

TITLE 15 - Land Use Regulations

Huntsville Town Ordinance – Title 15.20 Architectural, Landscape and Screening Standards

15.20 ARCHITECTURAL, LANDSCAPE AND SCREENING STANDARDS

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15.20.1 Purpose

The purpose of the Architectural, Landscape and Screening Standards are:

- A. To provide for commercial development that is aesthetically pleasing and compatible with the rural nature and natural setting of Huntsville Town.
- B. To enhance the character, value, and quality of non-residential development.
- C. To protect and stabilize the general appearance of buildings, structures, landscaping, and open areas.
- D. To ensure adequate light, air, and privacy for property in Huntsville Town.
- E. To encourage and promote acceptability, attractiveness, cohesiveness, and compatibility of new buildings, development, remodeling, and additions, so as to maintain and improve the established standards of property values in Huntsville Town.

15.20.2 Applicability

The Standards, as set forth in this ordinance shall apply to all uses of a commercial, public, or quasi-public nature, and while recommended for consideration, does not specifically apply to single family residential use and their approved accessory uses, or agricultural uses.

15.20.3 Minimum Standards, Architectural

The following Architectural Design Standards shall apply to exteriors of new and remodeled structures in Huntsville Town unless exempted in Section 15.3.2 of this ordinance.

- A. Earth Colors. External surfaces shall employ natural, muted, earth tone colors that reflect the dominant color of the surrounding vegetation or landscape, such as the red brick in the historical downtown area. The roof of an addition to an existing structure, when matching existing colors

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shall be exempt.

- B. Exposed Surfaces of Buildings, including the rear and non-street Sides of buildings, all exposed sides, or surfaces of sides of buildings shall be constructed of non-reflective materials and shall be of textured concrete, brick, stone and/or wood employing a rustic or rural theme.
- C. All Dead or Removed Plants, identified in the landscape plan shall be replaced, within thirty (30) days of their demise or removal during the growing season, or as soon as possible in the spring, with the same or similar type and size of plant materials approved on the Landscape Plan.
- D. Plant Material.
 - 1. Trees: Trees shall be species having an average mature crown spread of greater than fifteen (15) feet, as typically grown in the Ogden Valley area and having trunk(s) which can be maintained in a clean condition over five (5) feet of clear wood. Trees having an average mature crown spread of less than fifteen (15) feet may be substituted by grouping the same so as to create the equivalent of a fifteen (15) foot crown spread.

Tree species shall be a minimum of seven (7) feet overall height and a minimum two (2) inch caliper trunk immediately upon planting. Trees of species whose roots are known to cause damage to public roadways or other public works shall not be planted closer than twelve (12) feet to such public works, unless the tree root system is completely contained within a barrier for which the minimum interior containing dimensions shall be five (5) feet square and three (3) feet deep with no bottom (to allow for growth of tap root), and for which the construction requirements shall be four (4) inch thick concrete reinforced with #6 road mesh (6x6x6) or equivalent.

- 2. Shrubs and Hedges: Shrubs shall be self-supporting, woody species normally grown in the Ogden Valley area. Hedges, where required, shall be planted, and maintained so as to form a continuous, unbroken, solid visual screen with a maintained height of not more than six (6) feet, nor less than four (4) feet, within 2 years after time of planting.
- 3. Vines: Vines are plants that normally require support to reach mature form and shall be a minimum of thirty (30) inches in height immediately after planting and may be used in conjunction with fences, screens, or walls to meet physical barrier requirements as specified.
- 4. Ground Covers: Ground covers used in lieu of grass in whole or in part shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within two (2) growing seasons after planting.
- 5. Lawn Grass: Grass areas shall be planted in species normally grown as permanent lawns in the Huntsville Town area. Grass areas may be sodded, plugged, sprigged, or seeded, except that solid sod shall be used in swales or other areas subject to erosion and providing that in areas where other than solid sod or grass seed is used, nurse grass seed shall be sown for immediate effect and protection until coverage is otherwise achieved.

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- E. Considerations. Trees should never be planted under overhead service wires. Trees with low-growing branches which may scrape cars should be avoided as well as trees with gum or moisture which may drop on cars or with blossoms, buds, or pods which can clog drains.
- F. Shrubs and Trees with thorns on their low branches should be avoided. The trees and foliage selected should be set off or complement the architecture and scale of nearby buildings. Height, color, and texture of landscaping are, therefore, important. Flowers or other foliage requiring care should never be used unless adequate care will be available.
- G. In areas designated by Utah Division of Wildlife Resources as Priority and Critical Wildlife Habitat, it is recommended that wildlife resistant landscaping materials are used. These types of plants are not as attractive for wildlife to feed on, thereby saving the property owner the expense of having to replace plant material. Lists of specific wildlife resistant plants are available from Wildlife Resources or may be available in the Huntsville Town Hall.

15.20.4 Minimum Standards, Landscaping

- A. A Landscape Plan, drawn to scale no greater than 1" = 40 feet, including all dimensions, and clearly labeled plant types, material types, and irrigation systems shall be included with Site Plan submittals.
- B. All landscaped areas shall be protected from vehicular traffic in all parking areas and along driveways by the use of barriers or concrete curbs.
- C. All landscaping elements of the Landscape Plan, including irrigation systems, screening devices, buffers, walls, etc. shall be installed prior to the issuance of a Certificate of Occupancy or the costs for the landscaping shall be included in the Assurance Bond held by Huntsville Town.
- D. All commercial sites shall have a minimum of ten percent (10%) of the total lot area landscaped and a minimum of seventy-five percent (75%) of the landscaped area shall be living plant materials.
- E. There shall be a minimum landscaped area five (5) feet wide along property lines on street rights-of-way within the project limits.
- F. All areas within the site which are not occupied by the primary and accessory uses or structures, or parking areas shall also be landscaped.
- G. Plant sizes at the time of installations shall be as follows:
 - 1. Deciduous trees shall have a minimum trunk size of two (2) inches caliper.

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2. Evergreen trees shall have a minimum height of six (6) feet as measured from top of root ball.
3. All woody shrubs shall have a minimum height or spread of eighteen (18) inches, depending upon the plant's natural growth habit, unless otherwise specified. Plants in five (5) gallon containers will generally comply with this standard.
4. Vines shall be five (5) gallon minimum size.
5. Turf grass species, if used, shall be hardy to the local area. Application rates shall be high enough to provide even and uniform coverage within one (1) growing season. Turf areas, where erosion is expected to occur under normal conditions, such as drainage swales, berms and/or slopes greater than 30% shall be planted with sod or other deep-rooting, water conserving plants for erosion control and soil conservation.
6. Turf grass, if used, shall be limited to no more than 10% of the landscaping requirement.
7. Ground cover may consist of natural or colored gravel, crushed rock, stones, tree bark or similar types of landscaping materials.
8. Water conserving landscaping methods and materials are recommended and encouraged.

Plants used in conformance with the provisions of this section shall be hardy and capable of withstanding the extremes of individual site microclimates. The use of drought tolerant and native plants is preferred within areas appropriate to soils and other site conditions. All irrigated non-turf areas shall be covered with a minimum layer of four (4) inches of mulch to retain water, inhibit weed growth and moderate soil temperature. Non-porous material shall not be placed under mulch.

- H. The owner of the premises shall be responsible for the maintenance, repair, and replacement, within thirty (30) days of removal, of all landscaping materials on the site. In cases where the thirty (30) day time limit for replacement extends beyond the normal growing season, replacement shall be made at the beginning of the following growing season.

15.20.5 Landscape Standards for Off-Street Parking Lots

- A. A minimum of ten (10%) of all areas used for parking lots shall be landscaped, and areas designated for future development shall be landscaped in order to screen cars, guide traffic, provide shade and frame views.
- B. A strip of land at least five (5) feet in depth located between the abutting right-of-way and the off-street parking area or other vehicular use area which is exposed to an abutting right-of-way shall be landscaped, such landscaping to include one (1) tree for each fifty (50) linear feet or fraction thereof.

Such trees shall be located between the abutting right-of-way and off-street parking area or other vehicular use area and shall be planted in a planting area of at least twenty-five (25) square feet with a dimension of at least five (5) for proper tree growth.

In addition , a hedge, wall or other durable landscape screen of at least four (4) feet, but not to exceed six (6) feet in height shall be placed along only the perimeter of such landscaped strip, except that if placed along the side lot lines the first twenty (20) feet of the side lot lines, as measured from the street right-of-way, shall be a maximum of three (3) feet in height. If such

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durable screen is of non-living material, for each ten (10) feet thereof, one shrub or vine shall be planted abutting such screen. Such shrubs or vines shall be planted along the street side of such screen device unless they are of sufficient height at the time of planting to be readily visible over the top of such screen. The remainder of the required landscape areas shall be landscaped with grass, ground cover or other landscape treatment, excluding paving.

- C. All property other than the required landscaped strip lying between the right-of-way and off-street parking area shall be landscaped with at least grass or other ground cover.
- D. Necessary access ways from the public right-of-way through all such landscaping shall be permitted to service the parking lot or other vehicular use areas and such access ways may be subtracted from the linear dimension used to determine the number of trees required.
- E. Exceptions.
 - 1. Where a proposed parking area or other vehicular use area abuts an existing hedge, wall, or other durable landscape screen on an abutting property, said existing screen may be used to satisfy the landscape screening requirements of this ordinance if protection against vehicular encroachment is provided for hedges.
 - 2. Where the abutting property is zoned or used for non-residential uses, only the tree provision with its planting area, as prescribed in this subsection, will be allowed along the property line.
 - 3. Areas where clear sight distance must be maintained for traffic safety reasons, as discussed in Section 15.3.8.
- F. Requirements for Interior Landscaping: (within the boundaries of the parking lot/area), in addition to perimeter landscaping requirements, of off-street parking lots/areas, when more than four (4) parking spaces are required:
 - 1. Two (2) square feet of interior landscaping for each parking space, excluding those spaces abutting a perimeter for which landscaping is required, and excluding all parking spaces which are directly served by a driving surface/aisle which abuts and runs parallel to such perimeter.
 - 2. Other vehicular use areas, such as loading areas and interior driving surfaces/ aisles, such as access points/driveway entrances, and areas of traffic circulation, shall have one (1) square foot of landscape area for each one hundred (100) square feet, or fraction thereof, of paved area.
 - 3. Each separate landscaped area shall contain a minimum of twenty-five (25) square feet and shall have a minimum dimension of five (5) feet and shall include at least one (1) tree having a clear trunk of at least five (5) feet in height with the remaining area landscaped with shrubs, ground cover or other permitted materials not to exceed four (4) feet in height, as measured from the parking surface.

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4. The total number of trees shall not be less than one (1) tree for each one hundred (100) square feet or fraction thereof of required interior landscaped area. Such landscaped areas shall be designed and located in such a manner as to divide and break up the expanse of paving.
5. In other vehicular use areas where the strict application of this subsection will seriously limit the function of said area, the required landscaping may be located near the perimeter of the paved area including such perimeters which may be adjacent to a building on the site; however, planting islands break up solid expanse of pavement and establish the desired direction of circulation. Such required interior landscaping which is located as herein provided shall be in addition to the perimeter landscaping requirements.
6. The front of a vehicle may encroach upon any interior landscaping area when said area is at least three and one-half (3.5) feet in depth per abutting parking space and protected by a durable barrier or curbing.

15.20.6 Minimum Standards Screening/Buffering

- A. 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 (1) year, shall be posted and approved by the Huntsville Town Attorney and the Huntsville Town Council.
- B. Parking areas shall be screened/buffered from view along all street rights-of-way or along any property line which is contiguous to a residential use of zoning districts, or along those separated by an alley, with a minimum four (4) foot screening/buffering device as measured from the parking surface, within the five (5) foot landscape area.
- C. The side and rear lot screening device shall be a minimum of six (6) feet in height Except that the first twenty (20) feet of the side lot lines, as measured from the Street right-of-way shall be a maximum of three (3) feet in height.
- D. Loading, delivery, and service bays shall be located in the rear or side yards and shall be screened from street rights-of-way by a screening/buffering device a maximum of six (6) feet in height.

15.20.7 Clear Sight Distance for Landscaping and Screening

When an access way intersects with a public right-of-way, or when the subject property abuts the intersection of two or more public rights-of-way, all landscaping and screening within the triangular areas described below shall provide unobstructed cross-visibility at a level between two (2) and eight (8) feet in height. Trees may be planted inside the triangular areas but shall be trimmed such that no limbs or foliage extend into the cross-visibility zone and placed so as not to create a traffic hazard. Plant materials, excepting turf grass, shall not be located closer than three (3) feet from the edge of any access way pavement. The triangular areas referred to above are defined as follows:

- A. The area of property on either side of an access way formed by the intersection of each side of the access way and the public right-of-way line. The two (2) sides of the triangle shall be ten (10) feet

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

- B. The area of property located at a corner formed by the intersection of two (2) or more public rights-of-way. The two (2) sides of the triangle shall be formed by the property lines for a length of twenty (20) feet back from their intersection and the third side being a line connecting the ends of these two sides.

15.20.8 Storm Drainage

Considerations relating to utility easements, drainage, and other engineering questions shall be addressed. There shall be a provision within the development for adequacy of storm and surface water drainage and retention facilities. In calculating the required detention for a site, storm drain calculations shall be submitted using the one hundred (100) year storm intensity-duration-frequency curve for the Ogden Valley. These storm drain calculations shall be made by a Professional Engineer, Licensed in the State of Utah. The Engineer shall also specify and design the storm drain collection and retention facilities on the site. In cooperation with the storm water pollution prevention efforts, consideration will be given to the use of de-silting basins, and oil-water separation facilities that are a part of storm water drainage and retention systems.

Storm drain calculations and facilities will not be required for individual residential lots in any zone.

15.20.9 Application and Review

All applications for building or occupancy permits shall show building locations, major exterior elevations, exterior building materials and color schemes, landscaping, prominent existing trees, ground treatment, fences, off-street parking, vehicle and pedestrian circulation, adjacent buildings, streets and property lines, and existing grades and proposed new grades. All such drawings and sketches shall be reviewed by the Huntsville Town Planning Commission as defined in the Huntsville Town Land Use Title.