

Front Yard Landscaping

PLANNING COMMISSION AGENDA REPORT: **10/13/2009** (Tabled)
PLANNING COMMISSION AGENDA REPORT: **10/27/2009**
CITY COUNCIL SET DATE: **11/05/2009**
CITY COUNCIL MEETING: **11/19/2009**

ZONE REGULATION AMENDMENT PUBLIC HEARING

Case No. 2009-ZRA-011

Request: Proposed zoning amendment to amend the St George City Code, Title 10 Zoning Regulations, Chapter 25 "Landscape Standards" Section 10-25-6 to require in all single family residential zones at least 30% of the front yard area shall be landscaped subject to certain criteria.

Applicant: City St George

Objective: To require that new dwellings landscape the front yard area. The code amendment simply requires that 30% of the front yard area be in some form of landscaping which can be any combination of decorative rock, bark, etc AND living plants, other than what are commonly considered weeds. PC recommends that one tree also be required as part of the front yard landscaping, and that tree can be of a desert tree variety.

Comments: Currently there is no landscape requirement in the single family zoning districts. Planned Development and multi-family zones have a landscape requirement as do commercial and manufacturing zones. This amendment will correct that short-coming in the code.

Proposed: (See Draft Below) New language added is underlined.

10-25-6. Single Family Residential Zones; In all single family residential zones at least thirty percent (30%) of the dwelling's front yard area shall be landscaped within one year from occupancy with a combination of decorative rocks, decorative gravel, stone, pavers, bark or synthetic turf, and living plants, such as trees, shrubs, vines, ground covers, flowers, grass, and other plants that are generally not considered to be weeds. A minimum of one (1) tree shall be planted in the front yard, and it may be a desert tree variety. At least one half (50%) of the thirty percent (30%) landscape area shall be live vegetation, and the tree canopy (at maturity) may count toward meeting the plant coverage requirement. The Community Development Director may approve front yard landscapes with less than 30% of the front yard area in landscape where the shape of the lot imposes a difficulty in meeting the 30% requirement. The decision of the Community Development Director may be appealed to the City Council within 15 days of his or her decision.