

**Chapter 7-28
WATER EFFICIENT LANDSCAPE**

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7-28-101. SHORT TITLE.

This Title shall be known as the “West Valley City Water Efficient Landscape Ordinance.” This Title shall also be known as “Title 7-28, West Valley City Code.” It may be cited and pleaded under either designation.

(Ord. No. 02-44 Added 08/06/2002)

7-28-102. PURPOSE AND INTENT.

The City has developed the regulations set forth in this Chapter for the purpose of:

- (1) Addressing the public interest to conserve public water resources and to promote water efficient landscaping.
- (2) Protecting and enhancing the community’s environmental, economic, recreational, and aesthetic resources by promoting efficient use of water in the community’s landscapes.
- (3) Reducing water waste.
- (4) Establishing a structure for the design, installation, and maintenance of water efficient landscapes throughout the City.

(Ord. No. 02-44 Added 08/06/2002)

7-28-103. DEFINITIONS.

- (1) **Administrative Standards** means the set of rules, procedures and requirements set forth in a landscape ordinance associated with making permit application, assembling materials for public review, meeting the requirements of the landscape ordinance, seeking approvals, enforcement, conducting site inspections and filing reports.
- (2) **Bubbler** means an irrigation head that delivers water to the root zone by “flooding” the planted area, usually measured in gallons per minute. Bubblers exhibit a trickle, umbrella or short stream pattern.
- (3) **Designer** means a Landscape Architect, Landscape Contractor (General Engineering Contractor), Professional Engineer, or Architect as set forth by State law.
- (4) **Drip Emitter** means irrigation fittings that deliver water slowly at the root zone of the plant, usually measured in gallons per hour.
- (5) **Evapotranspiration** means the quantity of water evaporated from adjacent soil surfaces and transpired by plants during a specific time, expressed in inches per day, month or year.
- (6) **Extra-Drought Tolerant Plant** means a plant that can survive without irrigation throughout the year once established, although supplemental water may be desirable during drought periods for improved appearance and disease resistance.
- (7) **Grading Plan** means a plan showing all finish grades, spot elevations as necessary and existing and new contours within the developed landscaped area.
- (8) **Ground Cover** means live and mineral materials used in such a way as to form a continuous cover over the ground that can be maintained at a height of not more than twelve (12) inches. Living ground cover may include: vegetative vines, low-spreading shrubs, perennial flowering or foliage plants. Mineral ground cover may include: rocks, boulders, gravel, or brick.
- (9) **Hardscape** means patios, decks, and paths. Does not include driveways and sidewalks.
- (10) **Irrigated Landscaped Area** means all portions of a development site to be improved with planting and irrigation. Natural open space areas shall not be included in the Irrigated Landscaped Area.
- (11) **Irrigation Efficiency** means the measurement of the amount of water beneficially applied, divided by the total amount of water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system hardware characteristics and management practices.

- (12) **Irrigation Contractor** means a person who has been certified by the Irrigation Association (IA) to install irrigation systems.
- (13) **Irrigation Plan** means the plan that shall show the components of the irrigation system with water meter size, backflow prevention, precipitation rates, flow rate and operating pressure for each irrigation circuit, and identification of all irrigation equipment.
- (14) **Landscape Architect** means a person who holds a license to practice landscape architecture in the state of Utah.
- (15) **Landscape Education Package** means a set of documents which is intended to inform and educate new homeowners in the City about water efficient landscapes. The package includes the principles of water efficient landscape design, information about the Water Check program, a listing of Water-Conserving Plants, a listing of Designers and certified Landscape Irrigation Contractors, an information packet about Jordan Valley Water Conservancy District's Demonstration Garden and classes, and an information packet about the Water Purveyor's water rates, billing format for water use, and the economics of installing and maintaining a water efficient landscape.
- (16) **Landscape Irrigation Auditor** means a person who has been certified by the Irrigation Association to conduct a landscape irrigation audit.
- (17) **Landscape Plan Documentation Package** means the preparation of graphic and written criteria, specifications, and detailed plans to arrange and modify the effects of natural features such as plantings, ground and water forms, circulation, walks and other features to comply with the provisions of this ordinance. The Landscape Plan Documentation Package shall include a project data sheet, a Planting Plan, an Irrigation Plan, a Grading Plan, a Soils Report, a Landscape Water Allowance, and an Irrigation Schedule.
- (18) **Landscape Water Allowance** means for design purposes, the maximum annual applied water for the established landscaped area. It is based upon the local Reference Evapotranspiration Rate, the ET_0 adjustment factor and the size of the landscaped area.
- (19) **Landscape Zone** means a portion of the landscaped area having plants with similar water needs, areas with similar microclimate (i.e., slope, exposure, wind, etc.) and soil conditions, and areas that will be similarly irrigated. A landscape zone can be served by one irrigation valve, or a set of valves with the same schedule.
- (20) **Landscaping** means the improvement of property through the addition of plants and eradication of weeds and other deleterious material. Landscaping includes any combination of living plants, such as trees, shrubs, vines, ground covers, flowers, or grass; natural features such as rock, stone, or bark chips; and structural features, including but not limited to, fountains, reflecting pools, outdoor art work, screen walls, fences, benches, or berms. All elements of the landscaping shall be combined in a harmonious manner to make the land more attractive for users, to screen unattractive uses, or to act as buffers to visually separate different types of uses.
- (21) **Microclimate** means an area within the overall landscape which shares similar elements such as slope, exposure, wind, soil conditions, etc.
- (22) **Mulch** means any material such as bark, wood chips or other materials left loose and applied to the soil.
- (23) **Non-Drought Tolerant Plant** means a plant that will require regular irrigation for adequate appearance, growth and disease resistance.
- (24) **Planting Plan** means a plan that shall clearly and accurately identify and locate new and existing trees, shrubs, ground covers, turf areas, driveways, sidewalks, hardscape features, and fences, and which includes a planting schedule showing graphic symbols (if applicable), botanical names, common names, quantity, and plant size.
- (25) **Precipitation Rate** means the depth of water applied to a given area, usually measured in inches per hour.
- (26) **Rain Shut-Off Device** means a device wired to the automatic controller that shuts off the irrigation system when it rains.
- (27) **Reference Evapotranspiration Rate or ET_0** means a standard measurement of environmental parameters which affect the water use of plants. ET_0 is expressed in inches per day, month or year and is an estimate of the evapotranspiration of a large field of four to seven-inch tall, cool season grass that is well watered. The average annual ET_0 for the West Valley City area is 31.17 inches.
- (28) **Rehabilitated Landscaping** means site alternations of 75% or more.
- (29) **Runoff** means irrigation water that is not absorbed by the soil or landscape area to which it is applied and which flows onto other areas.
- (30) **Secondary or Reuse Water** means non-potable water suitable for irrigation purposes. This water would be available in a pressurized system.
- (31) **Soils Report** means a report by a soils laboratory indicating soil type(s), soil depth, uniformity, composition, bulk density, infiltration rates, and pH for the topsoil and subsoil for a given site. The soils report also includes recommendations for soil amendments.

- (32) **Spray Sprinkler** means an irrigation head that sprays water through a nozzle.
- (33) **Stream Sprinkler** means an irrigation head that projects water through a gear rotor in single or multiple streams.
- (34) **Turf** means a surface layer of earth containing mowed grass with its roots.
- (35) **Water Conserving Plant** means a plant that can generally survive with available rainfall once established although supplemental irrigation may be needed or desirable during spring and summer months.
- (36) **Water Audit** means an on-site survey and measurement of irrigation equipment and management efficiency, and the generation of recommendations to improve efficiency.

(Ord. No. 02-44 Added 08/06/2002)

7-28-104. COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY DEVELOPMENT.

(1) **Applicability.** The provisions of this section shall apply to all new and rehabilitated landscaping for public agency projects, private development projects, developer-installed landscaping in multi-family residential projects, and developer-installed landscaping in single-family projects that require a review process. Homeowner-provided landscaping at single family projects is discussed in Section 7-28-105, "Residential Single-Family Development."

(2) **Documentation.** Landscape Plan Documentation Package. A copy of a Landscape Plan Documentation Package shall be submitted to and approved by the City prior to the issuance of any permits. A copy of the approved Landscape Plan Documentation Package shall be provided to the property owner or site manager and to the local retail water purveyor. The Landscape Plan Documentation Package shall be prepared by a Designer who certifies that the package satisfies the requirements of the West Valley City Water Efficient Landscape Ordinance (7-28) and its contents have been prepared or reviewed by individuals meeting State Code regulations. The Landscape Plan Documentation Package shall consist of the following items:

- (a) Project Data Sheet. The Project Data Sheet shall contain the following:
- (i) Project name and address;
 - (ii) Applicant or applicant's agent's name, address, phone and fax number;
 - (iii) Designer's name, address, phone and fax number; and
 - (iv) Landscape contractor's name, address, phone and fax number, if available at this time.
- (b) Planting Plan. A detailed Planting Plan shall be drawn at a scale that clearly identifies the following:
- (i) Location of all existing trees and plant materials to be removed and retained and all new plant materials with a planting schedule;
 - (ii) Property lines and street names;
 - (iii) Existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements;
 - (iv) Designation of Landscape Zones, and
 - (v) Details and specifications for tree staking, soil preparation, and other planting work.
- (c) Irrigation Plan. A detailed Irrigation Plan shall be drawn at the same scale as the planting plan and shall contain the following information:
- (i) Layout of the irrigation system and a legend summarizing the type and size of all components of the system, including manufacturer name and model numbers;
 - (ii) Static water pressure in pounds per square inch (psi) at the point of connection to the public water supply;
 - (iii) Flow rate in gallons per minute and design operating pressure in psi for each valve and precipitation rate in inches per hour for each valve with sprinklers; and
 - (iv) Installation details for irrigation components.
- (d) Grading Plan. A Grading Plan shall be drawn at the same scale as the Planting Plan and shall contain the following information:
- (i) Property lines and street names, existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements; and
 - (ii) Existing and finished contour lines and spot elevations as necessary for the proposed site improvements.
- (e) Soils Report. A Soils Report will be required where a site's irrigated landscaped areas exceed 2,500 square feet total. The Soils Report shall describe the depth, composition, and bulk density of the topsoil and subsoil at the site, and shall include recommendations for soil amendments. The Planting Plan shall incorporate the recommendations of the Soils Report into the planting specifications.
- (f) Landscape Water Allowance Worksheet. The annual Landscape Water Allowance shall be calculated using the following equation:

Landscape Water Allowance = $ET_o \times 1.0 \times 0.62 \times A$, where:

- Landscape Water Allowance is in gallons per year
- ET_o = Reference Evapotranspiration in inches per year
- = ET_o adjustment factor, 100% of turf grass ET_o (water year adjustment factor)
- 0.62 = conversion factor (to gallons per square feet)
- A = total Irrigated Landscape Area in square feet

NOTE: refer to the worksheet packet for formula data.

- (g) Irrigation schedule. A monthly Irrigation Schedule shall be prepared that covers the initial 120-day plant establishment period and the typical long-term use period. This schedule shall consist of a table with the following information for each valve:
- (i) Plant type (for example, turf, trees, low water use plants);
 - (ii) Irrigation type (for example, sprinklers, drip, bubblers);
 - (iii) Flow rate in gallons per minute;
 - (iv) Precipitation rate in inches per hour (sprinklers only);
 - (v) Run times in minutes per day;
 - (vi) Number of water days per week, and
 - (vii) Cycle time to avoid Runoff.
- (3) **Landscape Design Standards.** Plant Selection. Plants selected for landscape zones shall consist of plants that are well-suited to the microclimate and soil conditions at the project site. Plants with similar water needs shall be grouped together as much as possible.
- (a) For projects located at the interface between urban areas and natural open space (non-irrigated), Extra-Drought Tolerant Plants shall be selected that will blend with the native vegetation and are fire resistant or fire retardant. Plants with low fuel volume or high moisture content shall be emphasized. Plants that tend to accumulate excessive amount of dead wood or debris shall be avoided.
 - (b) Areas with slopes greater than 33% shall be landscaped with deep-rooting, Water Conserving Plants for erosion control and soil stabilization.
 - (c) Mulch. After completion of all planting, all irrigated non-turf areas shall be covered with a minimum four (4)-inch layer of Mulch to retain water, inhibit weed growth, and moderate soil temperature. Non-porous material shall not be placed under the mulch.
 - (d) Soil Preparation. Soil preparation will be suitable to provide healthy growing conditions for the plants and to encourage water infiltration and penetration. Soil preparation shall include scarifying the soil to a minimum depth of six (6) inches and amending the soil with organic material as per specific recommendations of the Landscape Designer/Landscape Architect based on the Soils Report (when applicable).
- (4) **Irrigation Design Standards.** Irrigation design standards for this Ordinance shall be as outlined in the latest version of the "Minimum Standards for Efficient Landscape Irrigation System Design and Installation" prepared by the Utah Irrigation Association. In addition, the following portions of this Section shall also be applicable:
- (a) Pressure Regulation. A pressure regulating valve shall be installed and maintained by the consumer if the static service pressure exceeds 80 pounds per square inch (psi). The pressure-regulating valve shall be located between the meter and the first point of water use, or first point of division in the pipe, and shall be set at the manufacturer's recommended pressure for the sprinklers.
 - (b) Landscape Water Meter. A water meter which is separate from the water meter installed for indoor use, shall be installed for landscape irrigation systems when required by the local retail water purveyor for secondary water systems. The size of the meter shall be determined based on irrigation demand.
 - (c) Automatic Controller. All irrigation systems shall include an electric automatic controller with multiple program and multiple repeat cycle capabilities and a flexible calendar program. All controllers shall be equipped with an automatic rain shut-off device, and the ability to adjust run times based on a percentage of maximum ET_o .
 - (d) On slopes exceeding 33 percent, the irrigation system shall consist of Drip Emitters, Bubblers or sprinklers with a maximum Precipitation Rate of 0.85 inches per hour and adjusted sprinkler cycle times to eliminate Runoff.

- (e) Each valve shall irrigate a landscape zone with similar site, slope and soil conditions and plant materials with similar watering needs. Turf and non-turf areas shall be irrigated on separate valves. Drip Emitters and sprinklers shall be placed on separate valves.
- (f) Parking strips and other landscaped areas less than eight (8) feet wide shall be landscaped with Water-Conserving Plants. Drip Emitters or a Bubbler shall be provided for each tree. Bubblers shall not exceed 1.5 gallons per minute per device. Bubblers for trees shall be placed on a separate valve unless specifically exempted by the City due to the limited number of trees on the project site.
- (g) Sprinklers shall have matched Precipitation Rates with each control valve circuit.
- (h) Check valves shall be required where elevation differences will cause low-head drainage. Pressure compensating valves and sprinklers shall be required where a significant variation in water pressure will occur within the irrigation system due to elevation differences.
- (i) Drip irrigation lines shall be underground, except for Drip Emitters and where approved as a temporary installation. Filters and end flush valves shall be provided as necessary.
- (j) Valves with spray or stream sprinklers shall be scheduled to operate between 9 p.m. and 8 a.m. to reduce water loss from wind and evaporation.
- (k) Program valves for multiple repeat cycles shall be required where necessary to reduce runoff, particularly on slopes and soils with slow infiltration rates.
- (l) When secondary or reuse water is available from the local water purveyor, it shall be used in the irrigation system.

(5) **Plan Approval, Construction Inspection and Post-Construction Monitoring.** As part of the Building Permit approval process, a copy of the Landscape Plan Documentation Package shall be submitted to the City for approval before construction begins. With the Landscape Plan Documentation Package, a copy of the Landscape Water Allowance Work-sheet shall be completed by the Designer and submitted to the City. Once approved, the Landscape Water Allowance Worksheet will be transmitted to the local water purveyor.

- (a) All Landscape Plan Documentation Packages submitted must be certified by a Designer.
- (b) All landscape irrigation systems shall be installed by an IA-certified Irrigation Contractor, or under the direct supervision of the Designer. The certified person representing the contracting firm shall be a full-time employee of the firm and shall be directly involved with the project including, at least, weekly site visits.
- (c) All installers, Designers, and auditors shall meet state and local license, insurance, and bonding requirements, and be able to show proof of such.
- (d) After the landscaping has been installed, the property owner is encouraged to contact a certified water auditor and request a Water Audit. The Water Audit will determine the irrigation system efficiency and make recommendations for improvements.
- (e) The City reserves the right to perform site inspections at any time before, during or after the irrigation system and landscape installation, and to require corrective measures if requirements of this Ordinance are not satisfied.

(Ord. No. 02-44 Added 08/06/2002; Ord. No. 05-47 Amended 11/1/2005)

7-28-105. RESIDENTIAL SINGLE-FAMILY DEVELOPMENT.

(1) **Applicability.** The provisions of this Section shall apply to all new and rehabilitated landscaping for single-family residential dwellings.

This section does not apply to:

- (a) Residential developments with developer-installed landscapes (refer to Section 7-28-104); or
- (b) Registered historical sites.

(2) **Provisions for New or Rehabilitated Landscapes.** A Landscape Education Package shall be given to all new single-family homeowners by the Water Purveyor at the time water connection is made by the resident. The Landscape Education Package shall consist of, but not be limited to, the following items:

- (a) Principles of Water Efficient Landscape Design.
- (b) Listing of Water Conserving Plants.
- (c) Information about the Water Check program.
- (d) Listing of Designers and certified Landscape Irrigation Contractors.
- (e) Information Packet about the Jordan Valley Water Conservancy District Demonstration Garden and classes offered in water wise landscaping.
- (f) Listing of indoor and outdoor water conservation tips.
- (g) Information Packet about the Water Purveyor's water rate schedule, billing format for water use, and the economics of installing and maintaining a water efficient landscape.

(3) **Post Installation.** After the landscaping has been installed, the homeowner is encouraged to contact a certified water auditor and request a Water Check. The Water Check will determine the irrigation system efficiency, make recommendations for improvements, and provide the homeowner with an irrigation schedule.

(Ord. No. 02-44 Added 08/06/2002)

7-28-106. ENFORCEMENT AND PENALTY FOR VIOLATIONS.

(1) **Enforcement Authority.** The West Valley City Code Enforcement Director and other employees of the Code Enforcement Division of the Community and Economic Development Department are authorized to enforce all provisions of this Chapter.

(2) **Violation of this Chapter.** The consumer who violates any provisions of this Chapter shall be issued a written notice of violation. The written notice shall be affixed to the property where the violation occurred and mailed to the consumer of record and to any other person known to the City who is responsible for the violation and its corrections. Such notice shall describe the violation and order that it be corrected, cured, or abated immediately or within such specified time as the City determines is reasonable under the circumstances. Failure to receive such notice shall not invalidate further actions by the City. If the order is not complied with, the City may issue fines and/or a class "C" misdemeanor citation.

(Ord. No. 02-44 Added 08/06/2002)

Chapter 7-29
VEHICLE RECYCLING FACILITIES, TOWING AND
IMPOUND YARDS, OUTSIDE STORAGE
FACILITIES

Sections:

- 7-29-101 PURPOSE AND INTENT.**
- 7-29-102 DEFINITIONS.**
- 7-29-103 LICENSES AND PERMITS.**
- 7-29-104 STANDARDS.**
- 7-29-105 APPLICATION FOR A CONDITIONAL USE PERMIT.**
- 7-29-106 ENFORCEMENT.**

7-29-101. PURPOSE AND INTENT.

The purpose of this Chapter is to provide specific requirements for vehicle recycling facilities, towing and impound yards in the City in the following manner:

- (1) The requirements and standards set forth below are meant to mitigate the substantial impacts of vehicle recycling facilities, and towing and impound yards.
- (2) The requirements are designed to improve the aesthetics, general appearance and function of the vehicle recycling facilities, towing and impound yards and outside storage facilities.
- (3) These design standards are designed to provide screening of all storage areas.

(Ord. No. 03-81 Added 12/16/2003)

7-29-102 DEFINITIONS.

- (1) "Towing and impound yard" means the temporary storage of vehicles that have been towed, carried, hauled, or pushed from public or private property for impoundment in a public or private impound yard. This use does not include "automotive sales and service" or "vehicle recycling facility."
- (2) "Vehicle recycling facility" means the outside storage of, or use of property as a storage yard for, operative or inoperative automobiles or trucks; or junk yard, salvage yard, tow truck service, or wrecker service, which may include but is not limited to:
 - (a) the outside storage of two or more used vehicles, or used vehicle parts regardless of completeness, operational ability, condition, time frame, or reason, or
 - (b) storage of any number of used vehicles or used vehicle parts for the purpose of dismantling, stripping, salvaging or selling all or part of the vehicle, except that the storage of any number of vehicles or equipment within the confines of an enclosed building shall not constitute a vehicle recycling facility and shall not be required to comply with the design guidelines and site requirements of this Ordinance. All other site requirements of the underlying zone in which the facility is located will apply. Notwithstanding any provisions of this Ordinance to the contrary, "vehicle recycling facility" does not include "automotive sales and service" as otherwise defined in the West Valley City Municipal Code.

(Ord. No. 03-81 Added 12/16/2003)

7-29-103. LICENSES AND PERMITS.

It shall be unlawful for any person to conduct, maintain or operate a vehicle recycling facility, towing and impound yard, or outside storage facility, within the City unless such person shall first obtain conditional use approval, comply with all the standards and conditions required by such conditional use approval, and comply with all other required City, county, state and federal regulations.

(Ord. No. 03-81 Added 12/16/2003)

7-29-104. STANDARDS.

- (1) Vehicle recycling facilities, towing and impound yards, and outside storage facilities are uses allowed within the M zone and shall be allowed only as a conditional use approved by the Planning Commission. The Planning Commission may set conditions as necessary pursuant to Chapter 7-7, Conditional Uses.
- (2) All vehicle recycling facilities, towing and impound yards, and outside storage facilities shall comply with all City ordinances and standards, and county, state and federal laws.

(3) Development plans shall be submitted for review by the Planning Commission based on the requirements of Section 7-14-108, "Design and development plan review and decision process," and the standards that follow.

(4) Site Design and Environmental Standards:

- (a) All vehicle recycling facilities, towing and impound yards, and outside storage facilities shall be surrounded by an 8-foot solid visual barrier fence for all frontages along a public street. An 8-foot visual barrier fence is required on the exterior property lines except that the common boundary with another vehicle recycling facility, towing and impound yard, or outside storage facility may be marked with a chain link barrier fence. These visual barriers may be increased in style, height or durability as determined by the Planning Commission. The visual barrier shall be painted or constructed of one color and material providing a consistent appearance. The intent of this requirement is to screen the vehicle storage areas from outside of the property, and the fence may need to be modified by the Planning Commission due to the specific topography to accomplish that result. Notwithstanding the above requirements, parking areas for customers, employees, and vehicle sales are not required to be behind a visual barrier fence.
- (b) All vehicle recycling facilities, towing and impound yards, and outside storage facilities shall hard surface the entire vehicle storage parking and maneuvering areas with concrete, asphalt or approved engineered dustless surface.
- (c) All vehicle recycling facilities, towing and impound yards, and outside storage facilities shall be located on a properly drained site that is properly graded to ensure rapid drainage and to ensure that the site remains free from stagnant pools of water. Properties shall provide a site drainage plan and grading plan with adequate facilities to dispose of any runoff and any contaminants by a method that is approved by the West Valley City Public Works Department.
- (d) All vehicle recycling facilities, towing and impound yards and outside storage facilities shall provide the City with a fluid drainage and disposal plan that complies with all federal, state and local standards.
- (e) The construction or operation of the vehicle recycling facility, towing and impound yard, or outside storage facility shall not add to the contamination of the soil, alter ground water flow, create additional drainage runoff or alter topography in such a way that creates hazards to the proposed site, adjoining properties, or the City.
- (f) Vehicle recycling facilities shall construct and maintain a permanent primary building. Primary buildings shall be constructed of masonry along the front/ street frontage. Secondary storage buildings may be constructed of other materials as approved by the Planning Commission.
- (g) Permanent landscaping shall be designed and installed that complies with the requirements of the underlying zone and the landscape standards as outlined in Chapter 7-13, Standards for Landscaping Along High Image Arterial Streets. Landscaping design shall be reviewed by the Planning Commission as part of the conditional use review. No vehicles shall be parked or displayed within the areas designated for landscaping.
- (h) Each vehicle recycling facility, towing and impound yard, or outside storage facility shall provide adequate off-street customer and employee parking that complies with the standards of Chapter 7-9, Off Street Parking Requirements. Customer parking must be separate from the vehicle storage area and accessible from the public road without being restricted with fences or gates. Operable licensed vehicles being displayed for sale shall be located in a separate designated area and are not required to be screened with a visual barrier.
- (i) Vehicle recycling facilities, towing and impound yards, and outside storage facilities shall provide a vehicle parking plan that demonstrates that the stored vehicles or partial vehicles are stored in a unified organized manner. A minimum of a 20-foot wide drive access way with a 44' wide outside turning radius shall be provided between every two rows of vehicles to facilitate emergency vehicles and tow vehicles. When fire hydrants are provided at the access ways, the width of the road shall be 28-foot wide for a minimum of 20' on both sides of the fire hydrant.
- (j) Vehicles shall not be stacked. Only one vehicle height shall be permitted within the vehicle storage areas. An area may be designated for vehicles awaiting removal from the yard which are crushed (flattened) vehicles and may be stacked to a height no greater than the height of the adjoining screen fence. Stacked vehicles can exceed the height of the adjoining fence by one-foot for every twenty feet of setback from the property line. If the vehicle stacking exceeds the eight-foot height and is within one hundred fifty feet of a public street, additional screening shall include 1 3/4" - 2" caliper trees spaced no more than twenty-five feet apart maintained with an adequate watering system.

- (k) Vehicle staging areas shall be provided outside of the public accessible areas where vehicles are loaded or unloaded. No loading or unloading or storage of any vehicles is permitted within the public right-of-way or within the customer parking lot.
- (l) Vehicle recycling facilities, towing and impound yards, and outside storage facilities shall not allow objectionable smoke, noise, odors, or other adverse impacts on adjoining properties or the City. No burning of any waste materials is permitted unless it is a part of an approved contained heat system specifically for reuse of waste materials.
- (m) All grounds and buildings shall be maintained free of insect and rodent harborage and infestation. Vehicle recycling, towing and impound facilities, and outside storage facilities shall be maintained free of organic waste, or inappropriately stored flammable materials. Materials that are customary to the business shall be stored in accordance with applicable laws.
- (n) Adequate facilities and infrastructure shall be provided for fire protection as determined by the Building and Fire Codes, the International Fire Code, and City Fire Ordinances. Fire extinguishers shall be kept within the buildings and storage yard location as deemed necessary and shall be maintained in good operating condition. A pressurized water system is required to serve the vehicle recycling facilities, and towing and impound yards in order to provide adequate fire protection and culinary water. Fire hydrants served from this water system shall be installed and maintained in accordance with approved plans and in accordance with the International Fire Code.
- (o) All vehicle recycling facilities, towing and impound yards, and outside storage facilities shall be served by a sanitary sewer system. Connection to these facilities shall be mandatory and no private septic sewer systems are permitted.
- (p) Site lighting and operational lighting shall be installed so that it does not create traffic hazards or impacts on adjacent land uses as outlined in Section 7-9-114, Lighting. A lighting plan shall be submitted and approved as part of the conditional use request.
- (q) Identification and business signage shall be in compliance with Chapter 11, Sign Regulations, of the West Valley City Municipal Code. No signage shall be permitted on the screen fencing unless specifically authorized by the Planning Commission.
- (r) All vehicle recycling, towing or impound operations, and outside storage facilities shall comply with Salt Lake Valley Health Department requirements and all other state and federal regulations.

(Ord. No. 03-81 Add 12/16/2003)

7-29-105. APPLICATION FOR A CONDITIONAL USE PERMIT.

(1) Before a conditional use permit for a new vehicle recycling facility, towing and impound yard, or outside storage facility can be issued, complete plans and specifications complying with these standards, and the designated application fees, shall be submitted for review with the Planning Commission. Planning Commission approval, completion of all improvements, and continued compliance with these standards is required for all new vehicle recycling facilities, towing and impound yards, and outside storage facilities.

(2) Vehicle recycling facilities, towing and impound yards, and outside storage facilities legally approved and existing as of the effective date of this Ordinance may continue to be operated and maintained without the site improvements and design restrictions of this Ordinance. However, the site improvement ordinance design standards may be applied to any expansion or modification, as defined in the City's Conditional Use ordinance, Sections 7-7-106(1)(a) and 7-7-106(1)(b), of an existing vehicle recycling facility, towing and impound yard, or outside storage facility.

(Ord. No. 03-81 Added 12/16/2003)

7-29-106. ENFORCEMENT.

Enforcement of this Chapter shall follow the provisions of Chapter 7-20 of this Title.

(Ord. No. 03-81 Added 12/16/2003)