feet wide at its narrowest point.
 3. Lawn shall not exceed 50% of the total landscaped area in the front and side yards of new residential construction.
 4. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
 5. In commercial, industrial, institutional, and multi-family development common area landscapes, lawn areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.
 6. Parking areas shall be landscaped, where possible, around the periphery and at the ends of parking rows in accordance with the landscaping plan approved as part of the project plan approval procedure.
 7. Landscaping is to be installed (or bonded for if occupancy occurs in a nonplanting season) prior to issuance of an occupancy permit (certificate).

10-11-A: Commercial Zone (C-N)

10-11A-16: OTHER REQUIREMENTS:

- C. Landscaping: The following landscaping provisions shall apply in the C-N zone:
1. The front yard areas and side yard areas adjacent to a public street, except those portions devoted to driveways, shall be maintained with suitable landscaping of plants, shrubs, trees, grass and similar landscaping materials.
 2. Lawn shall not be less than 8 feet wide at its narrowest point.
 3. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
 4. In commercial, industrial, institutional, and multi-family development common area landscapes, lawn areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.
 5. Parking areas shall be landscaped, where possible, around the periphery and at the ends of parking rows in accordance with the landscaping plan approved as part of the project plan approval procedure.
 6. All required landscaping shall be in place before issuance of occupancy permit (certificate).
 7. All plantings shall be serviced by acceptable irrigation or sprinkler system, and maintained in a healthy living condition. Dead plant materials shall be replaced as necessary within the first year of planting.

F. Transitional Development Standards: Where a lot in any business or commercial zone borders a residential zone, the following standards shall apply:

1. There shall be provided a landscaped side yard of at least twenty feet (20') in width along such property line. In addition, the required setback shall increase as building height increases. The building shall be set back at least one additional foot for each one foot (1') of building height over twenty feet (20'). **Lawn shall not exceed 35% of the total landscaped area.**

10-11-C: Commercial Sales Zone (C-S)

10-11C-15: OTHER REQUIREMENTS

C. Landscaping: Each building or project in the C-S zone shall be landscaped, subject to the following:

1. Required front yard areas and required side yard areas adjacent to a public street, except those portions devoted to driveways, shall be reasonably landscaped with plants, shrubs, trees, grass and similar landscaping materials, including a minimum of fifteen (15) 1 ½-inch caliper trees per acre, and with all shrubs having a minimum five (5) gallon size.
2. **Lawn shall not be less than 8 feet wide at its narrowest point.**
3. **Lawn shall not be installed on slopes greater than 25% or 4:1 grade.**
4. **In commercial, industrial, institutional, and multi-family development common area landscapes, lawn areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.**
5. All landscaped areas shall have sprinkling or irrigation systems.
6. All parking areas shall be screened from public streets by a landscaped berm, decorative screening wall, planted hedge or other reasonable methods.
7. The use of landscaping materials with strong visual impact shall be emphasized, including the use of bedding areas with perennial shrubs where appropriate, clustering of trees and large sized plants.
8. Parking areas shall be landscaped where possible around the periphery and at the ends of parking rows in accordance with the landscaping plan approved as part of the project plan approval procedure.
9. Landscaping is to be installed (or bonded for, if occupancy is in a nonplanting season) prior to issuance of certificate of occupancy.

10-11-D: Commercial Sales-2 Zone (CS-2)

10-11D-15: OTHER REQUIREMENTS:

C. Landscaping: Each building or project in the CS-2 zone shall be landscaped, subject to the following:

1. Required front yard areas and required side yard areas adjacent to a public street, except those portions devoted to driveways, shall be reasonably landscaped with plants, shrubs, trees, grass and similar landscaping materials, including a minimum of fifteen (15) 1 ½-inch caliper trees per acre, and with all shrubs having a minimum five (5) gallon size.
2. **Lawn shall not be less than 8 feet wide at its narrowest point.**

3. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
4. In commercial, industrial, institutional, and multi-family development common area landscapes, lawn areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.
5. All landscaped areas shall have sprinkling or irrigation systems.
6. All parking areas shall be screened from public streets by a landscaped berm, decorative screening wall, planted hedge or other reasonable methods.
7. The use of landscaping materials with strong visual impact shall be emphasized, including the use of bedding areas with perennial shrubs where appropriate, clustering of trees and large sized plants.
8. Parking areas shall be landscaped, where possible, around the periphery and at the ends of parking rows in accordance with the landscaping plan approved as part of the project plan approval procedure.
9. Landscaping is to be installed (or bonded for, if occupancy is in a nonplanting season) prior to issuance of certificate of occupancy.

10-11D-16: MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT REQUIREMENTS:

F. Setbacks:

1. Mixed use and multi-family residential uses: The minimum building setback is twenty five feet (25') from rear and side property lines and twenty feet (20') from street frontages. No vehicular parking is allowed in the front setback.
2. Multi-family development common area landscapes, lawn areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.
3. Mixed use developments shall have buildings with commercial on the main floor facing the street, with a maximum setback of twenty feet (20') from arterial and collector street frontages. Street setback area shall be developed with a minimum of a ten foot (10') wide sidewalk and shall include trees and other landscaping materials and streetscape amenities. This ten foot (10') setback shall be landscaped according to standards found in subsection 10-11D-16-H of this article.

H. Landscaping:

1. Landscape Plan: A landscape plan which is stamped and signed by a licensed landscape architect is required for all developments. See subsection 10-14-5D4 of this title for plan format requirements.
2. Landscaping Required: The front, side, and rear yards of lots, as well as all areas in a development not approved for parking, buildings, or other hard surfacing shall be landscaped and properly maintained with grass, trees, shrubs, and other plant materials. Landscaping may include theme designed hardscape with landscaping features. The required area shall not be reduced in size where landscaping extends into or is located within any portion of an adjoining, dedicated or reserved public or private street or right of way.
3. Landscape Design: The landscape design shall include a mix of landscape elements, including evergreens.
4. Materials Prohibited: Landscape plants shall not include plastic or other artificial materials.
5. Lawn shall not be less than 8 feet wide at its narrowest point.

6. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
7. In commercial, industrial, institutional, and multi-family development common area landscapes, lawn areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.

(No proposed changes to any other remaining requirements in Section 10-11D-16-H: Landscaping)

I. Open Space:

1. Purpose: The purpose of this subsection is to create an interconnected network of open spaces consisting of parks for both active and passive recreational opportunities; unique natural features; off street pathways; and plazas, courtyards and arcades.
2. Standards:
 - a. Multi-family residential developments shall provide a minimum of thirty percent (30%) of the net developable site area for open space. At least seventy five percent (75%) of that open space must be usable, contiguous, open space, available for recreational uses not located within required buffer areas. Open space may include parks, walkways, natural areas, landscaped areas and usable wetland areas. Open space may not include leftover space between buildings, or narrow space under ten feet (10') in width that is immediately adjacent to buildings, where the space is between the building and parking areas, drive aisles or inner development roads. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
 - b. Public utility and similar easements may not be counted toward meeting the open space requirement, unless such land is usable as a trail or other similar purpose and approved by the planning commission.
 - c. The creation of usable open spaces adjacent to buildings is encouraged. Adjacent property owners are encouraged to engage in joint development of public spaces.
 - d. The responsibility for the maintenance of all open spaces shall be specified by the developer before approval of a conditional use permit.

10-11-E: Downtown Village Zone (DV)

Downtown Village - Commercial

10-11E-2-14: OTHER REQUIREMENTS

- C. Landscaping: A landscape plan which is stamped and signed by a licensed landscape architect is required for all developments. In addition, the following landscaping provisions shall apply in the Downtown Commercial Subdistrict:
 1. Open Areas Or Courts: Any open areas or courts located on the property, except those portions devoted to driveways, walkways, buildings, hardscape, open space amenities, and parking, shall be maintained with suitable landscaping of plants, shrubs, trees, grass and similar landscaping materials. Landscaping materials shall be in character with and shall complement the landscaping accomplished in the adjacent public rights-of-way. Landscaping islands are encouraged along all interior streets. They shall be designed, maintained and located to allow a reduced speed, and safe traffic flow.
 2. Lawn shall not be less than 8 feet wide at its narrowest point.

3. Lawn shall not exceed 50% of the total landscaped area in the front and side yards of new residential construction.
 - i. Small residential lots, which have no back yards, in which the total landscaped area is less than 250 square feet, and which the front yard dimensions cannot accommodate the minimum 8 feet wide lawn area requirement, are exempt from the 8 feet minimum width lawn area requirement and maximum of 50% lawn requirement.
4. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
5. In commercial, industrial, institutional, and multi-family development common area landscapes, lawn areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.
6. Parking Areas: Interior parking lot landscaping shall be required for any parking lot with ten (10) or more spaces, including the following standards:
 - a. Landscaped parking islands are to be as evenly spaced as feasible throughout the lot with a maximum spacing of one parking island per every ten (10) parking spaces with a shade tree, and other landscape materials as defined in this article.
 - b. Landscape planters are to be fully landscaped, and shall contain a minimum of fifty (50) square feet, and the planting area shall not be less than five feet (5') wide in any dimension, measured inside the curbs. The only exception to the five foot (5') minimum dimension is at the tip of triangular planters located at the end of rows of angled parking.
 - c. No parking space shall be more than sixty feet (60') from an interior landscaped area.
 - d. Deciduous shade trees, evergreen trees, ground cover and low shrubs are recommended as primary plantings in interior landscaped areas. Deciduous trees are to be clear branched to a height of six feet (6').
7. Installation And Maintenance Required: Landscaping is to be installed (or bonded for if occupancy is in a nonplanting season) prior to issuance of certificate of occupancy (certificate). Installation of required landscaping shall be the responsibility of the property owner.
 - a. All plant materials shall be planted according to industry standards, using acceptable topsoil and automatically controlled permanent irrigation systems.
 - b. All proposed plant material shall be in accord with the American Association of Nurserymen standards in terms of size, character and quality.
 - c. All plant materials required within a landscaped area shall be planted to completion prior to the City's issuance of a certificate of occupancy.
 - d. The Community Development Director may authorize a delay in the completion of planting during the months of October, November, December, January, February and March due to weather conditions, if a cash bond for one hundred twenty five percent (125%) of the cost of installation is provided to the City.
 - e. Maintenance and replacement of required landscaping and screening shall be the responsibility of the property owner.

- f. All plant materials shall be pruned, trimmed, watered and otherwise maintained to create an attractive appearance and a healthy growing condition. No trees shall be severely pruned or topped.
 - g. Dead, diseased, stolen or vandalized plant materials shall be replaced by the next planting season.
 - h. Property owners shall keep landscaped areas free of weeds and trash.
- 8. Xeriscape: Xeriscape landscaping is encouraged to provide more water-wise landscapes within the downtown area.
- 9. Streetscapes: Streetscapes shall be incorporated in sidewalk areas, adjacent to all public streets, within the Downtown Village Zone. At least one streetscape feature shall be installed every thirty (30) linear feet along sidewalks, on both sides of the street, nearest to the curb. Acceptable streetscape features include, but are not limited to the following: trees, planters, benches, drinking fountains, decorative garbage canisters, outdoor clocks, and water features. Street furnishings shall reflect and be consistent with the Pleasant Grove "Turn of the 20th Century" design theme. As part of the overall requirement set forth above, trees shall be planted in a straight line with at least one tree every sixty feet (60') on center, within the sidewalk.
- 10. Trees: Both deciduous trees at least two inches (2") in caliper, measured six inches (6") above ground level, and evergreen trees, at least seven feet (7') in height, are required one per five hundred (500) square feet of landscaped area.
 - a. A minimum thirty percent (30%) of the total number of required trees shall be evergreens.
- 11. Shrubs: A mixture of evergreen and deciduous shrubs, at least five (5) gallons in size are to be located in planter beds, and on the perimeter of landscaped areas adjacent to permanent structures, and plazas.
- 12. Minimum Plant Sizes: The following minimum plant sizes shall be used for all areas, except perimeter street trees:

TABLE 1

MINIMUM PLANT SIZE ^{1,2}	
Landscape Element (Plants)	Minimum Size At Planting
Shade tree	2 inch caliper, balled and burlapped
Ornamental tree	2 inch caliper, balled and burlapped
Evergreen tree	7 feet in height, balled and burlapped
Shrub	5 gallon container
Perennial or ornamental grass or ground cover	10 square foot area

Notes:

- 1. All calipers are measured 6 inches above the finish planting grade.
- 2. Root barriers shall be installed for all new trees planted adjacent to existing or proposed sidewalks and paving.

13. Included Plants: Appropriate plants include, but are not limited to:
 - a. Deciduous trees, including: maple, oak, birch, beech, linden, honey locust, flowering pear, ash and ginkgo.
 - b. Deciduous shrubs (shrublike trees), including: dogwood, redbud, flowering crab, hawthorn, magnolia and fruit (pear, cherry, plum, peach).
 - c. Shrubs, including: honeysuckle, lilac, cotoneaster, forsythia, euonymus, hydrangea, privet and sumac.
 - d. Evergreens, including: pine, fir, spruce, hemlock, juniper, and arborvitae.
14. Screening: A mixture of deciduous and evergreen trees are to be planted along property lines shared between commercial/retail or office, and a residential use or zone. If the commercial or mixed development is adjacent to a residential use, screening is only required when the commercial portion of the building is over two thousand (2,000) square feet in area for proper softening between uses.

Downtown Village – Transitional

10-11E-3-12: OTHER REQUIREMENTS

- C. Landscaping: The following landscaping provisions shall apply in the Downtown Transitional Subdistrict:
 1. Open Areas Or Courts: Any open areas or courts located on the property, except those portions devoted to driveways, walkways, buildings, hardscape, open space amenities, and parking, shall be maintained with suitable landscaping of plants, shrubs, trees, grass and similar landscaping materials. This landscaping shall be planned and accomplished in accordance with an approved project plan as required by section 10-11E-3-11 of this article. Landscaping materials shall be in character with and shall complement the landscaping accomplished in the adjacent public rights-of-way.
 2. Lawn shall not be less than 8 feet wide at its narrowest point.
 3. Lawn shall not exceed 50% of the total landscaped area in the front and side yards of new residential construction.
 - i. Small residential lots, which have no back yards, in which the total landscaped area is less than 250 square feet, and which the front yard dimensions cannot accommodate the minimum 8 feet wide lawn area requirement, are exempt from the 8 feet minimum width lawn area requirement and maximum of 50% lawn requirement.
 4. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
 5. In commercial, industrial, institutional, and multi-family development common area landscapes, lawn areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.
 6. Parking Areas: Parking areas shall be landscaped where possible, around the periphery and at the end of parking rows in accordance with landscaping plans approved as part of the site plan approval under section 10-11E-3-11 of this article. Please refer to subsection 10-18-2V of this title for additional landscaping requirements for parking areas.
 7. Landscaping To Be Installed: Landscaping is to be installed (or bonded for if occupancy is in a non-planting season) prior to issuance of certificate of occupancy.

8. Xeriscape: Xeriscape landscaping is encouraged to provide more water-wise landscapes within the downtown area.
9. Trees: Both deciduous trees at least two inches (2") in caliper, measured six inches (6") above ground level, and evergreen trees, at least seven feet (7') in height, are required one per five hundred (500) square feet of landscaped area.
10. Shrubs: A mixture of evergreen and deciduous shrubs, at least five (5) gallons in size are to be located in planter beds, and on the perimeter of landscaped areas adjacent to permanent structures.
11. Screening: A mixture of deciduous and evergreen trees are to be planted along property lines shared between office or mixed developments, and a residential use or zone, for proper screening and softening between uses.
12. Small residential lots, which have no back yards, in which the total landscaped area is less than 250 square feet, and which the front yard dimensions cannot accommodate the minimum 8 feet wide lawn area requirement, are exempt from the 8 feet minimum width lawn area requirement and maximum of 35% lawn requirement.

10-11-F: General Commercial Zone (CG)

10-11F-15: OTHER REQUIREMENTS

- C. Landscaping: Each building or project in the C-G zone shall be landscaped, which shall be approved by the planning commission, subject to the following:
 1. Required front yard areas and required side yard areas adjacent to a public street, except those portions devoted to driveways, shall be reasonably landscaped with plants, shrubs, trees, grass and similar landscaping materials, including a minimum of fifteen (15) 1 1/2-inch caliper trees per acre, and with all shrubs having a minimum five (5) gallon size.
 2. Lawn shall not be less than 8 feet wide at its narrowest point.
 3. Lawn shall not exceed 50% of the total landscaped area in the front and side yards of new residential construction.
 4. Lawn shall not be installed on slopes greater than 25% or 4:1 grade
 5. In commercial, industrial, institutional, and multi-family development common area landscapes, lawn areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.
 6. All landscaped areas shall have sprinkling or irrigation systems.
 7. All parking areas shall be screened from public streets by a landscaped berm, decorative screening wall, planted hedge or other reasonable methods.
 8. The use of landscaping materials with strong visual impact shall be emphasized, including the use of bedding areas with perennial shrubs where appropriate, clustering of trees and large sized plants.
 9. Parking areas shall be landscaped, where possible, around the periphery and at the ends of parking rows in accordance with the landscaping plan approved as part of the project plan approval procedure.
 10. Landscaping is to be installed (or bonded for if occupancy occurs in a nonplanting season) prior to issuance of certificate of occupancy.

10-12-A: Business Manufacturing Park Zone (BMP)

10-12A-8: OTHER REQUIREMENTS:

- A. Signs: All signs erected in the BMP Zone shall be in conformance with the sign provisions of chapter 19 of this title.
- B. Landscaping And Screening: The following landscaping provisions shall apply in the BMP Zone:
 - 1. Plan Conformance: All landscaping shall be installed and maintained in conformance with a landscape plan which has been approved by the Planning Commission. The following minimum standards have been established to ensure quality and consistent development throughout the park.
 - 2. Plan Submission: At the time of rezoning and preliminary project plan approval, an overall landscaping plan shall be submitted showing typical landscaping (including type, size, number and location of plant material) for the following areas: park entrances, perimeter buffers, open space easements and common areas, and streetscape landscaping. Detailed landscape plans for individual lots shall be submitted at the time of project plan approval for individual buildings. Landscape improvements for common open space features shall be developed at each phase of the project.
 - 3. Lawn shall not be less than 8 feet wide at its narrowest point.
 - 4. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
 - 5. In commercial, industrial, institutional, and multi-family development common area landscapes, lawn areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.

(No proposed changes to any other remaining requirements in Section 10-12A-8-B: Landscaping And Screening)

10-12-B: Manufacturing Distribution Zone (MD)

10-12B-14: OTHER REQUIREMENTS:

- A. Signs: All signs erected in the MD zone shall be in conformance with the sign provisions of chapter 19 of this title.
- B. Uses Within Buildings: All uses established in the MD zone shall be conducted entirely within fully enclosed buildings, except those uses deemed by the planning commission to be customarily and appropriately allowed in the zone by a conditional use permit with appropriate screening.
- C. Landscaping; Visual Quality: The following provisions shall apply in the MD zone:
 - 1. The front yard areas and side yard areas adjacent to a public street, except those portions devoted to driveways and parking permitted by the provisions of this title, shall be maintained with suitable landscaping of plants, shrubs, trees, grass and similar landscaping materials.
 - 2. Lawn shall not be less than 8 feet wide at its narrowest point.
 - 3. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
 - 4. In commercial, industrial, institutional, and multi-family development common area landscapes, lawn areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.

(No proposed changes to any other remaining requirements in Section 10-12B-14-C: Landscaping; Visual Quality)

10-13-A: Transit Overlay Zone (T)

10-13A-17: OTHER REQUIREMENTS

B. Landscaping: The following landscaping provisions shall apply in the transit overlay:

1. All open areas between the front property line and the rear line of the main buildings, except driveways, parking areas, walkways, utility areas, improved decks, patios, porches, etc., shall be maintained with suitable landscaping of plants, shrubs, trees, grass and similar natural landscaping materials. At least forty percent (40%) of the required front yard shall be devoted to landscaping.
2. Lawn shall not be less than 8 feet wide at its narrowest point.
3. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
4. In commercial, industrial, institutional, and multi-family development common area landscapes, lawn areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.
5. For all new lots, the planting of a tree may be required in the parking area (utility strip) of the street in front of said lot or lots at an interval of thirty five feet (35').
6. Notwithstanding any other requirements, forty percent (40%) of the land area of any development within the transit overlay shall be devoted to landscaping when the height of the structure is more than two (2) stories. A building that is two (2) stories or less may reduce the total landscaping area to twenty five percent (25%). Of landscaped area provided, a maximum of thirty percent (30%) of the total required landscape area may be developed as hardscape, which may include interior decorative walkways, play areas, improved pads for barbecues, picnic areas, sports facilities, pools, or other functional recreational amenities. Hardscape areas cannot exceed thirty percent (30%) of the required landscaped area. Of the required landscaping, a portion shall be dedicated to providing a functional recreational open space area.
7. Initial landscaping shall include at least one tree per two (2) units and two (2) shrubs per unit.
8. In required landscaped areas, all trees shall have a minimum one and one-half inch (1 1/2") caliper trunk and all shrubs shall be a minimum five (5) gallon size.
9. All landscaped areas shall have sprinklers or irrigation systems as approved by the planning commission.
10. Commercial landscaping shall be of a comparable quality and shall be determined by the planning commission at the concept plan approval.
11. All required landscaping shall be in place before occupancy permits are issued or, if occupancy takes place in a nongrowing season, within twelve (12) months of date of occupancy permit (certificate). An agreement will be made between the applicant and the community development director to assure this requirement.
12. Small residential lots, which have no back yards, in which the total landscaped area is less than 250 square feet, and which the front yard dimensions cannot accommodate the minimum 8 feet wide lawn area requirement, are exempt from the 8 feet minimum width lawn area requirement and maximum of 35% lawn requirement.

10-13-D: Rural Commercial Overlay Zone (RCO)

10-13D-5: LANDSCAPE BUFFER REQUIREMENTS:

- A. Landscaped Yard: Where a lot in the rural commercial overlay zone abuts a lot in any residential zone, there shall be provided a landscaped yard of at least ten feet (10') in width along such property line. Parking lots shall have a landscaped area of at least ten feet (10'), which shall have a minimum two foot (2') berm with other landscape screening (shrubbery, large plants and trees) where adjacent to a public street. (Ord. 2011-1, 3-29-2011; amd. Ord. 2016-2, 1-5-2016)
1. Lawn shall not be less than 8 feet wide at its narrowest point.
 2. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
 3. In commercial, industrial, institutional, and multi-family development common area landscapes, lawn areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.

10-13-F: Indoor Storage Overlay Zone

10-13F-5: LANDSCAPE BUFFER REQUIREMENTS:

- A. Landscaped Yard: Where a lot in the rural commercial overlay zone abuts a lot in any residential zone, there shall be provided a landscaped yard of at least ten feet (10') in width along such property line. (Ord. 2016-6, 3-29-2016)
1. Lawn shall not be less than 8 feet wide at its narrowest point.
 2. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
 3. In commercial, industrial, institutional, and multi-family development common area landscapes, lawn areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.

10-14: The Grove Zone

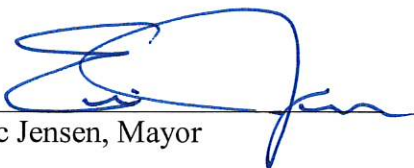
10-14-15: LANDSCAPE REQUIREMENTS:

- A. Landscape Plan Required: A landscape plan which is stamped and signed by a licensed landscape architect is required for all developments. See subsection 10-14-5D4 of this chapter.
- B. Landscaping Required: The front, side, and rear yards of lots, as well as all areas in a development not approved for parking, buildings, or other hard surfacing, in all subdistricts of the grove zone, shall be landscaped and properly maintained with grass, trees, shrubs, and other plant materials. Landscaping may include theme designed hardscape with landscaping features. The required area shall not be reduced in size where landscaping extends into or is located within any portion of an adjoining, dedicated or reserved public or private street or right of way.
1. Lawn shall not be less than 8 feet wide at its narrowest point.
 2. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
 3. In commercial, industrial, institutional, and multi-family development common area landscapes, lawn areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.

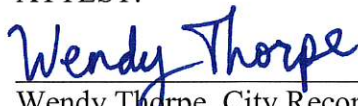
SECTION 2. SEVERABILITY. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining sections, paragraphs, sentences, clauses, or phases of this Ordinance.

SECTION 3. EFFECTIVE DATE. This ordinance shall take effect immediately upon its passage and posting as provided by law.

SECTION 4. APPROVED AND ADOPTED AND MADE EFFECTIVE by the City Council of Pleasant Grove City, Utah County, Utah, this 21st day of July, 2026.


Eric Jensen, Mayor

ATTEST:


Wendy Thorpe, City Recorder



Motion: Council Member Anderson

Second: Council Member Phillips

<u>ROLL CALL</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Eric Jensen	_____	_____	_____	_____
Dianna Andersen	<u>X</u>	_____	_____	_____
Steve Rogers	_____	_____	_____	<u>X</u>
Cyd LeMone	<u>X</u>	_____	_____	_____
Todd Williams	<u>X</u>	_____	_____	_____
Dustin Phillips	<u>X</u>	_____	_____	_____

CERTIFICATE OF POSTING ORDINANCE
Pleasant Grove City Corporation

I, the duly appointed recorder for the City of Pleasant Grove, hereby certify that a summary of the foregoing Ordinance No. 2026-021 was posted on the State (<http://pmn.utah.gov>) website on this 22 day of July, 2026.

Dated this 22 day of July, 2026.

Wendy Thorpe
Wendy Thorpe, CMC, City Recorder