

CHAPTER 11a. RESIDENTIAL PARK STRIP LANDSCAPING REQUIREMENTS

4-11a-1. Park strip landscaping.

4-11a-2. Park strip trees.

4-11a-3. Residential Park Strip Tree Bond Requirements.

4-11a-1. Park strip landscaping.

(1) All park strip areas in residential subdivisions, with the exception of paved drive approaches and sidewalks as approved in the site plan, shall landscaped and maintained. Landscaping of park strips with seed, sod, or lawn shall be prohibited. Park strip landscaping shall be hardscapes, i.e. colored and/or stamped concrete, decorative rock, mulches, or similar decorative materials that do not require irrigation. Park strips shall also include street trees as required in Section 4-11a-2 herein and may include water-wise shrubs and plantings that requires little to no water. Hardscapes in park strips may also include artificial turf that gives the appears of lawn but requires no water. All landscaping shall be perpetually maintained by the owner of the appurtenant property.

(Ord. 2023-22, 06-07-2023) (Ord. 2006-05, 01-18-2006) (Ord. 2005-03, 02-02-2005)

4-11a-2. Park strip trees.

(1) Within two (2) years of receiving a certificate of occupancy for a residential housing unit, the owner of each residential lot within Tooele City shall plant trees within the unpaved portion of the park strip of each public street that abuts the property, as follows: at least one (1) tree per park strip frontage in the R1-7 and R1-8 zones; at least two (2) trees per park strip frontage in the R1-10, R1-12, and R1-14 zones; and at least three (3) trees per park strip frontage in the R1-30, RR-1, and RR-5 zones.

(2) If public streets abut the front and rear boundaries of the residential lot, trees are required in the park strip abutting the front boundary but not the rear boundary. If public streets abut the front and any side boundaries of the residential lot, trees must be planted in park strips abutting the front and side(s).

(3) Trees planted within park strip areas shall comply with the Street Tree Selection Guide authorized in §4-11-20. All other varieties are prohibited in the park strip.

(4) Trees shall not be less than one and one-half inches caliper measured one foot from the ground and shall not be shorter than six feet in height. Park strip trees shall be spaced according to the Tooele City Street Tree Selection Guide and shall not be planted less than ten feet from the adjoining property line. Lot owners shall be responsible for the perpetual care and maintenance of trees planted in park strip areas.

(5) Any park strips that are less than five feet in width, including areas with integral sidewalk, shall have

the required trees installed behind the sidewalk, on private property, in the same manner as would be installed in the park strip.

(Ord. 2023-22, 06-07-2023) (Ord. 2017-15, 05-17-2017) (Ord. 2005-03, 02-02-2005)

4-11a-3. Residential Park Strip Tree Bond Requirements.

(1) Upon applying for a building permit to construct a residential housing unit upon a residential lot in Tooele City, the owner of the residential lot or his or her agent shall post a refundable deposit in the amount of \$150 for each park strip tree that is required under §4-11a-2, Tooele City Code.

(2) Park strip trees shall of a variety specified in §4-11-20, Tooele City Code, and shall meet the height and caliper measurement requirements of §4-11a-1(3).

(3) Within three years of receiving a certificate of occupancy for a residential housing unit constructed upon a residential lot within Tooele City, the owner of the lot may submit an application for reimbursement of the street tree bond paid with the building permit for the primary single-family residence on that lot to the Tooele City Building Division for consideration.

(4) Once an application for reimbursement for with the park strip tree planting requirement has been provided, as set forth herein, and the Building Official or his representative is satisfied that the provisions of this Chapter have been met, Tooele City shall release the park strip tree bond to the owner or owners of record of the appurtenant residential lot, regardless of whether a previous owner posted the bond or purchased and planted the trees. The obligation to plant trees in the park strip(s), as well as the entitlement to recoup the bond proceeds, shall attach to lot ownership, and no one other than the owner of record at the time that the application for reimbursement is submitted shall have any claim upon the bond amount.

(5) If the owner of a residential lot fails to submit an application for reimbursement of the street tree bond within three years of receiving a certificate of occupancy for a residential housing unit constructed upon the property, the bond posted for park strip trees shall be forfeited to the City.

(6) Forfeited bond proceeds shall be deposited in a special account and used exclusively for tree planting and landscape beautification projects in public spaces located anywhere within Tooele City.

(Ord. 2023-22, 06-07-2023) (Ord. 2005-03, 02-02-2005)