CHAPTER 1.18
LANDSCAPING, BUFFERING, AND FENCING REGULATIONS

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1.18.005 PURPOSE. Properly placed landscaping can lessen the impact of dust, heat, erosion, and wind. Landscaping and fencing buffer and screen undesirable views and mitigate the impacts of adjacent land uses.

1.18.010 LANDSCAPING, BUFFERING, AND FENCING IMPROVEMENTS REQUIRED. All landscaping, buffering, and fencing requirements of this Chapter shall apply to all newly constructed buildings and any structure that is being expanded.

1.18.015 GENERAL LANDSCAPE PROVISIONS. The following landscape provisions shall be adhered to by all land uses unless otherwise noted:

A. Park Strips. Park strips adjacent to residential dwellings shall be landscaped and maintained by the property owner whose property abuts the park strip. See Title III General Public Works Constructions Standards and Specifications, Appendix "A" for tree planting and irrigation details.

B. Landscape Maintenance. All landscaped areas shall be maintained by watering of landscaping, removal of weeds, the cutting of lawn or any other activities required to maintain healthy and aesthetically pleasing landscaping.

C. Clear Vision Triangles. No landscaping over three (3) feet in height shall be allowed within a clear vision triangle as shown in this Chapter.

D. Tree Distance from Curb and Sidewalk. See Chapter 8-700 of the Revised Tremonton City Ordinances for Public Tree Planting for distance requirement.

E. Tree Distance from Street Corners and Fire Hydrants. See Chapter 8-700 of the Revised Tremonton City Ordinances for Public Tree Planting for distance requirement.

F. See Chapter 8-700 of the Revised Tremonton City Ordinances for Public Tree Planting.

1.18.020 LANDSCAPE PLAN. Applicants required by this Title to make landscaping improvements shall submit a landscaping plan prepared by a licensed Landscape Architect to meet the minimum landscape requirements outlined in this Chapter. All Single-Family dwellings and Twin homes shall be exempt from preparing and submitting a landscape plan. The Land Use Authority Board shall review the submitted landscaping plan for compliance with this Chapter. The landscaping plan shall include, at a minimum, the following information:

A. The location and dimension of all existing and proposed structures (when feasible), property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting;

B. The plant names (both botanical and common name) location, quantity, and size of all existing and proposed plants. The proposed plan shall indicate the size of the plant material at maturation. All existing vegetation that is to be removed or remain on the site shall be clearly identified;

C. The landscaping plan shall exhibit the existing landscaping twenty (20) feet beyond the property lines;

D. Existing and proposed grading with contours at one (1) foot intervals for areas with grades less than five (5) percent. Areas in excess of five (5) percent shall have contours shown at two (2) foot intervals;

E. Plans showing the irrigation system shall be included in the landscaping plan submittal;

F. Proposed and existing fences and identification of the fencing materials; and

G. Summary of the total percentage of landscaped areas, domestic turf grasses, and drought tolerant plant species along with the estimated cost of all the improvements.

1.18.025 SINGLE-FAMILY DWELLINGS AND TWIN HOME LANDSCAPE REQUIREMENTS. All Single-Family Dwellings and Twin Homes shall have the front and side yards landscaped within eighteen (18) months of receiving a Certificate of Occupancy, unless required sooner through the CC&Rs or a Development Agreement. Type of landscaping shall be determined by the owner.

1.18.030 COMMERCIAL, INDUSTRIAL, INSTITUTIONAL AND MULTI-FAMILY DWELLING LANDSCAPE REQUIREMENTS.

A. Required Landscaping. Portions of property that are commercial, industrial, institutional, and Multi-Family Dwellings that are not developed with structures, rights of ways, driveways, and parking areas shall be required to be landscaped in all zones. Commercial, industrial, institutional, and Multi-Family Dwellings shall adhere to the minimum landscaping standards as follows:

COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, AND MULTI-FAMILY DWELLING LANDSCAPED AREA REQUIREMENTS:			
LANDSCAPED AREAS[1]	**DECIDUOUS/EVERGREEN TREES[2]**	**PERCENTAGE OF SHRUBS/FLOWERS[3]**	**MAXIMUM PERCENTAGE OF TURF[4]**
Less Than 1,000	1	10	70
1,001-3,000	2	15	70
3,001-5,000	5	15	70
5,001-7,000	6	15	50
7,001-9,000	7	15	50
9,001-11,000	8	15	50
11,001-13,000	9	15	50
13,001-15,000	10	15	50
15,000+	One (1) tree for each additional 2000 square feet	15	50

[1] Note: Landscaped Areas. Areas measured in square feet.

[2] Note: Trees. Deciduous Trees shall have a minimum trunk size of two (2) to two inches in caliper measured at ground level when planted. Evergreen trees shall have a minimum size of five (5) feet in height when planted. Trees planted in park strips see Chapter 8-700, Section 8-703 of the Revised Tremonton City Ordinances.

[3] Note: Shrubs, Flowers, and Planting Beds. All shrubs and flowers shall be a minimum of one (1) gallon containerized stock planted that will attain a height of at least two (2) feet. Planting beds shall have a weed barrier with mulched wood chips, rocks, or other similar treatment and shall be irrigated through the use of drip lines instead of spray heads to minimize water loss through evaporation.

[4] Note: Multi-Family dwellings are *not* limited to the maximum percentage of Turf as shown in 1.18.030(A) table above; however, the numbers of trees, shrubs/flowers are still required.

B. Completion of Improvements. All required landscaping improvements shall be completed in accordance with the approved Site Plan, landscaping planting plan, and irrigation plan and occur prior to the issuance of a Certificate of Occupancy for the associated structure/building. Exceptions may be permitted and Certificates of Occupancy issued where weather conditions prohibit the completion of approved and required landscaping improvements. In such cases an extension period of not longer than six (6) months is permitted and a bond for no less than one hundred-ten (110) percent of the total estimated value of the landscaping shall be held until the project is in full compliance with this Chapter and any approved site or landscaping plans.

C. Large Parcels of Property. Since site conditions and development constraints vary greatly on large parcels of property, the Land Use Authority Board is authorized to approve Landscape Plans that deviate from strict compliance with the provisions of this Chapter. Property not required to be landscaped with a Site Plan Permit approval shall be required to be maintained.

1.18.035 REQUIRED BUFFER WIDTHS AND IMPROVEMENTS. The table below defines the standards for minimum required buffer widths and improvements for adjacent land uses. Where the combination of land uses are not found in the table, the Land Use Authority Board (LUAB) shall then determine an appropriate buffering requirement. The LUAB may also approve alternative buffering requirements that may be more or less restrictive than the standards contained in the table when the LUAB determines that the alternative standard eliminates nuisance concerns. Required buffers may be crossed by driveways, utility lines, sidewalks, and trails. Permitted freestanding signs may be based in required buffers. Outdoor sales, displays, or storage shall not be permitted within a required buffer.

REQUIRED BUFFER WIDTHS AND IMPROVEMENTS			
LAND USE 1[1]	**LAND USE 2[1]**	**REQUIRED BUFFER WIDTH [2]**	**REQUIRED IMPROVEMENTS [3 4 5]**
Permitted use in a zone	Permitted use in a zone	NA	Ground Cover and Trees
Permitted use in a zone: Commercial	Permitted use in a zone: Residential	NA	Ground Cover and Wall or Fence
Permitted use in a zone	Conditional use in a zone	Fifteen (15) feet	Trees, Ground Cover and Wall or Fence
Commercial, Multi-Family, Industrial, and Institutional	Single-Family & Multi-Family Dwellings[7]	Twenty (20) feet	Trees, Ground Cover and Wall or Fence
Single-Family Dwelling	Religious and Cultural Meeting Halls	Ten (10) feet	Trees, Ground Cover and Walls or Fences
Interstate 15 or 84	Permitted or conditional uses in a Zone	Fifteen (15) feet	Trees, Ground Cover and Walls or Fences
Parking Areas	Property Line	Seven and a half (7½) feet	Trees, Ground Cover and Wall or Fence
Parking Areas	Public Streets	Fifteen (15) feet	Trees and Berming[6]

[1] Note: In such cases where a specific or multiple combinations of land uses is not found in the table the Land Use Authority Board shall then determine an appropriate required buffering widths and improvements.

[2] Note: Buffer widths are spaces of improved landscaped areas along property lines. Each zoning district establishes setbacks, which are the distance or amount of space between buildings and property lines. The LUAB may reduce buffer width when site plan shows improvements within the buffer or set-back area.

[3] Note: Trees. Deciduous Trees shall have a minimum trunk size of two (2) inches in caliper measured at ground level when planted. Evergreen trees shall have a minimum size of five (5) feet in height when planted. The applicant may elect to use either deciduous or evergreen trees to meet this requirement. Trees may not be spaced more than forty (40) feet apart. See Chapter 8-700 of the Revised Tremonton City Ordinances for placing and planting trees in Park Strips.

[4] Note: Walls or Fences. Where required, screening walls or fences shall not be less than six (6) feet in height and site obscuring, unless approved otherwise by the Land Use Authority Board as part of Site Plan review. Masonry is the suggested type of fence. See Title III General Public Works Construction Standards and Specifications Detail 15, 15A and 15B for fencing types. Such wall, fence, and landscaping shall be maintained in good condition with no advertising thereon. Automobile Sales lots are exempt from fencing requirements, see Section 1.17.045.

[5] Note: Berming. Berms shall be at least three and a half (3½) feet in height and shall not exceed a slope of 2:1, except where a retaining wall is used to support one side of the berm.

[6] Note: Headlight Screen. A headlight screen shall consist of a berm, fence, wall, or landscaping consisting of at least three and a half (3½) feet in height and capable of blocking headlights. When a parking lot is adjacent to a public street, the headlight screen cannot consist of a fence or wall, but shall be bermed. Headlight screening may also be provided by buildings.

[7] Note: Multi-Family buildings shall be fenced from other Multi-Family buildings that are on separate lots. Multi-Family buildings in a complex of two (2) or more buildings shall fence the perimeter of the complex.

1.18.040 GENERAL FENCING PROVISIONS. The following fencing provisions shall be adhered to:

A. Property Lines. Property owners shall only install fencing on their property. If the property lines are not clearly marked the property owner shall have a surveyor determine and mark the property lines.

B. Double Frontage Lots. Where lots have double frontages, that area designated by the property owner as the rear yard may have a solid or view obstructing fence, wall, not exceeding six (6) feet in height. Where the double frontage lot is also a corner lot (three (3) frontages) clear vision triangles as shown in this Chapter shall be preserved and enforced.

C. Fire Hydrants. Fire hydrants shall not be fenced into a yard. A three (3) foot minimum clear space shall be maintained around the circumference of all fire hydrants as required by the International Fire Code.

D. Retaining Walls. A building permit shall be obtained where retaining walls are over four (4) feet in height in accordance with the International Building Code and Chapter 1.28 of this Title.

E. Utility Boxes. Utility boxes shall not be fenced into a yard. A three (3) foot clear space shall be maintained around the circumference of all utility boxes.

F. Easements. Fencing may be installed over a public utility easement, but retaining walls shall not.

G. Fencing Heights. Sight obscuring fencing shall be no higher than six (6) feet. Non-sight obscuring fencing may be higher than six (6) feet. Front yard sight obscuring fencing is limited to four (4) feet. Reference Fencing Diagram 18.1, depicting these standards.

H. Clear Vision Triangles. All clear vision triangles as described in this Chapter shall be preserved. All property owners shall maintain a clear vision triangle for neighboring driveways as depicted in Fencing Diagram 18.1.

I. Additional Restrictions. Many of the Covenants, Conditions, and Restrictions (CC&R's) recorded with property contain restrictions on fencing. Property owners shall refer to these standards prior to installation.

1.18.045 CLEAR VISION TRIANGLE. Clear lines of sight shall be provided at intersections by delineating triangular areas adjacent to all intersections, within which no parking, building, structure, berming, or landscaping over three (3) feet in height above the street shall be permitted. Driveways are prohibited within the clear vision triangle of local streets unless there is no other feasible placement of a driveway on a lot. Clear Vision Triangles may not be required if an approved chain link or other non-sight obscuring fence is used. The size of the clear vision triangles shall be as follows:

A. Local Streets. At intersections of local streets the triangle shall be defined by drawing a line between two (2) points that are thirty (30) feet from the intersection. See Diagram 18.2 Clear Vision Triangle.

B. Driveways and Local Streets. At intersections of driveways (this includes private driveways) and local streets: the triangle shall be defined by drawing a line between two (2) points that are fifteen (15) feet from the intersection along the lot lines or driveways and thirty (30) feet on the street side.

C. Other Streets. Larger clear vision triangles may be required by the City Engineer where local streets enter arterial streets, major collector streets, or parkways.

DIAGRAM 18.1- FENCING

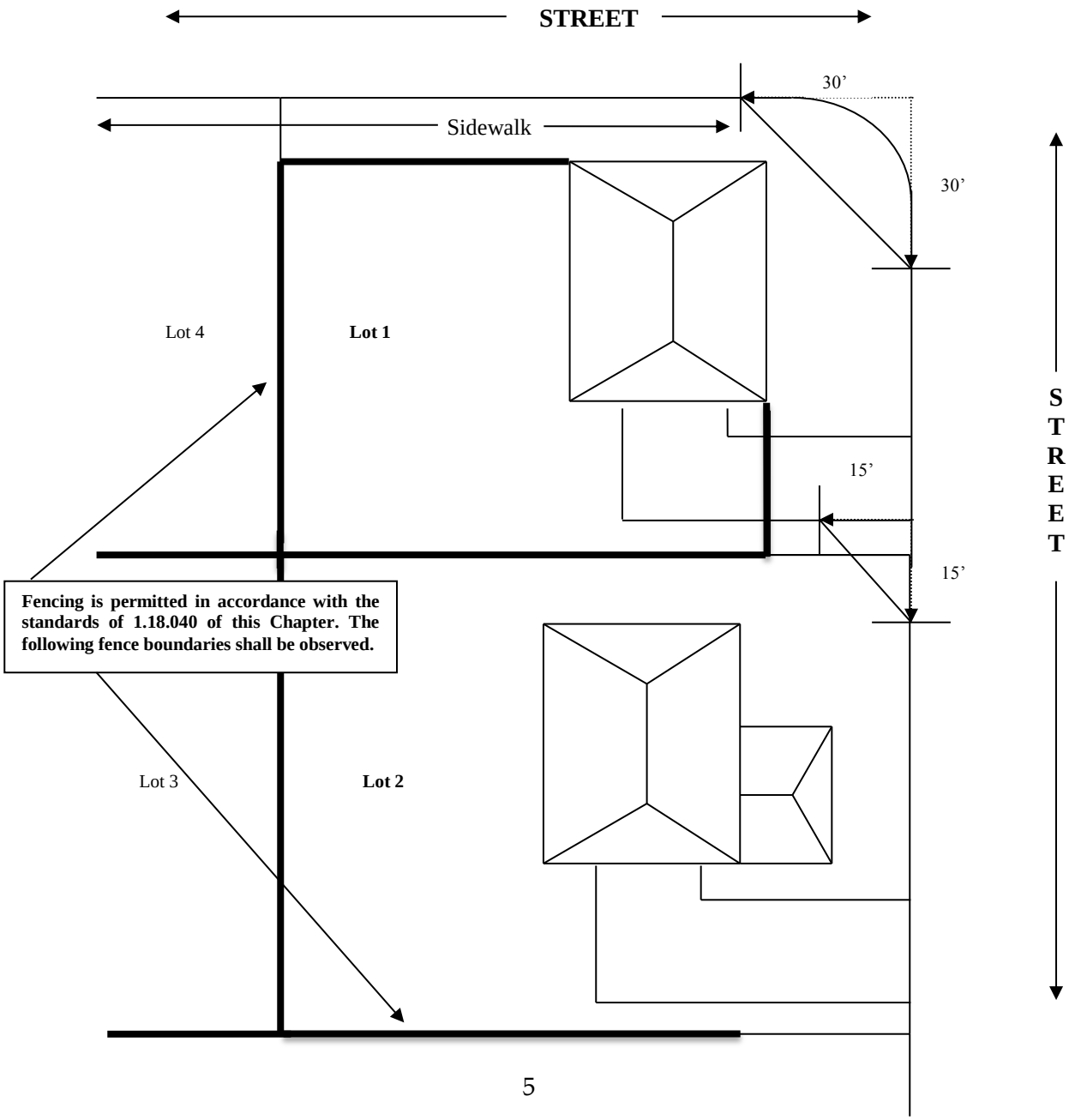
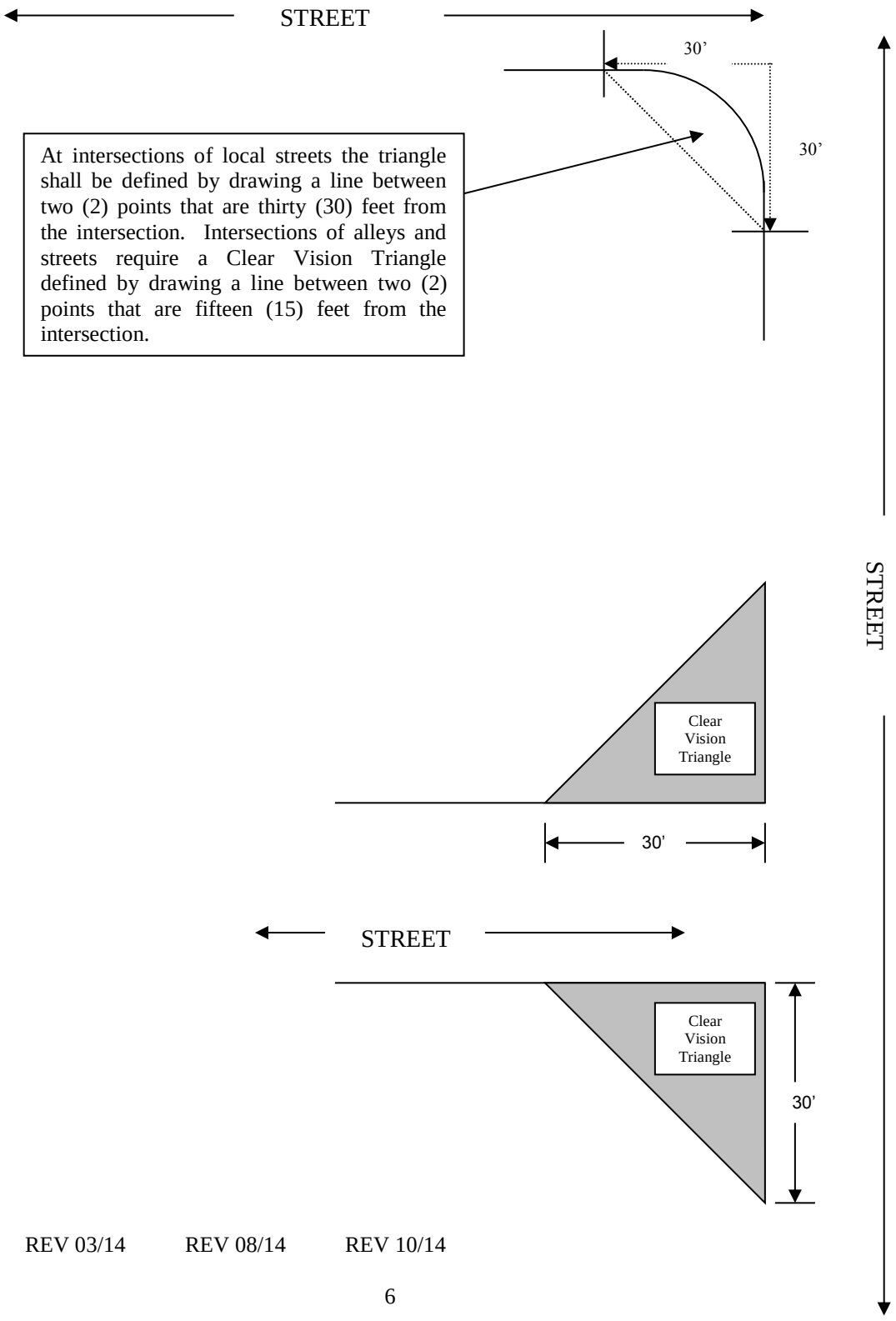


DIAGRAM 18.2- CLEAR VISION TRIANGLE



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