



BOUNTIFUL

Bountiful City Ordinance No. 2025-06

MAYOR
Kendalyn Harris

CITY COUNCIL
Kate Bradshaw
Beth Child
Richard Higginson
Matt Murri
Cecilee Price-Huish

CITY MANAGER
Gary R. Hill

An Ordinance Amending Various Sections of the Bountiful Land Use Code regarding Paved Parking Surfaces:

- I. Section 14-4-109 Permissible Lot Coverage, Section 14-4-110 Parking, Loading, and Access, and Section 14-4-112 Landscaping of Chapter 4 - (R) Single-Family Residential.**
- II. Section 14-3-102 of Chapter 3 - Definitions.**
- III. Section 14-18-105 General Parking Requirements for Parking Areas and Section 14-18-109 Access Requirements of Chapter 18 - Motor Vehicle Parking and Access Standards.**
- IV. Section 14-16-107 General Provisions and Section 14-16-108 Clear-View Areas of Chapter 16 - Landscaping and Fencing.**

It is the finding of the Bountiful City Council that:

- 1. The City Council of Bountiful City is empowered to adopt and amend general laws and land use ordinances pursuant to Utah State law (§10-9a-101 et seq.) and under corresponding sections of the Bountiful City Code; and
- 2. The Planning Department recommends that various changes take place to provide order, accuracy, and clarifications for consideration; and
- 3. After review and a public hearing on February 4, 2025, the Bountiful City Planning Commission forwarded a positive recommendation to the City Council; and
- 4. The City Council of Bountiful City reviewed this Ordinance on February 25, 2025, and considered the statements made from the public as well as the recommendations from the Planning Commission and the Staff.
- 5. The City Council of Bountiful City finds that these amendments are necessary and are in harmony with the objectives and purposes of the Bountiful City Land Use Code and the General Plan; and

6. The City Council of Bountiful City reviewed the proposed ordinance and finds that the proposed amendments are in the best interest of the health, safety, and welfare of the City and the public.

Be it ordained by the City Council of Bountiful, Utah:

SECTION I. Section 14-4-109 Permissible Lot Coverage, Section 14-4-110 Parking, Loading, and Access, and Section 14-4-112 Landscaping of Chapter 4 - (R) Single-Family Residential of the Land Use Code, Title 14 of the Bountiful City Code, are hereby amended as shown on Exhibit A.

SECTION II. Section 14-3-102 of Chapter 3 - Definitions of the Land Use Code, Title 14 of the Bountiful City Code, is hereby amended as shown on Exhibit B.

SECTION III. Section 14-18-105 General Parking Requirements for Parking Areas and Section 14-18-109 Access Requirements of Chapter 18 - Motor Vehicle Parking and Access Standards of the Land Use Code, Title 14 of the Bountiful City Code, are hereby amended as shown on Exhibit C.

SECTION IV. Section 14-16-107 General Provisions and Section 14-16-108 Clear-View Areas of Chapter 16 - Landscaping and Fencing of the Land Use Code, Title 14 of the Bountiful City Code, are hereby amended as shown on Exhibit D.

SECTION V. This ordinance shall take effect immediately upon first publication.

Adopted by the City Council of Bountiful, Utah, this 25th day of February 2025.


Kendalyn Harris, Mayor

ATTEST:


Sophia Ward, City Recorder



1 **Exhibit A**

2
3 **Section I**

4
5 **Code Sections found in Chapter 4 (R) Single-Family Residential (R-1, R-3, R-4, and R-F):**

6
7
8 **14-4-109 PERMISSIBLE LOT COVERAGE**

- 9
10 A. In the (R) Zone, all structures, including accessory structures, and all impervious surfaces
11 such as driveways, sidewalks, patios, parking areas, sports courts and pools shall not
12 cover a total of more than sixty percent (60%) of the area of the lot or parcel of land.
13
14 B. At least fifty percent (50%) of all required front yard areas shall be landscaped.
15
16 C. At least fifty percent (50%) of all required side yard areas shall be landscaped.
17
18 D. At least fifty percent (50%) of all required street side yard (corner lot) areas shall be
19 landscaped.
20
21 E. At least fifty percent (50%) of all required rear yard areas shall be landscaped.
22
23 F. For institutional uses, such as churches, private schools and public buildings, the
24 approving authority may increase the amount of impervious surface area to up to seventy
25 percent (70%), if the additional hard surfacing is used to provide parking spaces beyond
26 the minimum required.
27
28

29 **14-4-110 PARKING, LOADING, AND ACCESS**

30
31 Each lot or parcel in the (R) Zone shall have on the same lot or parcel off-street parking
32 sufficient to comply with Chapter 18 of this Code. ~~Said spaces shall be paved with asphalt,~~
33 ~~concrete, or similar material, and shall include a paved driveway accessing a public street.~~
34

- 35 A. Parking and driveway areas shall be constructed with a Hard Surface made of Impervious
36 Material as defined in section 14-3-102 of this Title.
37
38 B. A Permeable Parking Surface shall be allowed as a parking area -constructed at a
39 minimum distance of ten (10) feet from the front or streetside property line.
40
41 1. All permeable parking surfaces shall have a physical barrier constructed to
42 contain the surfacing material on all sides, consistent with the landscaping
43 requirement of 14-4-112.
44
45 2. All permeable parking surfaces shall be kept free of debris, vegetation and organic
46 material at all times.

47
48 A.C. For ~~single-single~~-family and two-family residential uses, at least two (2) of the required
49 on-site parking spaces per unit shall be provided behind the minimum front yard setback.
50

51 B.D. Front and Street Side (Corner Lot): Parking spaces shall not be permitted between the
52 residence and the street in either the front yard or street side yard except for the
53 following:
54

- 55 1. Street Side Yard (Corner Lot): Parking is only allowed on approved parking areas
56 either within an approved garage or carport or located at least 10 feet from the
57 street side property line and behind a six foot screening fence. Fencing adjacent to
58 driveways on corner lots shall be subject to required clear view requirements of
59 Section 14-16-108.
60

61 [...]
62
63

64 **14-4-112 LANDSCAPING** 65

66 The following landscaping provisions shall apply to any developed lot or parcel in the (R) Zone:
67

68 A. All portions of the lot not improved with structures or other impervious surfaces shall be
69 maintained with suitable landscaping of plants, trees, shrubs, grass and similar
70 landscaping materials. Xeriscape is a type of landscaping employing a mix of drought
71 tolerant plants and grasses.
72

73 B. Landscaping shall also be installed in each adjacent park-strip ~~to the same standards as~~
74 ~~other on-site landscaping. Asphalt, concrete, bricks, pavers, railroad ties, and other~~
75 ~~nonvegetative material are not allowed in the parkstrip area between the curb and~~
76 ~~sidewalk in compliance with Section 14-16-115.~~ Xeriscaping is permitted in accordance
77 with the Landscaping and Fencing Chapter of this Title.
78

79 C. Permeable Parking Surfaces allowed under section 14-4-110 of this Title shall be
80 separated from landscape areas with a physical barrier that exceeds the height of the
81 Permeable Parking Surfaces, such as edging, pavers, bricks, curbing, or similar material,
82 in order to keep the surface material in place.
83

84 B.D. Parking Surfaces shall not be considered as landscaping.

Exhibit B

Section II

Code Sections found in Chapter 3 Definitions (related to the entire City):

14-3-102 DEFINITIONS

93. DRIVE-APPROACH (Also CURB-CUT or DRIVE-ACCESS): The portion of a right-of-way located between the outside edge of a street travel-way and an adjacent property and which is used or designated for vehicular passage.

94. DRIVEWAY: A private roadway, the use of which is limited to persons residing, employed, or otherwise using or visiting the parcel on which it is located.

[...]

130. HARD SURFACE: A dust-free paved surface intended for vehicular use, made of any of the following materials: concrete, masonry, cobblestone, brick, asphalt, or any other reasonable substitutes as determined by the City Engineer.

131. HARDSCAPE: Sidewalks, urban trails, plazas, and other pedestrian-oriented non-vegetative landscaping elements.

[...]

142. IMPERVIOUS MATERIAL: Any surface material which does not allow for the natural percolation of water into the soil, including but not limited to roofs, concrete patios, Hard Surface such as concrete or asphalt driveways, tennis and play courts of concrete or similar material.

[...]

152. LANDSCAPING: The addition of lawns, trees, plants, and other natural decorative features to land. Permeable parking surfaces are not considered landscaping.

[...]

267. SOFTSCAPE: Landscaping consisting of living plants and organic materials. Permeable parking surfaces are not considered landscaping.

206. PARKING SPACE: A ~~permanently surfaced area~~ Hard Surface, enclosed or unenclosed for the parking of one (1) motor vehicle having dimensions of not less than nine (9) feet by eighteen (18) feet, exclusive of access or maneuvering area, ramps, or columns, to be used exclusively as temporary storage space for one private motor vehicle. Permeable parking surfaces as allowed in section 14-4-110 of this Title area also parking spaces.

xxx. PERMEABLE PARKING SURFACE: A parking surface that allows water to pass through to underlying soils. Surfacing materials should generally consist of a well graded mixture of crushed rock and sand which is free from organic materials, or any other reasonable substitute as determined by the City Engineer. Generally acceptable materials should comply with the gradation requirements for Group Classifications A1, A3, A-2-4, or A-2-5 of the American Association of State Highway and Transportation Officials (AASHTO) Soil Classification System with a maximum particle size of 1.5". Permeable Parking Surfaces must be constructed with a minimum compacted thickness of four (4) inches and be maintained such that it is free of plants and organic material.

[...]

326. XERISCAPE: A type of landscaping that employs a mix of drought tolerant plants and organic materials. Asphalt, concrete, brick paving, and other impervious surfaces are not considered xeriscape. Parking areas are not considered landscaping.

147 **Exhibit C**

148
149 **Section III**

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151 **Code Sections found in Chapter 18 Motor Vehicle Parking and Access Standards (related to**
152 **the entire City):**

153
154 **14-18-105 GENERAL REQUIREMENTS FOR PARKING AREAS**

- 155
156 A. ~~Each off-street parking area shall be surfaced with asphalt, concrete pavement, or~~
157 ~~comparable material, and shall be graded to dispose of all surface water.~~
158 Each off-street parking area shall be constructed from a Hard Surface or Permeable
159 Parking Surface material as defined as in 14-3-102 and shall be graded to dispose of all
160 surface water except as allowed in section 14-4-110 of this Title specifically in the
161 Single-Family Residential Zone.
162
163 1. ~~The perimeter of the paved surface~~Hard Surface shall be finished with concrete
164 curb and gutter except for single-family and two-family residential uses.
165
166 2. Surfacing Parking Surfaces may be installed in stages as approved by the
167 approving applicable authority.
168
169 3. Parking areas constructed as a Permeable Parking Surface shall only be accessible
170 from a Hard Surface such as a driveway and must be located on the property in
171 accordance with the requirements of Section 14-4-110 of this Title.
172
173 ~~1-4.~~ 4. All parking and grading plans shall be reviewed and approved by the City
174 Engineer.
175
176 B. Parking areas shall be designed to provide orderly and safe circulation, loading,
177 unloading, parking, and storage of vehicles. All parking areas shall be landscaped,
178 striped, marked, and maintained according to approved plans.
179
180 C. Lighting provided in off-street parking areas shall be directed away from adjoining
181 premises and streets in accordance with the design standards of this Title. The type and
182 location of luminaries shall be approved by the approving authority.
183
184 D. Off-street parking areas shall allow vehicles to enter and exit from a public street by
185 forward motion only. This regulation shall not apply to single-family and two-family
186 residential units, or to town-~~home~~house style residential units approved and constructed
187 after December 31, 2006, that front onto a public street that is not designated on the
188 Street Master Plan as a collector or arterial street and that does not exceed an average
189 daily traffic volume of one thousand (1,000) vehicles.
190
191 E. Pavement, striping, landscaping, paintings, lighting, and all other parking area
192 components shall be maintained to prevent deterioration and safety hazards.

- 193
- 194 F. No off-street parking shall be permitted in any required residential front yard or street
- 195 side yard except as allowed in Section 14-4-110 of this Title. ~~And no vehicle, trailer or~~
- 196 ~~similar device may be parked on a lawn, park strip or any other non-paved surface.~~
- 197 Vehicles, trailers, or similar devices shall not be parked on lawns, landscaping areas
- 198 including xeriscape, park strips, or any other non-paved paved surfaces/areas except as
- 199 allowed in section 14-4-110 of this Title, specifically in the Single-Family Residential
- 200 Zone.
- 201
- 202 G. No tandem parking (one space behind another) shall be allowed, except for conventional
- 203 single-family dwellings. Duplexes, apartments, townhouses and condominiums may have
- 204 tandem parking providing that both spaces are assigned to the same dwelling unit and the
- 205 plan is approved by the ~~approving~~ applicable authority.
- 206
- 207 H. Off-street parking spaces shall be located at least ten (10) feet from any street property
- 208 line except for driveways serving one and two-family dwellings. For single-family and
- 209 two-family residential uses, at least two (2) of the required on-site parking spaces per unit
- 210 shall be provided behind the minimum front yard setback. No driveways or paved vehicle
- 211 areas of any kind are allowed in a street side yard (corner lot) setback unless they provide
- 212 access to an approved parking area located within an approved garage or carport or a
- 213 paved area located at least 10 feet from the street side property line and behind a six foot
- 214 screening fence as required in Section 14-4-110.
- 215
- 216 I. Landscaping of all ~~commercial and industrial~~ parking areas is required and shall meet the
- 217 requirements and standards of this Title.
- 218

219 [...]

220

221

222 **14-18-109 ACCESS REQUIREMENTS**

223

- 224 A. Any property, regardless of its use or zone designation, shall be subject to the following.
- 225
- 226 1. Any off-street parking area shall be accessed through an approved drive-approach,
- 227 also referred to as a “drive-access” or “curb-cut”, meeting ~~city~~ City construction
- 228 standards. It is unlawful to drive a motor vehicle on any sidewalk, park strip, or
- 229 any other area behind the curb within a public right-of-way, with the exception of
- 230 an approved drive-approach.
- 231
- 232 2. The combined area of drive-approaches along any public street frontage shall not
- 233 exceed fifty-percent (50%) of the linear length of the street curb immediately
- 234 adjacent to a property, including required curb returns. A legal non-
- 235 complying ~~legal, non-conforming~~ flag lot shall be limited to one (1) drive-
- 236 approach which shall be the narrowest width possible to comply with the
- 237 minimum access requirements of this Title and the Fire Code.
- 238

- 239 3. No off-street parking area shall be approved or constructed without a drive-
240 approach meeting City standards. Any drive-approach shall be located at least five
241 (5) feet from a side or rear property line, with the exception of approved, shared
242 drive-approaches.
- 243
- 244 4. Each drive-approach, or drive access ~~or driveway~~, shall be ~~surfaced with asphalt,~~
245 ~~concrete pavement or comparable material~~ constructed from materials consistent
246 with the City's construction standards for drive approaches or other improvements
247 constructed within the public right-of-way. Driveway(s) shall be constructed
248 from Hard Surface as defined in 14-3-102 and shall be graded to dispose of all
249 surface water. All parking, driveways, and grading plans shall be reviewed and
250 approved by the City Engineer.
- 251
- 252 5. Existing drive approaches (drive accesses or curb-cuts) which are ~~abandoned by~~
253 ~~deemed abandoned by the City Engineer for~~ non-use or which are relocated as
254 part of an approved development project shall be removed and replaced with
255 standard curb, gutter, park strip, and sidewalk within one (1) year, as required by
256 the City Engineer.

Exhibit D

Section IV

Code Sections found in Chapter 16 Landscaping and Fencing (related to the entire City):

14-16-107 GENERAL PROVISIONS

The following shall apply to all property within the City of Bountiful:

- A. Each property owner and/or occupant shall provide and continuously maintain on-site landscaping, fencing, walls, and other required improvements equal to the minimum requirements of this Title and as shown on an approved site plan.
- B. Any dead vegetation or growth shall be removed immediately and shall not be allowed to accumulate on the property.
- C. Each property owner and/or occupant shall provide and continuously maintain landscaping within park strip areas ~~(between the curb and sidewalk)~~, except for approved driveways, walkways, and utility service areas. Asphalt or concrete paving in place of landscaping between the sidewalk and curb is prohibited.
- D. Any developed property shall have a pressurized irrigation system that shall be installed and continuously maintained in all landscape areas.
- E. It is unlawful to strip, excavate, or otherwise remove top soil from a site unless a permit allowing the activity has been issued by the Engineering Department.
- F. Any required improvement, including landscaping, shall be installed within six (6) months of the date of the occupancy permit or of the equivalent final inspection.

14-16-108 CLEAR-VIEW AREAS

- A. ~~For the purpose of providing adequate vision of vehicular and pedestrian traffic, a~~ clear-view area shall be maintained at the intersection of every street, whether public or private, and at the intersection of every driveway with a public or private street. The clear-view provisions are considered as life-safety standards and shall supersede any conflicting provisions of this Title.
- B. No provision of this section shall be construed to allow the continuance of any nonconforming tree, shrub, plant or plant growth, fence, wall, other screening material, or other obstruction which interferes with the safety of pedestrians or vehicle traffic.

- C. The clear-view area for a street intersection is the area of land determined by measuring forty (40) feet from the point of juncture of street curb lines, and then connecting the termini of those lines forming a triangle that encompasses a portion of the street right-of-way and the adjoining lot. Within that clear-view area, the following shall apply:
1. Solid fences, walls, signs, sight obscuring vegetation, and/or other sight obscuring devices shall not exceed two (2) feet in height above the level of the curb.
 2. Open style fences shall not exceed four (4) feet in height above the level of the curb.
 3. Tree trunks shall not be located within the clear-view area; however, tree canopies may extend into the ~~clear-clear~~ view area if they are trimmed at least seven (7) feet above the elevation of the sidewalk and eleven (11) feet above the elevation of the street. It is unlawful to allow any vegetation or other growth to block any traffic sign, traffic signal, street light, or other public safety device, regardless of whether it is located in a clear-view area or not.
 4. No sign shall be allowed in the clear-view area unless it is specifically permitted by this Title and it is determined by the City Engineer that it is not a safety hazard.
 5. No obstruction of any sort which interferes with the safety of pedestrians or traffic shall be allowed within the clear-view area unless it is specifically permitted by this Title and it is determined by the City Engineer that it is not a safety hazard.
- D. The clear-view area for the intersection of a driveway and a street shall be determined by first establishing the point of intersection of the driveway edge and the street property line, then measuring ten (10) feet along the property line away from the driveway, and ten (10) feet along the edge of the driveway in toward the property. A line is then drawn from the termini of the two lines, forming a triangle. This is accomplished on both sides of the driveway. Within the triangles and the area between them, the following shall apply:
1. An open style fence shall be a maximum of four (4) feet in height.
 2. Any wall or other type of solid fence or sight obscuring growth shall be a maximum of three (3) feet in height.
 3. Tree trunks shall not be located within this clear view triangle; however, tree canopies may extend into the clear view area if they are trimmed at least seven (7) feet above the sidewalk and eleven (11) feet above the street.
 4. Tree canopies or other growth shall not block signs or signals.
 5. Sight obscuring growth shall be a maximum of three (3) feet in height in the park strip.

348 6. The driveway clear-view fencing provisions may not be required on corner and
349 double frontage lots for a secondary drive access that is gated, locked and that
350 accesses the rear yard, if it is determined by the Planning Director that the drive
351 access is not a primary access.