The City of West Jordan, Utah

Ordinance No. 26-37

**An Ordinance Amending the 2009 West Jordan City Code;
Amending Section 13-13-1 through 13-13-10 Inclusive and
Adding a Definition in Section 13-2-3 for "Landscape Maintenance"
(Landscape Maintenance Requirements and Regulations)**

Whereas, the City of West Jordan ("**City**") adopted West Jordan City Code ("**City Code**") in 2009; and the City Council of the City ("**Council**" or "**City Council**") desires to amend City Code Sections 13-13-1 through 13-13-10 inclusive and to add a definition in Section 13-2-3 for "Landscape Maintenance" (Landscape Maintenance Requirements and Regulations**)**, to be referred to as "**proposed City Code amendments**"; and

Whereas, the Planning Commission of the City ("**Planning Commission**") held a public hearing and provided a recommendation on June 16, 2026, regarding the proposed City Code amendments; and determined the following, pursuant to City Code Section 13-7D-6B:

1. The proposed City Code amendments conform to the General Plan and are consistent with the adopted goals, objectives and policies described therein;

2. The proposed City Code amendments are appropriate given the context of the request and there is sufficient justification for a modification to the land use titles;

3. The proposed City Code amendments will not create a conflict with any other section or part of the land use titles or the General Plan; and

4. The proposed City Code amendments do not relieve a particular hardship, nor do they confer any special privileges to a single property owner or cause, and they are only necessary to make a modification to the land use titles in light of corrections or changes in public policy; and

Whereas, the City Council held a public hearing on July 28, 2026, regarding the proposed City Code amendments, and finds it to be in the best interest of the public health, safety, and welfare of the residents of the City to adopt the proposed City Code amendments.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH AS FOLLOWS:

Section 1. Approval of proposed City Code amendments. The proposed City Code amendments are approved, as shown in Attachments A (legislative version) and B (clean version) to this Ordinance.

Section 2. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 3. Effective Date. This Ordinance shall become effective immediately upon posting or publication as provided by law and upon (i) the Mayor signing the Ordinance, (ii) the City Council duly overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto the Ordinance within fifteen (15) days after the City Council presents the Ordinance to the Mayor.

[Continued on the following pages.]

Passed by the City Council of the City of West Jordan, Utah, this 28th day of July 2026.

City of West Jordan

By: Jessica Wignall (Jul 30, 2026 16:34:38 MDT)
Jessica Wignall
Council Chair

Attest:

Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	**"Yes"**	**"No"**
Chair Jessica Wignall	☒	☐
Vice Chair Kent Shelton	☒	☐
Council Member Bob Bedore	~ absent ~	
Council Member Annette Harris	☒	☐
Council Member Zach Jacob	☒	☐
Council Member Chad Lamb	☒	☐
Council Member Kayleen Whitelock	☒	☐

Presented to the Mayor by the City Council on July 30, 2026

Mayor's Action: X Approve _____ Veto

By: _____ Aug 3, 2026
Mayor Dirk Burton Date

Attest:

Tangee Sloan, MMC, UCC
City Recorder

Statement of Approval/Passage (check one)

_X_ The Mayor approved and signed Ordinance No. 26-37.

_____ The Mayor vetoed Ordinance No. 26-37 on _____.

_____ The City Council overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 26-37 became effective by operation of law without the Mayor's approval or disapproval.

_____
Tangee Sloan, MMC, UCC
City Recorder

Certificate of Publication

I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a short summary of the foregoing ordinance was published on the Utah Public Notice Website on the 7th day of August 2026. The fully executed copy of the ordinance is retained in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.

_____
Tangee Sloan, MMC, UCC
City Recorder

[Attachments on the following pages.]

Attachments A and B to

Ordinance No. 26-37

An Ordinance Amending the 2009 West Jordan City Code;
Amending Section 13-13-1 through 13-13-10 Inclusive and
Adding a Definition in Section 13-2-3 for "Landscape Maintenance"
(Landscape Maintenance Requirements and Regulations)

Attachment A – Legislative Version

Attachment B - Clean Version

[See the following pages.]

Attachment A

Revisions to Landscaping Requirements (Legislative Version)

CHAPTER 13
LANDSCAPING REQUIREMENTS

SECTION:

13-13-1: Purpose

13-13-2: Applicability

13-13-3: Fees And Submittals

13-13-4: Approvals and Inspections

13-13-5: Water Efficiency Standards

13-13-6: Landscape Requirements For Specific Land Uses

13-13-7: Parking Lot Landscaping

13-13-8: Landscaped Buffers

13-13-9: Adopted Streetscape Plans

13-13-10: Landscape Maintenance

13-13-1: PURPOSE:

The city finds that it is in the public interest to conserve public water resources and promote water-efficient landscaping through planning and education. The city strives to protect and enhance the community's environmental, economic, recreational, and aesthetic resources by promoting efficient use of water, reducing water waste, and establishing guidelines for design, installation, and maintenance of water-efficient and attractive landscaping that is free from debris and refuse and is maintained. (Ord. 21-10, 6-9-2021; amd. Ord. 25-12, 4-22-2025)

13-13-2: APPLICABILITY:

A. Except as set forth in subsections B and C of this section, this chapter applies to all new construction and includes all building additions, expansions, changes, or intensification of use, filed after the effective date hereof, which results in a new landscaped area greater than ~~one thousand (~~1,000~~)~~ square feet. The landscaping and irrigation plans required by this chapter shall be provided as a condition of building permit issuance. In the case of building expansions, only the expansion area shall be required to meet the requirements of this chapter.

B. New Single Family Residential Construction: New single family residential shall meet section 13-13-5 "Water Efficiency Standards" and subsection 13-13-6G of this chapter. As an aid, a residential landscape design guide is available from the city and is located on the city's website.

C. Existing-Single Family Residential: Existing Single-Family Residential landscaping is not required to follow the regulations of this chapter. Landscaping shall be maintained. When changing existing landscaping, the property owner is encouraged to follow the provisions of this chapter. As an aid, a residential landscape design guide available from the city located on the city's website. (Ord. 21-10, 6-9-2021; amd. Ord. 25-12, 4-22-2025)

13-13-3: FEES AND SUBMITTALS:

A. Submittal: Landscape, irrigation, summary data, as-built drawings, and planting plans shall be submitted with final site plans following the checklist provided by the city.

B. Fees: All fees shall be submitted according to the consolidated fee schedule. (Ord. 21-10, 6-9-2021; amd. Ord. 25-12, 4-22-2025)

13-13-4: APPROVALS AND INSPECTIONS:

A. Landscape and irrigation plans are approved according to city code.

B. Landscaping and irrigation inspection verifying that the landscaping and irrigation system was installed according to the approved plans shall be conducted by the ~~City~~ city prior to issuance of a certificate of occupancy.

1. Water Meter: For all commercial landscapes, a separate water meter shall be installed for landscape irrigation systems. The landscape water meter shall be separate from the water meter installed for indoor uses. The size of the meter shall be determined based on irrigation demand. The landscape water meter shall not be a "submeter" but shall be installed and billed separately from any indoor meters.

2. Irrigation Systems: Irrigation systems shall be pressure checked and inspected prior to backfilling to obtain a final certificate of occupancy. (Ord. 21-10, 6-9-2021; amd. Ord. 25-12, 4-22-2025)

13-13-5: WATER EFFICIENCY STANDARDS:

A. ~~All~~ For all new construction, ~~for~~ in all zones and types of uses, landscaping and irrigation shall comply with the water efficiency standards listed below. ~~Upgrades or relandscaping should strive to meet these same standards.~~ All developed properties are required to be landscaped and the landscaping maintained.

B. ~~All i~~Irrigation shall be appropriate for the designated plant material to achieve ~~the highest~~ water efficiency.

1. Drip irrigation or bubblers shall be used except in lawn/sod/turf areas.

2. Drip irrigation systems shall be equipped with a pressure regulator, filter, flush-end assembly, and any other appropriate components.

C. ~~If installed each i~~Irrigation valves shall irrigate landscaping with:

1. Similar site conditions;

2. Similar slopes;

3. Similar soil conditions; and

4. Plant materials with similar watering needs.

D. Lawn/sod/turf and planting beds shall be irrigated on separate irrigation valves ~~if an irrigation system is installed~~.

E. Drip emitters and sprinklers shall be placed on separate irrigation valves ~~if an irrigation system is installed~~.

F. Landscaped areas shall be provided with a smart irrigation controller which has the ability to automatically adjust the frequency and~~/or~~ duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities.

G. A minimum of three to four inches of mulch, permeable to air and water, shall be used in planting beds.

H. The city recommends that landscapes have enough plants (trees, perennials, and shrubs) to create at least 50~~%~~ percent living plant cover at maturity.

I. Lawn/sod/turf are prohibited from being installed in:

1. Park strips;

2. Paths less than eight feet wide; or

3. On slopes with a grade greater than 25~~%~~ percent.

J. Lawn/sod/turf of all dwelling units are prohibited from exceeding the greater of 250 square feet or 35~~%~~ percent of the front yard/side yard landscaped area, as defined in section 13-2-3. (Ord. 21-10, 6-9-2021; amd. Ord. 23-44, 12-20-2023; Ord. 25-12, 4-22-2025)

13-13-6: LANDSCAPE REQUIREMENTS FOR SPECIFIC LAND USES:

A. Multiple-Family Developments:

1. Landscaped Areas: Outside of active recreation area, lawn/sod/turf areas shall not exceed ~~twenty~~ 20 percent ~~(20%)~~ of the front yard/side yard landscaped area of the common area landscapes in each multiple-family development.

a. Active recreation areas for a multi-family development may be planted in lawn/sod/turf and may be of any size practical for active recreation area purposes.

b. Detention basins may also be planted entirely of lawn/sod/turf if they are part of an active recreation area.

c. The terms in this section shall be defined pursuant to section 13-2-3.

2. The front yard and side yards adjacent to public streets, except those portions devoted to driveways and sidewalks shall be landscaped. The minimum width of landscaped areas adjacent to public streets shall be ~~twenty-five~~ 25 feet ~~(25')~~ wide. This planting area shall meet all requirements of this chapter.

3. Site Trees: A minimum of one tree per ~~two thousand (~~2,000~~)~~ square feet of landscaped area is required, in addition to any park strip, parking lot landscaping or landscaped buffer requirement of this chapter.

4. Park Strip Landscaping: Any combination of ornamental plants, shrubs, herbaceous perennial, ground cover plants, pavers, ornamental gravel, ornamental concrete, boulders, bark mulch and artificial turf is permitted in the park strip. Lawn/sod/turf is prohibited in park strips. One tree per ~~twenty-five~~ 25 feet ~~(25')~~ of frontage is required, either in the park strip or within five feet of the sidewalk.

5. Parking Lot Landscaping: Parking lot landscaping shall meet the requirements of this chapter.

6. Landscaped Buffer: A landscaped buffer is required for any multi-family development adjacent to an existing lower density residential development. Buffers shall meet the requirements of this chapter.

7. On-site detention basins shall be considered part of the landscaped area of the site and shall be landscaped unless stored underground or as part of the paved parking area.

B. Business/Research Park Zone:

1. Landscaped Areas: Landscaped areas shall comprise not less than ~~twenty five~~ 25 percent ~~(25%)~~ of the site. The front yard and side yards adjacent to public streets, except those portions devoted to driveways and sidewalks, shall be landscaped. Lawn/sod/turf shall be limited to ~~twenty~~ 20 percent ~~(20%)~~ of the landscaped area.

2. Site Trees: A minimum of one tree per ~~two thousand (~~2,000~~)~~ square feet of landscaped area is required, in addition to any park strip, parking lot landscaping or landscaped buffer requirement.

3. Park Strip Landscaping: Any combination of ornamental plants, shrubs, herbaceous perennial, ground cover plants, pavers, ornamental gravel, ornamental concrete, boulders, bark mulch and artificial turf is allowed in the park strip. Lawn/sod/turf is prohibited in park strips. One tree per ~~twenty-five~~ 25 feet ~~(25')~~ of frontage is required, either in the park strip or within five feet of the sidewalk.

4. Parking Lot Landscaping: Parking lot landscaping shall meet the requirements of this chapter.

5. Landscape Buffers: Landscape buffers may be required in areas that abut less intense or incompatible land uses or as visual barriers around parking and utility areas. Buffers shall meet the requirements of this chapter.

6. On-site detention basins shall be considered part of the landscaped area of the site and shall be landscaped unless stored underground or as part of the paved parking area.

C. Commercial and Professional Office:

1. Landscaped Areas: Landscaped areas shall comprise not less than ~~fifteen~~ 15 percent ~~(15%)~~ of a commercial or professional office site. Front and side yards adjacent to a public street , except those portions devoted to driveways and sidewalks, shall be landscaped. Lawn/sod/turf shall be limited to ~~twenty~~ 20 percent ~~(20%)~~ of the landscaped area .

2. Site Trees: A minimum of one tree per ~~two thousand (~~2,000~~)~~ square feet of landscaped area is required, in addition to any park strip, parking lot landscaping or landscaped buffer requirement.

3. Landscaped Buffer: A landscaped buffer is required for any commercial or professional office adjacent to an existing residential development. Buffers shall meet the requirements of this chapter.

4. Park Strip Landscaping: Any combination of ornamental plants, shrubs, herbaceous perennial, ground cover plants, pavers, ornamental gravel, ornamental concrete, boulders, bark mulch and artificial turf is allowed in the park strip. Lawn/sod/turf is prohibited in park strips. One tree per ~~twenty-five~~ 25 feet ~~(25')~~ of frontage is required, either in the park strip or within five feet of the sidewalk.

5. On-site detention basins shall be considered part of the landscaped area of the site and shall be landscaped unless stored underground or as part of the paved parking area.

D. Manufacturing Developments:

1. Landscaped Areas: Landscaped areas shall comprise not less than ten percent ~~(10%)~~ of a manufacturing site. A minimum of one tree per ~~two thousand (~~2,000~~)~~ square feet of landscaped area is required, in addition to any park strip, parking lot landscaping or landscaped buffer requirement. Lawn/sod/turf shall be limited to ~~twenty~~ 20 percent ~~(20%)~~ of the landscaped area.

2. Park Strip Landscaping: Any combination of ornamental plants, shrubs, herbaceous perennial, ground cover plants, pavers, ornamental gravel, ornamental concrete, boulders, bark mulch and artificial turf is allowed in the park strip. Lawn/sod/turf is prohibited in park strips. One tree per ~~twenty-five~~ 25 feet ~~(25')~~ of frontage is required, either in the park strip or within five feet of the sidewalk.

3. Landscaped Buffers: A landscaped buffer is required for any manufacturing development adjacent to an existing residential development. Buffers shall meet the requirements of the city code ~~City Code~~.

4. On-site detention basins shall be considered part of the landscaped area of the site and shall be landscaped unless stored underground or as part of the paved parking area.

E. Nonresidential Uses in Residential Districts:

1. Landscaped Areas: Landscaped areas shall comprise not less than ~~fifteen~~ 15 percent ~~(15%)~~ of a nonresidential site. Front and side yards adjacent to a public street, except those portions devoted to driveways and sidewalks, shall be landscaped. Lawn/sod/turf shall be limited to ~~twenty~~ 20 percent ~~(20%)~~ of the landscaped area.

2. Site Trees: A minimum of one tree per ~~two thousand (~~2,000~~)~~ square feet of landscaped area is required, in addition to any park strip, parking lot landscaping or landscaped buffer requirement.

3. Landscaped Buffer: A landscaped buffer is required for any nonresidential adjacent to an existing residential development. Buffers shall meet the requirements of this chapter.

4. On-site detention basins shall be considered part of the landscaped area of the site and shall be landscaped unless stored underground or as part of the paved parking area.

5. Exemption: Nonresidential uses in residential districts are exempt from the field inspection requirements of section 13-13-4 of this chapter.

F. City-constructed buildings, parks, recreation, and open spaces; and recreation and open spaces for educational facilities; in any zone:

1. Landscaped Areas: Landscaped areas shall comprise not less than ~~twenty five~~ 25 percent ~~(25%)~~ of the site containing a public building, such as city hall, courts, public safety buildings, public works buildings, water tanks/reservoirs, administration buildings. The front yard and side yards adjacent to public streets, except those portions devoted to driveways and sidewalks, shall be landscaped. Lawn/sod/turf shall be limited to ~~twenty~~ 20 percent ~~(20%)~~ of the landscaped area surrounding public buildings. This requirement does not apply to accessory buildings or structures of public parks, open space, or recreation areas.

2. Site Trees: A minimum of one tree per ~~two thousand (~~2,000~~)~~ square feet of landscaped area is required, in addition to any park strip, parking lot landscaping or landscaped buffer requirement of this chapter. Landscaped are does not include areas used for parks, open spaces, or recreation areas.

3. Park Strip Landscaping: Any combination of ornamental plants, shrubs, herbaceous perennial, ground cover plants, pavers, ornamental gravel, ornamental concrete, boulders, bark mulch and artificial turf is permitted in the park strip. Lawn/sod/turf is prohibited in park strips. One tree per ~~twenty-five~~ 25 feet ~~(25')~~ of frontage is required, either in the park strip or within five feet of the sidewalk.

4. Parking Lot Landscaping: Parking lot landscaping shall meet the requirements of this chapter.

5. On-site detention basins shall be considered part of the landscaped area of the site and shall be landscaped unless stored underground or as part of the paved parking area.

6. Parks and Recreation Facilities: There is no limitation on the amount of lawn/sod/turf used in parks or recreation areas. Tree placement in parks, open spaces and recreation areas will be according to the overall design of the park, open space, or recreation area.

G. New Single-Family Residential Construction Landscaping Requirements:

1. Lawn/sod/turf of new single-family dwelling units:

a. Is prohibited from being installed in park strips, paths less than eight feet wide, or on slopes with a grade greater than 25~~%~~ percent; and

b. Is prohibited from exceeding the greater of 250 square feet or 35~~%~~ percent of the front yard/side yard landscaped area, as defined in section 13-2-3; and

2. The city recommends that landscapes have at least 50~~%~~ percent living plant cover at maturity. (Ord. 21-10, 6-9-2021; amd. Ord. 23-44, 12-20-2023; Ord. 25-12, 4-22-2025)

13-13-7: PARKING LOT LANDSCAPING:

A. Landscaping is required within automobile parking areas that have ~~fourteen (~~14~~)~~ parking spaces or more to break up large expanses of pavement, to provide relief from reflected glare and heat, and to guide vehicular and pedestrian traffic.

B. Materials and Installation:

1. Irrigation: All landscaped areas in parking lots that contain any plants or trees shall be irrigated. Irrigation design shall follow the requirements of the application checklist.

2. Interior Parking Lot Landscaping:

a. Shade trees shall be provided at no less than one tree per seven ~~(7)~~ parking spaces (i.e., ~~seventy (~~70~~)~~ spaces divided by seven ~~(7)~~ equals ten ~~(10)~~ trees).

b. Within landscaped areas, plants shall be of sufficient number and spacing to provide ~~fifty~~ 50 percent ~~(50%)~~ surface coverage at maturity, not including tree canopies.

c. Interior parking lot landscaping shall be evenly dispersed throughout the parking lot. Planting that is required along the perimeter of a parking lot or adjacent to buildings shall not be considered as part of the interior parking lot landscaping.

3. Perimeter Parking Lot Landscape Areas: Where a parking lot is located within a required front, side, or rear yard or within ~~twenty~~ 20 feet ~~(20')~~ of a property line, landscaping shall be provided around the perimeter of the parking lot. The perimeter landscaping planting area shall be a minimum of eight feet ~~(8')~~ wide and shall be designed, contained, planted and irrigated according to this chapter and the application checklist.

4. Landscaped Areas: The minimum interior dimensions of any landscaped area or planting median shall be eight feet ~~(8')~~ wide. Each landscaped area shall be protected by concrete vertical curbs. Curbs may be designed to allow stormwater to enter the landscaped area. Where such curbs serve as a wheel stop for parking spaces, ~~thirty six~~ 36 inches ~~(36")~~ shall be provided in the planting area between the curb stop and the tree locations. Other low growing plants, mulch, gravel, or ornamental concrete shall be placed in this tree exclusion area. (Ord. 21-10, 6-9-2021; amd. Ord. 25-12, 4-22-2025)

13-13-8: LANDSCAPED BUFFERS:

A. Landscape buffers shall mitigate the transition between more intense land uses and~~/or~~ between different development types. Only the more intense land use shall be required to provide the landscape buffer.

B. Materials and Installation:

1. Landscaped buffers shall be not less than ~~twenty~~ 20 feet ~~(20')~~ wide. The area of this buffer may be counted toward the required landscape area. Sidewalks and walking paths may be included in a landscape buffer.

2. Buffers shall be designed with sufficient number, size and density of trees and shrubs to mitigate visual and auditory impacts. A minimum of one tree for each ~~four hundred (~~400~~)~~ square feet, or fraction thereof, of the landscaped buffer shall be planted. This requirement is in addition to the required park strip landscaping and parking lot landscaping.

C. Exceptions:

1. Where a landscape buffer already exists along the property line of an abutting property, the landscape buffer requirement for the subject property may be waived or reduced in width by the Zoning Administrator. (Ord. 21-10, 6-9-2021; amd. Ord. 25-12, 4-22-2025)

13-13-9: ADOPTED STREETSCAPE PLANS:

A. A streetscape plan is required in those cases where a wall is required between a development and an arterial or collector street. The plan shall show in detail the landscape treatment of the space between the wall and the street curb line. A streetscape plan is also required for all commercial, office, manufacturing, institutional and multi-family residential developments that are five ~~(5)~~ contiguous acres and larger which abut arterial streets.

1. Where an adopted streetscape plan is in place, the developer shall follow such plan.

2. Where no adopted streetscape plan is in place, the developer shall coordinate with city staff and receive approval from the planning commission through the subdivision or site plan process on development of a streetscape plan and on the installation of the irrigation system and plant materials.

B. Streetscape plan requirements for developed areas five ~~(5)~~ contiguous acres and larger along arterial streets are as follows:

1. Adjacent to Residential Developments: Unless part of a previously approved master plan, development plan or streetscape plan, single-family and two-family residential developments adjacent to arterial streets shall contain a minimum ten foot ~~(10')~~ landscaped area, with plants arranged and approved by the city's ~~parks~~ public services department ~~and the city's urban forester~~. The required ten foot ~~(10')~~ landscaped area shall be installed by the developer following provisions contained in this chapter from the back of sidewalk to the adjacent property line. Waterwise plants should be used extensively and may be used exclusively ~~and shall be used as much as possible~~. The required street wall shall be installed beyond the landscaped area adjacent to the property line. The required ten foot ~~(10')~~ landscaped area adjacent to single-family and two-family residential shall be dedicated to the ~~City~~ city and maintained by the developments' homeowners' association, if one exists. If a homeowners' association does not exist, one shall be created for the maintenance of the streetscape ten foot landscaped area.

2. Adjacent to Commercial, Office, Industrial, Institutional and Multi-Family Developments: Unless part of a previously approved master plan, development plan or streetscape plan, commercial, office, industrial, institutional, and multi-family developments adjacent to arterial streets shall contain a minimum ten foot ~~(10')~~ landscaped area. The required ten foot ~~(10')~~ landscaped area shall be installed between the back of sidewalk to the adjacent development line (parking area, building area, etc.) along the entire area adjacent to the arterial street. Decorative or retaining walls no greater than two feet ~~(2')~~ in height may be installed in this area. Decorative boulders may be installed in this area. The required ten foot ~~(10')~~ landscaped area adjacent to commercial, office, industrial and multi-family developments shall be installed and maintained by the commercial, office, industrial, institutional, and multi-family development ownership or property manager. This area may be counted as part of the development's overall landscaping percentage requirement. The landscaped area shall comply with the provisions governing landscaping in this chapter. Waterwise plants should be used extensively and may be used exclusively and shall be used as much as possible. (Ord. 21-10, 6-9-2021; amd. Ord. 25-12, 4-22-2025)

13-13-10: LANDSCAPE MAINTENANCE:

A. ~~The developer, the developer's successor, homeowner, or subsequent owner of a site for which landscape plans or landscaping were required in this chapter, shall be responsible for the maintenance, repair, and replacement of all landscaping elements. Park strips shall be maintained by the owner of property abutting city easements, rights of way, and park strips.~~ City easements, rights of way, and front and side yard park strips shall be maintained by the abutting property owner.

~~B. Irrigation Systems: Irrigation systems shall be maintained in good working condition and adjusted to ensure optimal operation and efficient water use .~~

~~C. Malfunctioning systems that are no longer conveying water as specified shall be repaired or replaced.~~

~~D.~~ B. ~~Landscaping : All landscape plants shall be maintained in good condition to present a healthy, neat, and orderly appearance. Plants not in this condition shall be removed and replaced when necessary.~~ Private property landscaping shall be maintained as defined in 13-2-3 of this title.

~~E.~~ C. ~~Trees: Tree maintenance and pruning on private property shall be the responsibility of the property owner or tenant .~~

~~1. For any tree in a park strip or within the landscape setback area where there is no park strip, property owners or tenants are not permitted to remove or conduct major pruning (twenty percent (20%) or more of the crown), without prior approval from the city's urban forester. As a condition of such approval, the permittee may be required to replace the tree.~~

~~2. Protect trees against damage caused by maintenance equipment, such as lawn/sod/turf mowers, weed trimmers, snowblowers and snowplows.~~

The property owner is responsible for tree maintenance and pruning on private property.

~~F.~~ D. ~~Grounds Maintenance:~~ Landscaped areas shall be ~~kept~~ free of refuse and debris.

~~G~~ E. ~~Clearance and Visibility:~~ Any portion of a tree, plant, shrub, or other vegetation ~~that is~~ in the park strip, public right-of-way or that overhangs the public right-of-way from private property may be removed up to the property line at any time without notice by the ~~City~~ city. However, the requirements in subsections E.1-3 below are minimums that shall be maintained.

1. Trees adjacent to pedestrian walkways shall have a minimum canopy clearance of eight feet ~~(8') at all possible~~ perpendicular~~s~~ between the walkway surface and tree.

2. Tree canopies that extend over streets shall be pruned to provide canopy clearance of at least ~~fourteen~~ 14 feet ~~(14') at all possible~~ perpendicular~~s~~ between the street surface and tree.

~~3. Plants in the intersection sight triangle shall be pruned to maintain maximum heights specified in this standard.~~

3. Plants, shrubs, or any other forms of obstruction within the intersection sight triangle shall be pruned to maintain maximum height of four feet.

F. Arterial and collector street park strips. The city shall maintain park strips and undeveloped rights-of-way abutting arterial or collector streets if the park strip or undeveloped right-of-way also abuts the backyard of a residential lot or parcel that is a double frontage lot or parcel.

G. Park strips. The abutting property owner shall maintain the park strip or undeveloped public right-of-way if the front or side yard of the property abuts the street or right-of-way.

H. State Highway Right-of-Way next to public property. The city will maintain the park strip or undeveloped property if it abuts a State Arterial Street.

I. Trees and other vegetation in park strips. The abutting property owner shall have a duty to maintain and prune trees and other vegetation in a park strip or undeveloped public right-of-way if the front or side yard of the property abuts the park strip or right-of-way and promptly remove all dead vegetation.

(Ord. 21-10, 6-9-2021; amd. Ord. 23- 09, 3-22-2023; Ord. 25-12, 4-22-2025)

13-2-3 Definitions [Add a new definition in this section.]

Landscape Maintenance (and Landscaping . . . Maintained): Includes services necessary for the upkeep of the landscaping including, but not limited to, watering, pruning, fertilizing, removal of dead or deteriorated plants, weeding and refuse removal, and replacement of landscape elements. Whenever a landscaping and irrigation plan is required, a property owner shall maintain the landscaping in accordance with the approved landscape and irrigation plan.

Attachment B
Revisions to Landscaping Requirements (Clean Version)

CHAPTER 13
LANDSCAPING REQUIREMENTS

SECTION:

13-13-1: Purpose

13-13-2: Applicability

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13-13-5: Water Efficiency Standards

13-13-6: Landscape Requirements For Specific Land Uses

13-13-7: Parking Lot Landscaping

13-13-8: Landscaped Buffers

13-13-9: Adopted Streetscape Plans

13-13-10: Landscape Maintenance

13-13-1: PURPOSE:

The city finds that it is in the public interest to conserve public water resources and promote water-efficient landscaping through planning and education. The city strives to protect and enhance the community's environmental, economic, recreational, and aesthetic resources by promoting efficient use of water, reducing water waste, and establishing guidelines for design, installation, and maintenance of water-efficient and attractive landscaping that is free from debris and refuse and is maintained. (Ord. 21-10, 6-9-2021; amd. Ord. 25-12, 4-22-2025)

13-13-2: APPLICABILITY:

A. Except as set forth in subsections B and C of this section, this chapter applies to all new construction and includes all building additions, expansions, changes, or intensification of use, filed after the effective date hereof, which results in a new landscaped area greater than 1,000 square feet. The landscaping and irrigation plans required by this chapter shall be provided as a condition of building permit issuance. In the case of building expansions, only the expansion area shall be required to meet the requirements of this chapter.

B. New Single Family Residential Construction: New single family residential shall meet section 13-13-5 "Water Efficiency Standards" and subsection 13-13-6G of this chapter. As an aid, a residential landscape design guide is available from the city and is located on the city's website.

C. Existing-Single Family Residential: Existing Single-Family Residential landscaping is not required to follow the regulations of this chapter. Landscaping shall be maintained. When changing existing landscaping, the property owner is encouraged to follow the provisions of this chapter. As an aid, a residential landscape design guide available from the city located on the city's website. (Ord. 21-10, 6-9-2021; amd. Ord. 25-12, 4-22-2025)

13-13-3: FEES AND SUBMITTALS:

A. Submittal: Landscape, irrigation, summary data, as-built drawings, and planting plans shall be submitted with final site plans following the checklist provided by the city.

B. Fees: All fees shall be submitted according to the consolidated fee schedule. (Ord. 21-10, 6-9-2021; amd. Ord. 25-12, 4-22-2025)

13-13-4: APPROVALS AND INSPECTIONS:

A. Landscape and irrigation plans are approved according to city code.

B. Landscaping and irrigation inspection verifying that the landscaping and irrigation system was installed according to the approved plans shall be conducted by the city prior to issuance of a certificate of occupancy.

1. Water Meter: For all commercial landscapes, a separate water meter shall be installed for landscape irrigation systems. The landscape water meter shall be separate from the water meter installed for indoor uses. The size of the meter shall be determined based on irrigation demand. The landscape water meter shall not be a "submeter" but shall be installed and billed separately from any indoor meters.

2. Irrigation Systems: Irrigation systems shall be pressure checked and inspected prior to backfilling to obtain a final certificate of occupancy. (Ord. 21-10, 6-9-2021; amd. Ord. 25-12, 4-22-2025)

13-13-5: WATER EFFICIENCY STANDARDS:

A. For all new construction, in all zones and types of uses, landscaping and irrigation shall comply with the water efficiency standards listed below. All developed properties are required to be landscaped and the landscaping maintained.

B. Irrigation shall be appropriate for the designated plant material to achieve water efficiency.

1. Drip irrigation or bubblers shall be used except in lawn/sod/turf areas.

2. Drip irrigation systems shall be equipped with a pressure regulator, filter, flush-end assembly, and any other appropriate components.

C. Irrigation valves shall irrigate landscaping with:

1. Similar site conditions;

2. Similar slopes;

3. Similar soil conditions; and

4. Plant materials with similar watering needs.

D. Lawn/sod/turf and planting beds shall be irrigated on separate irrigation valves.

E. Drip emitters and sprinklers shall be placed on separate irrigation valves.

F. Landscaped areas shall be provided with a smart irrigation controller which has the ability to automatically adjust the frequency and duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities.

G. A minimum of three to four inches of mulch, permeable to air and water, shall be used in planting beds.

H. The city recommends that landscapes have enough plants (trees, perennials, and shrubs) to create at least 50 percent living plant cover at maturity.

I. Lawn/sod/turf are prohibited from being installed in:

1. Park strips;

2. Paths less than eight feet wide; or

3. On slopes with a grade greater than 25 percent.

J. Lawn/sod/turf of all dwelling units are prohibited from exceeding the greater of 250 square feet or 35 percent of the front yard/side yard landscaped area, as defined in section 13-2-3. (Ord. 21-10, 6-9-2021; amd. Ord. 23-44, 12-20-2023; Ord. 25-12, 4-22-2025)

13-13-6: LANDSCAPE REQUIREMENTS FOR SPECIFIC LAND USES:

A. Multiple-Family Developments:

1. Landscaped Areas: Outside of active recreation area, lawn/sod/turf areas shall not exceed 20 percent of the front yard/side yard landscaped area of the common area landscapes in each multiple-family development.

a. Active recreation areas for a multi-family development may be planted in lawn/sod/turf and may be of any size practical for active recreation area purposes.

b. Detention basins may also be planted entirely of lawn/sod/turf if they are part of an active recreation area.

c. The terms in this section shall be defined pursuant to section 13-2-3.

2. The front yard and side yards adjacent to public streets, except those portions devoted to driveways and sidewalks shall be landscaped. The minimum width of landscaped areas adjacent to public streets shall be 25 feet wide. This planting area shall meet all requirements of this chapter.

3. Site Trees: A minimum of one tree per 2,000 square feet of landscaped area is required, in addition to any park strip, parking lot landscaping or landscaped buffer requirement of this chapter.

4. Park Strip Landscaping: Any combination of ornamental plants, shrubs, herbaceous perennial, ground cover plants, pavers, ornamental gravel, ornamental concrete, boulders, bark mulch and artificial turf is permitted in the park strip. Lawn/sod/turf is prohibited in park strips. One tree per 25 feet of frontage is required, either in the park strip or within five feet of the sidewalk.

5. Parking Lot Landscaping: Parking lot landscaping shall meet the requirements of this chapter.

6. Landscaped Buffer: A landscaped buffer is required for any multi-family development adjacent to an existing lower density residential development. Buffers shall meet the requirements of this chapter.

7. On-site detention basins shall be considered part of the landscaped area of the site and shall be landscaped unless stored underground or as part of the paved parking area.

B. Business/Research Park Zone:

1. Landscaped Areas: Landscaped areas shall comprise not less than 25 percent of the site. The front yard and side yards adjacent to public streets, except those portions devoted to driveways and sidewalks, shall be landscaped. Lawn/sod/turf shall be limited to 20 percent of the landscaped area.

2. Site Trees: A minimum of one tree per 2,000 square feet of landscaped area is required, in addition to any park strip, parking lot landscaping or landscaped buffer requirement.

3. Park Strip Landscaping: Any combination of ornamental plants, shrubs, herbaceous perennial, ground cover plants, pavers, ornamental gravel, ornamental concrete, boulders, bark mulch and artificial turf is allowed in the park strip. Lawn/sod/turf is prohibited in park strips. One tree per 25 feet of frontage is required, either in the park strip or within five feet of the sidewalk.

4. Parking Lot Landscaping: Parking lot landscaping shall meet the requirements of this chapter.

5. Landscape Buffers: Landscape buffers may be required in areas that abut less intense or incompatible land uses or as visual barriers around parking and utility areas. Buffers shall meet the requirements of this chapter.

6. On-site detention basins shall be considered part of the landscaped area of the site and shall be landscaped unless stored underground or as part of the paved parking area.

C. Commercial and Professional Office:

1. Landscaped Areas: Landscaped areas shall comprise not less than 15 percent of a commercial or professional office site. Front and side yards adjacent to a public street, except those portions devoted to driveways and sidewalks, shall be landscaped. Lawn/sod/turf shall be limited to 20 percent of the landscaped area.

2. Site Trees: A minimum of one tree per 2,000 square feet of landscaped area is required, in addition to any park strip, parking lot landscaping or landscaped buffer requirement.

3. Landscaped Buffer: A landscaped buffer is required for any commercial or professional office adjacent to an existing residential development. Buffers shall meet the requirements of this chapter.

4. Park Strip Landscaping: Any combination of ornamental plants, shrubs, herbaceous perennial, ground cover plants, pavers, ornamental gravel, ornamental concrete, boulders, bark mulch and artificial turf is allowed in the park strip. Lawn/sod/turf is prohibited in park strips. One tree per 25 feet of frontage is required, either in the park strip or within five feet of the sidewalk.

5. On-site detention basins shall be considered part of the landscaped area of the site and shall be landscaped unless stored underground or as part of the paved parking area.

D. Manufacturing Developments:

1. Landscaped Areas: Landscaped areas shall comprise not less than ten percent of a manufacturing site. A minimum of one tree per 2,000 square feet of landscaped area is required, in addition to any park strip, parking lot landscaping or landscaped buffer requirement. Lawn/sod/turf shall be limited to 20 percent of the landscaped area.

2. Park Strip Landscaping: Any combination of ornamental plants, shrubs, herbaceous perennial, ground cover plants, pavers, ornamental gravel, ornamental concrete, boulders, bark mulch and artificial turf is allowed in the park strip. Lawn/sod/turf is prohibited in park strips. One tree per 25 feet of frontage is required, either in the park strip or within five feet of the sidewalk.

3. Landscaped Buffers: A landscaped buffer is required for any manufacturing development adjacent to an existing residential development. Buffers shall meet the requirements of the city code.

4. On-site detention basins shall be considered part of the landscaped area of the site and shall be landscaped unless stored underground or as part of the paved parking area.

E. Nonresidential Uses in Residential Districts:

1. Landscaped Areas: Landscaped areas shall comprise not less than 15 percent of a nonresidential site. Front and side yards adjacent to a public street, except those portions devoted to driveways and sidewalks, shall be landscaped. Lawn/sod/turf shall be limited to 20 percent of the landscaped area.

2. Site Trees: A minimum of one tree per 2,000 square feet of landscaped area is required, in addition to any park strip, parking lot landscaping or landscaped buffer requirement.

3. Landscaped Buffer: A landscaped buffer is required for any nonresidential adjacent to an existing residential development. Buffers shall meet the requirements of this chapter.

4. On-site detention basins shall be considered part of the landscaped area of the site and shall be landscaped unless stored underground or as part of the paved parking area.

5. Exemption: Nonresidential uses in residential districts are exempt from the field inspection requirements of section 13-13-4 of this chapter.

F. City-constructed buildings, parks, recreation, and open spaces; and recreation and open spaces for educational facilities; in any zone:

1. Landscaped Areas: Landscaped areas shall comprise not less than 25 percent of the site containing a public building, such as city hall, courts, public safety buildings, public works buildings, water tanks/reservoirs, administration buildings. The front yard and side yards adjacent to public streets, except those portions devoted to driveways and sidewalks, shall be landscaped. Lawn/sod/turf shall be limited to 20 percent of the landscaped area surrounding public buildings. This requirement does not apply to accessory buildings or structures of public parks, open space, or recreation areas.

2. Site Trees: A minimum of one tree per 2,000 square feet of landscaped area is required, in addition to any park strip, parking lot landscaping or landscaped buffer requirement of this chapter. Landscaped are does not include areas used for parks, open spaces, or recreation areas.

3. Park Strip Landscaping: Any combination of ornamental plants, shrubs, herbaceous perennial, ground cover plants, pavers, ornamental gravel, ornamental concrete, boulders, bark mulch and artificial turf is permitted in the park strip. Lawn/sod/turf is prohibited in park strips. One tree per 25 feet of frontage is required, either in the park strip or within five feet of the sidewalk.

4. Parking Lot Landscaping: Parking lot landscaping shall meet the requirements of this chapter.

5. On-site detention basins shall be considered part of the landscaped area of the site and shall be landscaped unless stored underground or as part of the paved parking area.

6. Parks and Recreation Facilities: There is no limitation on the amount of lawn/sod/turf used in parks or recreation areas. Tree placement in parks, open spaces and recreation areas will be according to the overall design of the park, open space, or recreation area.

G. New Single-Family Residential Construction Landscaping Requirements:

1. Lawn/sod/turf of new single-family dwelling units:

a. Is prohibited from being installed in park strips, paths less than eight feet wide, or on slopes with a grade greater than 25 percent; and

b. Is prohibited from exceeding the greater of 250 square feet or 35 percent of the front yard/side yard landscaped area, as defined in section 13-2-3; and

2. The city recommends that landscapes have at least 50 percent living plant cover at maturity. (Ord. 21-10, 6-9-2021; amd. Ord. 23-44, 12-20-2023; Ord. 25-12, 4-22-2025)

13-13-7: PARKING LOT LANDSCAPING:

A. Landscaping is required within automobile parking areas that have 14 parking spaces or more to break up large expanses of pavement, to provide relief from reflected glare and heat, and to guide vehicular and pedestrian traffic.

B. Materials and Installation:

1. Irrigation: All landscaped areas in parking lots that contain any plants or trees shall be irrigated. Irrigation design shall follow the requirements of the application checklist.

2. Interior Parking Lot Landscaping:

a. Shade trees shall be provided at no less than one tree per seven parking spaces (i.e., 70 spaces divided by seven equals ten trees).

b. Within landscaped areas, plants shall be of sufficient number and spacing to provide 50 percent surface coverage at maturity, not including tree canopies.

c. Interior parking lot landscaping shall be evenly dispersed throughout the parking lot. Planting that is required along the perimeter of a parking lot or adjacent to buildings shall not be considered as part of the interior parking lot landscaping.

3. Perimeter Parking Lot Landscape Areas: Where a parking lot is located within a required front, side, or rear yard or within 20 feet of a property line, landscaping shall be provided around the perimeter of the parking lot. The perimeter landscaping planting area shall be a minimum of eight feet wide and shall be designed, contained, planted and irrigated according to this chapter and the application checklist.

4. Landscaped Areas: The minimum interior dimensions of any landscaped area or planting median shall be eight feet wide. Each landscaped area shall be protected by concrete vertical curbs. Curbs may be designed to allow stormwater to enter the landscaped area. Where such curbs serve as a wheel stop for parking spaces, 36 inches shall be provided in the planting area between the curb stop and the tree locations. Other low growing plants, mulch, gravel, or ornamental concrete shall be placed in this tree exclusion area. (Ord. 21-10, 6-9-2021; amd. Ord. 25-12, 4-22-2025)

13-13-8: LANDSCAPED BUFFERS:

A. Landscape buffers shall mitigate the transition between more intense land uses and between different development types. Only the more intense land use shall be required to provide the landscape buffer.

B. Materials and Installation:

1. Landscaped buffers shall be not less than 20 feet wide. The area of this buffer may be counted toward the required landscape area. Sidewalks and walking paths may be included in a landscape buffer.

2. Buffers shall be designed with sufficient number, size and density of trees and shrubs to mitigate visual and auditory impacts. A minimum of one tree for each 400 square feet, or fraction thereof, of the landscaped buffer shall be planted. This requirement is in addition to the required park strip landscaping and parking lot landscaping.

C. Exceptions:

1. Where a landscape buffer already exists along the property line of an abutting property, the landscape buffer requirement for the subject property may be waived or reduced in width by the Zoning Administrator. (Ord. 21-10, 6-9-2021; amd. Ord. 25-12, 4-22-2025)

13-13-9: ADOPTED STREETSCAPE PLANS:

A. A streetscape plan is required in those cases where a wall is required between a development and an arterial or collector street. The plan shall show in detail the landscape treatment of the space between the wall and the street curb line. A streetscape plan is also required for all commercial, office, manufacturing, institutional and multi-family residential developments that are five contiguous acres and larger which abut arterial streets.

1. Where an adopted streetscape plan is in place, the developer shall follow such plan.

2. Where no adopted streetscape plan is in place, the developer shall coordinate with city staff and receive approval from the planning commission through the subdivision or site plan process on development of a streetscape plan and on the installation of the irrigation system and plant materials.

B. Streetscape plan requirements for developed areas five contiguous acres and larger along arterial streets are as follows:

1. Adjacent to Residential Developments: Unless part of a previously approved master plan, development plan or streetscape plan, single-family and two-family residential developments adjacent to arterial streets shall contain a minimum ten foot landscaped area, with plants arranged and approved by the city's public services department. The required ten foot landscaped area shall be installed by the developer following provisions contained in this chapter from the back of sidewalk to the adjacent property line. Waterwise plants should be used extensively and may be used exclusively. The required street wall shall be installed beyond the landscaped area adjacent to the property line. The required ten foot landscaped area adjacent to single-family and two-family residential shall be dedicated to the city and maintained by the developments' homeowners' association, if one exists. If a homeowners' association does not exist, one shall be created for the maintenance of the streetscape ten foot landscaped area.

2. Adjacent to Commercial, Office, Industrial, Institutional and Multi-Family Developments: Unless part of a previously approved master plan, development plan or streetscape plan, commercial, office, industrial, institutional, and multi-family developments adjacent to arterial streets shall contain a minimum ten foot landscaped area. The required ten foot landscaped area shall be installed between the back of sidewalk to the adjacent development line (parking area, building area, etc.) along the entire area adjacent to the arterial street. Decorative or retaining walls no greater than two feet in height may be installed in this area. Decorative boulders may be installed in this area. The required ten foot landscaped area adjacent to commercial, office, industrial and multi-family developments shall be installed and maintained by the commercial, office, industrial, institutional, and multi-family development ownership or property manager. This area may be counted as part of the development's overall landscaping percentage requirement. The landscaped area shall comply with the provisions governing landscaping in this chapter. Waterwise plants should be used extensively and may be used exclusively and shall be used as much as possible. (Ord. 21-10, 6-9-2021; amd. Ord. 25-12, 4-22-2025)

13-13-10: LANDSCAPE MAINTENANCE:

A. City easements, rights of way, and front and side yard park strips shall be maintained by the abutting property owner.

B. Private property landscap~~i~~ng shall be maintained as defined in 13-2-3 of this title.

C. The property owner is responsible for tree maintenance and pruning on private property.

D. Landscaped areas shall be free of refuse and debris.

E. Any portion of a tree, plant, shrub, or other vegetation in the park strip, public right-of-way or that overhangs the public right-of-way from private property may be removed up to the property line at any time without notice by the city. However, the requirements in subsections E.1-3 below are minimums that shall be maintained.

1. Trees adjacent to pedestrian walkways shall have a minimum canopy clearance of eight feet perpendicular~~s~~ between the walkway surface and tree.

2. Tree canopies that extend over streets shall be pruned to provide canopy clearance of at least 14 feet perpendicular~~s~~ between the street surface and tree.

3. Plants, shrubs, or any other forms of obstruction within the intersection sight triangle shall be pruned to maintain maximum height of four feet.

F. Arterial and collector street park strips. The city shall maintain park strips and undeveloped rights-of-way abutting arterial or collector streets if the park strip or undeveloped right-of-way also abuts the backyard of a residential lot or parcel that is a double frontage lot or parcel.

G. Park strips. The abutting property owner shall maintain the park strip or undeveloped public right-of-way if the front or side yard of the property abuts the street or right-of-way.

H. State Highway Right-of-Way next to public property. The city will maintain the park strip or undeveloped property if it abuts a State Arterial Street.

I. Trees and other vegetation in park strips. The abutting property owner shall have a duty to maintain and prune trees and other vegetation in a park strip or undeveloped public right-of-way if the front or side yard of the property abuts the park strip or right-of-way and promptly remove all dead vegetation.

(Ord. 21-10, 6-9-2021; amd. Ord. 23- 09, 3-22-2023; Ord. 25-12, 4-22-2025)

13-2-3 Definitions [Add a new definition in this section.]

Landscape Maintenance (and Landscaping . . . Maintained): Includes services necessary for the upkeep of the landscaping including, but not limited to, watering, pruning, fertilizing, removal of dead or deteriorated plants, weeding and refuse removal, and replacement of landscape elements. Whenever a landscaping and irrigation plan is required, a property owner shall maintain the landscaping in accordance with the approved landscape and irrigation plan.

Ordinance No. 26-37 Amd Section 13-13-1 thru -10 and 13-2-3 Landscape Maintenance

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