

Ordinance #2026-xx. An Ordinance Amending Title 10.19.00. Landscape Requirements, Adding Definitions and Amending Requirements to the Landscape Requirements.

Dated 2026

Document Control Changes: Created Jan. 10, 2023, revised 2026

WHEREAS, Fairfield Town recognizes the importance of effectively regulating improvements such as landscaping; and

WHEREAS, the Planning Commission held a public hearing on , regarding proposed amendments to Title 10.19.00., after which the Planning Commission made a recommendation on the proposed ordinance to the Town Council; and

WHEREAS, the Town Council considered the Planning Commission's recommendation; and

WHEREAS, the Town Council finds that the proposed ordinance will further the public health, safety, and general welfare of Fairfield residents by adding specific definitions and creating clear and concise language regarding landscaping.

NOW, THEREFORE, be it ordained by the Town Council of Fairfield, State of Utah as follows:

Section 1. Amendment of Municipal Code.

The Fairfield Town Code is hereby amended as shown in "Exhibit A", attached hereto and incorporated herein, to amend Title 10.19.00.

Section 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

Section 3. Effective Date. This Ordinance shall become effective immediately upon passage or posting as required by law.

Adopted and passed on this day of 2026.

Hollie McKinney, Mayor

Hollie McKinney	yes	no	abstain
RL Panek	yes	no	abstain
Tyler Thomas	yes	no	abstain
Michael Weber	yes	no	abstain
Richard Cameron	yes	no	abstain

ATTEST:

Stephanie Shelley, Recorder

(OFFICIAL SEAL)

Exhibit A.

Title 10. Chapter 19.00.

Landscape Requirements.

Section 10.19.10.	Purpose.
Section 10.19.20.	Definitions.
Section 10.19.30.	Landscape Requirements - Residential.
Section 10.19.40.	Landscape Requirements - Non-Residential.
Section 10.19.50.	Water Wise Landscaping Standard for Residential and Non-Residential.
Section 10.19.60.	Planting Standards for Residential and Non-Residential.
Section 10.19.70.	Fencing Standards for Residential and Non-Residential.
Section 10.19.80.	Waiver.
Section 10.19.90.	Enforcement.
Section 10.19.100.	Judicial Review.
Section 10.19.110.	Severability.
Section 10.19.120.	Conflict with Other Land Use Ordinances/Code.

Section 10.19.10. Purpose.

A. The purpose of this chapter is to establish minimum standards and requirements for the installation of landscaping and screening walls in connection with all new development and expansions of existing development within Fairfield Town.

B. These standards are intended to promote the health, safety, and general welfare of the community by:

1. Supporting attractive, well-designed, and context-sensitive development;
2. Enhancing property values and promoting visual harmony across properties;
3. Creating a more aesthetically pleasing appearance along public streets and rights-of-way;
4. Complementing the architectural character of buildings and existing environments;
5. Providing buffers between incompatible land uses and protecting adjacent properties from visual, noise, or other negative impacts associated with high-intensity uses; and
6. Encouraging water conservation by promoting the use of drought-tolerant, or native plant species suitable for the arid regional climate.

C. The provisions of this chapter shall be interpreted and applied as the minimum requirements necessary to achieve these objectives and to ensure responsible and sustainable landscape practices throughout the Town.

Section 10.19.20. Definitions.

For the purposes of this ordinance, the following terms shall have the meanings that are specific to this ordinance. Terms not defined herein shall have the meanings assigned in Chapter 12 of the Fairfield Town Code, and if not defined there, shall be interpreted in accordance with their commonly accepted meaning.

Active Recreation Area. Means an outdoor area designed for organized or high-intensity recreational activities, such as playgrounds, sports courts, or play fields.

Artificial Turf. Artificial Turf means a synthetic ground covering designed to mimic natural grass, installed as a substitute for natural turf grass, and not considered live vegetation.

Berm. Means a landscaped mound of earth used to screen, buffer, or separate land uses and improve site appearance.

Built Environment. Means all human made surroundings that provide the setting for daily life, encompassing buildings, parks, roads, infrastructure (water, energy, transport), and public spaces, essentially everything man-made where we live, work, and play, distinguishing it from the natural world.

Caliper. Means the diameter of a tree trunk measured at a height of six (6) inches above the ground for trees up to four (4) inches in diameter, and at a height of twelve (12) inches for trees larger than four (4) inches in diameter.

Clear Vision Triangle. Means an area at street intersections or driveways required to remain unobstructed to preserve adequate sight distance for vehicles and pedestrians, as defined by the Town's street and access standards.

Deciduous Tree. Means a tree that loses its leaves seasonally, typically during the fall or dormant period.

Decorative Rock. Means naturally colored stone or gravel used for landscaping purposes, with a minimum aggregate size of three-quarters ($\frac{3}{4}$) to one (1) inch. Decorative rock shall not include decomposed granite, construction debris, or gravel used solely for vehicular access or utility coverage.

Drip Irrigation. Means a high-efficiency irrigation system that delivers water directly to the base of plants through emitters, tubes, or hoses, reducing water waste from evaporation or runoff.

Drought-Tolerant Plant. Means a plant species adapted to arid or semi-arid climates that can thrive with minimal irrigation after establishment. Includes many native plants and xeriscape species.

Evergreen. Means a plant or tree that retains green leaves throughout the year and does not go dormant or lose its foliage seasonally.

Groundcover. Means low-growing plants or vegetative materials that spread to cover the ground surface, used to reduce erosion, suppress weeds, and provide aesthetic landscape coverage.

Hardscape. Means non-living landscape elements such as paved surfaces, walkways, patios, retaining walls, fences, and decorative structures that are integrated into the landscape design. It also includes durable landscape materials, such as concrete, wood, pavers, stone, or compacted inorganic mulch.

Irrigation System. Means a system of pipes, emitters, sprinklers, valves, or other devices designed to supply water to landscaped areas.

Landscaping. Means the combination of plant materials, groundcover, mulch, decorative rock, fencing, irrigation systems, and site design features that are intended to improve the aesthetic and environmental quality of a site.

Landscape Professional. Means an individual with demonstrated training or experience in landscape design, installation, or irrigation, including licensed or certified landscape architects, landscape contractors, or irrigation specialists.

Landscape Plan. Means a detailed drawing or set of documents prepared by a licensed landscape professional showing existing and proposed landscaping, irrigation systems, grading contours, plant materials, hardscape, and site features as required by this chapter.

Lawn. Means ground that is covered with grass that is regularly mowed.

Live Vegetation. Means any living plant material, including trees, shrubs, groundcover, turf, or perennial plantings, used as part of a landscape design. Artificial turf or synthetic plants do not qualify as live vegetation.

Mulch. Means a material such as bark, wood chips, compost, or rock placed on soil surfaces to retain moisture, suppress weeds, and enhance visual appearance.

Native Plant. Means a plant species that is indigenous to Utah or the Intermountain West region and is well-adapted to local soil, climate, and water conditions.

Natural Turf Grass. Means living grass grown in soil, maintained through irrigation and mowing, and excluding artificial or synthetic turf.

Non-Residential. Means contractor/developer installed residential, commercial, airport, industrial, and institutional construction as applicable.

Ornamental Tree. Means a small tree, often with distinctive flowers, foliage, bark, or branching, used for decorative purposes in landscaping.

Parking Lot Landscape Area. Means a landscaped area located within or adjacent to a parking lot intended to provide visual relief, shade, and stormwater management.

Park Strip. Means a typically narrow landscaped area located between the back of the curb and the sidewalk. The park strip must be some type of hardscaping.

Residential. Means Single Family Dwellings.

Screening. Means a visual barrier created through fencing, walls, landscaping, berms, or a combination thereof, used to block undesirable views, provide privacy, or reduce environmental impacts.

Screening Fence or Wall. Means a fence or wall intended to provide visual separation, privacy, or buffering between land uses, typically constructed of solid or semi-solid materials.

Single family Residential Dwellings. Means the property is a standalone dwelling and includes ownership of both structure and land with street access and no shared utilities. Does not include contractor/developer installed residential.

Total Landscaped Area. Means Improved areas of the property that incorporate all the completed features of the landscape. For single-family residential, this only includes the front and side-yard areas. The landscape area does not include footprints of buildings or structures, sidewalks along the street (but does include internal walking paths), driveways, and other non-irrigated areas intentionally left undeveloped.

Turf. Means a surface layer of soil thickly covered with a mat of grass and its roots, whether natural or synthetic.

Very Low Water Landscaping. Means a form of water wise landscaping in which decorative rock, mulch, and hardscape are the predominant surface treatments and live vegetation is limited in number but selected from drought-tolerant, low-water-use species. Very low water landscapes shall still comply with minimum live vegetation requirements established in this chapter.

Water Wise Landscaping. Means landscaping practices that reduce water consumption through the use of drought tolerant plants, efficient irrigation systems, and design techniques that minimize water loss and runoff.

Xeriscaping. Means a water conserving landscaping approach that uses drought tolerant plants, mulch, and efficient irrigation to create attractive landscapes suited to dry climates. Xeriscaping does not mean leaving areas as bare soil or weeds without intentional planting or design.

Section 10.19.30. Landscape Requirements – Residential.

A. Residential standards/requirements shall apply to single family residential dwellings. It must be a stand alone dwelling and includes ownership of both structure and land with street access and no shared utilities. Does not include contractor/developer installed residential.

B. Single family dwellings shall provide and maintain landscaping in all parts of the yards visible from a public street or right-of-way.

C. The area of required, improved landscaping shall be at least equal to the square footage of the primary dwelling unit on the lot.

D. Acceptable landscaping improvements include, but are not limited to:

1. Xeriscaping using drought-tolerant or native plant species;
2. Driveways, sidewalks, or hardscape features that integrate with the site's overall

aesthetic;

3. Vegetative ground cover, including low water turf alternatives, shrubs, and groundcover plantings; and

4. Trees, which are strongly encouraged to provide shade, enhance curb appeal, and contribute to Fairfield's desert-compatible character.

E. All landscaping shall be:

1. Groomed, neatly maintained, and kept free of debris and invasive weeds;

2. Installed in a manner that prevents soil erosion and promotes water efficiency; and

3. Designed to complement the architecture of the home and preserve the natural visual character of the area.

F. Accessory Dwelling Units (ADUs).

1. Applicability.

All properties containing an Accessory Dwelling Unit (ADU), including both internal (I-ADU) and detached (D-ADU), shall comply with the landscaping requirements of this Section.

2. Landscape Compatibility.

Landscaping associated with an ADU shall be designed and maintained in a manner that preserves the appearance and character of a single-family residential property and neighborhood.

3. Additional Landscaping Area.

Where a detached ADU (D-ADU) is constructed, any disturbed or newly developed area associated with the ADU, including access paths, parking areas, or utility installations, shall be landscaped in accordance with this Chapter.

4. Parking Area Landscaping.

Any additional off-street parking required for an ADU shall be integrated into the site design and shall not create a predominance of hardscape. Landscaping shall be provided to soften visual impacts and maintain neighborhood character.

5. Water Wise Compliance.

All landscaping installed in association with an ADU shall comply with the Water Wise Landscaping Standards set forth in Section 10.19.50.

G.Pasture and Agricultural Use.

Pasture, grazing land, or agricultural use may be permitted within required landscaped areas, including front and side yards, provided that:

1. The area is maintained in a healthy and managed condition and is not left in a neglected or overgrown state;
2. The area is kept free of noxious weeds and excessive bare soil;
3. The use does not create dust, erosion, or nuisance conditions impacting adjacent properties or public rights-of-way;
4. Any fencing associated with the pasture complies with applicable Town fencing standards; and
5. The use is consistent with the underlying zoning district and all other applicable provisions of the Fairfield Town Code.

Section 10.19.40. Landscape Requirements – Non-Residential.

A. Non-residential standards/requirements shall apply to contractor/developer installed residential, commercial, airpark, industrial, and institutional construction as applicable.

B. Landscaping Plan Required:

1. All applicants are required to submit a landscaping plan prepared by a licensed landscape professional;
2. The Fairfield Building Department shall review the plan for compliance with this chapter; and
3. The landscaping plan shall include, at a minimum:
 - a. Location and dimensions of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, signage, refuse areas, and lighting;
 - b. Plant names (botanical and common), locations, quantities, and sizes at planting and maturity. Existing vegetation to be retained or removed shall be clearly marked;
 - c. Existing and proposed grading with contour intervals - two (2) foot intervals for grades five percent (5% or greater); one (1) foot intervals for grades under five percent (5%);
 - d. Irrigation system plan;
 - e. Existing and proposed fences with material specifications;
 - f. Summary data showing percentages of landscaped areas, domestic turf grasses,

deciduous and evergreen species, and xeriscaping;

g. For institutional (churches, schools, etc.), airparks, and multi-family landscapes and common areas, lawn shall not exceed twenty percent (20%) of the Total Landscape Area. (as defined in this chapter); and

h. For commercial, industrial, and airpark landscapes, lawn areas shall not be allowed outside of active recreation areas.

C. All applicants proposing development for contractor/developer installed residential, commercial, airpark, industrial, and institutional construction purposes are required to submit a landscaping plan as part of their development application.

D. The landscaping plan shall be designed to fulfill the following objectives:

1. Preserve and complement the desert character of the natural landscape, mitigate the visual impact of buildings and parking areas, and promote aesthetic character while supporting water conservation;

2. Provide visual interest and variety throughout the site using appropriate plant materials, textures, and seasonal changes;

3. Incorporate screening elements to buffer incompatible uses, shield service areas, and protect adjacent properties from visual and environmental impacts;

4. Enhance year-round site beautification through the use of evergreen vegetation, seasonal color, and complementary hardscape features;

5. Blend with the existing topography and native vegetation to create a natural, cohesive visual experience;

6. Highlight architectural design features of buildings and improve curb appeal; and

7. Support sustainable landscape practices by emphasizing the use of drought-tolerant, low water use, and native plants suited to Fairfield's arid climate.

E. Completion of Landscape Improvements.

1. Landscaping improvements shall be completed in accordance with the approved site and landscaping plans prior to issuance of a Certificate of Occupancy; and

2. If weather conditions prevent timely installation, the Town may grant a temporary extension of up to six (6) months, provided that the applicant posts a bond of at least one hundred ten percent (110%) of the estimated landscaping cost.

F. Design Applications. The Building Department shall evaluate landscape plans based on the following:

1. Plant Selection. Consideration for texture, form, color, and growth habits; native species

preferred;

2. Water Conservation. Use of drip irrigation systems for low-flow water whenever possible; and
3. Berming. Required around parking areas to buffer between non-residential and residential areas.

G. Required Landscaping Elements.

1. Minimum five percent (5%) of the total parking lot area shall be landscaped;
2. All public-facing and residential facing sides of buildings must be landscaped;
3. One (1) tree is required for every ten (10) parking spaces;
4. One (1) tree is required for every one thousand (1,000) square feet of required landscaped area;
5. Trees must be kept alive and replaced by the owner in a timely manner if the tree dies; and
6. All stormwater retention areas must be landscaped.

Section 10.19.50. Water Wise Landscaping Standards For Residential and Non-Residential.

A. The following apply to park strips, medians, and landscaped areas in public rights-of-way, Commercial, Airpark Contractor/Developer installed residential, and Industrial and Institutional Developments:

1. At least twenty percent (20%) of the landscaped area must consist of live vegetation;
2. Vegetation must be evenly distributed, not segregated into clusters;
3. Decorative rock must be at least three-quarters ($\frac{3}{4}$) to one (1) inch aggregate, applied three (3) inches deep over a permeable weed barrier, and may not exceed the elevation of sidewalks, curbs, or trails;
4. Drip irrigation systems are required where possible; and
5. Maintenance Liability. Property owners are responsible for any damage caused by landscaping materials that migrate into public facilities (e.g., streets, sidewalks, storm drains).

Section 10.19.60. Planting Standards for Residential and Non-Residential.

A. All planting shall meet the following minimums:

1. Trees (Deciduous). Minimum one and one-half (1.5) inch caliper measured six (6) inches above the soil line;

2. Trees (Evergreen). Minimum height of six (6) feet at planting;
3. Ornamental Trees. Minimum one and one-half (1.5) inch caliper;
4. Shrubs. Minimum one (1) gallon container stock that will attain at least two (2) feet in height;
5. Turf Limit. No more than thirty percent (30%) of landscaped areas shall consist of turf;
6. Drought Tolerant Plants. At least fifty (50%) of all trees and shrubs shall be drought tolerant species;
7. Weed Barrier shall be required beneath all planting beds, topped with mulch, wood chips, or rock to reduce evaporation;
8. Parking areas shall be kept weed-free; and
9. Road Frontage. All areas in front of screening or along public roads must have three quarters ($\frac{3}{4}$) inch gravel to a depth of three (3) inches, installed over a minimum two (2) inch road base.

B. Additional recommended water wise landscaping practices:

1. Hydrozoning. Group plants with similar water needs together;
2. Use drip irrigation for planting beds;
3. Limit turf areas (example: no more than 20–30% of landscaped area); and
4. Use of drought-tolerant plants.

Section 10.19.70. Fencing Standards for Residential and Non Residential.

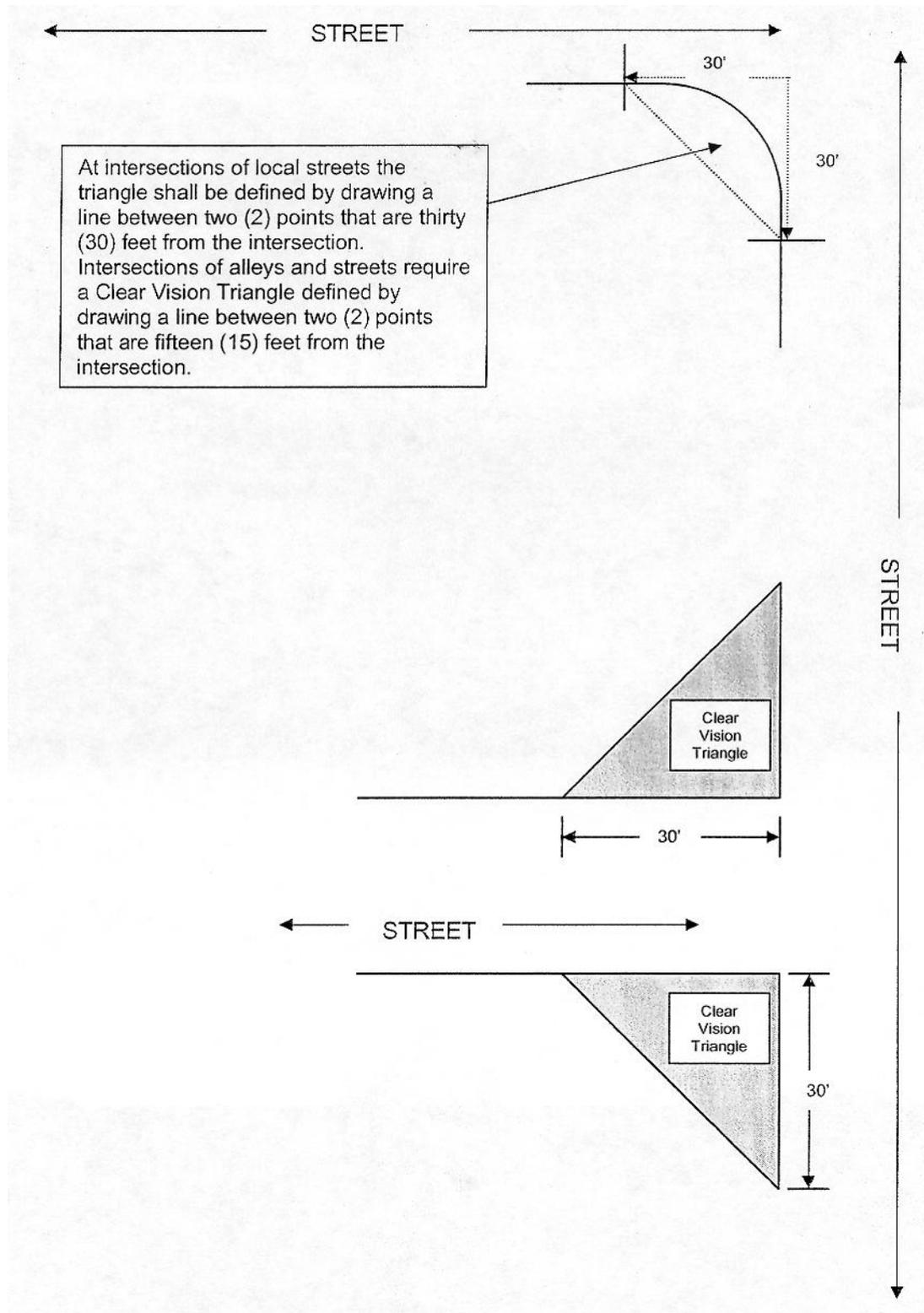
A. Applicability. These standards apply to all fences, walls, and similar screening structures erected within the Town, unless otherwise exempted by this Code.

B. Residential Fencing. Fences within residential zoning areas shall have:

1. Maximum Height. Shall not exceed six (6) feet. in height
2. Front Yard and Corner Visibility. Within any required clear vision triangle at street intersections or driveways, fences, walls, or hedges shall not exceed three (3) feet in height.

C. Corner Lots. On corner lots, fencing shall comply with front yard setback and **clear vision triangle** requirements on both street frontages. No fence or wall may obstruct sight distance for vehicles or pedestrians. Clear vision triangles shall be measured and enforced in accordance with the Town's street and access standards.

Diagram A – Clear Vision Triangle



D. Residential – Non Residential Interface:

1. Screening Required. Where a commercial or non-residential use abuts a zone allowing

residential, a screening buffer shall be provided along the shared property line. Required screening shall be installed and maintained by the non-residential property owner;

2. Acceptable Screening Methods. Screening may consist of:

- a. Solid fencing or walls;
- b. Landscaping or berms; or
- c. A combination thereof, as approved by the Town;

3. Minimum Fence Height. Where fencing is used as part of required screening, the fence shall be a minimum of six (6) feet in height; and

4. Increased Height for Intensive Uses. The Town may require fencing up to eight (8) feet in height where necessary to mitigate impacts from higher intensity commercial, industrial, institution, or airpark zones, or developer/contractor installed residential, including but not limited to outdoor storage, loading areas, or service functions.

D. Materials and Maintenance. Fences shall be:

1. Constructed of durable materials commonly used for residential or commercial screening, including wood, vinyl, masonry, decorative metal with slats, or similar materials approved by the Town;
2. Maintained in good repair by the property owner; and
3. Chain-link fencing shall not be permitted for required screening unless fully slatted or otherwise approved by the Town.

E. Administrative Flexibility. The Town may approve alternative fencing designs or materials where the intent of this section is met and where public safety, visibility, and neighborhood compatibility are maintained.

Section 10.19.80. Waivers.

The Town Council has the authority to waive or modify the standards in this chapter as circumstances dictate.

Section 10.19.90. Enforcement.

A. Penalty. Any person, firm or corporation violating or permitting the violation of any provision of this Section shall be guilty of a Class B. misdemeanor and the Town Attorney may institute, in addition to other remedies provided by law, injunction, mandamus, abatement or other appropriate action to obtain compliance.

B. Disclaimer of Liability. Whether by reason of the issuance of a permit, the performance of inspections, the approval of any work authorized hereunder, or any other act or omission, the provisions of this Section shall not be construed as imposing upon Fairfield Town or any official or employee thereof, any liability or responsibility for damages to any property or person harmed

by the performance of work, or the utilization of any structure or location, or otherwise, for which an access permit is issued hereunder.

Section 10.19.100. Judicial Review.

Legal Action. Any legal action challenging any decision of the Town Council, or other governmental body performing a function under this ordinance shall be filed in a court of competent jurisdiction within 30 days of the action challenged.

10.19.110. Severability.

Severability of Section, Phrase, Sentence or Portion. If any section, phrase, sentence or portion of this chapter is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

Section 10.19.120. Conflict with Other Land Use Ordinances/Code.

Governing Ordinance/Code. If any provision of this ordinance/code is in conflict with a provision of another ordinance/code of the Town, then the most stringent requirement shall govern.

PC Working Draft

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, Stephanie Shelley, Town Recorder of Fairfield Town, Utah, do hereby certify and declare that the above and foregoing is a true, full and correct copy of an ordinance passed by the Town Council of Fairfield Town, Utah, on the day of 2026.

Ordinance #2026-xx. An Ordinance Amending Title 10.19.00. Landscape Requirements, Adding Definitions and Amending Requirements to the Landscape Requirements.

WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Fairfield Town, Utah, this day of 2026.

Stephanie Shelley
Fairfield Town Recorder/Clerk

(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH)
)
COUNTY OF UTAH)

I, Stephanie Shelley, Town Recorder of Fairfield Town, Utah, do hereby certify and declare that I posted in three (3) public places the following summary of the ordinance which was passed by the Fairfield Town Council on the ____ day of _____, 2026 and herein referred to as:

Ordinance #2026-xx. An Ordinance Amending Title 10.19.00. Landscape Requirements, Adding Definitions and Amending Requirements to the Landscape Requirements.

SUMMARY.

Amending Title 10.19.00 Landscape requirements, and adding definitions.

The three places are as follows:

1. Fairfield Town Hall
2. Fairfield Town Website
3. Utah State Public Notice Website

Stephanie Shelley
Fairfield Town Recorder/Clerk

Date of Posting ____ day of _____, 2026