

CHAPTER 13.77 LANDSCAPING

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13.77 Text Amendments

SECTION:

13.77.010: Purpose

13.77.020: Applicability

13.77.030: Application Requirements

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13.04.040: DEFINITIONS OF TERMS:

For the purpose of this title the following terms have the following meanings:

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LANDSCAPE INSTALLATION AND MAINTENANCE: Offices and storage yards associated with a use providing installation and maintenance of landscaping for compensation.

LANDSCAPING, LANDSCAPED: ~~Shall consist of a~~ combination of planted trees, shrubs, vines, vegetative ground cover, perennial plants and annual plants or lawn, together with an irrigation system to maintain the plants alive and flourishing for the length of time the plantings are to be maintained if not in perpetuity. ~~A maximum of fifty percent (50%) of the total required landscaped area may include permeable materials such as organic mulch, inorganic materials such as rocks, boulders, gravel, or other materials, and/or ornamental objects such as fountains, pools, statues, retaining walls, or benches.~~

PROTECTED TREE: For the purposes of chapter 13.77 of this title the following trees with a dbh larger than two inches (2") are considered protected under the provisions of this title:

Community: A tree located or planted within a City-owned property such as City Hall Park, Knudsen Park, Holladay Pines Park, Butternut Park or Stratton Park.

Heritage: A designation, voluntarily applied for by the property owner, as being historic, rare, threatened, or of endangered species, reviewed and approved by members of the Utah Community Forest Council (UCFC) as provided in the Utah Heritage Tree Act of 1975.

Street: A tree located or planted within a public right-of-way.

Waterway: A tree located or planted within the area between the high-water mark and the apex of the bank of any stream or waterway and:

A. Twenty-five feet (25') from the apex of the bank of a perennial stream (Cottonwood Creek, Spring Creek), or

B. Twenty-five feet (25') from the apex of the bank of an ephemeral stream (Heughs Canyon, Neff's Canyon), or

C. Fifteen feet (15') from the apex of the bank of a manmade canal or ditch (Salt Lake and Jordan Canal, East Jordan Canal, Upper Canal, Tanner Ditch).

TREE: A woody perennial plant, typically having a single stem or trunk growing to a considerable height and bearing lateral branches at some distance from the ground. For the purposes of this title, while a tree may be within, or part of, either a wild/natural area or a man-made landscape(d) area, distinct planting standards are set forth herein governing the [required] planting and protection of the same.

TREE BARRIERS: For the purposes of section 13.77.080, "Tree Canopy Sustainability", of this title, a device such as fencing, berms, or signage installed to limit access to a tree protection zone.

TREE CALIPER: A landscape and nursery trade standard for trunk measurement determined by measuring the diameter of the trunk six inches (6") above the ground for up to and including four-inch (4") caliper size, and twelve inches (12") above the ground for larger trees.

TREE CANOPY: The outer limits of a tree's foliage consisting of leaves, branches and stems that cover the ground when viewed from above. This may also include understory vegetation.

TREE CANOPY COVERAGE: The area of a lot that is covered by the canopies of existing trees, including immature trees, and newly planted trees and can be designated on a tree preservation plan.

TREE CARE STANDARDS, INDUSTRY CONSENSUS: Accepted practices for tree care include - ANSI A300, nursery stock - ANSI Z60.1, and arboricultural safety requirements - ANSI Z133.1., a set of parameters developed by a group of materially affected parties in accordance with accepted essential requirements for openness, balance, consensus and due process.

TREE, GROVE: A group of trees in close proximity, especially where branches touch or vertically overlap another tree.

TREE, SIGNIFICANT: Trees of six-inch (6") caliper or greater measured at breast height, groves of five (5) or more smaller trees, or clumps of trees covering an area of fifty (50) square feet within the drip zone.

TREE TOPPING: The reduction of a tree's size using heading cuts that shorten limbs or branches back to a predetermined crown limit.

13.66.080: DEVELOPMENT STANDARDS:

The following minimum development standards shall apply in the HCR Zone:

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C. Parking Lot Planter Island Standards: All new or refurbished parking lots or portions thereof, shall comply with ~~Holladay Crossroads Zone (HCR)~~ standards listed in Section 13.77.060.

13.77.040: PROPERTY (NON-PARKING LOT) LANDSCAPE LANDSCAPING STANDARDS:

All landscaping as defined by section 13.04.040 of this title shall preserve and generally enhance desirable natural features (i.e., topography, waterways, existing vegetation, etc.), enhance architectural features of the building, strengthen vistas and provide shade for the project as well as its customers and employees. The

following general standards apply to all required landscaping covered under this title, except for single-family homes on individual lots.

A. Property Landscaping: The purpose of perimeter landscaping is to ensure the long term and consistent maintenance of landscaping along streets, to improve the visual quality of the streetscape, unify diverse architecture and carry out the long-term goals of the City of Holladay promoting attractive streets and street beautification. Perimeter landscaping includes both landscaping in all required setback areas and any required buffer landscaping. Perimeter landscaping requirements are regulated by section 13.77.050 of this chapter. Further, distinct parking lot periphery and internal landscaping standards are found hereafter (see section 13.77.060)

B. Internal Property Landscaping Requirements/Recommendations: The purpose of the internal landscaping standards is to visually soften the mass of buildings and to visually separate building areas and development within the City. The following internal landscaping requirements and recommendations are intended to augment the perimeter landscaping requirements as required by section 13.77.050 of this chapter:

1. A minimum of one tree shall be required for every three hundred (300) square feet of the required internal landscaping area. Up to five percent (5%) of the required trees may be substituted by shrubs. Ten (10) shrubs with a minimum container size of five (5) gallons shall be required for each substituted tree. (Ord. 2013-22, 9-5-2013)

2. The location of the internal landscaping area shall abut those building elevations which form the major public views of the project from abutting streets and property and to the users of the project, or within a plaza or courtyard between buildings or portions of buildings, or in a similar area which substantially conforms to the stated purpose of the required internal landscaping standards set forth herein and approved by the Planning Commission. (Ord. 2015-02, 2-5-2015)

3. Landscaping around the base of the a building structure is recommended to visually “soften” the edge between the parking lot and building and to also to discourage graffiti.

4. Building entries should be emphasized with special landscaping and/or paving in combination with lighting.

C. Berming: Berming at the edge of the building in conjunction with the landscaping may be used to soften and screen parking areas, reduce structure mass and height along street facades, and contain or direct stormwater runoff. Berms may not encroach into any clear view area of a street or driveway.

D. Hardscape Materials: Decorative paving materials such as bricks, pavers, flagstones, decorative gravels, artificial turf, and textured concrete may be utilized if they form a useful open space, add color or texture to the design, and comply with the purpose and intent of this section. Untextured concrete or lava rocks are not permissible hardscape materials. All impervious hardscape areas within a landscaped area must be considered as part of the overall impervious surface coverage allowance as required by other provisions of this title. (Ord. 2013-22, 9-5-2013)

E. Landscaping Irrigation, Generally, landscaping emplaced in conjunction with newly or re-developing construction on site and in parking lot areas shall be irrigated where at all possible with an efficiently designed drip sprinkler system. Said system will be designed to minimize watershed onto adjoining public right(s) of way.

...

13.77.060: PARKING LOT/STRUCTURE LANDSCAPING:

~~—A. Purpose: The purpose of perimeter and internal parking lot landscaping is to soften and mitigate the visual effect of a large expanse of asphalt. Landscaping can also reduce summer heat gain in parking areas and define(d) pedestrian walkways.~~

~~—B. Hardscape Parking Areas: Landscaping in hardscape parking areas, in all zones save the HCR Zone, shall meet the following minimum requirements:~~

TABLE 13.77.061

Size Of Parking Area	Percent Landscaped
Less than 15,000 sq. ft.	5
15,000 sq. ft. and larger	7.5

1. One tree within the hardscape parking area shall be planted for every ten (10) parking stalls. The distribution of the trees shall maximize shading during summer months. All landscaped areas shall be separated from the parking surface by at least a six inch (6") high curb.
2. All grade level parking should be separated from the street and screened from pedestrian view by landscaping. The landscaping must include shrubs and trees, be located on private property and be wide enough to maintain the plant material and screen the view.
3. All parking and landscaped areas shall be separated from the parking surface by at least a six inch (6") high curb.
4. All landscaped and pedestrian areas shall be protected from encroachment by parked cars. Eighteen inch (18") wide wheel stops (as measured outward from the paved or planted area) should be constructed for all nonparallel parking stalls (Figure 13.77.2).

13.77.060: PARKING LOT/PARKING STRUCTURE LANDSCAPING:

A. Purpose: The purpose of perimeter and internal parking lot landscaping is to soften and mitigate the visual effect of (a) large expanse(s) of asphalt. Landscaping can also reduce summer heat gain in parking areas and define pedestrianways.

B. Hardscape Parking [Lot] Requirements: Landscaping in hardscape parking areas, in all non-single and [non] two-family residential zones, shall meet the following minimum requirements:

1. Overall Landscape Coverage Standards

- a. In general, any and all parking lots shall be landscaped such that landscape coverage in an around the periphery of a/the lot complies with the overall percentage minimums set forth in Table 13.77.061 below.

TABLE 13.77.061

Size Of Parking Area(s)	Percent to be Landscaped
Less than 15,000 sq. ft.	5
15,000 sq. ft. and larger	7.5

Furthermore, all open-air parking lots designed for, or containing, six (6) or more parking spaces shall provide landscaping in accordance with the provisions of this sub-section. Conversely, parking lots designed for five (5) or fewer parking spaces shall not be required to provide landscaping other than providing the percentage of yard area landscaping and landscaped buffering as specified in Table 13.77.061 above; however,

- (1) Only the first ten-feet (10') [width/depth] of landscape(d) areas located along and around the perimeter of a parking lot (i.e., beyond the curb or edge of pavement of the parking lot) may count towards satisfying this requirement; and,

(2) Landscaping in and/or around parking lots containing five (5) or fewer parking spaces shall contain one or more deciduous trees that, when mature, will expectedly provide approximately 50% shade coverage to that lot – this connotes that the tree(s) canopy(ies) will extend over one or more portions of the paved lot to provide [the] 50% coverage (as measured during summer solstice).

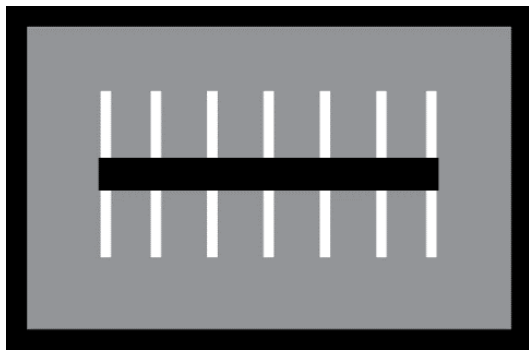
2. Parking Lot Landscape Strips and Islands Standards

a. All open-air parking lots designed for, or containing, five (5) or more parking spaces (whether emplaced with new construction or in conjunction with substantial (i.e., 50% plus re-construction or expansion of [a] building[s] on a property) shall provide landscaping in accordance with the provisions of this sub-section 2 that follow hereafter.

b. Interior parking lot landscape design shall meet one (1) of the following options designed to provide approximately fifty percent (50%) tree canopy coverage within twenty (20) years:

(1) Option One -- Landscaped Strips: Landscape strips set perpendicular to the head-end of parking spaces within a parking bank may be employed (see Figure 1 hereafter).

Figure 1. Landscaped Strip(s)



When used, such strips shall meet the following minimum requirement(s):

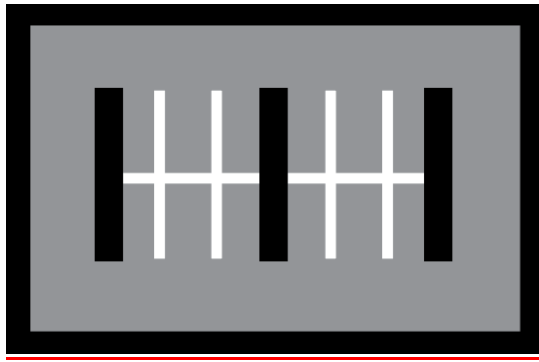
(aa) They shall be a least five-feet (5') wide/deep; and,

Exception: When the strip(s) will serve as vegetated drainage swales, the minimum width/depth of a/the strip(s) shall be eight-feet (8'); and,

(bb) One Class II deciduous tree (selected from the City's approved/adopted Tree Selection Guide's picklist) shall be planted at each end of a parking strip and, for any parking bank [or double bank] at least ninety-feet (90') feet long, at a centered [45' interval] position in between the "end trees".

(2) Option Two -- Landscaped Islands: Landscape [tree] islands that serve as parking space interrupts and endcaps within a parking bank (or double bank) may be employed (see Figure 2 hereafter).

Figure 2. Landscaped Islands

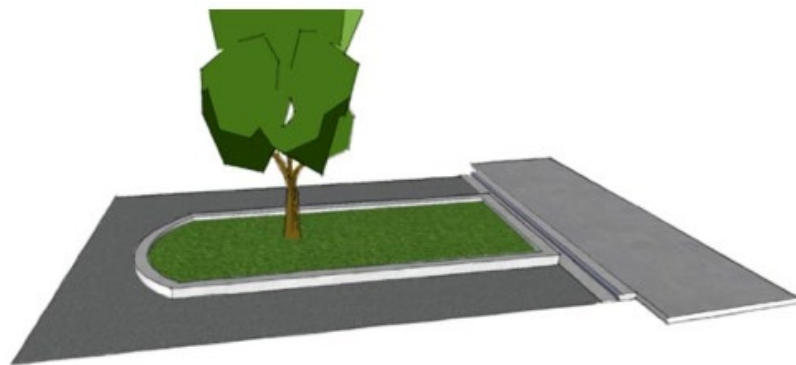


When used, such tree planter islands shall meet the following minimum requirement(s):

(aa). They shall be set parallel to abutting parking spaces as illustrated in Figure 2 above at intervals not to exceed seventy-two feet (72'); and,

(bb). They shall be of the same size/dimension as adjoining parking stalls. For example, if located in a single row of ninety degree (90°) oriented parking spaces that are nine feet (9') wide by eighteen feet (18') deep/long, a landscape planter shall also be, correspondingly, nine feet (9') wide and eighteen (18') deep. Where two (2) parking rows adjoin each other "head to head", back to back planters may be used. If placed back to back in, for example, a pair of ninety degree (90°) oriented parking rows, then the resulting planters would likely appear to be a single nine foot (9') wide by thirty-six foot (36') deep/long planter (see Figure 2 above hereafter); and,

Figure 3. Parking Lot [Singular] Planter Design Illustration

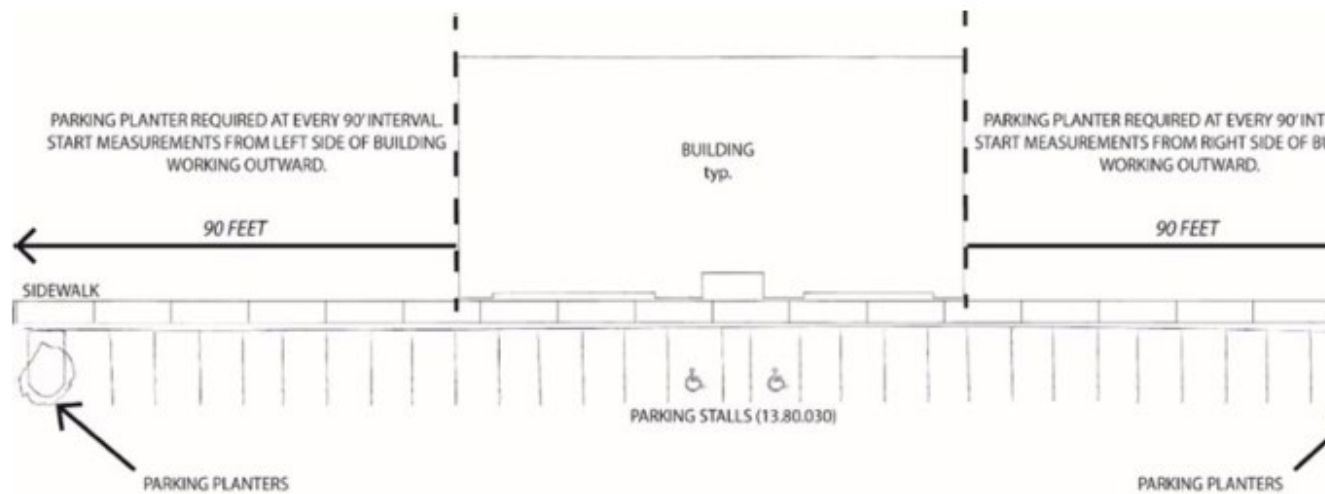


(cc). They shall be protected/wrapped by a curb that is at least a six-inches (6") high...

(dd). Drainage Channel: A one foot (1') shall be provided at the back end of, or within, a parking planter's abutment against a curb or other barrier in order to facilitate site drainage (e.g., stormwater flow across a parking lot into a drain) -- see Figure 3 above:

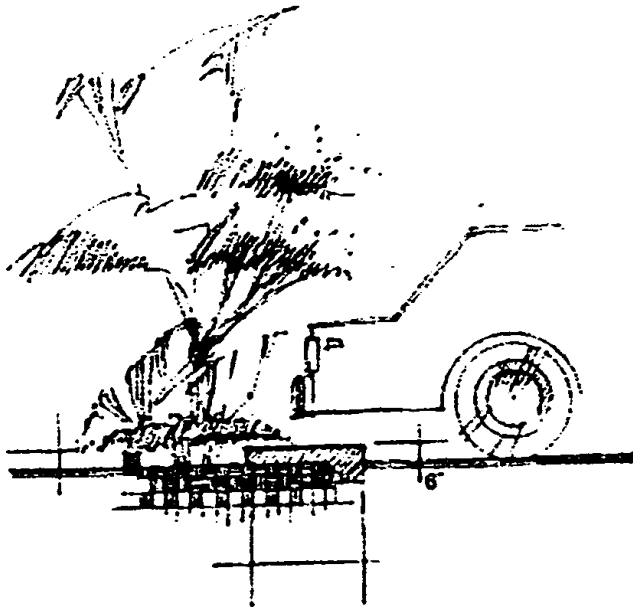
Exception: Any parking bank/row located immediately fronting/against any principal commercial or multiple-family residential building on a property and between the limits/span of its exterior side walls, such placement in front of the building is, and shall be, optional. In other words, if a parking bank abuts the front entry area of non-single-family residential building and extends past the outside walls of that building, then planters shall be required where any continuous ninety-foot (90') parking space intervals are found past the end/side walls (see Figure 4 hereafter):

Figure 4. Planters Not to Block Building Storefront Area(s)



3. Landscape(d) areas shall be concaved [in slope] to allow storm water infiltration; and,
4. Plants used to improve any of the fore-going listed landscape areas (i.e., parking lot periphery and internal planter strips or islands) shall comply with the following requirements:
 - a. Primary plant materials used therein shall be deciduous shade trees; and,
 - b. Shade trees planted in, and around, parking lots shall be limited those species listed in the City's approved Tree Selection Guide's picklist); and,
 - c. Shade trees planted, in and around, parking lots shall be at least 2" in caliper; and,
 - d. Ornamental trees [e.g., Class I types], shrubbery, hedges, and other plants may be used to supplement the shade tree plantings in perimeter planting areas, but shall not be the only plants used in such landscaping.
 - e. When low impact development infiltration is infeasible (according to the Storm Drainage System Design and Management Manual, Chapter 11), the area of LID designs with underdrains or impermeable liners may be credited towards the required numbers of trees at the rate of two hundred (200) square feet of LID area equal to one (1) tree; up to fifty percent (50%) of the number of required trees.
 - f. Interior parking lot landscaping areas shall also be planted with ground cover at a density that will achieve thirty-five percent (35%) coverage within two (2) years.
5. All grade-level parking should be separated from the street and screened from pedestrian view by landscaping. The landscaping shall include shrubs and trees, be located on private property, and, be wide enough to maintain the plant material as well as provide a view screen.
6. All parking and landscaped areas shall be separated from the parking surface by at least a six-inch (6") high concrete, continuous curb.
7. All landscaped and pedestrian areas shall be protected from encroachment by parked cars. Accordingly, eighteen-inch (18") wide concrete wheel stops shall be emplaced at the head end of parking spaces – save those stalls that are established for parallel parking (see Figure 5 hereafter).

Figure 5. Parking Wheel Stop/Bumper Overhang



C. Parking Structures: Parking structures shall be screened with live plant material that is intended to hide or obscure the sides of the structures from public view.

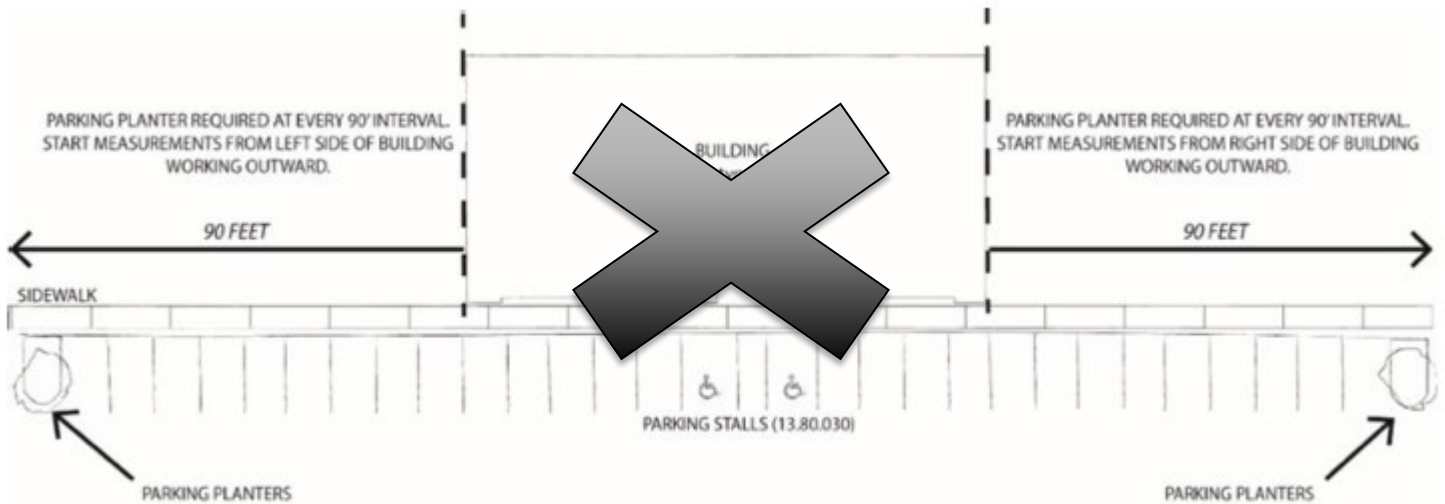
D. Re-construction of a Parking Lot: When a parking lot is expanded, or torn up and then reconstructed (as opposed to being just resealed and/or striped) only the renovated portion shall be improved to comply with current landscape development code(s), including [any] engineering, water, wastewater or fire division/department improvement regulations including, but not limited to, curbing, gutter, sidewalk, storm drainage facilities, landscaping, light fixtures, etc. (Ord. 2013-22, 9-5-2013; amd. Ord. 2021-09, 4-8-2021)

~~D. HCR Hardscape Landscaping Standards: All new or refurbished parking lots or portions thereof within the HCR Zone, shall comply with following standards:~~

~~1. Interior Parking Lot Planters: Interior parking lot planters (designed as per Figure 13.77.1) are, and shall be, required within parking rows/banks in accordance with the following provisions:~~

~~a. Landscape Planter Lot Planter(s) Spacing: Parking lot planter interrupts shall be located 1) at the endcap(s) of parking banks; and, 2) where parking banks contain more than ten spaces in a row, planters shall be placed in intervals not to exceed ninety feet (90') such that within said parking bank(s) every 10th stall shall be substituted with a planter. Exception: Any parking bank/row located immediately fronting/against any principal commercial or multiple-family residential building on a property and between the limits/span of its exterior side walls, such placement in front of the building is, and shall be, optional. In other words, if a parking bank abuts the front entry area of non-single family residential building and extends past the outside walls of that building, then planters shall be required where any continuous ninety-foot (90') parking-space intervals are found past the end/side walls. Refer to the following illustration (Figure 13.77.2):~~

FIGURE 13.77.2— BUILDING FRONTAGE PARKING LOT PLANTER APPROPRIATION



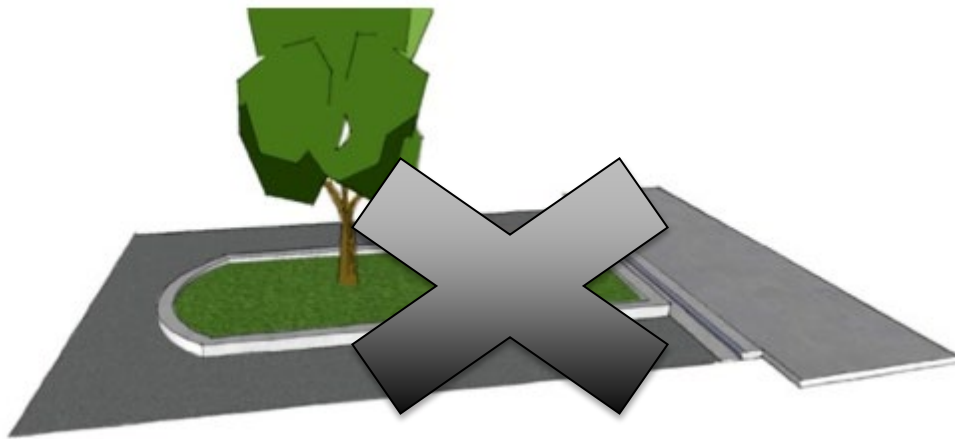
b. ~~Parking Bank Interrupt Style Landscape Planters' Content(s): Each single interior interrupt style planter shall contain one 1.5-inch caliper deciduous, single-trunk(ed) Class II shade tree selected from Holladay's "Tree Selection Guide for Planting Trees and Shrubs". (Double-headed planters shall contain one (1) tree per planter [two trees in total]). Interior parking lot planters shall also contain some combination of decorative rock and/or shrubbery and/or lawn and/or bark.~~

c. ~~Landscape Planters' Dimensions: Interior planters shall be of equivalent size, dimensions and angle of the parking stalls that surround them in the same parking bank. For example, if located in a single row of ninety-degree (90°) oriented parking spaces that are nine feet (9') wide by eighteen feet (18') deep/long, a landscape planter shall also be, correspondingly, nine feet (9') wide and eighteen (18') deep.~~

~~Where two (2) parking rows adjoin each other "head to head", back to back planters may be situated, or they may be separated. If placed back to back in, for example, a pair of ninety-degree (90°) oriented parking rows, then the resulting planters would likely appear to be a single nine foot (9') wide by thirty-six foot (36') deep/long planter.~~

d. ~~Drainage Channel: A one foot (1') shall be provided at the back end of, or within, a parking planter's abutment against a curb or other barrier in order to facilitate site drainage (e.g., stormwater flow across a parking lot into a drain). Refer to the following illustration (Figure 13.77.3):~~

FIGURE 13.77.3 PARKING LOT [SINGULAR] PLANTER DESIGN ILLUSTRATION



e. ~~Landscape Irrigation, Generally, all landscaping emplaced in conjunction with newly or re-developing parking lot areas shall be irrigated where at all possible with an efficiently designed drip sprinkler system. Said system will be designed to minimize watershed onto adjoining public right(s) of way.~~

~~———— (1) Re-construction of a Parking Lot: When a parking lot in the HCR Zone is expanded, or torn up and then reconstructed (as opposed to being just resealed and/or striped) only the renovated portion shall be improved to comply with current landscape development code(s), including [any] engineering, water, wastewater or fire division/department improvement regulations including, but not limited to, curbing, gutter, sidewalk, storm drainage facilities, landscaping, light fixtures, etc. (Ord. 2013-22, 9-5-2013; amd. Ord. 2021-09, 4-8-2021)~~