

# LANDSCAPING REQUIREMENTS

South Jordan Municipal Code Chapter 16.30, governing new home landscaping requirements, was updated on May 4, 2021. The updated ordinance includes new water efficiency standards that affect park strip, front and side yard landscaping for new homes. The new requirements are listed below and apply to single and multi-family housing units.

The purpose for enacting the new landscape water efficiency standards is to conserve limited public water resources to ensure these resources will accommodate expected growth.

- Landscaped areas shall be provided with a WaterSense labeled smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions.
- At least 3-4 inches of mulch, permeable to air and water, shall be used in planting beds to control weeds and improve the appearance of the landscaping.
- At maturity, landscapes are required to have enough plant material (perennials and shrubs) to create at least 50% living plant cover at the ground plane, not including tree canopies.
- Lawn shall not be installed in park strips, paths, or on slopes greater than 25% or 4:1 grade. Lawn area shall not be less than 8 feet wide at its narrowest point.
- In commercial, industrial, institutional, and multi-family development common area landscapes, Lawn areas shall not exceed 20% of the Total Landscaped Area, outside of Active Recreation Areas.

## EXAMPLES IN SOUTH JORDAN



This side yard was part of a grass removal project to be more water wise.



This parkstrip will meet the 50% vegetation requirement at full maturity.



This is a great way to effectively water new and established trees in a xeriscape landscape.

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1. All irrigation shall be appropriate for the designated plant material to achieve the highest water efficiency. Drip irrigation or bubblers shall be used except in Lawn areas. Drip irrigation systems shall be equipped with a pressure regulator, filter, flush-end assembly, and any other appropriate components.
2. Each irrigation valve shall irrigate landscaping with similar site, slope and soil conditions, and plant materials with similar watering needs. Lawn and Planting Beds shall be irrigated on separate irrigation valves. In addition, drip emitters and sprinklers shall be placed on separate irrigation valves.
3. Landscaped areas shall be provided with a WaterSense labeled smart irrigation controller which automatically adjusts 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.
4. At least 3-4 inches of Mulch, permeable to air and water, shall be used in Planting Beds to control weeds and improve the appearance of the landscaping.
5. At maturity, landscapes are recommended to have enough plant material (perennials and shrubs) to create at least 50% living plant cover at maturity at the ground plane, not including tree canopies.
6. Lawn shall not be installed in Park Strips, Paths, or on slopes greater than 25% or 4:1 grade, and be less than 8 feet wide at its narrowest point. To the extent reasonably practicable, Lawn shall be free from obstructions (trees, signs, posts, valve boxes, etc.).
7. In residential landscapes, the landscaping shall adhere to the following Localscapes requirements:
  - a. If size permits, the landscaped areas of the front yard and back yard shall include a designed Central Open Shape created by using Lawn, Hardscape, groundcover, gravel, or Mulch.
  - b. Gathering Areas shall be constructed of Hardscape and placed outside of the Central Open Shape. In a landscape without Lawn, Gathering Areas may function as the Central Open Shape.
  - c. Activity Zones shall be located outside of the Central Open Shape and shall be surfaced with materials other than Lawn.
  - d. Paths shall be made with materials that do not include Lawn, such as Hardscape, Mulch, or other groundcover.
  - e. Lawn areas shall not exceed the greater of 250 square feet, or 35% of the Total Landscaped Area.
  - f. Small residential lots, which have no back yards, which the Total Landscaped Area is less than 250 square feet, and which the front yard dimensions cannot accommodate the minimum 8 feet wide Lawn area requirement of the Landscaping Requirements in section F, are exempt from the 8 feet minimum width Lawn area requirement.
8. In commercial, industrial, institutional, and multi-family development common area landscapes, Lawn areas shall not exceed 20% of the Total Landscaped Area, outside of Active Recreation Areas.
9. Certain special purpose landscape areas (e.g. stormwater management areas, etc.) may receive exceptions from the slope limitations and other elements of the Landscaping Requirements (see Paragraph F, above). Applications to receive exceptions are to be considered on a case-by-case basis.
10. These outdoor standards are not intended to be in conflict with other landscaping requirements as defined by Utah law, including stormwater retention requirements and low-impact development guidelines. Notwithstanding these outdoor standards, whenever any requirement may be in conflict with Utah law, such conflicting requirements shall not apply.