



# Staff Report to the Western Weber Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** A public hearing to consider and take action on a proposed ordinance, ZTA 2018-08, a request to create architecture, landscaping, and screening standards for the Western Weber Planning Area's new commercial areas and to offer administrative edits for these regulations for the entire unincorporated county area.

**Agenda Date:** Tuesday, March 12, 2019  
**Staff Report Date:** Thursday, February 20, 2019  
**Applicant:** Weber County  
**File Number:** ZTA 2018-08

### Staff Information

**Report Presenter:** Charlie Ewert  
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(801) 399-8763

**Report Reviewer:** RG

## Applicable Ordinances

§ 108-2 [ALL]  
§ 108-7-7 – Clearview of intersecting streets.

## Legislative Decisions

Decision on this item is a legislative action. When the Planning Commission is acting on a legislative item it is acting as a recommending body to the County Commission. Legislative decisions have wide discretion. Examples of legislative actions are general plan, zoning map, and land use code amendments. Typically, the criterion for providing a recommendation on a legislative matter suggests a review for compatibility with the general plan and existing ordinances.

## Summary and Background

Given the recent commercial rezones in the Western Weber Planning Area there exists a need to adopt reasonable commercial site design standards for future commercial development. The county code currently has architectural, landscaping, and screening site design requirements applicable only to the Ogden Valley Planning Area. This proposal is intended to extend those requirements to the entire unincorporated area. It also offers several administrative edits to eliminate ambiguities and conflicts in the current code, and applies greater context into the implementation of pedestrian walkways on commercial property.

When the County Commission recently amended the West Central Weber County General Plan they also prescribed that commercial design standards should be adopted to assist with the aesthetic implementation of commercial uses in newly rezoned commercial property.

## Policy Analysis

Please review the planning commission staff report (Attachment B) for a complete policy analysis.

## Past Action on this Item

The Western Weber Planning Commission discussed this idea in their December 11, 2018 work session. The Western Weber Planning Commission considered this item in their January 8, 2019 meeting, and after a public hearing, tabled it pending edits by staff. On February 12, 2019, the Western Weber Planning Commission forwarded a positive recommendation to the County Commission for the proposed ordinance attached as Attachment A.

On January 22, 2019, the Ogden Valley Planning Commission forwarded a positive recommendation to the County Commission for the proposed ordinance attached as Attachment A.

## **Noticing Compliance**

A hearing for this item before the Planning Commission has been posted for public notice in compliance with UCA §17-27a-205 and UCA §17-27a-502 in the following manners:

- Posted on the County's Official Website
- Posted on the Utah Public Notice Website
- Published in a local newspaper

## **Planning Commission Recommendation**

Both Planning Commissions offered a positive recommendation to the County Commission for file ZTA 2018-08, the extension of the county's existing architectural, landscaping, and screening design standards to apply to all areas of the unincorporated county. This comes with the following findings:

1. That the proposal executes a directive of the West Central Weber County General Plan.
2. That the proposal will provide for orderly and aesthetically pleasing commercial areas.
3. That the proposal is in the best interest of the health, safety, and welfare of the public.

## **Attachments**

- A. Proposed Ordinance – With Exhibits
- B. Planning Commission Staff Report

**ORDINANCE NUMBER 2019-\_\_\_\_\_**

**AN ORDINANCE AMENDING THE WEBER COUNTY LAND USE CODE TO EXTEND ARCHITECTURAL, LANDSCAPING, AND SCREENING STANDARDS TO APPLY TO COMMERCIAL USES, PUBLIC AND QUASI-PUBLIC USES, AND MULTIFAMILY DWELLINGS USES IN WESTERN WEBER COUNTY.**

**WHEREAS**, the Board of Weber County Commissioners (herein "Board") has heretofore adopted land use standards regulating the architectural, landscaping, and screening standards of certain uses of land in the Ogden Valley Planning Area; and

**WHEREAS**, the Board has not heretofore adopted land use standards regulating the architectural, landscaping, and screening standards of certain uses of land in the Western Weber Planning Area; and

**WHEREAS**, the Board has recently rezoned approximately 32 acres of land in Western Weber Planning Area to a commercial zone; and

**WHEREAS**, the Board has recently amended the West Central Weber County General Plan to plan for the creation of commercial design standards for the areas recently rezoned; and

**WHEREAS**, the Board has determined that the existing standards that apply to the Ogden Valley Planning Area should be extended to also apply to the Western Weber Planning Area, with minor modifications; and

**WHEREAS**, after public hearing on January 22, 2019, the Ogden Valley Planning Commission offered the Board a positive recommendation for the attached ordinance amendments.

**WHEREAS**, after public hearing on January 8, 2019, and additional discussion on February 12, 2019, the Western Weber Planning Commission offered the Board a positive recommendation for the attached ordinance amendments.

**WHEREAS**, the Board finds that the amendments found herein support the relevant general plans; and

**WHEREAS**, the Board finds that the amendments found herein will better achieve the desired outcomes of the relevant general plans, and promote the general public welfare.

**NOW THEREFORE**, the Board hereby adopts the modifications below and incorporates them into the Weber County Land Use Code.

**See Exhibit A (Clean Copy) and Exhibit B (Track Changes)**

This ordinance shall become effective fifteen (15) days after publication.

Passed, adopted, and ordered published this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by the Weber County Board of Commissioners.

BOARD OF WEBER COUNTY COMMISSIONERS

By \_\_\_\_\_,  
Scott K. Jenkins, Chair

Commissioner Jenkins voted: \_\_\_\_\_  
Commissioner Harvey voted: \_\_\_\_\_  
Commissioner Froerer voted: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Ricky Hatch, CPA  
Weber County Clerk/Auditor

## CHAPTER 2. - ARCHITECTURAL, LANDSCAPE, AND SCREENING DESIGN STANDARDS

### 1 **Sec. 108-2-1. - Purpose and intent.**

2 The purpose and intent of the architectural, landscape and screening design standards is to preserve  
3 the rural, natural landscape that exists in the unincorporated areas of Weber County, and also  
4 accommodate new growth in commercial and industrial uses. The design standards include the following  
5 specific purposes:

- 6 (1) Provide for commercial, industrial development that is aesthetically pleasing and compatible with  
7 the rural nature and natural setting of the area.
- 8 (2) Provide a variety of colors, textures and forms in the environment that blend together in a  
9 harmonious manner.
- 10 (3) Protect and preserve the appearance, character and public health, safety and welfare of the  
11 area.
- 12 (4) Minimize the harmful impacts of noise, dust and other debris, motor vehicle headlight glare and  
13 other objectionable activities or impacts conducted or created by an adjoining or nearby uses.
- 14 (5) Help control erosion, absorb solar radiation, divert and control winds, provide shade, frame views  
15 and reduce heating and cooling costs.
- 16 (6) Provide visual cues for circulation, screen unsightly or undesired views, and help minimize the  
17 adverse effects of large expanses of paving.
- 18 (7) Promote the efficient use of water and conservation of natural resources.

### 19 **Sec. 108-2-2. - Definitions.**

20 The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed  
21 to them in this section, except where the context clearly indicates a different meaning:

22 *Hedge* means a single or multi-row arrangement of continuous shrubs, designed to act as a screen or  
23 buffer. Hedges may be formal, requiring a uniform species, regular spacing, and uniform maintenance, or  
24 informal, variety of species, irregular spacing, maintenance specific to the shrubs used.

25 *Landscaping* means improvements made to enhance the appearance of the land by planting, grading,  
26 and outdoor constructions. Planting materials shall include, but not be limited to, grass, perennials, herbs,  
27 ground covers, shrubs, vines, hedges, and trees. Other landscaping materials may include rocks, pebbles,  
28 sand, organic and inorganic mulches, top soil, gravel, timbers and mowstrips. Paving for sidewalks, parking  
29 and roads is not included.

30 *Mowstrip* means divider material used to separate turf grass from other landscape types, often made  
31 of wood, concrete, brick, plastic or metal.

32 *Mulch* means organic or inorganic matter used as a landscape covering over bare earth. Organic  
33 matter often used is chipped or shredded bark. Inorganic materials include gravel, rock or other rock  
34 products. Erosion matting, weed barriers or geotextile fabrics are not considered mulches.

35 *Parkstrip* means, if curb and gutter is present, the area within the street right-of-way which lies between  
36 the back of curb and the sidewalk or, if the sidewalk is adjacent to the curb and gutter, it is the area between  
37 the sidewalk and the property line. In areas where no curb and gutter is present, it is the area between the  
38 edge of pavement and the property line.

39 *Shrubs* means self-supporting, woody plant species without a trunk.

40 *Turf grass* means a contiguous area of grass and the surface layer of earth held together by the grass  
41 roots.

42 *Trees* means self-supporting woody plants having a trunk and canopy.

43 *Vines* means woody and herbaceous plants that generally grow by rambling over the ground or  
44 climbing on some structure for support.

45 **Sec. 108-2-3. - Applicability.**

46 (a) *Applicability.* The architectural, landscape and screening design standards, as set forth in this chapter,  
47 shall only apply to the following:

- 48 (1) All commercial, and public or quasi-public uses, except public park facilities;  
49 (2) Multi-family dwellings of three or more units, including townhouses, condominiums, apartments  
50 and bed and breakfast inns; and  
51 (3) Industrial and manufacturing uses, except those uses located in an M-1, M-2, or M-3 zone.  
52 (4) Yurts, except the standards of Section 108-2-4(2) if this chapter shall not apply.

53

54

55 (b) *Specific considerations in the DRR-1 zone.* In the Ogden Valley Destination and Recreation Resort  
56 Zone at elevations of at least 6,200 feet above sea level, where a master plan has been approved by  
57 the planning commission, the land use authority may modify the applicability of any provision of this  
58 chapter by approving a landscape, buffering, and screening plan created by the developer if the land  
59 use authority determines that the plan is consistent with the approved master plan. For the purposes  
60 of this section, the term "developer" refers to the signatory, successors, or assigns of a development  
61 agreement, or as otherwise defined in an applicable development agreement.

62 **Sec. 108-2-4. - Minimum standards; architectural.**

63 The following architectural design standards shall apply to exteriors of new and remodeled structures.

- 64 (1) *Color.* External surfaces shall be predominantly natural, muted earth tones. White may only be  
65 used as an accent color.. The roof of an addition to an existing structure, when matching existing  
66 colors, shall be exempt.
- 67 (2) *Exposed fronts and street sides of buildings.* Exposed fronts and street sides of buildings shall  
68 be constructed of non-reflective materials and shall be textured concrete, brick, stone and/or  
69 natural wood/wood-like materials. Concrete masonry units or block CMUs shall not be considered  
70 acceptable materials unless it is specially colored and textured to give an appearance of natural  
71 rough stone. Vinyl and/or aluminum siding shall not be acceptable.
- 72 (3) *Glass.* Use of glass for displays and to allow visual access to interior spaces shall be allowed.  
73 Mirrored glazing is prohibited on any building. Tinted or solar absorption glazing may be used.
- 74 (4) *Exposed metal.* Exposed metal shall be painted, stained, or anodized in permitted colors and  
75 shall be non-reflective. Copper, brass and wrought iron may remain untreated and allowed to  
76 develop a natural patina.
- 77 (5) *Metal windows.* Metal as a window framing support or mounting material shall be painted,  
78 stained, anodized or vinyl-clad in approved colors.

79 (6) *Architectural detail.* Architectural detail shall be provided at focal points on all building facades,  
80 such as doorways, balconies, roof overhangs and dormers, such that monotonous horizontal lines  
81 greater than 50 feet do not occur.

82 **Sec. 108-2-5. - Minimum standards and guidelines; general landscaping.**

83 (a) *Minimum landscaped area.* Sites shall have a minimum of 20 percent of the total lot area landscaped  
84 and a minimum of 80 percent of the landscaping shall be living plant materials. In Western Weber  
85 County, the land use authority may reduce the living plant material to 40% if all landscaped area is  
86 xeriscaped with drought tolerant plants and, if necessary for the plants to survive, is sufficiently  
87 irrigated with a drip irrigation system.

88 (b) *Maximum turf grass area.* A maximum of 50 percent of the total landscaped area shall be planted in  
89 turf grass.

90 (c) *Front and side property lines adjacent to a street.* Sites shall provide a planting area, excluding  
91 sidewalk, of at least 20 feet in width along front and side property lines adjacent to a street right-of-  
92 way. If a lesser building setback is allowed by the applicable zone, then the width of the planting area  
93 shall be the distance from the street right-of-way to the building \_provided the street frontage meets  
94 the complete street requirements of Section 104-21-4(c), incorporated herein by reference.

95 (d) *Side and rear property lines.* Side and rear property lines not adjacent to a street right-of-way shall  
96 have a planting area of not less than eight feet in width, except if a lesser building setback is allowed  
97 by the applicable zone, then the width of the planting area shall be the distance from the street right-  
98 of-way to the building.

99

100 (e) *Side and rear of building.* Minimum planting areas of at least five feet in width shall be provided along  
101 the sides and rear of the building except where service areas, docks and entrance points are located.  
102 If a lesser building setback is allowed by the applicable zone, then the width of the planting area shall  
103 be the distance from the street right-of-way to the building.(f) *Parkstrips.* All parkstrips shall be  
104 landscaped with a native grass mixture that is low growing. Automatic irrigation of parkstrip  
105 landscaping shall also be required. Irrigation equipment shall be located outside of the parkstrip.  
106 Parkstrip landscaping shall not be included in the total area and turf grass percentage requirements  
107 listed in subsections (a) and (c) of this section.

108 (g) *Other areas.* All areas within the site which are not occupied by the primary and accessory uses,  
109 structures or parking areas, shall also be landscaped. This includes future expansion areas for either  
110 building or parking, except that the living plant material requirement of part (a) of this section shall be  
111 waived if replaced with mulch underlaid with industrial-grade weed barrier.

112 (h) *Compliance; financial guarantee.* All elements of the landscape plan, including planting, irrigation,  
113 screening, and paving shall be installed as approved. If landscaping improvements are not to be  
114 completed until after the occupancy of the primary building, a financial guarantee, not to exceed one  
115 year, shall be posted and approved by the county attorney and the county commissioners.

116 (i) *Plant material.* Plant material shall be as follows:

117 (1) *Quality.* Initial plantings used in conformance with the provisions of this chapter shall be in good  
118 health and capable of flourishing.

119 (2) *Size.* Plant sizes at the time of installation shall be as follows:

120 a. *Deciduous trees.* All deciduous trees shall have a minimum trunk size of two inches caliper.

- 121           b. *Evergreen trees.* All evergreen trees shall have a minimum height of six feet.
- 122           c. *Shrubs.* Woody shrubs shall have a minimum height or spread of 18 inches, depending upon  
123           the plant's natural growth habit. As a point of reference, plants in five-gallon containers will  
124           usually comply with this standard.
- 125           d. *Vines.* Vines shall be five-gallon size minimum.
- 126           e. *Groundcover.* Groundcover may be used in place of turf grass provided it is planted densely  
127           enough that it will grow into reasonably full and even coverage within two growing seasons  
128           after planting.
- 129           f. *Turf grass.* Turf grass species shall be hardy to the site and be of the type normally specified  
130           for the area. A drought tolerant fescue seed blend is strongly encouraged. Turf may be  
131           planted by sodding, plugging, sprigging or seeding. Application rates for plugs, sprigs and  
132           seed shall be high enough to provide even and uniform coverage of turf within one growing  
133           season after planting. Turf areas where erosion is expected to occur under normal  
134           conditions, such as drainage swales and/or slopes greater than 30 percent, shall be planted  
135           exclusively with sod.
- 136           (3) *Selection.* Plants used in conformance with the provisions of this chapter shall be hardy and  
137           capable of withstanding the extremes of the climate of the site. The use of drought tolerant and  
138           native plants is strongly encouraged where site conditions can support them.
- 139           (4) *Installation.* All plant materials shall be installed in accordance with the current professional  
140           planting procedures.
- 141           (5) *Irrigation.* All landscaped areas containing living plant material shall be provided with an  
142           automatic irrigation system except as authorized by the land use authority.
- 143           (j) *Maintenance.* Plant maintenance shall be as follows:
- 144           (1) *Responsibility.* The owner of the premises shall be responsible for the maintenance, repair, and  
145           replacement of all landscaping materials on the site. Each owner is also responsible for  
146           maintenance of the parkstrip in front or to the side of the property.
- 147           (2) *Materials.* All plant materials shall be maintained in good condition so as to present a healthy,  
148           neat and orderly appearance. All landscaped areas shall be kept free from weeds, dead plant  
149           material, refuse and/or debris.
- 150           (3) *Replacement.* All dead or removed plants shall be replaced with the same type and size of plant  
151           material as originally specified on the approved landscape plan. No substitutions shall be allowed  
152           without prior approval of the land use authority. Replacement shall be made within 30 days of the  
153           plant's demise or removal. In cases where the 30-day time limit for replacement extends beyond  
154           the normal growing season, replacement shall be made at the beginning of the following growing  
155           season.
- 156           (4) *Fences, walls and hedges.* Fences, walls and hedges shall be maintained in good repair.
- 157           (5) *Irrigation systems.* Irrigation systems shall be maintained in good operating condition to promote  
158           water conservation.
- 159           (k) *Design guidelines.* Landscaping design shall be as follows:
- 160           (1) *Scale.* The scale and nature of landscaping materials shall be appropriate to the size of the  
161           structures to be landscaped. Large buildings should generally be complemented by larger plants  
162           and planting beds.

- 163 (2) *Selection.* Plants shall be selected for form, texture, color, habit and adaptability to local  
164 conditions.
- 165 (3) *Evergreens.* In the Ogden Valley, evergreen plant materials shall be incorporated into the  
166 landscape to provide some year round structure and enhance screening and buffering.
- 167 (4) *Softening.* Plants shall be placed intermittently against building walls, fences and other barriers  
168 longer than 50 feet to create a softening effect and add variety.
- 169 (5) *Mulch.* Planting beds may be mulched with bark chips, decorative stone or similar materials.  
170 Mulch shall not be used as a substitute for plant material unless specifically allowed in this  
171 chapter. Mulched areas shall be underlaid with an industrial-grade weed barrier.
- 172 (6) *Water conservation.* All irrigation systems shall be designed for efficient use of water. Turf grass  
173 areas and other planting areas shall be on separate irrigation valve systems and adjusted to  
174 generally support the minimum watering needs of the plant types being irrigated.
- 175 (7) *Energy conservation.* Placement of plant materials shall be designed to reduce the energy  
176 requirements for heating and cooling of the development. Summer shade and blocking of winter  
177 winds should be considered.
- 178 (8) *Berming.* Earth berms and existing topographic features shall be incorporated into the proposed  
179 landscape, where appropriate, to enhance screening and provide variety in the ground plane.
- 180 (9) *Pedestrian access and area connectivity.* Landscape and site design shall provide for the most  
181 efficient and direct pedestrian accessibility and connectivity practicable given typical pedestrian  
182 traffic patterns.
- 183 a. *Connection to main entrance.* Except for a building with a zero setback from the street right-  
184 of-way, at least one five-foot-wide pedestrian connection shall be provided from the street  
185 right-of-way to the most prominent public entrance onsite. Additional five-foot-wide  
186 pedestrian connections shall be provided for other public entrances if they are located  
187 greater than 200 feet from another entrance with a designated pedestrian connection. The  
188 connections shall:
- 189 1. Offer the most efficient and direct path practicable; and
- 190 2. Be buffered on at least one side with landscaping to protect from automobile cross-traffic,  
191 except that a pedestrian crossing no greater than 24 feet in width may be provided where  
192 a pedestrian connection crosses vehicle accessways. This width may be increased to up  
193 to 40 feet if the pedestrian crossing is raised at least six inches above the grade of the  
194 vehicle accessway. A pedestrian crossing shall be either painted on the parking lot  
195 surface or be colored concrete.
- 196 b. *Connection to adjacent land.* Pedestrian connections shall be made to pedestrian facilities  
197 stubbed to the property from an adjacent site. Pedestrian connections to adjacent  
198 undeveloped land shall be provided when the land use authority has a reasonable  
199 anticipation of impending development on the adjacent site. These connections shall align  
200 along the most efficient and direct path practicable given reasonably anticipated alignment  
201 of adjacent facilities and site conditions.
- 202 c. *Pathway dedication.* When roughly proportionate and essentially linked to the development  
203 of the site, public street right-of-way dedication or a public easement shall be provided across  
204 the front of a lot or development project adjacent to a street. The dedication or easement  
205 shall be of a width sufficient to support a 10-foot-wide multi-use pathway, including area



206 necessary to operate and maintain the pathway. A six-foot-wide sidewalk may be substituted  
207 based on site conditions and public facility needs at the discretion of the land use authority  
208 after consultation with the county engineer. The pathway or sidewalk shall be installed as a  
209 condition of site plan approval if any of the following circumstances apply:

- 210 1. A pedestrian pathway or sidewalk exists along the street right-of-way on the same side  
211 of the street within 500 feet of the site's street frontage;
  - 212 2. An informal pedestrian trail exists on the street's shoulder as a result of the lack of  
213 sidewalk or pathway along the street right-of-way; or
  - 214 3. The nature or scale of the development merits it.
- 215 d. *Pathways and pedestrian access maintenance.* It shall be the responsibility of the owner of  
216 the land to ensure a pathway or pedestrian access running over the land or running in a  
217 public easement or public right-of-way generally parallel and adjacent to the land is  
218 continuously maintained. It shall be kept clear for safe pedestrian use, including, but not  
219 limited to, the removal of debris, refuse, ice, snow, weeds or other unwanted vegetation, and  
220 carts, vehicles, or any other object that may disrupt safe pedestrian access.

221

222 (10) *Noise, dust, and transportation mitigation.* In addition to the general landscape requirements and  
223 where a proposed use creates noise or dust emissions greater than surrounding uses, a  
224 landscaped buffer shall be required along the affected area accommodating such uses.

225 a. *Berming and trees.* A landscaping buffer shall consist of a four-foot or taller earthen berm  
226 incorporated into a 20-foot wide landscape area/strip. The berm shall be planted with a  
227 minimum of three evergreen and three deciduous trees per 50 lineal feet and shall be sized  
228 at a minimum of six feet in height for evergreen trees and three-inch caliper for deciduous  
229 trees.

230 b. *Berming and shrubs.* A mixture of shrubs shall also be planted on the berm with a minimum  
231 of 15 shrubs per 100 lineal feet of berm and have a minimum height of 36 inches at the time  
232 of installation.

233 **Sec. 108-2-6. - Minimum standards—Off-street parking.**

234 (a) *Landscaping between parking and street.* A continuous landscape area shall be provided between  
235 the edge of an off-street parking area or other vehicular use area and an adjacent street right-of-way.  
236 The minimum landscaping shall consist of the following:

237 (1) *Trees.* Trees shall be planted and spaced at the equivalent of one tree per 40 lineal feet or  
238 fraction thereof along the length of the landscape area, unless a greater distance is allowed by  
239 the land use authority based on the species ability to offer a wide canopy.

240 (2) *Shrubs and groundcover.* In addition to trees, the landscape area shall be planted with low  
241 shrubs, groundcovers, or turf grass, provided the turf grass does not exceed the requirement of  
242 Section 108-2-5(c). The total combined height of earthen berms and plant materials, excluding  
243 trees, shall not be less than 18 inches and not more than 48 inches. Planting schemes which  
244 minimize turf use, and promote xeriscape or water-conserving principles are strongly encouraged.

245 (3) *Screening.* A fence, permanent screen, or wall may also be installed within the landscaping area;  
246 however, the non-living screening device shall not exceed four feet in height, and shall not replace  
247 the plant material requirement. The minimum plantings specified shall be installed on the street

248 side of the screen. Additional plant materials may be planted on the parking area side of the  
249 screen.

250 (4) *Berms*. For off-street parking or other vehicular use areas that are greater than 20 feet from a  
251 street right-of-way, an earthen berm shall be constructed along the landscape area to provide  
252 screening. Berm height may vary between 18 inches and 36 inches, provided that at least 75  
253 percent of the entire length of the landscape area shall maintain a berm height of 36 inches.

254 (b) *Landscaping between parking and side or rear lot line*. Parking areas within 12 feet of a side or rear  
255 lot line shall have a continuous landscape area consisting of an evergreen and deciduous shrub border  
256 or hedge planted along the entire length of the landscaped area. The minimum width of this landscape  
257 area shall be eight feet as specified in this chapter. Shrubs used shall not be less than three feet in  
258 height at maturity. Combinations of shrubs and permanent fences or screens may also be considered  
259 by the land use authority.

260 (c) *Access ways*. Necessary access ways from the public right-of-way through the continuous landscape  
261 area to the parking or other vehicular use areas shall be permitted. The width of said access ways,  
262 measured from back of curb to back of curb, or edge of pavement to edge of pavement if no curb is  
263 present, may be subtracted from the overall linear dimension used to determine the number of required  
264 trees.

265 (d) *Landscape exceptions*. The following are exceptions to landscaping requirements:

266 (1) Existing hedges may be used to satisfy this landscaping requirement, provided they meet the  
267 specified requirements of this chapter.

268 (2) Areas where the clear sight distance regulations of this title apply, pursuant to Section 108-7-7.

269 (e) *Internal parking lot landscape standards*. Parking areas having more than 15 spaces shall be required  
270 to provide interior landscaping within the boundaries of the parking lot or area that meets the following  
271 criteria:

272 (1) *Minimum parking lot landscape area*. A minimum of five percent of the interior area shall be  
273 landscaped. Landscaped areas located along the perimeter of the parking area beyond the curb  
274 or edge of pavement shall not be included as interior landscaping.

275 (2) *Calculating parking lot area*. Interior parking area shall be calculated by adding the total area of  
276 all parking stalls and adjacent driveway aisles. Excluded are access entrances/driveways and  
277 drop-off or service zones and their accompanying driveway aisles.

278 (3) *Parking lot landscape islands*. Each separate interior landscape island shall contain a minimum  
279 of 120 square feet and shall have a minimum dimension of five feet as measured from back of  
280 curb to back of curb, or from edge of pavement to edge of pavement. Landscape islands shall be  
281 dispersed throughout the parking area to effectively break up the expanse of paving.

282 (4) *Parking lot trees and shrubs*. Landscape treatment shall consist of one tree per each 120 square  
283 feet of the minimum required interior landscape area. In the Western Weber County Planning  
284 Area, man-made shade canopies may replace up to 50 percent of the trees required by this part  
285 provided the color is a muted natural earth tone commonly found in the area. A minimum of 50  
286 percent of the minimum required interior landscape area shall be planted with shrubs or  
287 groundcovers at the appropriate density to achieve complete coverage within two years. Mature  
288 shrub or groundcover height shall not exceed four feet as measured from the parking surface.

289 (5) *Parking lot landscape island protection barriers*. Interior landscaped areas shall be protected by  
290 some type of permanent barriers.

291 **Sec. 108-2-7. - Screening and buffering.**

292 (a) *Screening device materials.* Screening device materials shall be as follows:

293 (1) A non-plant material screening device may be constructed of textured, non-reflective metal,  
294 concrete, vinyl, wood, brick or stone. If painted or stained, the screening devices shall be of a  
295 neutral, muted earth tone color and have a nonreflective finish. This color shall be approved along  
296 with other colors during the site plan review or conditional use permit. A chainlink fence shall not  
297 be used as a screening device in the Ogden Valley Planning Area. In the Western Weber Planning  
298 Area, a chainlink fence used for screening shall be powder or vinyl coated, shall have interlocking  
299 slats, and shall be of a muted earth-toned color observable in the general area.

300 (2) A combination of earth berming or mounds and plant materials may be used as a screening  
301 device, and is recommended, unless otherwise required herein, where practicable.

302 (b) *Screening parking area.* Parking areas shall be obscured from view along any property line, which is  
303 contiguous to a residential use or zoning district, or along those separated by an alley, as specified in  
304 this chapter.

305 (c) *Screening height.* The side and rear screens or buffers of parking areas, whether plant material or  
306 non-living device shall be a minimum of size six feet in height as measured from the parking surface.  
307 The first 25 feet of the side lot line screen or buffer, as measured from the street right-of-way, shall not  
308 exceed four feet in height.

309 (d) *Screening of staging areas.* Loading, delivery and service docks or bays shall be located in the rear  
310 or side yards of the property and shall be screened from view from the street right-of-way by a  
311 screening device at least six feet in height.

312 (e) *Screening mechanical equipment.* Mechanical equipment, whether roof or ground mounted shall be  
313 screened from street and residential district view by a screening device.

314 (f) *Screening trash dumpsters.* Trash dumpsters shall be located in an area shown on the approved site  
315 plan, and shall comply with the following:

316 (1) All trash dumpsters shall be completely screened from street or public view by a six foot  
317 screening device on three sides. The fourth side shall be a gate constructed of opaque materials.

318 (2) The screening device for a metal dumpster shall be placed adjacent to or on a concrete pad six  
319 inches in thickness. The concrete pad shall match the adjacent grade and paving and provide for  
320 positive drainage.

321 (3) All dumpster enclosures or screens shall be illustrated and submitted with the site plan for review  
322 and approval.

323 **Sec. 108-2-8. - Clear sight distance for landscaping and screening.** The requirements of Section  
324 108-7-7 apply for all landscaping and screening.

325 **Sec. 108-2-9. - Site plan supplemental requirements .**

326 (a) *Color copies required.* In addition to site plan requirements specified elsewhere in this Land Use  
327 Code, colored architectural elevations, colored signage plans, and landscape plans shall be included  
328 with all site plan submittals.

329 (b) *Landscape plan requirements.* A landscape plan shall be required whenever landscaping or alteration  
330 of landscaping is required by this chapter. Such landscape plans shall be drawn in conformance with  
331 the requirements specified in this chapter. Landscape plans shall be approved by the land use

332 authority prior to the issuance of a building permit. All landscape plans submitted for approval shall  
333 contain the following information, unless specifically waived by the planning director:

334 (1) The location and dimensions of all existing and proposed structures, property lines, easements,  
335 parking lots and drives, roadways and rights-of-way, sidewalks, bicycle and/or equestrian paths,  
336 ground signs, refuse disposal and recycling areas, bicycle parking areas, fences, freestanding  
337 electrical equipment, tot lots and playground equipment, all recreational facilities, and other  
338 freestanding structural features deemed necessary to accurately portray existing and proposed  
339 site characteristics.

340 (2) The location, quantity, size and name (both botanical and common names) of all proposed plant  
341 material. Plant symbols representing trees and shrubs shall be shown on the plan at 75 percent  
342 of mature size.

343 (3) The location, size and common names of all existing plant material (including trees and other  
344 plants in the parkstrip) and whether they are to be retained or removed.

345 (4) The location of existing buildings, structures, and trees on adjacent property within 20 feet of the  
346 site. Where adjacent trees are growing in native or natural clumps or groves such that showing  
347 individual tree locations is impractical, canopy outlines are acceptable.

348 (5) Existing and proposed grading of the site, indicating contours at a minimum of two-foot intervals.  
349 Show any walls or retaining structures proposed, along with their respective elevations. Proposed  
350 earth beaming shall be indicated using one-foot contour intervals.

351 (6) Water efficient irrigation system (separate plan required). This system shall indicate the locations  
352 and types of all equipment, including sprinkler heads, control valves, quick-coupling valves,  
353 backflow prevention devices, time clock or controller, lateral lines, and main lines.

354 (7) Summary data table indicating the area of the site in the following classifications:

355 a. Total area of the site.

356 b. Total area and percentage of the site in landscape area.

357 c. Total area and percentage of the site in turf grass.

358 ...

359 **Sec. 108-7-7. - Clear view of intersecting streets.**

360 When an access way intersects with a public right-of-way, or when the subject property abuts the  
361 intersection of two or more public rights-of-way, the triangular areas described below shall provide  
362 unobstructed cross-visibility at a level between two and eight feet in height. Trees may be planted inside  
363 the triangular areas, but shall be trimmed such that no limbs or foliage extend into the cross-visibility zone,  
364 and placed so as not to create a traffic hazard. Plant materials, excepting turf grass, shall not be located  
365 closer than three feet from the edge of any access way pavement. No other obstruction to view in excess  
366 of three feet in height shall be allowed. The triangular areas referred to above are defined as follows:

367 (1) The area of property on either side of an access way formed by the intersection of each side of  
368 the access way and the public right-of-way line. The two sides of the triangle shall be ten feet in  
369 length measured from the point of intersection and the third side (hypotenuse) being a line  
370 connecting the ends of these two sides.

371 (2) The area of property located at a corner formed by the intersection of two or more public rights-  
372 of-way. The two sides of the triangle shall be formed by the street rights-of-way lines for a length

373 of 40 feet back from their intersection and the third side being a line connecting the ends of these  
374 two sides.

375

376

## CHAPTER 2. - ~~OGDEN VALLEY~~ ARCHITECTURAL, LANDSCAPE, AND SCREENING DESIGN STANDARDS

### 1 Sec. 108-2-1. - Purpose and intent.

2 The purpose and intent of the architectural, landscape and screening design standards is to preserve  
3 the rural, ~~mountainous natural~~ landscape that exists in the ~~Ogden Valley~~ unincorporated areas of Weber  
4 County, and also accommodate new growth in commercial and industrial uses. The design standards  
5 include the following specific purposes:

- 6 (1) Provide for commercial, industrial development that is aesthetically pleasing and compatible with  
7 the rural nature and natural setting of the ~~Ogden Valley~~ area.
- 8 (2) Provide a variety of colors, textures and forms in the environment that blend together in a  
9 harmonious manner.
- 10 (3) Protect and preserve the appearance, character and public health, safety and welfare of the  
11 ~~Ogden Valley~~ area.
- 12 (4) Minimize the harmful impacts of noise, dust and other debris, motor vehicle headlight glare and  
13 other objectionable activities or impacts conducted or created by an adjoining or nearby uses.
- 14 (5) Help control erosion, absorb solar radiation, divert and control winds, provide shade, frame views  
15 and reduce heating and cooling costs.
- 16 (6) Provide visual cues for circulation, screen unsightly or undesired views, and help minimize the  
17 adverse effects of large expanses of paving.
- 18 (7) Promote the efficient use of water and conservation of natural resources.

### 19 Sec. 108-2-2. - Definitions.

20 The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed  
21 to them in this section, except where the context clearly indicates a different meaning:

22 ~~Awning/canopy means, generally, external window or door coverings having arched, domed, rounded~~  
23 ~~or flat forms that are mounted above the window or door and extend beyond the structure facade. Some~~  
24 ~~awning types, particularly canvas, may be retractable.~~

25 ~~Earth-tone colors means non-bright colors representing natural, earth colors and values, including~~  
26 ~~browns, blacks, grays, rusts, etc. White shall not be used as a predominant color, but may be used as an~~  
27 ~~accent.~~

28 *Hedge* means a single or multi-row arrangement of continuous shrubs, designed to act as a screen or  
29 buffer. Hedges may be formal, requiring a uniform species, regular spacing, and uniform maintenance, or  
30 informal, variety of species, irregular spacing, maintenance specific to the shrubs used.

31 *Landscaping* means improvements made to enhance the appearance of the land by planting, grading,  
32 and outdoor constructions. Planting materials shall include, but not be limited to, grass, perennials, herbs,  
33 ground covers, shrubs, vines, hedges, and trees. Other landscaping materials may include rocks, pebbles,  
34 sand, organic and inorganic mulches, top soil, gravel, timbers and mowstrips. Paving for sidewalks, parking  
35 and roads is not included.

36 ~~Marquee means a permanent canopy, usually made of metal and glass, projecting over an entrance~~  
37 ~~to a building or extending along and projecting beyond the buildings facade and generally designed and~~  
38 ~~constructed to provide protection against the weather.~~

39 *Mowstrip* means divider material used to separate turf grass from other landscape types, often made  
40 of wood, concrete, brick, plastic or metal.

41 *Mulch* means organic or inorganic matter used as a landscape covering over bare earth. Organic  
42 matter often used is chipped or shredded bark. Inorganic materials include gravel, rock or other rock  
43 products. Erosion matting, weed barriers or geotextile fabrics are not considered mulches.

44 ~~*Parkway*~~ *Parkstrip* means, if curb and gutter is present, the area within the ~~public~~street right-of-way  
45 which lies between the back of curb and the sidewalk or, if the sidewalk is adjacent to the curb and gutter,  
46 it is the area between the sidewalk and the property line. In areas where no curb and gutter is present, it is  
47 the area between the edge of pavement and the property line.

48 *Shrubs* means self-supporting, woody plant species without a trunk.

49 *Turf grass* means a contiguous area of grass and the surface layer of earth held together by the grass  
50 roots.

51 *Trees* means self-supporting woody plants having a trunk and canopy.

52 *Vines* means woody and herbaceous plants that generally grow by rambling over the ground or  
53 climbing on some structure for support.

#### 54 **Sec. 108-2-3. - Applicability.**

55 (a) *Applicability.* The architectural, landscape and screening design standards, as set forth in this chapter,  
56 shall only apply to the following:

57 (1) All commercial, ~~industrial, manufacturing, and~~ public or quasi-public uses, ~~except public park~~  
58 facilities;

59 (2) ~~They shall apply to~~ Multi-family dwellings of three or more units, including townhouses,  
60 condominiums, apartments and bed and breakfast inns; ~~and~~.

61 (3) Industrial and manufacturing uses, except those uses located in an M-1, M-2, or M-3 zone.

62 (4) Yurts, except the standards of Section 108-2-4(2) if this chapter shall not apply.

63 ~~Single family residential use and its approved accessory uses, agricultural uses, including agri-~~  
64 ~~tourism, parking or vehicular uses which are under, on, or within buildings, and parking areas~~  
65 ~~-serving single family and duplex uses shall be exempt.~~

66 ~~(b) Exemptions. The following are exempted uses from the standards of this chapter:~~

67 ~~(1) Single family residential use and its approved accessory uses;~~

68 ~~(2) Parking areas serving single family and duplex uses;~~

69 ~~(3) Agricultural uses, including agri-tourism; and~~

70 ~~(4) Parking or vehicular uses which are under, on, or within a building.~~

71 ~~Yurts are exempt from the requirements of section 108-2-4(2), Minimum standards; architectural,~~  
72 ~~Exposed fronts and street sides of buildings, but shall meet all other requirements of this chapter.~~

73 (eb) *Specific considerations in the DRR-1 zone.* In the Ogden Valley Destination and Recreation Resort  
74 Zone at elevations of at least 6,200 feet above sea level, where a master plan has been approved by  
75 the planning commission, the land use authority may modify the applicability of any provision of this  
76 chapter by approving a landscape, buffering, and screening plan created by the developer if the land  
77 use authority determines that the plan is consistent with the approved master plan. For the purposes

78 of this section, the term "developer" refers to the signatory, successors, or assigns of a development  
79 agreement, or as otherwise defined in an applicable development agreement.

80 ~~(d) Site plan submittal requirement. In addition to site plan requirements specified elsewhere in this Land~~  
81 ~~Use Code, colored architectural elevations, colored signage plans, and landscape plans shall be~~  
82 ~~included with all site plan submittals.~~

83 **Sec. 108-2-4. - Minimum standards; architectural.**

84 The following architectural design standards shall apply to exteriors of new and remodeled structures.  
85 ~~in the Ogden Valley area unless specifically provided otherwise exempted in section 108-2-3.~~

86 (1) *Color.* External surfaces shall be predominantly natural, muted earth tones. White may only be  
87 used as an accent color. ~~Contrasting accent colors may be allowed by the planning commission.~~  
88 The roof of an addition to an existing structure, when matching existing colors, shall be exempt.

89 (2) *Exposed fronts and street sides of buildings.* Exposed fronts and street sides of buildings shall  
90 be constructed of non-reflective materials and shall be textured concrete, brick, stone and/or  
91 natural wood/wood-like materials. Concrete masonry units or block CMUs shall not be considered  
92 acceptable materials unless it is specially colored and textured to give an appearance of natural  
93 rough stone. Vinyl and/or aluminum siding shall not be acceptable.

94 (3) *Glass.* Use of glass for displays and to allow visual access to interior spaces shall be allowed.  
95 Mirrored glazing is prohibited on any building. Tinted or solar absorption glazing may be used.

96 (4) *Exposed metal.* Exposed metal shall be painted, stained, or anodized in permitted colors and  
97 shall be non-reflective. Copper, brass and wrought iron may remain untreated and allowed to  
98 develop a natural patina.

99 ~~(5) Awnings and canopies. Awnings and canopies shall not be backlit or used for signage.~~

100 (65) *Metal windows.* Metal as a window framing support or mounting material shall be painted,  
101 stained, anodized or vinyl-clad in approved colors.

102 ~~(7) Colored architectural elevations, colored signage plans and landscape plans. Colored~~  
103 ~~architectural elevations, colored signage plans and landscape plans shall be included with all site~~  
104 ~~plan submittals.~~

105 (86) *Architectural detail.* Architectural detail shall be provided at focal points on all building facades,  
106 such as doorways, balconies, roof overhangs and dormers, such that monotonous horizontal lines  
107 greater than 50 feet ~~are avoided~~ do not occur.

108 **Sec. 108-2-5. - Minimum standards and guidelines; general landscaping.**

109 (a) Minimum landscaped area. ~~All commercial S~~ites shall have a minimum of 20 percent of the total lot  
110 area landscaped and a minimum of 80 percent of the landscaping shall be living plant materials. In  
111 Western Weber County, the land use authority may reduce the living plant material to 40% if all  
112 landscaped area is xeriscaped with drought tolerant plants and, if necessary for the plants to survive,  
113 is sufficiently irrigated with a drip irrigation system.

114 (b) Maximum turf grass area. A maximum of 50 percent of the total landscaped area shall be planted in  
115 turf grass.

116 (bc) Front and side property lines adjacent to a street. ~~All commercial s~~ites shall provide a planting area,  
117 excluding sidewalk, of at least 15-20 feet in width along front and side property lines adjacent to a  
118 street right-of-way. If a lesser building setback is allowed by the applicable zone, then the width of  
119 the planting area shall be the distance from the street right-of-way to the building ~~unless This~~



~~requirement shall be waived for areas occupied by a building with a zero setback from the street right-of-way, provided the street frontage meets the complete street requirements of Section 104-21-4(c), incorporated herein by reference. a zero foot setback and the applicant meeting the requirements of complete streets within the project limits.~~

(d) Side and rear property lines. Side and rear property lines not adjacent to a street right-of-way shall have a planting area of not less than eight feet in width, except if a lesser building setback is allowed by the applicable zone, then the width of the planting area shall be the distance from the street right-of-way to the building.

~~(c) A maximum of 50 percent of the total landscaped area shall be planted in turf grass.~~

~~(e) Side and rear of building. A minimum planting area of at least ten feet in width shall be provided between any parking lot or sidewalk and the front of the building. Minimum planting areas of at least five feet in width shall be provided along the sides and rear of the building except where service areas, docks and entrance points are located. If a lesser building setback is allowed by the applicable zone, then the width of the planting area shall be the distance from the street right-of-way to the building.~~

~~(f) Parkstrips. All parkways parkstrips shall be landscaped with a native grass mixture that is low growing. Manual or automatic irrigation of parkway parkstrip landscaping shall also be required. Irrigation equipment shall be located outside of the parkway parkstrip. Parkway Parkstrip landscaping shall not be included in the total area and turf grass percentage requirements listed in subsections (a) and (c) of this section.~~

~~(g) Other areas. All areas within the site which are not occupied by the primary and accessory uses, structures or parking areas, shall also be landscaped. This includes future expansion areas for either building or parking, except that the living plant material requirement of part (a) of this section shall be waived if replaced with mulch underlaid with industrial-grade weed barrier.~~

~~(h) Compliance; financial guarantee. All elements of the landscape plan, including planting, irrigation, screening, and paving shall be installed as approved. If landscaping improvements are not to be completed until after the occupancy of the primary building, a financial guarantee, not to exceed one year, shall be posted and approved by the county attorney and the county commissioners.~~

~~(i) Plant material. Plant material shall be as follows:~~

~~(1) Quality. Initial Plantings materials used in conformance with the provisions of this chapter shall be in good healthy and vigorous and capable of flourishing.~~

~~(2) Size. Plant sizes at the time of installation shall be as follows:~~

~~a. Deciduous trees. All deciduous trees shall have a minimum trunk size of two inches caliper.~~

~~b. Evergreen trees. All evergreen trees shall have a minimum height of six feet.~~

~~c. Shrubs. All Woody shrubs shall have a minimum height or spread of 18 inches, depending upon the plant's natural growth habit, unless otherwise specified. As a point of reference, Plants in five-gallon containers will generally usually comply with this standard.~~

~~d. Vines. All vines shall be five-gallon size minimum unless otherwise specified.~~

~~e. Groundcovers. Groundcover may be used in place of turf grass provided it is planted densely enough that it will grow into reasonably full and even coverage within two growing seasons after planting. Areas in which groundcovers are specified in lieu of turf grass, in whole or in part, shall be planted densely enough such that the area will develop reasonably full and even coverage within two growing seasons after planting.~~

- 162 f. *Turf grass.* Turf grass species shall be hardy to the ~~Ogden Valley~~ site and be of the type  
163 normally specified for ~~this~~ the area. A drought tolerant fescue seed blend is strongly  
164 encouraged. Turf may be planted by sodding, plugging, sprigging or seeding. Application  
165 rates for plugs, sprigs and seed shall be high enough to provide even and uniform coverage  
166 of turf within one growing season after planting. Turf areas where erosion is expected to  
167 occur under normal conditions, such as drainage swales and/or slopes greater than 30  
168 percent, shall be planted exclusively with sod.
- 169 (3) *Selection.* Plants used in conformance with the provisions of this chapter shall be hardy and  
170 capable of withstanding the extremes of the climate of individual the site, microclimates typical of  
171 ~~Ogden Valley.~~ The use of drought tolerant and native plants is strongly encouraged preferred  
172 required within areas appropriate to where site conditions can support them.
- 173 (4) *Installation.* All plant materials shall be installed in accordance with the current professional  
174 planting procedures.
- 175 (5) *Irrigation.* All landscaped areas containing living plant material shall be provided with ~~either a~~  
176 ~~manual or an~~ automatic irrigation system except as authorized by the land use authority.
- 177 (i) *Maintenance.* Plant maintenance shall be as follows:
- 178 (1) *Responsibility.* The owner of the premises shall be responsible for the maintenance, repair, and  
179 replacement of all landscaping materials on the site. Each owner is also responsible for  
180 maintenance of the ~~parkway~~ parkstrip in front or to the side of the property.
- 181 (2) *Materials.* All plant materials shall be maintained in good condition so as to present a healthy,  
182 neat and orderly appearance. All landscaped areas shall be kept free from weeds, dead plant  
183 material, refuse and/or debris.
- 184 (3) *Replacement.* All dead or removed plants shall be replaced with the same type and size of plant  
185 material as originally specified on the approved landscape plan. No substitutions shall be allowed  
186 without prior approval of the land use authority. ~~planning commission staff, whose decisions are~~  
187 ~~appealable to the planning commission.~~ Replacement shall be made within 30 days of the plant's  
188 demise or removal. In cases where the 30-day time limit for replacement extends beyond the  
189 normal growing season, replacement shall be made at the beginning of the following growing  
190 season.
- 191 (4) *Fences, walls and hedges.* Fences, walls and hedges shall be maintained in good repair.
- 192 (5) *Irrigation systems.* Irrigation systems shall be maintained in good operating condition to promote  
193 water conservation.
- 194 (j) *Design guidelines.* Landscaping design shall be as follows:
- 195 (1) *Scale.* The scale and nature of landscaping materials shall be appropriate to the size of the  
196 structures to be landscaped. Large buildings should generally be complemented by larger plants  
197 and planting beds.
- 198 (2) *Selection.* Plants shall be selected for form, texture, color, habit and adaptability to local  
199 conditions.
- 200 (3) *Evergreens.* In the Ogden Valley, ~~E~~ evergreen plant materials shall be incorporated into the  
201 landscape to provide some year round structure and enhance screening and buffering.

- 202 (4) *Softening*. Plants shall be placed intermittently against ~~long fifty feet or greater expanses of~~  
203 building walls, fences and other barriers longer than 50 feet to create a softening effect and add  
204 variety.
- 205 (5) *Mulch*. Planting beds may be mulched with bark chips, decorative stone or similar materials.  
206 Mulch shall not be used as a substitute for plant material unless specifically allowed in this  
207 chapter. Mulched areas shall be underlaid with an industrial-grade weed barrier.
- 208 (6) *Water conservation*. All irrigation systems shall be designed for efficient use of water. ~~Use of~~  
209 ~~qualified professional irrigation designers is recommended.~~ Turf grass areas and other planting  
210 areas shall be on separate irrigation valve systems and adjusted to generally support the  
211 minimum watering needs of the plant types being irrigated.
- 212 (7) *Energy conservation*. Placement of plant materials shall be designed to reduce the energy  
213 requirements for heating and cooling of the development. Summer shade and blocking of winter  
214 winds should be considered.
- 215 (8) *Berming*. Earth berms and existing topographic features ~~should shall~~ be incorporated into the  
216 proposed landscape, where appropriate, to enhance screening and provide variety in the ground  
217 plane.
- 218 (9) ~~Trails~~ Pedestrian access and area connectivity. Landscape and site design shall ~~encourage~~  
219 provide for the most efficient and direct pedestrian access ibility and connectivity practicable given  
220 typical pedestrian traffic patterns.
- 221 a. Connection to main entrance. Except for a building with a zero setback from the street right-  
222 of-way, at least one five-foot-wide pedestrian connection shall be provided from the street  
223 right-of-way to the most prominent public entrance onsite. Additional five-foot-wide  
224 pedestrian connections shall be provided for other public entrances if they are located  
225 greater than 200 feet from another entrance with a designated pedestrian connection. The  
226 connections shall:
- 227 1. Offer the most efficient and direct path practicable; and
- 228 2. Be buffered on at least one side with landscaping to protect from automobile cross-traffic,  
229 except that a pedestrian crossing no greater than 24 feet in width may be provided where  
230 a pedestrian connection crosses vehicle accessways. This width may be increased to up  
231 to 40 feet if the pedestrian crossing is raised at least six inches above the grade of the  
232 vehicle accessway. A pedestrian crossing shall be either painted on the parking lot  
233 surface or be colored concrete.
- 234 b. Connection to adjacent land. Pedestrian connections shall be made to pedestrian facilities  
235 stubbed to the property from an adjacent site. Pedestrian connections to adjacent  
236 undeveloped land shall be provided when the land use authority has a reasonable  
237 anticipation of impending development on the adjacent site. These connections shall align  
238 along the most efficient and direct path practicable given reasonably anticipated alignment  
239 of adjacent facilities and site conditions.
- 240 c. Pathway dedication. When roughly proportionate and essentially linked to the development  
241 of the site, public street right-of-way dedication or a public easement shall be provided across  
242 the front of a lot or development project adjacent to a street. The dedication or easement  
243 shall be of a width sufficient to support a 10-foot-wide multi-use pathway, including area  
244 necessary to operate and maintain the pathway. A six-foot-wide sidewalk may be substituted  
245 based on site conditions and public facility needs at the discretion of the land use authority

246 after consultation with the county engineer. The pathway or sidewalk shall be installed as a  
247 condition of site plan approval if any of the following circumstances apply:

- 248 1. A pedestrian pathway or sidewalk exists along the street right-of-way on the same side  
249 of the street within 500 feet of the site's street frontage;  
250 2. An informal pedestrian trail exists on the street's shoulder as a result of the lack of  
251 sidewalk or pathway along the street right-of-way; or  
252 3. The nature or scale of the development merits it. ~~and where applicable, accommodate~~  
253 ~~condition of public pathways.~~

254 d. Pathways and pedestrian access maintenance. It shall be the responsibility of the owner of  
255 the land to ensure a pathway or pedestrian access running over the land or running in a  
256 public easement or public right-of-way generally parallel and adjacent to the land is  
257 continuously maintained. It shall be kept clear for safe pedestrian use, including, but not  
258 limited to, the removal of debris, refuse, ice, snow, weeds or other unwanted vegetation, and  
259 carts, vehicles, or any other object that may disrupt safe pedestrian access.

260 ~~(k)- Manufacturing sites~~

261 ~~(10) Noise, dust, and transportation mitigation. Sites with manufacturing uses requiring conditional~~  
262 ~~uses permits.~~

263 ~~(1) —~~In addition to the general landscape requirements and where a proposed ~~conditional~~-use creates  
264 noise ~~and/or~~ dust emissions ~~through its manufacturing or loading/transportation process~~ greater  
265 than surrounding uses, a landscaped buffer shall be required along the affected area  
266 accommodating such uses.

267 a. Berming and trees. A landscaping buffer shall consist of a four-foot or taller earthen berm  
268 incorporated into a 20-foot wide landscape area/strip. The berm shall be planted with a  
269 minimum of three evergreen and three deciduous trees per 50 lineal feet and shall be sized  
270 at a minimum of six feet in height for evergreen trees and three-inch caliper for deciduous  
271 trees.

272 b. ~~(2)~~ Berming and shrubs. A mixture of shrubs shall also be planted on the berm with a minimum  
273 of 15 shrubs per 100 lineal feet of berm and have a minimum height of 36 inches at the time  
274 of installation.

275 **Sec. 108-2-6. - Minimum standards—Off-street parking.**

276 ~~(a) —~~ ~~All off-street parking areas or other vehicular use areas which are 20 feet or closer to any street right-~~  
277 ~~of-way shall have a continuous landscape area between the edge of parking and the right-of-way. The~~  
278 ~~minimum width of this landscape area shall be 15 feet. The minimum landscaping shall consist of the~~  
279 ~~following:~~

280 ~~(1) —~~ ~~Trees shall be planted and spaced at the equivalent of one tree per 50 lineal feet or fraction~~  
281 ~~thereof along the length of the landscape area. They may be spaced linearly or grouped in~~  
282 ~~clusters. Tree size shall be a minimum of two-inch caliper.~~

283 ~~(2) —~~ ~~In addition to trees, an evergreen or deciduous shrub border or hedge shall be planted along~~  
284 ~~100 percent of the length of the landscaped area. Shrubs used shall not be less than 18 inches~~  
285 ~~and not more than 48 inches in height at maturity. The remainder of the planting area shall be~~  
286 ~~landscaped with turf grass or groundcovers.~~

287 ~~(3) A fence, permanent screen, or wall may also be installed within the landscaping area; however,~~  
288 ~~the non-living screening device shall not exceed four feet in height, and shall not replace the plant~~  
289 ~~material requirement. The minimum plantings specified shall be installed on the street side of the~~  
290 ~~screen. Additional plant materials may be planted on the parking area side of the screen.~~

291 ~~(b) Off-street parking or other vehicular use areas which are further than 20 feet from any street right-of-~~  
292 ~~way shall also have a continuous landscape area between the edge of parking and the right-of-way.~~  
293 ~~The minimum landscaping shall consist of the following:~~

294 ~~(1) Trees shall be planted and spaced at the equivalent of one tree per 50 linear feet or fraction~~  
295 ~~thereof along the length of the landscape area. They may be spaced linearly or grouped in~~  
296 ~~clusters. Tree size shall be a minimum of two-inch caliper.~~

297 ~~(2) Earthen berms shall be constructed along the landscape area to provide some screening. Berm~~  
298 ~~height may be continuous along the entire length, or vary somewhat to create variety. However,~~  
299 ~~a maximum height of three feet shall be maintained for at least 75 percent of the entire length of~~  
300 ~~the landscape area.~~

301 ~~(3) In addition to trees, the landscape area shall be planted with low shrubs, groundcovers, or turf~~  
302 ~~grass. The total combined height of earthen berms and plant materials, excluding trees, shall not~~  
303 ~~exceed 48 inches. Planting schemes which minimize turf use, and promote xeriscape or water-~~  
304 ~~conserving principles are strongly encouraged. The limit of 50 percent of the total site landscaping~~  
305 ~~being turf grass shall still be applicable.~~

306 (a) Landscaping between parking and street. A continuous landscape area shall be provided between the  
307 edge of an off-street parking area or other vehicular use area and an adjacent street right-of-way. The  
308 minimum landscaping shall consist of the following:

309 (1) Trees. Trees shall be planted and spaced at the equivalent of one tree per 40 lineal feet or  
310 fraction thereof along the length of the landscape area, unless a greater distance is allowed by  
311 the land use authority based on the species ability to offer a wide canopy. ~~Tree size shall be a~~  
312 ~~minimum of two-inch caliper.~~

313 (2) Shrubs and groundcover. In addition to trees, the landscape area shall be planted with low  
314 shrubs, groundcovers, or turf grass, provided the turf grass does not exceed the requirement of  
315 Section 108-2-5(c). The total combined height of earthen berms and plant materials, excluding  
316 trees, shall not be less than 18 inches and not more than 48 inches. Planting schemes which  
317 minimize turf use, and promote xeriscape or water-conserving principles are strongly encouraged.

318 (3) Screening. A fence, permanent screen, or wall may also be installed within the landscaping area;  
319 however, the non-living screening device shall not exceed four feet in height, and shall not replace  
320 the plant material requirement. The minimum plantings specified shall be installed on the street  
321 side of the screen. Additional plant materials may be planted on the parking area side of the  
322 screen.

323 (4) Berms. For off-street parking or other vehicular use areas that are greater than 20 feet from a  
324 street right-of-way, an earthen berm shall be constructed along the landscape area to provide  
325 screening. Berm height may vary between 18 inches and 36 inches, provided that at least 75  
326 percent of the entire length of the landscape area shall maintain a berm height of 36 inches.

327 (be) Landscaping between parking and side or rear lot line. Parking areas within 12 feet of a side or rear  
328 lot line shall have a continuous landscape area consisting of an evergreen and deciduous shrub border  
329 or hedge planted along ~~400 percent~~the entire-of-the length of the landscaped area. The minimum width  
330 of this landscape area shall be eight feet as specified in this chapter. Shrubs used shall not be less

331 than three feet in height at maturity. Combinations of shrubs and permanent fences or screens may  
332 also be considered by the ~~planning commission~~ land use authority.

333 ~~(cd)~~ Access ways. Necessary access ways from the public right-of-way through the continuous landscape  
334 area to the parking or other vehicular use areas shall be permitted. The width of said access ways,  
335 measured from back of curb to back of curb, or edge of pavement to edge of pavement if no curb is  
336 present, may be subtracted from the overall linear dimension used to determine the number of  
337 required trees.

338 ~~(de) Unless otherwise required, all property lying between the right-of-way and the off-street parking~~  
339 ~~area, including the required landscaped area, shall be landscaped with turf grass, shrubs and/or~~  
340 ~~groundcovers.~~

341 ~~(df)~~ Landscape exceptions. The following are exceptions to landscaping requirements:

342 (1) Existing hedges may be used to satisfy this landscaping requirement, provided they meet the  
343 specified requirements of this chapter.

344 (2) Areas where the clear sight distance regulations of this title apply, pursuant to Section 108-7-7.

345 ~~(eg)~~ Internal parking lot landscape standards. Parking areas having more than 15 spaces shall be required  
346 to provide interior landscaping within the boundaries of the parking lot or area that meets the following  
347 criteria:

348 (1) Minimum parking lot landscape area. A minimum of five percent of the interior area shall be  
349 landscaped. Landscaped areas located along the perimeter of the parking area beyond the curb  
350 or edge of pavement shall not be included as interior landscaping.

351 (2) Calculating parking lot area. Interior parking area shall be calculated by adding the total area of  
352 all parking stalls and adjacent driveway aisles. Excluded are access entrances/driveways and  
353 drop-off or service zones and their accompanying driveway aisles.

354 (3) Parking lot landscape islands. Each separate interior landscape ~~island~~ area shall contain a  
355 minimum of 120 square feet and shall have a minimum dimension of five feet as measured from  
356 back of curb to back of curb, or from edge of pavement to edge of pavement. Landscaped ~~areas~~  
357 islands shall be dispersed throughout the parking area to effectively break up the expanse of  
358 paving.

359 (4) Parking lot trees and shrubs. Landscape treatment shall consist of one tree per each 120 square  
360 feet of the minimum required interior landscape area. In the Western Weber County Planning  
361 Area, man-made shade canopies may replace up to 50 percent of the trees required by this part  
362 provided the color is a muted natural earth tone commonly found in the area. A minimum of 50  
363 percent of the ~~ground plane~~ minimum required interior landscape area shall be planted with shrubs  
364 or groundcovers at the appropriate density to achieve complete coverage within two years.  
365 Mature shrub or groundcover height shall not exceed four feet as measured from the parking  
366 surface.

367 (5) Parking lot landscape island protection barriers. Interior landscaped areas shall be protected by  
368 some type of permanent barriers.

369 **Sec. 108-2-7. - Screening and buffering.**

370 (a) Screening device materials. Screening device materials shall be as follows:

371 (1) A non-plant material screening device may be constructed of textured, non-reflective metal,  
372 concrete, vinyl, wood, brick or stone. ~~Chainlink fencing shall not be allowed.~~ If painted or stained,

373 the screening devices shall be of a neutral, muted earth tone color and have a nonreflective finish.  
374 This color shall be approved along with other colors during the site plan review or conditional use  
375 permit. A chainlink fence shall not be used as a screening device in the Ogden Valley Planning  
376 Area. In the Western Weber Planning Area, a chainlink fence used for screening shall be powder  
377 or vinyl coated, shall have interlocking slats, and shall be of a muted earth-toned color observable  
378 in the general area.

379 (2) A combination of earth berming or mounds and plant materials may be used as a screening  
380 device, and is recommended, unless otherwise required herein, where practicable.

381 (b) Screening parking area. Parking areas shall be ~~screened or buffered~~ obscured from view ~~along all~~  
382 ~~street rights-of-way or~~ along any property line, which is contiguous to a residential use or zoning  
383 district, or along those separated by an alley, as specified in this chapter.

384 (c) Screening height. The side and rear screens or buffers of parking areas, whether plant material or  
385 non-living device shall be a minimum of size six feet in height as measured from the parking surface.  
386 The first 25 feet of the side lot line screen or buffer, as measured from the street right-of-way, shall not  
387 exceed four feet in height.

388 (d) Screening of staging areas. Loading, delivery and service docks or bays shall be located in the rear  
389 or side yards of the property and shall be screened from view from the street right-of-way by a  
390 screening device at least six feet in height.

391 (e) Screening mechanical equipment. Mechanical equipment, whether roof or ground mounted shall be  
392 screened from street and residential district view by a screening device.

393 (f) Screening trash dumpsters. Trash dumpsters shall be located in an area shown on the approved site  
394 plan, and shall comply with the following:

395 ~~(1) Trash dumpsters shall be located in an area shown on the approved site plan. Specific approval~~  
396 ~~of this item is required.~~

397 (21) All trash dumpsters shall be completely screened from street or public view by a six foot  
398 screening device on three sides. The fourth side shall be a gate constructed of opaque materials.

399 (32) The screening device for a metal dumpster shall be placed adjacent to or on a concrete pad six  
400 inches in thickness. The concrete pad shall match the adjacent grade and paving and provide for  
401 positive drainage.

402 (43) All dumpster enclosures or screens shall be illustrated and submitted with the site plan for  
403 review and approval.

404 **Sec. 108-2-8. - Clear sight distance for landscaping and screening.**

405 The requirements of Section 108-7-7 apply for all landscaping and screening.

406 ~~When an access way intersects with a public right-of-way, or when the subject property abuts the~~  
407 ~~intersection of two or more public rights-of-way, all landscaping and screening within the triangular areas~~  
408 ~~described below shall provide unobstructed cross-visibility at a level between two and eight feet in height.~~  
409 ~~Trees may be planted inside the triangular areas, but shall be trimmed such that no limbs or foliage extend~~  
410 ~~into the cross-visibility zone, and placed so as not to create a traffic hazard. Plant materials, excepting turf~~  
411 ~~grass, shall not be located closer than three feet from the edge of any access way pavement. The triangular~~  
412 ~~areas referred to above are defined as follows:~~

413 (1) ~~The area of property on either side of an access way formed by the intersection of each side of~~  
414 ~~the access way and the public right-of-way line. The two sides of the triangle shall be ten feet in~~

415 ~~length measured from the point of intersection and the third side (hypotenuse) being a line~~  
416 ~~connecting the ends of these two sides.~~

417 ~~(2) The area of property located at a corner formed by the intersection of two or more public rights-~~  
418 ~~of-way. The two sides of the triangle shall be formed by the street rights-of-way lines for a length~~  
419 ~~of 40 feet back from their intersection and the third side being a line connecting the ends of these~~  
420 ~~two sides.~~

421 **Sec. 108-2-9. - ~~Landscape Site plan supplemental requirements~~ submittal.**

422 (a) Color copies required. In addition to site plan requirements specified elsewhere in this Land Use  
423 Code, colored architectural elevations, colored signage plans, and landscape plans shall be included  
424 with all site plan submittals.

425 (b) Landscape plan requirements. A landscape plan shall be required whenever landscaping or alteration  
426 of landscaping is required by this chapter. Such landscape plans shall be drawn in conformance with  
427 the requirements specified in this chapter. Landscape plans shall be approved by the ~~planning~~  
428 ~~commission~~ land use authority prior to the issuance of a building permit. All landscape plans submitted  
429 for approval shall contain the following information, unless specifically waived by the ~~planning~~  
430 ~~commission~~ planning director:

431 (1) The location and dimensions of all existing and proposed structures, property lines, easements,  
432 parking lots and drives, roadways and rights-of-way, sidewalks, bicycle and/or equestrian paths,  
433 ground signs, refuse disposal and recycling areas, bicycle parking areas, fences, freestanding  
434 electrical equipment, tot lots and playground equipment, all recreational facilities, and other  
435 freestanding structural features deemed necessary to accurately portray existing and proposed  
436 site characteristics.

437 (2) The location, quantity, size and name (both botanical and common names) of all proposed plant  
438 material. Plant symbols representing trees and shrubs shall be shown on the plan at 75 percent  
439 of mature size.

440 (3) The location, size and common names of all existing plant material (including trees and other  
441 plants in the ~~parkway~~ parkstrip) and whether they are to be retained or removed.

442 (4) The location of existing buildings, structures, and trees on adjacent property within 20 feet of the  
443 site. Where adjacent trees are growing in native or natural clumps or groves such that showing  
444 individual tree locations is impractical, canopy outlines are acceptable.

445 (5) Existing and proposed grading of the site, indicating contours at a minimum of two-foot intervals.  
446 Show any walls or retaining structures proposed, along with their respective elevations. Proposed  
447 earth beaming shall be indicated using one-foot contour intervals.

448 (6) Water efficient irrigation system (separate plan required). This system shall indicate the locations  
449 and types of all equipment, including sprinkler heads, control valves, quick-coupling valves,  
450 backflow prevention devices, time clock or controller, lateral lines, and main lines.

451 (7) Summary data table indicating the area of the site in the following classifications:

452 a. Total area of the site.

453 b. Total area and percentage of the site in landscape area.

454 c. Total area and percentage of the site in turf grass.

455 ...

456 **Sec. 108-7-7. - Clear view of intersecting streets.**



457 ~~In all zones which require a front yard setback, no obstruction to view in excess of three feet in height~~  
458 ~~shall be placed on any corner lot within the area designated as the clear view triangle, except those noted~~  
459 ~~below. The clear view triangle is a triangular area formed by the front and side (street facing) property lines~~  
460 ~~and a line connecting them at points 40 feet from their intersection.~~When an access way intersects with a  
461 public right-of-way, or when the subject property abuts the intersection of two or more public rights-of-way,  
462 the triangular areas described below shall provide unobstructed cross-visibility at a level between two and  
463 eight feet in height. Trees may be planted inside the triangular areas, but shall be trimmed such that no  
464 limbs or foliage extend into the cross-visibility zone, and placed so as not to create a traffic hazard. Plant  
465 materials, excepting turf grass, shall not be located closer than three feet from the edge of any access way  
466 pavement. No other obstruction to view in excess of three feet in height shall be allowed. The triangular  
467 areas referred to above are defined as follows:

- 468 (1) The area of property on either side of an access way formed by the intersection of each side of  
469 the access way and the public right-of-way line. The two sides of the triangle shall be ten feet in  
470 length measured from the point of intersection and the third side (hypotenuse) being a line  
471 connecting the ends of these two sides.
- 472 (2) The area of property located at a corner formed by the intersection of two or more public rights-  
473 of-way. The two sides of the triangle shall be formed by the street rights-of-way lines for a length  
474 of 40 feet back from their intersection and the third side being a line connecting the ends of these  
475 two sides.

476  
477



## Staff Report to the Western Weber Planning Commission

Weber County Planning Division

### Synopsis

#### Application Information

**Application Request:** A public hearing to consider and take action on ZTA 2018-08, a request to create architecture, landscaping, and screening standards for the Western Weber Planning Area and to offer administrative edits for these regulations for the entire unincorporated county area.

**Agenda Date:** Tuesday, February 12, 2019

**Staff Report Date:** Thursday, February 7, 2019

**Applicant:** Weber County

**File Number:** ZTA 2018-08

#### Staff Information

**Report Presenter:** Charlie Ewert  
cewert@co.weber.ut.us  
(801) 399-8763

**Report Reviewer:** RG

### Applicable Ordinances

§ 108-2 [ALL]  
§ 108-7-7 – Clearview of intersecting streets.

### Legislative Decisions

Decision on this item is a legislative action. When the Planning Commission is acting on a legislative item it is acting as a recommending body to the County Commission. Legislative decisions have wide discretion. Examples of legislative actions are general plan, zoning map, and land use code amendments. Typically, the criterion for providing a recommendation on a legislative matter suggests a review for compatibility with the general plan and existing ordinances.

### Summary and Background

Given the recent commercial rezones in the Western Weber Planning Area there exists a need to adopt reasonable commercial site design standards for future commercial development. The county code currently has commercial site design requirements applicable to the Ogden Valley Planning Area. This proposal is intended to extend those requirements to the entire unincorporated area.

### Policy Analysis

The proposed ordinance draft is attached as Exhibits A and B. The following is an analysis of the proposal based on the existing general plan and existing ordinances.

*General plan.* The West Central Weber County General Plan was recently amended to recommend that the county adopt new commercial design standards applicable to the area. Under the commercial development policy, the plan states:

*Implementation Action: Develop commercial design standards to help commercial development better fit with the character of the area.<sup>1</sup>*

This proposal is intended to implement this directive.

*Ordinance.* Architectural, landscape, and screening design standards are currently provided for in Title 108, Chapter 2 of the land use. It is currently only applicable to the Ogden Valley. The attached proposal modifies it to apply to all commercial, public or quasi-public, multifamily, and industrial uses (except those in the M-1, M-2, and M-3 zones)

<sup>1</sup> West Central Weber County General Plan, p. 2-15.

in the unincorporated county. The attached Exhibits A and B offer fairly self-explanatory changes with staff comments in the right margin.

### **Past Action on this Item**

The Western Weber Planning Commission discussed this idea in their December 11, 2018 work session. The Western Weber Planning Commission considered this item in their January 8, 2019 meeting, and after a public hearing, tabled it pending edits by staff.

On January 22, 2019, the Ogden Valley Planning Commission recommended approval of the attached proposal.

### **Noticing Compliance**

A hearing for this item before the Planning Commission has been posted for public notice in compliance with UCA §17-27a-205 and UCA §17-27a-502 in the following manners:

- Posted on the County's Official Website
- Posted on the Utah Public Notice Website
- Published in a local newspaper

### **Staff Recommendation**

Staff recommends that the Planning Commission offer a positive recommendation to the County Commission for file ZTA 2018-08, the extension of the county's existing architectural, landscaping, and screening design standards to all areas of the unincorporated county. This comes with the following findings:

1. That the proposal executes a directive of the West Central Weber County General Plan.
2. That the proposal will provide for orderly and aesthetically pleasing commercial areas.
3. That the proposal is in the best interest of the health, safety, and welfare of the public.

### **Exhibits**

- A. Proposed Ordinance Changes – Track Change Copy.
- B. Proposed Ordinance Changes – Clean Copy.

**CHAPTER 2. - ~~OGDEN VALLEY~~ ARCHITECTURAL, LANDSCAPE, AND SCREENING DESIGN STANDARDS**

**Sec. 108-2-1. - Purpose and intent.**

The purpose and intent of the architectural, landscape and screening design standards is to preserve the rural, ~~mountainous-natural~~ landscape that exists in the ~~Ogden Valley~~ [unincorporated areas of Weber County](#), and also accommodate new growth in commercial and industrial uses. The design standards include the following specific purposes:

- (1) Provide for commercial, industrial development that is aesthetically pleasing and compatible with the rural nature and natural setting of the ~~Ogden Valley~~ [area](#).
- (2) Provide a variety of colors, textures and forms in the environment that blend together in a harmonious manner.
- (3) Protect and preserve the appearance, character and public health, safety and welfare of the ~~Ogden Valley~~ [area](#).
- (4) Minimize the harmful impacts of noise, dust and other debris, motor vehicle headlight glare and other objectionable activities or impacts conducted or created by an adjoining or nearby uses.
- (5) Help control erosion, absorb solar radiation, divert and control winds, provide shade, frame views and reduce heating and cooling costs.
- (6) Provide visual cues for circulation, screen unsightly or undesired views, and help minimize the adverse effects of large expanses of paving.
- (7) Promote the efficient use of water and conservation of natural resources.

**Sec. 108-2-2. - Definitions.**

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

~~Awning/canopy means, generally, external window or door coverings having arched, domed, rounded or flat forms that are mounted above the window or door and extend beyond the structure facade. Some awning types, particularly canvas, may be retractable.~~

**Commented [E1]:** Changes in this proposal render this definition unnecessary.

~~Earth-tone colors means non-bright colors representing natural, earth colors and values, including browns, blacks, grays, rusts, etc. White shall not be used as a predominant color, but may be used as an accent.~~

**Commented [E2]:** Already defined in 101-1-7.

*Hedge* means a single or multi-row arrangement of continuous shrubs, designed to act as a screen or buffer. Hedges may be formal, requiring a uniform species, regular spacing, and uniform maintenance, or informal, variety of species, irregular spacing, maintenance specific to the shrubs used.

*Landscaping* means improvements made to enhance the appearance of the land by planting, grading, and outdoor constructions. Planting materials shall include, but not be limited to, grass, perennials, herbs, ground covers, shrubs, vines, hedges, and trees. Other landscaping materials may include rocks, pebbles, sand, organic and inorganic mulches, top soil, gravel, timbers and mowstrips. Paving for sidewalks, parking and roads is not included.

~~Marqued means a permanent canopy, usually made of metal and glass, projecting over an entrance to a building or extending along and projecting beyond the buildings facade and generally designed and constructed to provide protection against the weather.~~

**Commented [E3]:** Changes in this proposal render this definition unnecessary.

39 *Mowstrip* means divider material used to separate turf grass from other landscape types, often made  
40 of wood, concrete, brick, plastic or metal.

41 *Mulch* means organic or inorganic matter used as a landscape covering over bare earth. Organic  
42 matter often used is chipped or shredded bark. Inorganic materials include gravel, rock or other rock  
43 products. Erosion matting, weed barriers or geotextile fabrics are not considered mulches.

44 *Parkway-Parkstrip* means, if curb and gutter is present, the area within the publicstreet right-of-way  
45 which lies between the back of curb and the sidewalk or, if the sidewalk is adjacent to the curb and gutter,  
46 it is the area between the sidewalk and the property line. In areas where no curb and gutter is present, it is  
47 the area between the edge of pavement and the property line.

48 *Shrubs* means self-supporting, woody plant species without a trunk.

49 *Turf grass* means a contiguous area of grass and the surface layer of earth held together by the grass  
50 roots.

51 *Trees* means self-supporting woody plants having a trunk and canopy.

52 *Vines* means woody and herbaceous plants that generally grow by rambling over the ground or  
53 climbing on some structure for support.

54 **Sec. 108-2-3. - Applicability.**

55 (a) *Applicability.* The architectural, landscape and screening design standards, as set forth in this chapter,  
56 shall only apply to the following:

57 (1) All commercial, industrial, manufacturing, and public or quasi-public uses, except public parks;

58 (2) They shall apply to Mmulti-family dwellings of three or more units, including townhouses,  
59 condominiums, apartments and bed and breakfast inns; and

60 (3) Industrial and manufacturing uses, except those uses located in an M-1, M-2, or M-3 zone.

61 (4) Yurts, except the standards of Section 108-2-4(2) if this chapter shall not apply.

62 ~~Single family residential use and its approved accessory uses, agricultural uses, including agri-~~  
63 ~~tourism, parking or vehicular uses which are under, on, or within buildings, and parking areas~~  
64 ~~serving single family and duplex uses shall be exempt.~~

65 ~~(b) Exemptions. The following are exempted uses from the standards of this chapter:~~

66 ~~(1) Single family residential use and its approved accessory uses;~~

67 ~~(2) Parking areas serving single family and duplex uses;~~

68 ~~(3) Agricultural uses, including agri-tourism; and~~

69 ~~(4) Parking or vehicular uses which are under, on, or within a building.~~

70 ~~Yurts are exempt from the requirements of section 108-2-4(2), Minimum standards; architectural,~~  
71 ~~Exposed fronts and street sides of buildings, but shall meet all other requirements of this chapter.~~

72 (eb) *Specific considerations in the DRR-1 zone.* In the Ogden Valley Destination and Recreation Resort  
73 Zone at elevations of at least 6,200 feet above sea level, where a master plan has been approved by  
74 the planning commission, the land use authority may modify the applicability of any provision of this  
75 chapter by approving a landscape, buffering, and screening plan created by the developer if the land  
76 use authority determines that the plan is consistent with the approved master plan. For the purposes  
77 of this section, the term "developer" refers to the signatory, successors, or assigns of a development  
78 agreement, or as otherwise defined in an applicable development agreement.

Commented [E4]: No need for list of specific exemptions when everything else is exempt.

79 (d) ~~Site plan submittal requirement.~~ In addition to site plan requirements specified elsewhere in this Land  
80 Use Code, ~~colored architectural elevations, colored signage plans, and landscape plans shall be~~  
81 ~~included with all site plan submittals.~~

82 **Sec. 108-2-4. - Minimum standards; architectural.**

83 The following architectural design standards shall apply to exteriors of new and remodeled structures  
84 ~~in the Ogden Valley area unless specifically provided otherwise exempted in section 108-2-3.~~

- 85 (1) *Color.* External surfaces shall be predominantly natural, muted earth tones. White may only be  
86 used as an accent color. ~~Contrasting accent colors may be allowed by the planning commission.~~  
87 The roof of an addition to an existing structure, when matching existing colors, shall be exempt.
- 88 (2) *Exposed fronts and street sides of buildings.* Exposed fronts and street sides of buildings shall  
89 be constructed of non-reflective materials and shall be textured concrete, brick, stone and/or  
90 natural wood/wood-like materials. Concrete masonry units or block CMUs shall not be considered  
91 acceptable materials unless it is specially colored and textured to give an appearance of natural  
92 rough stone. Vinyl and/or aluminum siding shall not be acceptable.
- 93 (3) *Glass.* Use of glass for displays and to allow visual access to interior spaces shall be allowed.  
94 Mirrored glazing is prohibited on any building. Tinted or solar absorption glazing may be used.
- 95 (4) *Exposed metal.* Exposed metal shall be painted, stained, or anodized in permitted colors and  
96 shall be non-reflective. Copper, brass and wrought iron may remain untreated and allowed to  
97 develop a natural patina.

98 ~~(5) Awnings and canopies. Awnings and canopies shall not be backlit or used for signage.~~

99 (65) *Metal windows.* Metal as a window framing support or mounting material shall be painted,  
100 stained, anodized or vinyl-clad in approved colors.

101 ~~(7) Colored architectural elevations, colored signage plans and landscape plans. Colored~~  
102 ~~architectural elevations, colored signage plans and landscape plans shall be included with all site~~  
103 ~~plan submittals.~~

104 (86) *Architectural detail.* Architectural detail shall be provided at focal points on all building facades,  
105 such as doorways, balconies, roof overhangs and dormers, such that monotonous horizontal lines  
106 greater than 50 feet ~~are avoided~~ do not occur.

107 **Sec. 108-2-5. - Minimum standards and guidelines; general landscaping.**

108 (a) Minimum landscaped area. ~~All commercial S~~ites shall have a minimum of 20 percent of the total lot  
109 area landscaped and a minimum of 80 percent of the landscaping shall be living plant materials. In  
110 Western Weber County, the land use authority may reduce the living plant material to 40% if all  
111 landscaped area is xeriscaped with drought tolerant plants and, if necessary for the plants to survive,  
112 a drip irrigation system.

113 (b) Maximum turf grass area. A maximum of 50 percent of the total landscaped area shall be planted in  
114 turf grass.

115 (bc) Front and side property lines adjacent to a street. ~~All commercial S~~ites shall provide a planting area,  
116 excluding sidewalk, of at least ~~15-20~~ feet in width along front and side property lines adjacent to a  
117 street rights-of-way. If a lesser building setback is allowed by the applicable zone, then the width of  
118 the planting area shall be the distance from the street right-of-way to the building unless This  
119 requirement shall be waived for areas occupied by a building with a zero setback from the street right-  
120 of-way, provided the street frontage meets the complete street requirements of Section 104-21-4(c).

**Commented [E5]:** This is already covered in the outdoor lighting ordinance for Ogden Valley and might not be as applicable/desirable to the Western Weber area.

**Commented [E6]:** Moved to 108-2-3(d)

**Commented [E7]:** Moved to here from two below

**Commented [E8]:** Changed to be consistent with the rest of this chapter.

121 ~~incorporated herein by reference. a zero-foot setback and the applicant meeting the requirements of~~  
122 ~~complete streets within the project limits.~~

123 (d) Side and rear property lines. Side and rear property lines not adjacent to a street rights-of-way shall  
124 have a planting area of not less than eight feet in width, except if a lesser building setback is allowed  
125 by the applicable zone, then the width of the planting area shall be the distance from the street right-  
126 of-way to the building.

127 (e) ~~A maximum of 50 percent of the total landscaped area shall be planted in turf grass.~~

Commented [E9]: Moved up two.

128 (de) Side and rear of building. A minimum planting area of at least ten feet in width shall be provided  
129 ~~between any parking lot or sidewalk and the front of the building.~~ Minimum planting areas of at least  
130 five feet in width shall be provided along the sides and rear of the building except where service areas,  
131 docks and entrance points are located. If a lesser building setback is allowed by the applicable zone,  
132 then the width of the planting area shall be the distance from the street right-of-way to the building.

133 (ef) Parkstrips. All ~~parkways-parkstrips~~ shall be landscaped with a native grass mixture that is low growing.  
134 ~~Manual or a~~ automatic irrigation of ~~parkway-parkstrip~~ landscaping shall also be required. Irrigation  
135 equipment shall be located outside of the ~~parkwayparkstrip.~~ Parkway-Parkstrip landscaping shall not  
136 be included in the total area and turf grass percentage requirements listed in subsections (a) and (c)  
137 of this section.

138 (fg) Other areas. All areas within the site which are not occupied by the primary and accessory uses,  
139 structures or parking areas, shall also be landscaped. This includes future expansion areas for either  
140 building or parking, except that the living plant material requirement of part (a) of this section shall be  
141 waived if replaced with mulch underlaid with industrial-grade weed barrier.

142 (gh) Compliance: financial guarantee. All elements of the landscape plan, including planting, irrigation,  
143 screening, and paving shall be installed as approved. If landscaping improvements are not to be  
144 completed until after the occupancy of the primary building, a financial guarantee, not to exceed one  
145 year, shall be posted and approved by the county attorney and the county commissioners.

146 (hi) Plant material. Plant material shall be as follows:

147 (1) Quality. ~~Initial P~~lantings materials used in conformance with the provisions of this chapter shall  
148 be in good healthy and vigorous and capable of flourishing.

149 (2) Size. Plant sizes at the time of installation shall be as follows:

150 a. Deciduous trees. All deciduous trees shall have a minimum trunk size of two inches caliper.

151 b. Evergreen trees. All evergreen trees shall have a minimum height of six feet.

152 c. Shrubs. ~~All v~~woody shrubs shall have a minimum height or spread of 18 inches, depending  
153 upon the plant's natural growth habit, ~~unless otherwise specified.~~ As a point of reference,  
154 Pplants in five-gallon containers will ~~generally-usually~~ comply with this standard.

155 d. Vines. ~~All v~~ines shall be five-gallon size minimum ~~unless otherwise specified.~~

156 e. Groundcovers. Groundcover may be used in place of turf grass provided it is planted densely  
157 enough that it will grow into reasonably full and even coverage within two growing seasons  
158 after planting. Areas in which groundcovers are specified in lieu of turf grass, in whole or in  
159 part, shall be planted densely enough such that the area will develop reasonably full and  
160 even coverage within two growing seasons after planting.

161 f. Turf grass. Turf grass species shall be hardy to the ~~Ogden Valley~~ site and be of the type  
162 normally specified for ~~this~~ the area. A drought tolerant fescue seed blend is strongly

- 163 encouraged. Turf may be planted by sodding, plugging, sprigging or seeding. Application  
164 rates for plugs, sprigs and seed shall be high enough to provide even and uniform coverage  
165 of turf within one growing season after planting. Turf areas where erosion is expected to  
166 occur under normal conditions, such as drainage swales and/or slopes greater than 30  
167 percent, shall be planted exclusively with sod.
- 168 (3) *Selection.* Plants used in conformance with the provisions of this chapter shall be hardy and  
169 capable of withstanding the extremes of the climate of individual the site, microclimates typical of  
170 Ogden Valley. The use of drought tolerant and native plants is strongly encouraged preferred  
171 required within areas appropriate to where site conditions can support them.
- 172 (4) *Installation.* All plant materials shall be installed in accordance with the current professional  
173 planting procedures.
- 174 (5) *Irrigation.* All landscaped areas containing living plant material shall be provided with either a  
175 manual or an automatic irrigation system except as authorized by the land use authority.
- 176 (j) *Maintenance.* Plant maintenance shall be as follows:
- 177 (1) *Responsibility.* The owner of the premises shall be responsible for the maintenance, repair, and  
178 replacement of all landscaping materials on the site. Each owner is also responsible for  
179 maintenance of the parkway parkstrip in front or to the side of the property.
- 180 (2) *Materials.* All plant materials shall be maintained in good condition so as to present a healthy,  
181 neat and orderly appearance. All landscaped areas shall be kept free from weeds, dead plant  
182 material, refuse and/or debris.
- 183 (3) *Replacement.* All dead or removed plants shall be replaced with the same type and size of plant  
184 material as originally specified on the approved landscape plan. No substitutions shall be allowed  
185 without prior approval of the land use authority, planning commission staff, whose decisions are  
186 appealable to the planning commission. Replacement shall be made within 30 days of the plant's  
187 demise or removal. In cases where the 30-day time limit for replacement extends beyond the  
188 normal growing season, replacement shall be made at the beginning of the following growing  
189 season.
- 190 (4) *Fences, walls and hedges.* Fences, walls and hedges shall be maintained in good repair.
- 191 (5) *Irrigation systems.* Irrigation systems shall be maintained in good operating condition to promote  
192 water conservation.
- 193 (k) *Design guidelines.* Landscaping design shall be as follows:
- 194 (1) *Scale.* The scale and nature of landscaping materials shall be appropriate to the size of the  
195 structures to be landscaped. Large buildings should generally be complemented by larger plants  
196 and planting beds.
- 197 (2) *Selection.* Plants shall be selected for form, texture, color, habit and adaptability to local  
198 conditions.
- 199 (3) *Evergreens.* In the Ogden Valley, Eevergreen plant materials shall be incorporated into the  
200 landscape to provide some year round structure and enhance screening and buffering.
- 201 (4) *Softening.* Plants shall be placed intermittently against long fifty feet or greater expanses of  
202 building walls, fences and other barriers longer than 50 feet to create a softening effect and add  
203 variety.



- 204 (5) *Mulch.* Planting beds may be mulched with bark chips, decorative stone or similar materials.  
205 Mulch shall not be used as a substitute for plant material unless specifically allowed in this  
206 chapter. Mulched areas shall be underlaid with an industrial-grade weed barrier.
- 207 (6) *Water conservation.* All irrigation systems shall be designed for efficient use of water. ~~Use of~~  
208 ~~qualified professional irrigation designers is recommended.~~ Turf grass areas and other planting  
209 areas shall be on separate irrigation valve systems and adjusted to generally support the  
210 minimum watering needs of the plant types being irrigated.
- 211 (7) *Energy conservation.* Placement of plant materials shall be designed to reduce the energy  
212 requirements for heating and cooling of the development. Summer shade and blocking of winter  
213 winds should be considered.
- 214 (8) *Berming.* Earth berms and existing topographic features ~~should~~ shall be incorporated into the  
215 proposed landscape, where appropriate, to enhance screening and provide variety in the ground  
216 plane.
- 217 (9) ~~Trails~~ Pedestrian access and area connectivity. Landscape and site design shall ~~encourage~~  
218 provide for the most efficient and direct pedestrian access ability and connectivity practicable given  
219 typical pedestrian traffic patterns.
- 220 a. Connection to main entrance. Except for a building with a zero setback from the street right-  
221 of-way, at least one five-foot-wide pedestrian connection shall be provided from the street  
222 right-of-way to the most prominent public entrance onsite. Additional five-foot-wide  
223 pedestrian connections shall be provided for other public entrances if they are located  
224 greater than 200 feet from another entrance with a designated pedestrian connection. The  
225 connections shall:
- 226 1. Offer the most efficient and direct path practicable; and
- 227 2. Be buffered on at least one side with landscaping to protect from automobile cross-traffic,  
228 except that a pedestrian crossing no greater than 24 feet in width may be provided where  
229 a pedestrian connection crosses vehicle accessways. This width may be increased to up  
230 to 40 feet if the pedestrian crossing is raised at least six inches above the grade of the  
231 vehicle accessway. A pedestrian crossing shall be either painted on the parking lot  
232 surface or be colored concrete.
- 233 b. Connection to adjacent land. Pedestrian connections shall be made to pedestrian facilities  
234 stubbed to the property from an adjacent site. Pedestrian connections to adjacent  
235 undeveloped land shall be provided when the land use authority has a reasonable  
236 anticipation of impending development on the adjacent site. These connections shall align  
237 along the most efficient and direct path practicable given reasonably anticipated alignment  
238 of adjacent facilities and site conditions.
- 239 c. Pathway dedication. When roughly proportionate and essentially linked to the development  
240 of the site, public street right-of-way dedication or a public easement shall be provided across  
241 the front of a lot or development project adjacent to a street. The dedication or easement  
242 shall be of a width sufficient to support a 10-foot-wide multi-use pathway, including area  
243 necessary to operate and maintain the pathway. A six-foot-wide sidewalk may be substituted  
244 based on site conditions and public facility needs at the discretion of the land use authority  
245 after consultation with the county engineer. The pathway or sidewalk shall be installed as a  
246 condition of site plan approval if any of the following circumstances apply:

**Commented [E10]:** This rewritten section will boost area walkability in commercial areas as new commercial uses are constructed.

- 247 1. A pedestrian pathway or sidewalk exists along the street right-of-way on the same side  
248 of the street within 500 feet of the site's street frontage;  
249 2. An informal pedestrian trail exists on the street's shoulder as a result of the lack of  
250 sidewalk or pathway along the street right-of-way; or  
251 3. The nature or scale of the development merits it. ~~and where applicable, accommodate~~  
252 ~~condition of public pathways.~~

253 ~~(k) Manufacturing sites~~

254 (10) Noise, dust, and transportation mitigation. ~~Sites with manufacturing uses requiring conditional~~  
255 ~~uses permits.~~

256 (1) — In addition to the general landscape requirements and where a proposed ~~conditional~~ use creates  
257 noise ~~and/or~~ dust emissions ~~through its manufacturing or loading/transportation process~~ greater  
258 than surrounding uses, a landscaped buffer shall be required along the affected area  
259 accommodating such uses.

260 a. Berming and trees. A landscaping buffer shall consist of a four-foot or taller earthen berm  
261 incorporated into a 20-foot wide landscape area/strip. The berm shall be planted with a  
262 minimum of three evergreen and three deciduous trees per 50 lineal feet and shall be sized  
263 at a minimum of six feet in height for evergreen trees and three-inch caliper for deciduous  
264 trees.

265 b. ~~(2)~~ Berming and shrubs. A mixture of shrubs shall also be planted on the berm with a minimum  
266 of 15 shrubs per 100 lineal feet of berm and have a minimum height of 36 inches at the time  
267 of installation.

268 **Sec. 108-2-6. - Minimum standards—Off-street parking.**

269 ~~(a) All off-street parking areas or other vehicular use areas which are 20 feet or closer to any street right-~~  
270 ~~of-way shall have a continuous landscape area between the edge of parking and the right-of-way. The~~  
271 ~~minimum width of this landscape area shall be 15 feet. The minimum landscaping shall consist of the~~  
272 ~~following:~~

273 ~~(1) Trees shall be planted and spaced at the equivalent of one tree per 50 lineal feet or fraction~~  
274 ~~thereof along the length of the landscape area. They may be spaced linearly or grouped in~~  
275 ~~clusters. Tree size shall be a minimum of two-inch caliper.~~

276 ~~(2) In addition to trees, an evergreen or deciduous shrub border or hedge shall be planted along~~  
277 ~~100 percent of the length of the landscaped area. Shrubs used shall not be less than 18 inches~~  
278 ~~and not more than 48 inches in height at maturity. The remainder of the planting area shall be~~  
279 ~~landscaped with turf grass or groundcovers.~~

280 ~~(3) A fence, permanent screen, or wall may also be installed within the landscaping area; however,~~  
281 ~~the non-living screening device shall not exceed four feet in height, and shall not replace the plant~~  
282 ~~material requirement. The minimum plantings specified shall be installed on the street side of the~~  
283 ~~screen. Additional plant materials may be planted on the parking area side of the screen.~~

284 ~~(b) Off-street parking or other vehicular use areas which are further than 20 feet from any street right-of-~~  
285 ~~way shall also have a continuous landscape area between the edge of parking and the right-of-way.~~  
286 ~~The minimum landscaping shall consist of the following:~~

**Commented [E11]:** This section has a few redundancies. These edits consolidate it.

287 (1) ~~Trees shall be planted and spaced at the equivalent of one tree per 50 linear feet or fraction~~  
288 ~~thereof along the length of the landscape area. They may be spaced linearly or grouped in~~  
289 ~~clusters. Tree size shall be a minimum of two-inch caliper.~~

290 (2) ~~Earthen berms shall be constructed along the landscape area to provide some screening. Berm~~  
291 ~~height may be continuous along the entire length, or vary somewhat to create variety. However,~~  
292 ~~a maximum height of three feet shall be maintained for at least 75 percent of the entire length of~~  
293 ~~the landscape area.~~

294 (3) ~~In addition to trees, the landscape area shall be planted with low shrubs, groundcovers, or turf~~  
295 ~~grass. The total combined height of earthen berms and plant materials, excluding trees, shall not~~  
296 ~~exceed 48 inches. Planting schemes which minimize turf use, and promote xeriscape or water-~~  
297 ~~conserving principles are strongly encouraged. The limit of 50 percent of the total site landscaping~~  
298 ~~being turf grass shall still be applicable.~~

299 (a) Landscaping between parking and street. A continuous landscape area shall be provided between the  
300 edge of an off-street parking area or other vehicular use area and an adjacent street right-of-way. The  
301 minimum landscaping shall consist of the following:

302 (1) Trees. Trees shall be planted and spaced at the equivalent of one tree per 40 lineal feet or  
303 fraction thereof along the length of the landscape area, unless a greater distance is allowed by  
304 the land use authority based on the species ability to offer a wide canopy. ~~Tree size shall be a~~  
305 ~~minimum of two-inch caliper.~~

Commented [E12]: Redundant. Already covered in (1)(2)a.

306 (2) Shrubs and groundcover. In addition to trees, the landscape area shall be planted with low  
307 shrubs, groundcovers, or turf grass, provided the turf grass does not exceed the requirement of  
308 Section 108-2-5(c). The total combined height of earthen berms and plant materials, excluding  
309 trees, shall not be less than 18 inches and not more than 48 inches. Planting schemes which  
310 minimize turf use, and promote xeriscape or water-conserving principles are strongly encouraged.

311 (3) Screening. A fence, permanent screen, or wall may also be installed within the landscaping area;  
312 however, the non-living screening device shall not exceed four feet in height, and shall not replace  
313 the plant material requirement. The minimum plantings specified shall be installed on the street  
314 side of the screen. Additional plant materials may be planted on the parking area side of the  
315 screen.

316 (4) Berms. For off-street parking or other vehicular use areas that are greater than 20 feet from a  
317 street right-of-way, an earthen berm shall be constructed along the landscape area to provide  
318 screening. Berm height may vary between 18 inches and 36 inches, provided that at least 75  
319 percent of the entire length of the landscape area shall maintain a berm height of 36 inches.

320 (be) Landscaping between parking and side or rear lot line. Parking areas within 12 feet of a side or rear  
321 lot line shall have a continuous landscape area consisting of an evergreen and deciduous shrub border  
322 or hedge planted along ~~100 percent~~ the entire of the length of the landscaped area. The minimum width  
323 of this landscape area shall be eight feet as specified in this chapter. Shrubs used shall not be less  
324 than three feet in height at maturity. Combinations of shrubs and permanent fences or screens may  
325 also be considered by the ~~planning commission~~ land use authority.

326 (cd) Access ways. Necessary access ways from the public right-of-way through the continuous landscape  
327 area to the parking or other vehicular use areas shall be permitted. The width of said access ways,  
328 measured from back of curb to back of curb, or edge of pavement to edge of pavement if no curb is  
329 present, may be subtracted from the overall linear dimension used to determine the number of  
330 required trees.

331 ~~(de) Unless otherwise required, all property lying between the right-of-way and the off-street parking~~  
332 ~~area, including the required landscaped area, shall be landscaped with turf grass, shrubs and/or~~  
333 ~~groundcovers.~~

Commented [E13]: Redundant. Already covered in part (a) of this section.

334 (df) Landscape exceptions. The following are exceptions to landscaping requirements:

335 (1) Existing hedges may be used to satisfy this landscaping requirement, provided they meet the  
336 specified requirements of this chapter.

337 (2) Areas where the clear sight distance regulations of this title apply pursuant to Section 108-7-7.

338 (eg) Internal parking lot landscape standards. Parking areas having more than 15 spaces shall be required  
339 to provide interior landscaping within the boundaries of the parking lot or area that meets the following  
340 criteria:

341 (1) Minimum parking lot landscape area. A minimum of five percent of the interior area shall be  
342 landscaped. Landscaped areas located along the perimeter of the parking area beyond the curb  
343 or edge of pavement shall not be included as interior landscaping.

344 (2) Calculating parking lot area. Interior parking area shall be calculated by adding the total area of  
345 all parking stalls and adjacent driveway aisles. Excluded are access entrances/driveways and  
346 drop-off or service zones and their accompanying driveway aisles.

347 (3) Parking lot landscape islands. Each separate interior landscape ~~island~~ island shall contain a  
348 minimum of 120 square feet and shall have a minimum dimension of five feet as measured from  
349 back of curb to back of curb, or from edge of pavement to edge of pavement. ~~Landscaped areas~~  
350 islands shall be dispersed throughout the parking area to effectively break up the expanse of  
351 paving.

352 (4) Parking lot trees and shrubs. Landscape treatment shall consist of one tree per each 120 square  
353 feet of the minimum required interior landscape area. In the Western Weber County Planning  
354 Area, man-made shade canopies may replace up to 50 percent of the trees required by this part  
355 provided the color is a muted natural earth tone commonly found in the area. A minimum of 50  
356 percent of the ~~ground plane~~ minimum required interior landscape area shall be planted with shrubs  
357 or groundcovers at the appropriate density to achieve complete coverage within two years.  
358 Mature shrub or groundcover height shall not exceed four feet as measured from the parking  
359 surface.

360 (5) Parking lot landscape island protection barriers. Interior landscaped areas shall be protected by  
361 some type of permanent barriers.

362 **Sec. 108-2-7. - Screening and buffering.**

363 (a) Screening device materials. Screening device materials shall be as follows:

364 (1) A non-plant material screening device may be constructed of textured, non-reflective metal,  
365 concrete, vinyl, wood, brick or stone. ~~Chainlink fencing shall not be allowed.~~ If painted or stained,  
366 the screening devices shall be of a neutral, muted earth tone color and have a nonreflective finish.  
367 This color shall be approved along with other colors during the site plan review or conditional use  
368 permit. A chainlink fence shall not be used as a screening device in the Ogden Valley Planning  
369 Area. In the Western Weber Planning Area, a chainlink fence used for screening shall be powder  
370 or vinyl coated, shall have interlocking slats, and shall be of a muted earth-toned color observable  
371 in the general area.

372 (2) A combination of earth berming or mounds and plant materials may be used as a screening  
373 device, and is recommended unless otherwise required herein, where practicable.

374 (b) Screening parking area. Parking areas shall be ~~screened or buffered~~ obscured from view ~~along all~~  
375 ~~street rights-of-way~~ or along any property line, which is contiguous to a residential use or zoning  
376 district, or along those separated by an alley, as specified in this chapter.

**Commented [E14]:** 108-2-6 already covers screening between parking and rights of way.

377 (c) Screening height. The side and rear screens or buffers of parking areas, whether plant material or  
378 non-living device shall be a minimum of size six feet in height as measured from the parking surface.  
379 The first 25 feet of the side lot line screen or buffer, as measured from the street right-of-way, shall not  
380 exceed four feet in height.

381 (d) Screening of staging areas. Loading, delivery and service docks or bays shall be located in the rear  
382 or side yards of the property and shall be screened from view from the street right-of-way by a  
383 screening device at least six feet in height.

384 (e) Screening mechanical equipment. Mechanical equipment, whether roof or ground mounted shall be  
385 screened from street and residential district view by a screening device.

386 (f) Screening trash dumpsters. Trash dumpsters ~~shall be located in an area shown on the approved site~~  
387 ~~plan, and shall comply with the following:~~

**Commented [E15]:** Rearranged for consistence and readability.

388 ~~(1) Trash dumpsters shall be located in an area shown on the approved site plan. Specific approval~~  
389 ~~of this item is required.~~

390 (21) All trash dumpsters shall be completely screened from street or public view by a six foot  
391 screening device on three sides. The fourth side shall be a gate constructed of opaque materials.

392 (32) The screening device for a metal dumpster shall be placed adjacent to or on a concrete pad six  
393 inches in thickness. The concrete pad shall match the adjacent grade and paving and provide for  
394 positive drainage.

395 (43) All dumpster enclosures or screens shall be illustrated and submitted with the site plan for  
396 review and approval.

397 **Sec. 108-2-8. - Clear sight distance for landscaping and screening.**

**Commented [E16]:** The code already has an umbrella sight triangle requirement. See 108-7-7 below. This is redundant.

398 The requirements of Section 108-7-7 apply for all landscaping and screening.

399 ~~When an access way intersects with a public right-of-way, or when the subject property abuts the~~  
400 ~~intersection of two or more public rights-of-way, all landscaping and screening within the triangular areas~~  
401 ~~described below shall provide unobstructed cross-visibility at a level between two and eight feet in height.~~  
402 ~~Trees may be planted inside the triangular areas, but shall be trimmed such that no limbs or foliage extend~~  
403 ~~into the cross-visibility zone, and placed so as not to create a traffic hazard. Plant materials, excepting turf~~  
404 ~~grass, shall not be located closer than three feet from the edge of any access way pavement. The triangular~~  
405 ~~areas referred to above are defined as follows:~~

406 (1) ~~The area of property on either side of an access way formed by the intersection of each side of~~  
407 ~~the access way and the public right-of-way line. The two sides of the triangle shall be ten feet in~~  
408 ~~length measured from the point of intersection and the third side (hypotenuse) being a line~~  
409 ~~connecting the ends of these two sides.~~

410 (2) ~~The area of property located at a corner formed by the intersection of two or more public rights-~~  
411 ~~of-way. The two sides of the triangle shall be formed by the street rights-of-way lines for a length~~  
412 ~~of 40 feet back from their intersection and the third side being a line connecting the ends of these~~  
413 ~~two sides.~~

414 **Sec. 108-2-9. - Landscape Site plan supplemental requirements -submittal.**

415 (a) Color copies required. ~~In addition to~~ site plan requirements specified elsewhere in this Land Use  
416 Code, colored architectural elevations, colored signage plans, and landscape plans shall be included  
417 with all site plan submittals.

Commented [E17]: This part moved here from § 108-2-4.

418 (b) Landscape plan requirements. A landscape plan shall be required whenever landscaping or alteration  
419 of landscaping is required by this chapter. Such landscape plans shall be drawn in conformance with  
420 the requirements specified in this chapter. Landscape plans shall be approved by the ~~planning~~  
421 ~~commission~~ land use authority prior to the issuance of a building permit. All landscape plans submitted  
422 for approval shall contain the following information, unless specifically waived by the ~~planning~~  
423 ~~commission~~ planning director:

424 (1) The location and dimensions of all existing and proposed structures, property lines, easements,  
425 parking lots and drives, roadways and rights-of-way, sidewalks, bicycle and/or equestrian paths,  
426 ground signs, refuse disposal and recycling areas, bicycle parking areas, fences, freestanding  
427 electrical equipment, tot lots and playground equipment, all recreational facilities, and other  
428 freestanding structural features deemed necessary to accurately portray existing and proposed  
429 site characteristics.

430 (2) The location, quantity, size and name (both botanical and common names) of all proposed plant  
431 material. Plant symbols representing trees and shrubs shall be shown on the plan at 75 percent  
432 of mature size.

433 (3) The location, size and common names of all existing plant material (including trees and other  
434 plants in the ~~parkway~~ parkstrip) and whether they are to be retained or removed.

435 (4) The location of existing buildings, structures, and trees on adjacent property within 20 feet of the  
436 site. Where adjacent trees are growing in native or natural clumps or groves such that showing  
437 individual tree locations is impractical, canopy outlines are acceptable.

438 (5) Existing and proposed grading of the site, indicating contours at a minimum of two-foot intervals.  
439 Show any walls or retaining structures proposed, along with their respective elevations. Proposed  
440 earth beaming shall be indicated using one-foot contour intervals.

441 (6) Water efficient irrigation system (separate plan required). This system shall indicate the locations  
442 and types of all equipment, including sprinkler heads, control valves, quick-coupling valves,  
443 backflow prevention devices, time clock or controller, lateral lines, and main lines.

444 (7) Summary data table indicating the area of the site in the following classifications:

445 a. Total area of the site.

446 b. Total area and percentage of the site in landscape area.

447 c. Total area and percentage of the site in turf grass.

448 ...

449 **Sec. 108-7-7. - Clear view of intersecting streets.**

450 ~~In all zones which require a front yard setback, no obstruction to view in excess of three feet in height~~  
451 ~~shall be placed on any corner lot within the area designated as the clear view triangle, except those noted~~  
452 ~~below. The clear view triangle is a triangular area formed by the front and side (street facing) property lines~~  
453 ~~and a line connecting them at points 40 feet from their intersection. When an access way intersects with a~~  
454 ~~public right-of-way, or when the subject property abuts the intersection of two or more public rights-of-way,~~  
455 ~~the triangular areas described below shall provide unobstructed cross-visibility at a level between two and~~  
456 ~~eight feet in height. Trees may be planted inside the triangular areas, but shall be trimmed such that no~~  
457 ~~limbs or foliage extend into the cross-visibility zone, and placed so as not to create a traffic hazard. Plant~~

458 materials, excepting turf grass, shall not be located closer than three feet from the edge of any access way  
459 pavement. No other obstruction to view in excess of three feet in height shall be allowed. The triangular  
460 areas referred to above are defined as follows:

461 (1) The area of property on either side of an access way formed by the intersection of each side of  
462 the access way and the public right-of-way line. The two sides of the triangle shall be ten feet in  
463 length measured from the point of intersection and the third side (hypotenuse) being a line  
464 connecting the ends of these two sides.

465 (2) The area of property located at a corner formed by the intersection of two or more public rights-  
466 of-way. The two sides of the triangle shall be formed by the street rights-of-way lines for a length  
467 of 40 feet back from their intersection and the third side being a line connecting the ends of these  
468 two sides.

469

470

## CHAPTER 2. - ARCHITECTURAL, LANDSCAPE, AND SCREENING DESIGN STANDARDS

### 1 **Sec. 108-2-1. - Purpose and intent.**

2 The purpose and intent of the architectural, landscape and screening design standards is to preserve  
3 the rural, natural landscape that exists in the unincorporated areas of Weber County, and also  
4 accommodate new growth in commercial and industrial uses. The design standards include the following  
5 specific purposes:

- 6 (1) Provide for commercial, industrial development that is aesthetically pleasing and compatible with  
7 the rural nature and natural setting of the area.
- 8 (2) Provide a variety of colors, textures and forms in the environment that blend together in a  
9 harmonious manner.
- 10 (3) Protect and preserve the appearance, character and public health, safety and welfare of the  
11 area.
- 12 (4) Minimize the harmful impacts of noise, dust and other debris, motor vehicle headlight glare and  
13 other objectionable activities or impacts conducted or created by an adjoining or nearby uses.
- 14 (5) Help control erosion, absorb solar radiation, divert and control winds, provide shade, frame views  
15 and reduce heating and cooling costs.
- 16 (6) Provide visual cues for circulation, screen unsightly or undesired views, and help minimize the  
17 adverse effects of large expanses of paving.
- 18 (7) Promote the efficient use of water and conservation of natural resources.

### 19 **Sec. 108-2-2. - Definitions.**

20 The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed  
21 to them in this section, except where the context clearly indicates a different meaning:

22 *Hedge* means a single or multi-row arrangement of continuous shrubs, designed to act as a screen or  
23 buffer. Hedges may be formal, requiring a uniform species, regular spacing, and uniform maintenance, or  
24 informal, variety of species, irregular spacing, maintenance specific to the shrubs used.

25 *Landscaping* means improvements made to enhance the appearance of the land by planting, grading,  
26 and outdoor constructions. Planting materials shall include, but not be limited to, grass, perennials, herbs,  
27 ground covers, shrubs, vines, hedges, and trees. Other landscaping materials may include rocks, pebbles,  
28 sand, organic and inorganic mulches, top soil, gravel, timbers and mowstrips. Paving for sidewalks, parking  
29 and roads is not included.

30 *Mowstrip* means divider material used to separate turf grass from other landscape types, often made  
31 of wood, concrete, brick, plastic or metal.

32 *Mulch* means organic or inorganic matter used as a landscape covering over bare earth. Organic  
33 matter often used is chipped or shredded bark. Inorganic materials include gravel, rock or other rock  
34 products. Erosion matting, weed barriers or geotextile fabrics are not considered mulches.

35 *Parkstrip* means, if curb and gutter is present, the area within the street right-of-way which lies between  
36 the back of curb and the sidewalk or, if the sidewalk is adjacent to the curb and gutter, it is the area between  
37 the sidewalk and the property line. In areas where no curb and gutter is present, it is the area between the  
38 edge of pavement and the property line.

39 *Shrubs* means self-supporting, woody plant species without a trunk.



40 *Turf grass* means a contiguous area of grass and the surface layer of earth held together by the grass  
41 roots.

42 *Trees* means self-supporting woody plants having a trunk and canopy.

43 *Vines* means woody and herbaceous plants that generally grow by rambling over the ground or  
44 climbing on some structure for support.

45 **Sec. 108-2-3. - Applicability.**

46 (a) *Applicability.* The architectural, landscape and screening design standards, as set forth in this chapter,  
47 shall only apply to the following:

- 48 (1) All commercial, and public or quasi-public uses, except public parks;  
49 (2) Multi-family dwellings of three or more units, including townhouses, condominiums, apartments  
50 and bed and breakfast inns; and  
51 (3) Industrial and manufacturing uses, except those uses located in an M-1, M-2, or M-3 zone.  
52 (4) Yurts, except the standards of Section 108-2-4(2) if this chapter shall not apply.

53

54

55 (b) *Specific considerations in the DRR-1 zone.* In the Ogden Valley Destination and Recreation Resort  
56 Zone at elevations of at least 6,200 feet above sea level, where a master plan has been approved by  
57 the planning commission, the land use authority may modify the applicability of any provision of this  
58 chapter by approving a landscape, buffering, and screening plan created by the developer if the land  
59 use authority determines that the plan is consistent with the approved master plan. For the purposes  
60 of this section, the term "developer" refers to the signatory, successors, or assigns of a development  
61 agreement, or as otherwise defined in an applicable development agreement.

62 **Sec. 108-2-4. - Minimum standards; architectural.**

63 The following architectural design standards shall apply to exteriors of new and remodeled structures.

- 64 (1) *Color.* External surfaces shall be predominantly natural, muted earth tones. White may only be  
65 used as an accent color.. The roof of an addition to an existing structure, when matching existing  
66 colors, shall be exempt.
- 67 (2) *Exposed fronts and street sides of buildings.* Exposed fronts and street sides of buildings shall  
68 be constructed of non-reflective materials and shall be textured concrete, brick, stone and/or  
69 natural wood/wood-like materials. Concrete masonry units or block CMUs shall not be considered  
70 acceptable materials unless it is specially colored and textured to give an appearance of natural  
71 rough stone. Vinyl and/or aluminum siding shall not be acceptable.
- 72 (3) *Glass.* Use of glass for displays and to allow visual access to interior spaces shall be allowed.  
73 Mirrored glazing is prohibited on any building. Tinted or solar absorption glazing may be used.
- 74 (4) *Exposed metal.* Exposed metal shall be painted, stained, or anodized in permitted colors and  
75 shall be non-reflective. Copper, brass and wrought iron may remain untreated and allowed to  
76 develop a natural patina.
- 77 (5) *Metal windows.* Metal as a window framing support or mounting material shall be painted,  
78 stained, anodized or vinyl-clad in approved colors.

79 (6) *Architectural detail.* Architectural detail shall be provided at focal points on all building facades,  
80 such as doorways, balconies, roof overhangs and dormers, such that monotonous horizontal lines  
81 greater than 50 feet do not occur.

82 **Sec. 108-2-5. - Minimum standards and guidelines; general landscaping.**

83 (a) *Minimum landscaped area.* Sites shall have a minimum of 20 percent of the total lot area landscaped  
84 and a minimum of 80 percent of the landscaping shall be living plant materials. In Western Weber  
85 County, the land use authority may reduce the living plant material to 40% if all landscaped area is  
86 xeriscaped with drought tolerant plants and, if necessary for the plants to survive, a drip irrigation  
87 system.

88 (b) *Maximum turf grass area.* A maximum of 50 percent of the total landscaped area shall be planted in  
89 turf grass.

90 (c) *Front and side property lines adjacent to a street.* Sites shall provide a planting area, excluding  
91 sidewalk, of at least 20 feet in width along front and side property lines adjacent to a street right-of-  
92 way. If a lesser building setback is allowed by the applicable zone, then the width of the planting area  
93 shall be the distance from the street right-of-way to the building \_provided the street frontage meets  
94 the complete street requirements of Section 104-21-4(c), incorporated herein by reference.

95 (d) *Side and rear property lines.* Side and rear property lines not adjacent to a street right-of-way shall  
96 have a planting area of not less than eight feet in width, except if a lesser building setback is allowed  
97 by the applicable zone, then the width of the planting area shall be the distance from the street right-  
98 of-way to the building.

99 (e) *Side and rear of building.* Minimum planting areas of at least five feet in width shall be provided  
100 along the sides and rear of the building except where service areas, docks and entrance points are  
101 located. If a lesser building setback is allowed by the applicable zone, then the width of the planting  
102 area shall be the distance from the street right-of-way to the building.

103 (f) *Parkstrips.* All parkstrips shall be landscaped with a native grass mixture that is low growing. Automatic  
104 irrigation of parkstrip landscaping shall also be required. Irrigation equipment shall be located outside  
105 of the parkstrip. Parkstrip landscaping shall not be included in the total area and turf grass percentage  
106 requirements listed in subsections (a) and (c) of this section.

107 (g) *Other areas.* All areas within the site which are not occupied by the primary and accessory uses,  
108 structures or parking areas, shall also be landscaped. This includes future expansion areas for either  
109 building or parking, except that the living plant material requirement of part (a) of this section shall be  
110 waived if replaced with mulch underlaid with industrial-grade weed barrier.

111 (h) *Compliance; financial guarantee.* All elements of the landscape plan, including planting, irrigation,  
112 screening, and paving shall be installed as approved. If landscaping improvements are not to be  
113 completed until after the occupancy of the primary building, a financial guarantee, not to exceed one  
114 year, shall be posted and approved by the county attorney and the county commissioners.

115 (i) *Plant material.* Plant material shall be as follows:

116 (1) *Quality.* Initial plantings used in conformance with the provisions of this chapter shall be in good  
117 health and capable of flourishing.

118 (2) *Size.* Plant sizes at the time of installation shall be as follows:

119 a. *Deciduous trees.* All deciduous trees shall have a minimum trunk size of two inches caliper.

120 b. *Evergreen trees.* All evergreen trees shall have a minimum height of six feet.

- 121 c. *Shrubs.* Woody shrubs shall have a minimum height or spread of 18 inches, depending upon  
122 the plant's natural growth habit. As a point of reference, plants in five-gallon containers will  
123 usually comply with this standard.
- 124 d. *Vines.* Vines shall be five-gallon size minimum.
- 125 e. *Groundcover.* Groundcover may be used in place of turf grass provided it is planted densely  
126 enough that it will grow into reasonably full and even coverage within two growing seasons  
127 after planting.
- 128 f. *Turf grass.* Turf grass species shall be hardy to the site and be of the type normally specified  
129 for the area. A drought tolerant fescue seed blend is strongly encouraged. Turf may be  
130 planted by sodding, plugging, sprigging or seeding. Application rates for plugs, sprigs and  
131 seed shall be high enough to provide even and uniform coverage of turf within one growing  
132 season after planting. Turf areas where erosion is expected to occur under normal  
133 conditions, such as drainage swales and/or slopes greater than 30 percent, shall be planted  
134 exclusively with sod.
- 135 (3) *Selection.* Plants used in conformance with the provisions of this chapter shall be hardy and  
136 capable of withstanding the extremes of the climate of the site. The use of drought tolerant and  
137 native plants is strongly encouraged where site conditions can support them.
- 138 (4) *Installation.* All plant materials shall be installed in accordance with the current professional  
139 planting procedures.
- 140 (5) *Irrigation.* All landscaped areas containing living plant material shall be provided with an  
141 automatic irrigation system except as authorized by the land use authority.
- 142 (j) *Maintenance.* Plant maintenance shall be as follows:
- 143 (1) *Responsibility.* The owner of the premises shall be responsible for the maintenance, repair, and  
144 replacement of all landscaping materials on the site. Each owner is also responsible for  
145 maintenance of the parkstrip in front or to the side of the property.
- 146 (2) *Materials.* All plant materials shall be maintained in good condition so as to present a healthy,  
147 neat and orderly appearance. All landscaped areas shall be kept free from weeds, dead plant  
148 material, refuse and/or debris.
- 149 (3) *Replacement.* All dead or removed plants shall be replaced with the same type and size of plant  
150 material as originally specified on the approved landscape plan. No substitutions shall be allowed  
151 without prior approval of the land use authority. Replacement shall be made within 30 days of the  
152 plant's demise or removal. In cases where the 30-day time limit for replacement extends beyond  
153 the normal growing season, replacement shall be made at the beginning of the following growing  
154 season.
- 155 (4) *Fences, walls and hedges.* Fences, walls and hedges shall be maintained in good repair.
- 156 (5) *Irrigation systems.* Irrigation systems shall be maintained in good operating condition to promote  
157 water conservation.
- 158 (k) *Design guidelines.* Landscaping design shall be as follows:
- 159 (1) *Scale.* The scale and nature of landscaping materials shall be appropriate to the size of the  
160 structures to be landscaped. Large buildings should generally be complemented by larger plants  
161 and planting beds.

- 162 (2) *Selection.* Plants shall be selected for form, texture, color, habit and adaptability to local  
163 conditions.
- 164 (3) *Evergreens.* In the Ogden Valley, evergreen plant materials shall be incorporated into the  
165 landscape to provide some year round structure and enhance screening and buffering.
- 166 (4) *Softening.* Plants shall be placed intermittently against building walls, fences and other barriers  
167 longer than 50 feet to create a softening effect and add variety.
- 168 (5) *Mulch.* Planting beds may be mulched with bark chips, decorative stone or similar materials.  
169 Mulch shall not be used as a substitute for plant material unless specifically allowed in this  
170 chapter. Mulched areas shall be underlaid with an industrial-grade weed barrier.
- 171 (6) *Water conservation.* All irrigation systems shall be designed for efficient use of water. Turf grass  
172 areas and other planting areas shall be on separate irrigation valve systems and adjusted to  
173 generally support the minimum watering needs of the plant types being irrigated.
- 174 (7) *Energy conservation.* Placement of plant materials shall be designed to reduce the energy  
175 requirements for heating and cooling of the development. Summer shade and blocking of winter  
176 winds should be considered.
- 177 (8) *Berming.* Earth berms and existing topographic features shall be incorporated into the proposed  
178 landscape, where appropriate, to enhance screening and provide variety in the ground plane.
- 179 (9) *Pedestrian access and area connectivity.* Landscape and site design shall provide for the most  
180 efficient and direct pedestrian accessibility and connectivity practicable given typical pedestrian  
181 traffic patterns.
- 182 a. *Connection to main entrance.* Except for a building with a zero setback from the street right-  
183 of-way, at least one five-foot-wide pedestrian connection shall be provided from the street  
184 right-of-way to the most prominent public entrance onsite. Additional five-foot-wide  
185 pedestrian connections shall be provided for other public entrances if they are located  
186 greater than 200 feet from another entrance with a designated pedestrian connection. The  
187 connections shall:
- 188 1. Offer the most efficient and direct path practicable; and
- 189 2. Be buffered on at least one side with landscaping to protect from automobile cross-traffic,  
190 except that a pedestrian crossing no greater than 24 feet in width may be provided where  
191 a pedestrian connection crosses vehicle accessways. This width may be increased to up  
192 to 40 feet if the pedestrian crossing is raised at least six inches above the grade of the  
193 vehicle accessway. A pedestrian crossing shall be either painted on the parking lot  
194 surface or be colored concrete.
- 195 b. *Connection to adjacent land.* Pedestrian connections shall be made to pedestrian facilities  
196 stubbed to the property from an adjacent site. Pedestrian connections to adjacent  
197 undeveloped land shall be provided when the land use authority has a reasonable  
198 anticipation of impending development on the adjacent site. These connections shall align  
199 along the most efficient and direct path practicable given reasonably anticipated alignment  
200 of adjacent facilities and site conditions.
- 201 c. *Pathway dedication.* When roughly proportionate and essentially linked to the development  
202 of the site, public street right-of-way dedication or a public easement shall be provided across  
203 the front of a lot or development project adjacent to a street. The dedication or easement  
204 shall be of a width sufficient to support a 10-foot-wide multi-use pathway, including area

205 necessary to operate and maintain the pathway. A six-foot-wide sidewalk may be substituted  
206 based on site conditions and public facility needs at the discretion of the land use authority  
207 after consultation with the county engineer. The pathway or sidewalk shall be installed as a  
208 condition of site plan approval if any of the following circumstances apply:

- 209 1. A pedestrian pathway or sidewalk exists along the street right-of-way on the same side  
210 of the street within 500 feet of the site's street frontage;
- 211 2. An informal pedestrian trail exists on the street's shoulder as a result of the lack of  
212 sidewalk or pathway along the street right-of-way; or
- 213 3. The nature or scale of the development merits it.

214  
215 (10) *Noise, dust, and transportation mitigation.* In addition to the general landscape requirements and  
216 where a proposed use creates noise or dust emissions greater than surrounding uses, a  
217 landscaped buffer shall be required along the affected area accommodating such uses.

218 a. *Berming and trees.* A landscaping buffer shall consist of a four-foot or taller earthen berm  
219 incorporated into a 20-foot wide landscape area/strip. The berm shall be planted with a  
220 minimum of three evergreen and three deciduous trees per 50 lineal feet and shall be sized  
221 at a minimum of six feet in height for evergreen trees and three-inch caliper for deciduous  
222 trees.

223 b. *Berming and shrubs.* A mixture of shrubs shall also be planted on the berm with a minimum  
224 of 15 shrubs per 100 lineal feet of berm and have a minimum height of 36 inches at the time  
225 of installation.

226 **Sec. 108-2-6. - Minimum standards—Off-street parking.**

227 (a) *Landscaping between parking and street.* A continuous landscape area shall be provided between  
228 the edge of an off-street parking area or other vehicular use area and an adjacent street right-of-way.  
229 The minimum landscaping shall consist of the following:

230 (1) *Trees.* Trees shall be planted and spaced at the equivalent of one tree per 40 lineal feet or  
231 fraction thereof along the length of the landscape area, unless a greater distance is allowed by  
232 the land use authority based on the species ability to offer a wide canopy.

233 (2) *Shrubs and groundcover.* In addition to trees, the landscape area shall be planted with low  
234 shrubs, groundcovers, or turf grass, provided the turf grass does not exceed the requirement of  
235 Section 108-2-5(c). The total combined height of earthen berms and plant materials, excluding  
236 trees, shall not be less than 18 inches and not more than 48 inches. Planting schemes which  
237 minimize turf use, and promote xeriscape or water-conserving principles are strongly encouraged.

238 (3) *Screening.* A fence, permanent screen, or wall may also be installed within the landscaping area;  
239 however, the non-living screening device shall not exceed four feet in height, and shall not replace  
240 the plant material requirement. The minimum plantings specified shall be installed on the street  
241 side of the screen. Additional plant materials may be planted on the parking area side of the  
242 screen.

243 (4) *Berms.* For off-street parking or other vehicular use areas that are greater than 20 feet from a  
244 street right-of-way, an earthen berm shall be constructed along the landscape area to provide  
245 screening. Berm height may vary between 18 inches and 36 inches, provided that at least 75  
246 percent of the entire length of the landscape area shall maintain a berm height of 36 inches.

- 247 (b) *Landscaping between parking and side or rear lot line.* Parking areas within 12 feet of a side or rear  
248 lot line shall have a continuous landscape area consisting of an evergreen and deciduous shrub border  
249 or hedge planted along the entire length of the landscaped area. The minimum width of this landscape  
250 area shall be eight feet as specified in this chapter. Shrubs used shall not be less than three feet in  
251 height at maturity. Combinations of shrubs and permanent fences or screens may also be considered  
252 by the land use authority.
- 253 (c) *Access ways.* Necessary access ways from the public right-of-way through the continuous landscape  
254 area to the parking or other vehicular use areas shall be permitted. The width of said access ways,  
255 measured from back of curb to back of curb, or edge of pavement to edge of pavement if no curb is  
256 present, may be subtracted from the overall linear dimension used to determine the number of required  
257 trees.
- 258 (d) *Landscape exceptions.* The following are exceptions to landscaping requirements:
- 259 (1) Existing hedges may be used to satisfy this landscaping requirement, provided they meet the  
260 specified requirements of this chapter.
- 261 (2) Areas where the clear sight distance regulations of this title apply, pursuant to Section 108-7-7.
- 262 (e) *Internal parking lot landscape standards.* Parking areas having more than 15 spaces shall be required  
263 to provide interior landscaping within the boundaries of the parking lot or area that meets the following  
264 criteria:
- 265 (1) *Minimum parking lot landscape area.* A minimum of five percent of the interior area shall be  
266 landscaped. Landscaped areas located along the perimeter of the parking area beyond the curb  
267 or edge of pavement shall not be included as interior landscaping.
- 268 (2) *Calculating parking lot area.* Interior parking area shall be calculated by adding the total area of  
269 all parking stalls and adjacent driveway aisles. Excluded are access entrances/driveways and  
270 drop-off or service zones and their accompanying driveway aisles.
- 271 (3) *Parking lot landscape islands.* Each separate interior landscape island shall contain a minimum  
272 of 120 square feet and shall have a minimum dimension of five feet as measured from back of  
273 curb to back of curb, or from edge of pavement to edge of pavement. Landscape islands shall be  
274 dispersed throughout the parking area to effectively break up the expanse of paving.
- 275 (4) *Parking lot trees and shrubs.* Landscape treatment shall consist of one tree per each 120 square  
276 feet of the minimum required interior landscape area. In the Western Weber County Planning  
277 Area, man-made shade canopies may replace up to 50 percent of the trees required by this part  
278 provided the color is a muted natural earth tone commonly found in the area. A minimum of 50  
279 percent of the minimum required interior landscape area shall be planted with shrubs or  
280 groundcovers at the appropriate density to achieve complete coverage within two years. Mature  
281 shrub or groundcover height shall not exceed four feet as measured from the parking surface.
- 282 (5) *Parking lot landscape island protection barriers.* Interior landscaped areas shall be protected by  
283 some type of permanent barriers.

284 **Sec. 108-2-7. - Screening and buffering.**

- 285 (a) *Screening device materials.* Screening device materials shall be as follows:
- 286 (1) A non-plant material screening device may be constructed of textured, non-reflective metal,  
287 concrete, vinyl, wood, brick or stone. If painted or stained, the screening devices shall be of a  
288 neutral, muted earth tone color and have a nonreflective finish. This color shall be approved along  
289 with other colors during the site plan review or conditional use permit. A chainlink fence shall not

290 be used as a screening device in the Ogden Valley Planning Area. In the Western Weber Planning  
291 Area, a chainlink fence used for screening shall be powder or vinyl coated, shall have interlocking  
292 slats, and shall be of a muted earth-toned color observable in the general area.

293 (2) A combination of earth berming or mounds and plant materials may be used as a screening  
294 device, and is recommended, unless otherwise required herein, where practicable.

295 (b) *Screening parking area.* Parking areas shall be obscured from view along any property line, which is  
296 contiguous to a residential use or zoning district, or along those separated by an alley, as specified in  
297 this chapter.

298 (c) *Screening height.* The side and rear screens or buffers of parking areas, whether plant material or  
299 non-living device shall be a minimum of size six feet in height as measured from the parking surface.  
300 The first 25 feet of the side lot line screen or buffer, as measured from the street right-of-way, shall not  
301 exceed four feet in height.

302 (d) *Screening of staging areas.* Loading, delivery and service docks or bays shall be located in the rear  
303 or side yards of the property and shall be screened from view from the street right-of-way by a  
304 screening device at least six feet in height.

305 (e) *Screening mechanical equipment.* Mechanical equipment, whether roof or ground mounted shall be  
306 screened from street and residential district view by a screening device.

307 (f) *Screening trash dumpsters.* Trash dumpsters shall be located in an area shown on the approved site  
308 plan, and shall comply with the following:

309 (1) All trash dumpsters shall be completely screened from street or public view by a six foot  
310 screening device on three sides. The fourth side shall be a gate constructed of opaque materials.

311 (2) The screening device for a metal dumpster shall be placed adjacent to or on a concrete pad six  
312 inches in thickness. The concrete pad shall match the adjacent grade and paving and provide for  
313 positive drainage.

314 (3) All dumpster enclosures or screens shall be illustrated and submitted with the site plan for review  
315 and approval.

316 **Sec. 108-2-8. - Clear sight distance for landscaping and screening.** The requirements of Section  
317 108-7-7 apply for all landscaping and screening.

318 **Sec. 108-2-9. - Site plan supplemental requirements .**

319 (a) *Color copies required.* In addition to site plan requirements specified elsewhere in this Land Use  
320 Code, colored architectural elevations, colored signage plans, and landscape plans shall be included  
321 with all site plan submittals.

322 (b) *Landscape plan requirements.* A landscape plan shall be required whenever landscaping or alteration  
323 of landscaping is required by this chapter. Such landscape plans shall be drawn in conformance with  
324 the requirements specified in this chapter. Landscape plans shall be approved by the land use  
325 authority prior to the issuance of a building permit. All landscape plans submitted for approval shall  
326 contain the following information, unless specifically waived by the planning director:

327 (1) The location and dimensions of all existing and proposed structures, property lines, easements,  
328 parking lots and drives, roadways and rights-of-way, sidewalks, bicycle and/or equestrian paths,  
329 ground signs, refuse disposal and recycling areas, bicycle parking areas, fences, freestanding  
330 electrical equipment, tot lots and playground equipment, all recreational facilities, and other

331 freestanding structural features deemed necessary to accurately portray existing and proposed  
332 site characteristics.

333 (2) The location, quantity, size and name (both botanical and common names) of all proposed plant  
334 material. Plant symbols representing trees and shrubs shall be shown on the plan at 75 percent  
335 of mature size.

336 (3) The location, size and common names of all existing plant material (including trees and other  
337 plants in the parkstrip) and whether they are to be retained or removed.

338 (4) The location of existing buildings, structures, and trees on adjacent property within 20 feet of the  
339 site. Where adjacent trees are growing in native or natural clumps or groves such that showing  
340 individual tree locations is impractical, canopy outlines are acceptable.

341 (5) Existing and proposed grading of the site, indicating contours at a minimum of two-foot intervals.  
342 Show any walls or retaining structures proposed, along with their respective elevations. Proposed  
343 earth beaming shall be indicated using one-foot contour intervals.

344 (6) Water efficient irrigation system (separate plan required). This system shall indicate the locations  
345 and types of all equipment, including sprinkler heads, control valves, quick-coupling valves,  
346 backflow prevention devices, time clock or controller, lateral lines, and main lines.

347 (7) Summary data table indicating the area of the site in the following classifications:

348 a. Total area of the site.

349 b. Total area and percentage of the site in landscape area.

350 c. Total area and percentage of the site in turf grass.

351 ...

352 **Sec. 108-7-7. - Clear view of intersecting streets.**

353 When an access way intersects with a public right-of-way, or when the subject property abuts the  
354 intersection of two or more public rights-of-way, the triangular areas described below shall provide  
355 unobstructed cross-visibility at a level between two and eight feet in height. Trees may be planted inside  
356 the triangular areas, but shall be trimmed such that no limbs or foliage extend into the cross-visibility zone,  
357 and placed so as not to create a traffic hazard. Plant materials, excepting turf grass, shall not be located  
358 closer than three feet from the edge of any access way pavement. No other obstruction to view in excess  
359 of three feet in height shall be allowed. The triangular areas referred to above are defined as follows:

360 (1) The area of property on either side of an access way formed by the intersection of each side of  
361 the access way and the public right-of-way line. The two sides of the triangle shall be ten feet in  
362 length measured from the point of intersection and the third side (hypotenuse) being a line  
363 connecting the ends of these two sides.

364 (2) The area of property located at a corner formed by the intersection of two or more public rights-  
365 of-way. The two sides of the triangle shall be formed by the street rights-of-way lines for a length  
366 of 40 feet back from their intersection and the third side being a line connecting the ends of these  
367 two sides.

368

369