

7-13-204. DEVELOPMENT STANDARDS.

(1) All streetscape improvements shall fit within the area reserved for a standard 20' front yard setback and the public R.O.W. In the event that a full 30' width is not available within the prescribed area, City staff may adjust the landscaping standards as necessary to meet the intent of this ordinance.

(2) An undulating, landscaped berm, a minimum of 2'-3' high and 15' wide, shall be located adjacent to the back of curb. The purpose of this berm is to protect urban trail users from the hazards and nuisances generated by high traffic volumes and to promote a pleasant environment for businesses and residents.

(3) Street trees shall be planted from 20'-50' apart, not to exceed an overall average spacing of 30'. Street tree selection and all other minimum tree planting requirements shall be consistent with West Valley City standards for landscaping along high-image arterial streets. The Thundercloud Plum shall be designated as the ornamental entryway tree along 3500 South. Thundercloud Plums shall be placed on both sides of every drive accessing 3500 South to create a unified gateway image. The 'Kwanzan' Pink Flowering Cherry tree shall be designated as the ornamental entryway tree along Redwood Road. 'Kwanzan' Pink Flowering Cherry trees shall be placed on both sides of every drive accessing Redwood Road to create a unified gateway image.

(4) A non-motorized public easement, a minimum of 10' wide, shall be granted to West Valley City. This easement shall generally be located 15' from the back of curb and shall run the entire length of the frontage along 3500 South and/or Redwood Road. A 10' wide urban trail paved with concrete and shall be located within the public easement. (See Figure 1 - Streetscape Cross-Section). The City reserves the right to require lane striping to separate pedestrian and bicycle areas. If at any point the urban trail crosses a driveway or similar use, the concrete within the driveway shall be stamped and colored to warn both pedestrians and motor vehicle users. A concrete pathway, at least 5' wide and meeting all ADA standards, shall link the urban trail with any transit stops located along 3500 South and Redwood Road. In areas where the urban trail does not align with existing sidewalks on adjacent sites, a transition area shall be established and improved, with the purpose of providing for public safety and convenience. The urban trail may, at the discretion of City staff, be temporarily shifted to avoid pre-existing, immovable objects. However, if the trail is moved toward the site, the 5' buffer must still be provided. Immoveable objects shall include manholes, power poles, and other objects whose location is beyond the control of the property owner.

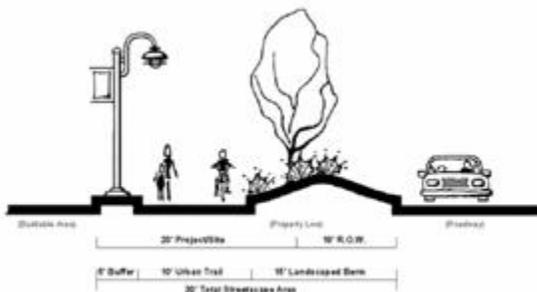


Figure 1 - Streetscape Cross-Section

(5) Overall site landscaping coverage requirements shall be reduced to 90% of current standards to compensate for streetscape improvements. For example, commercial zones shall be reduced from 15% to 13.5%, and manufacturing zones from 5% to 4.5%. Except as provided in 7-13-204(1), no site may have less landscaping than what is required within the streetscape area by this Ordinance.

(6) A landscaped buffer at least 5' wide shall be located between the urban trail and any development (See Figure 2 - Streetscape Aerial View). This buffer shall be used for pedestrian scale lighting, landscaping, or any other City approved purpose that promotes a transition between urban trail traffic and on-site development. Awnings, balconies, or similar overhangs may be permitted at the discretion of City staff for permitted uses or the Planning Commission for conditional uses. The City shall be granted a utility easement for the buffer in order to maintain lighting fixtures or other City utilities.

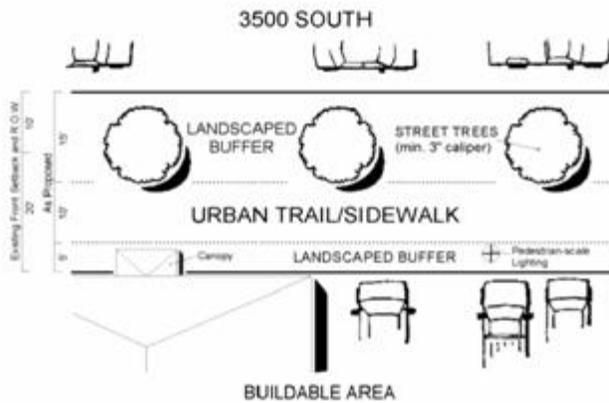


Figure 2 - Streetscape Aerial View

(7) Pedestrian-scale lighting shall be provided at an average interval of 90' or less. At no time shall there be a space between light fixtures larger than 100' or less than 80'. The style and height of the light fixtures shall be uniform along the entire length of the streetscape area, and shall conform to engineering standards and specifications for City-approved lighting fixtures. (See Figure 3 Pedestrian Lighting for the general appearance of pedestrian-scale lighting fixtures.) In addition to security and aesthetic purposes, the light poles shall serve as platforms for hanging banners promoting cultural and civic events. Light poles shall not be utilized for on- or off-premise advertising. The Planning Commission may dictate the placement of such lighting within the building/parking buffer strip. Light fixtures must be inspected and approved by City Staff or the City's designee prior to final building inspection.

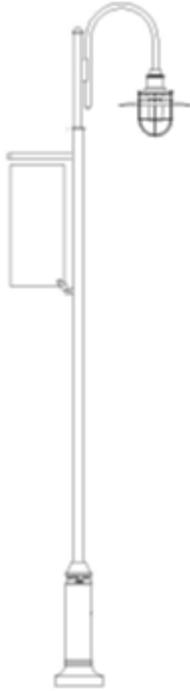


Figure 3 - Pedestrian Lighting

(8) No fences or other obstructions shall be built within the 30' streetscape area, with the exception of fire hydrants, which shall be placed within the 15' bermed area adjacent to the street. It is recommended that an area no wider than 18", located between the curb back and the landscaped berm area, be finished in concrete to separate landscape maintenance personnel from automobile traffic.

(9) Monument signs may be placed in the 15' landscaped berm if they are no more than 5' high as measured from the top back of the curb, are no wider than 5' and are placed at least 5' from the back of curb. If part of all of the sign lies within UDOT right of way, then permission from UDOT is required. All other signs shall be set back at least 1' from the urban trail/sidewalk.

(Ord. No. 99-70 Added 11/12/1999; Ord. No. 01-46 Amended 07/03/2001; Ord. No. 03-78 Amended 12/02/2003)