

## CHAPTER 16

### LANDSCAPING AND FENCING

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#### 14-16-101 PURPOSE

This Chapter establishes general standards for the manner in which landscaping, fences, walls, and other types of screening and buffering devices shall be installed and maintained. Other sections of this Title may contain specific criteria that supersede the provisions of this Chapter.

#### 14-16-102 APPLICATION

The provisions of this Chapter shall apply to all parcels of land located within Bountiful City, unless specifically stated otherwise in this Title.

#### 14-16-103 DEFINITIONS

See Chapter 3 of this Title for the following definitions:

“WALL OR FENCE”

“SCREENING DEVICE”

“BUFFERING DEVICE”

“HEIGHT OF WALLS AND FENCES”

“OPEN-STYLE FENCE”

“XERISCAPE”

#### 14-16-104 PLAN SUBMITTAL

Any site plan submittal required by this Title shall include a landscaping plan that includes:

- A. The location and type of landscaped areas,
- B. An area calculation table showing the size and percentage of landscaping and impervious surface areas,
- C. A list of existing and proposed landscape materials/plants,
- D. The location of walls, fences, and other screening and buffering devices,
- E. The location and design of a pressurized irrigation system.
- F. Landscape and/or sprinkler plans shall be prepared by a Landscape Architect licensed to practice in the State of Utah. The City may waive this requirement for projects less than one (1) acre in size.

**14-16-105 PLAN IMPLEMENTATION**

In administering the implementation of an approved landscaping plan, the Planning Director may allow substitutions for approved plants, landscape features, and other amenities consistent with the intent of this Chapter, but only if the existing conditions of the site or the availability of the building materials make it not possible to implement the plan as approved.

**14-16-106 INSTALLATION BOND**

Landscaping, sprinkling system, walls, fences, screening structures, walks, parking areas, and other on-site improvements shall be installed and bonded for in accordance with the provisions of this Title and the City Code.

**14-16-107 GENERAL PROVISIONS**

The following shall apply to all property within the City of Bountiful:

- A. Each property owner and/or occupant shall provide and continuously maintain on-site landscaping, fencing, walls, and other required improvements equal to the minimum requirements of this Title and as shown on an approved site plan.
- B. Any dead vegetation or growth shall be removed immediately and shall not be allowed to accumulate on the property.
- C. Each property owner and/or occupant shall provide and continuously maintain landscaping within park strip areas (between the curb and sidewalk), except for approved driveways, walkways, and utility service areas. Asphalt or concrete paving in place of landscaping between the sidewalk and curb is prohibited.
- D. Any developed property shall have a pressurized irrigation system that shall be installed and continuously maintained in all landscape areas.
- E. It is unlawful to strip, excavate, or otherwise remove top soil from a site unless a permit allowing the activity has been issued by the Engineering Department.

- F. Any required improvement, including landscaping, shall be installed within six (6) months of the date of the occupancy permit or of the equivalent final inspection.

**14-16-108 CLEAR-VIEW AREAS**

- A. For the purpose of providing adequate vision of vehicular and pedestrian traffic, a clear-view area shall be maintained at the intersection of every street, whether public or private, and at the intersection of every driveway with a public or private street. The clear-view provisions are considered life-safety standards and shall supersede any conflicting provisions of this Title.
- B. No provision of this section shall be construed to allow the continuance of any nonconforming tree, shrub, plant or plant growth, fence, wall, other screening material, or other obstruction which interferes with the safety of pedestrians or vehicle traffic.
- C. The clear-view area for a street intersection is the area of land determined by measuring forty (40) feet from the point of juncture of street curb lines, and then connecting the termini of those lines forming a triangle that encompasses a portion of the street right-of-way and the adjoining lot. Within that clear-view area, the following shall apply:
  - 1. Solid fences, walls, signs, sight obscuring vegetation, and/or other sight obscuring devices shall not exceed two (2) feet in height above the level of the curb.
  - 2. Open style fences shall not exceed four (4) feet in height above the level of the curb.
  - 3. Tree trunks shall not be located within the clearview area, however, tree canopies may extend into the clear view area if they are trimmed at least seven (7) feet above the elevation of the sidewalk and eleven (11) feet above the elevation of the street. It is unlawful to allow any vegetation or other growth to block any traffic sign, traffic signal, street light, or other public safety device, regardless of whether it is located in a clear-view area or not.
  - 4. No sign shall be allowed in the clear-view area unless it is specifically permitted by this Title and it is determined by the City Engineer that it is not a safety hazard.
  - 5. No obstruction of any sort which interferes with the safety of pedestrians or traffic shall be allowed within the clear-view area unless it is specifically permitted by this Title and it is determined by the City Engineer that it is not a safety hazard.
- D. The clear-view area for the intersection of a driveway and a street shall be determined by first establishing the point of intersection of the driveway edge and the street property line, then measuring ten (10) feet along the property line away from the driveway, and ten (10) feet along the edge of the driveway in toward the property. A line is then drawn from the termini of the two lines, forming a triangle. This is accomplished on both sides of the driveway. Within the triangles and the area between them, the following shall apply:
  - 1. An open style fence shall be a maximum of four (4) feet in height.

2. Any wall or other type of solid fence or sight obscuring growth shall be a maximum of three (3) feet in height.
3. Tree trunks shall not be located within this clear view triangle; however, tree canopies may extend into the clear view area if they are trimmed at least seven (7) feet above the sidewalk and eleven (11) feet above the street.
4. Tree canopies or other growth shall not block signs or signals.
5. Sight obscuring growth shall be a maximum of three (3) feet in height in the parkstrip.
6. The driveway clearview fencing provisions may not be required on corner and double frontage lots for a secondary drive access that is gated, locked, and that accesses the rear yard, if it is determined by the Planning Director that the drive access is not a primary access.

#### **14-16-109 TYPES AND LOCATION OF LANDSCAPING**

With the exception of a single-family or a two-family dwelling on an individual lot, the landscaping on a lot or parcel shall meet the following criteria:

- A. Each tree shall be planted and staked in accordance with the Standard Tree Planting Detail of this Title.
- B. The first ten (10) feet of yard setback adjacent to any street shall be landscaped, except for approved driveways, walkways, and utility service areas.
- C. Street trees shall be required along each street and any reverse frontage conditions. Each tree shall be a minimum two (2) inch caliper and shall be planted at a minimum spacing of one (1) tree for every thirty-five (35) lineal feet of street frontage or fraction thereof over twenty (20) feet.
- D. In addition to required street trees, each lot or parcel shall include the following:
  1. At least one (1) ornamental tree of at least one (1) inch caliper, and/or one (1) screening tree of at least two (2) inch caliper, for each
    - a. Five hundred (500) square feet of required landscaping in commercial developments that are two (2.0) acres or larger, or
    - b. Seven hundred fifty (750) square feet of required landscaping in all multifamily developments and all commercial developments that are less than 2.0 acres in size; and
  2. At least one (1) shrub, minimum five (5) gallon, for each two hundred (200) square feet of required landscaping.
  3. Up to half of the required shrubs may be substituted for trees on a ten to one (10 to 1) basis.

4. Screening trees as indicated in the Tree Selection List of this Chapter shall be planted at thirty (30) foot intervals inside property lines of each multi-family, commercial, institutional, or industrial use located within twenty (20) feet of a single-family residential development or zone.

**14-16-110 FENCE, WALL, AND LIGHTING STANDARDS FOR A SINGLE-FAMILY OR TWO-FAMILY DWELLING**

The following shall apply to any single-family or two-family dwelling on an individual lot:

- A. On an interior lot, a fence located within a minimum rear and/or side yard setback shall be:
  1. A maximum of six (6) feet in height if the fence is solid and/or otherwise site obscuring.
  2. A maximum of eight (8) feet in height if the fence is “open style” (at least 75% open and as further defined by this Title).
  3. A maximum of eight (8) feet in height if the lower section of the fence is solid for a maximum of six (6) feet in height and then “open style” (at least 75% open and as further defined by this Title) for the remaining vertical distance.
- B. In the minimum front yard setback area, an “open style” fence shall be a maximum of four (4) feet in height, and any wall or other type of fence shall be a maximum of three (3) feet in height, except as further restricted in a clear-view area.
- C. On a corner lot and on any lot that does not qualify as an interior lot, a street side yard and/or street rear yard may be enclosed by a fence to the same extent as a minimum rear yard or minimum side yard setback on interior lot, except for any clear-view area.
- D. A fence enclosing a recreational facility (whether private or public), such as a tennis court, swimming pool, ball diamond, etc., may be allowed up to ten (10) feet in height, as long as it is “open style” and not site obscuring, is located at least five (5) feet away from the property line, and is not within the minimum front yard setback area. A fence greater than ten (10) feet in height and/or closer than five (5) feet to a property line may be permitted with a conditional use permit or through the site plan review process if the fence is part of a new project. A fence abutting the Interstate freeway system may be erected to a height not exceeding eight (8) feet on the property line adjacent to the freeway right-of-way.
- E. Outdoor lighting shall be directed downward by means of prismatic lens, deflector, or other shading device to avoid projecting onto adjacent properties or streets. No flashing lights shall be allowed except for seasonal decoration allowed by this title.

**14-16-111 FENCE, WALL, AND LIGHTING STANDARDS IN ALL OTHER DEVELOPMENTS**

With the exception of a single-family or two-family dwelling on an individual lot, the following shall apply to any lot or parcel within Bountiful City:

- A. A wall or fence shall be a maximum of six (6) feet in height, with the exception that any wall or solid fence located within twenty (20) feet of a public street shall be a maximum of three (3) feet in height, and any "open style" fence located within twenty feet of a public street shall be a maximum of four (4) feet in height.
- B. Any outdoor storage area shall be screened from view by a minimum six (6) foot high wall constructed of, or finished with, materials to match or compliment the main building material of the site.
- C. Any roof mounted mechanical equipment shall be screened from public view by a parapet wall or similar device that is no lower in height than six (6) inches below the height of the mechanical equipment on the exposed side or sides. No chain link fencing, with or without slats, shall be allowed as a screening device for such equipment.
- D. Any loading or delivery facility shall be screened from street view by a six (6) foot high wall constructed of wood, brick, vinyl, masonry, or similar material as approved by the land use authority.
- E. A solid screening device or wall of masonry, wood, vinyl, or similar material shall be constructed along property lines which are located within twenty (20) feet of a residential dwelling or zone. Such wall shall be a minimum of six (6) feet in height, except for areas within twenty (20) feet of a public street property line, where it shall be the maximum height allowed in a single-family residential zone.
- F. A wall of six (6) feet in height shall be required along the rear lot line of a reverse frontage lot. In conjunction with a subdivision plat or Planned Unit Development a fence along the rear lot line of a reverse frontage lot may have a maximum height of eight (8) feet with specific approval of the Planning Commission. Such walls shall be constructed of masonry, wood, vinyl, or similar material as determined by the land use authority. Any street tree or landscaping element required by this Title shall be installed between the wall and the public street improvement.
- G. The exterior boundary of a mobile home park shall be provided with a masonry, wood, or vinyl wall having a minimum height of five (5) feet and a maximum height of six (6) feet and shall be designed in an irregular or undulating pattern to create an attractive appearance, as determined by the land use authority. The mobile home park owner and a lessee shall landscape the land between the wall and public street improvements with street trees and other landscape materials and shall maintain the landscaping continuously as required by this Title.
- H. Outdoor lighting shall be directed downward by means of prismatic lens, deflector, or other shading device to avoid projecting onto adjacent properties or streets. No flashing lights shall be allowed except for seasonal decoration allowed by this title.

#### **14-16-112 GRADE DIFFERENTIAL**

In instances where there is a grade differential along a property line separating two (2) lots as a result of a retaining wall or topographic feature, a fence, hedge, wall, or other permitted screening device may be erected to the maximum height permitted on either side of the property line. Also, in instances where a fence runs along a sloped property line, a pre-manufactured

rectangular fence panel of up to ten (10) feet in length or less may be installed horizontally to vertical posts such that one end of the panel is at grade level, and the other end is no more than two-tenths (0.2) of a foot above grade level for each linear foot of fence panel. The area beneath the bottom of the fence and the ground may be filled or remain open, and the panel height may be the maximum permitted on either side of the property line.

#### **14-16-113 VACANT LOTS**

Minimum yard setback areas apply to each lot or parcel, regardless of whether it is vacant or developed. Therefore, fencing standards shall be applied to a vacant or undeveloped lot in the same manner as to developed land.

#### **14-16-114 NONCOMPLYING WALLS AND FENCES**

A noncomplying wall, fence, landscaping element, or related site feature shall be considered a noncomplying site element and shall not be reconstructed except as permitted under the procedures for noncomplying sites as set forth in the Administration and Procedures chapter of this Title.

#### **14-16-115 XERISCAPE STANDARDS**

The following are the minimum standards for xeriscaping any parkstrip or other landscape area located within a public right-of-way:

- A. There shall be at least one (1) street tree for every forty (40) linear feet of frontage, or fraction thereof.
- B. At least fifty percent (50%) of the required landscape area shall be in live vegetation.
- C. Live vegetation shall be distributed throughout the landscape area, and shall not be clustered or segregated.
- D. Bark, lawn clippings, chipped wood, and similar loose materials are not permitted.
- E. Decorative rock material shall be a minimum of one (1) inch aggregate, and shall not exceed the height of the sidewalk nor the top back of curb. Such material shall be at least three (3) inches deep and shall be placed completely on top of a weed fabric barrier that allows the permeation of water.
- F. White quartz rock, lava rock, and gravel or any other material that approximates the color of concrete, are not permitted.
- G. Any area of xeriscape shall be improved with a drip irrigation system or similar permanent irrigation system that covers the entire area.
- H. Any individual, corporation, or other entity that xeriscapes an area within a public right-of-way shall be responsible for any damage caused by rocks or other materials that migrate onto a sidewalk, street, storm drain, or other public facility, regardless of how such migration occurs.

**14-16-116 BARBED WIRE AND ELECTRICAL FENCE RESTRICTIONS**

- A. Barbed Wire. It shall be unlawful for any person to erect or cause to be erected or to maintain any barbed wire fence or any similar device on any residential property. Where allowed, any barbed wire fence or similar device shall be deemed unlawful unless it is attached at the top of a fence or similar structure at a height not less than six (6) feet above the ground. In such cases, no more than three (3) strands of barbed wire, maximum of six (6) inches apart each, strung tightly and not coiled, shall be allowed and not be included in the overall height requirement of the fence.
- B. Electrical Fences. It shall be unlawful for any person to erect or cause to be erected or to maintain any device on a fence with an electrical charge.

**14-16-117 TREE SELECTION LIST**

The following trees in Table 14-16-117a shall be approved for use in areas of landscaping regulated by this Title. As new tree varieties are continuously being developed, the City recognizes that it is not possible for this list to contain every derivation or subspecies of tree available. Therefore, the land use authority may allow a substitution if it is found that the proposed tree is similar in size, growth pattern, durability, desirability, and impact as a tree contained in the approved list.

**Table 14-16-117a**

BOTANICAL NAME	COMMON NAME	TREE TYPE		
		1 = Ornamental Tree	2 = Screening Tree	3 = Street Tree
Acer Ginnala	Amur Maple	1	2	-
Acer Platanoides	Norway Maple	1	-	3
Acer Platanoides Columnare	Pyramidal Norway Maple	1	2	3
Acer Platanoides Crimson King	Crimson King Norway Maple	1	2	3
Acer Platanoides Emerald Queen	Emerald Queen Norway Maple	1	-	3
Acer Platanoides Royal Red	Royal Red Norway Maple	1	2	3
Acer Rubrum	Red Leaf Maple	1	-	-
Acer Rubrum Red Sunset	Red Sunset Maple	1	-	3
Albizia Julibrissin Rubra	Mimosa Silk Tree	1	-	-
Betula Papyrifera	Canoe Birch	1	2	3



Betulaplatyphilia Japonica	Japanese White Birch	1	2	-
Catalpa Bungii	Umbrella Catalpa	1	2	3
Celtis Occidentals	Common Hackberry	1	2	3
Cercis Canadensis	Eastern Redbud	1	2	-
Crategus Lavellei	Carrier Hawthorn	1	2	3
Cretageus Phaenopyrum	Washington Hawthorne	1	2	3
Ginkgo Bilboa Autumn Gold	Autumn Gold Ginkgo	1	-	3
Gleditsia Triacanthos Imperial	Imperial Honeylocust	1	-	3
Gleditsia Triacanthos Shademaster	Shademaster Honeylocust	1	-	3
Gleditsia Triacanthos Skyline	Pyrimidal Honeylocust	1	-	3
Koelreuteria Paniculata	Golden Raintree	1	2	3
Malus Almey	Almey Crabapple	1	2	-
Malus Variety American Beauty	American Beauty Crabapple	1	2	-
Malus Dolgo	Dolgo Crabapple	1	2	-
Malus Hopa	Hopa Crabapple	1	2	-
Malus Ioensis Klehms Improved	Klehms Bechtel Crabapple	1	2	-
Malus Oekonomierat Echtermeyer	Echtermeyer Weeping Crabapple	1	2	-
Malus Radiant	Radiant Crabapple	1	2	-
Malus Royalty	Royalty Crabapple	1	2	-
Malus Snowcloud	Snowcloud Crabapple	1	2	-
Malus Strathmore	Strathmore Crabapple	1	2	-
Plantanus Acerifolia	European Sycamore	1	-	-
Prunus Virginiana Melancarpa Shubert"	Canada Red Cherry	1	2	-

Prunus Cerasifera "Mt. St. Helen's"	Mt. St. Helens Plum	1	2	3
Prunus Cerasifera Variety Newport	Newport Flowering Plum	1	2	3
Prunus Cerasifera Thundercloud	Thundercloud Flowering Plum	1	2	3
Prunus Padus Commutata	May Day Tree	1	2	3
Prunus Serrulata Kwanzan	Kwanzan Flowering Cherry	1	2	3
Prunus Subhirtella Pendula	Weeping Cherry	1	-	-
Pyrus Calleryana Aristocrat	Aristocrat Ornamental Pear	1	2	3
Pyrus Calleryana Bradford	Bradford Ornamental Pear	1	2	3
Pyrus Calleryana Rancho	Rancho Ornamental Pear	1	2	3
Pyrus Calleryana Trinity	Trinity Ornamental Pear	1	2	3
Quercus Borealis	Northern Red Oak	1	-	-
Quercus Macrocarpa	Bur Oak	1	-	3
Quercus Palustris	Pin Oak	1	-	3
Sophora Japonica	Japanese Pagoda Tree	1	-	3
Sorbus Aucuparia	European Mountain Ash	1	2	3
Tilia Americana Redmond	Redmond Linden	1	-	-
Tilia Cordata	Little Leaf Linden	1	2	-
Tilia Cordata Greenspire	Greenspire Little Leaf Linden	1	2	3
Tilia Cordata Olympic	Olympic Pyramidal Linden	1	2	3
Picea Pungens	Colorado Spruce	1	2	-
Picea Pungens Glauca	Colorado Blue Spruce	1	2	-
Pinus Nigra	Austrian Pine	1	2	-