



ORDINANCE 2026-03

Amending Chapter 10-18 of the Town Code by Adding a Requirement for Enhanced Buffering and Screening on Commercial Properties Adjacent to Residential Uses

Whereas, the Town of Springdale Planning Commission and Town Council find it necessary to the Town's village character to protect residential uses from the probable impacts of adjacent commercial uses, such as increased light and noise, loss of privacy, and other impacts, and

Whereas, the Town of Springdale General Plan directs the Planning Commission to develop strategies for enhanced buffering between commercial uses and residential uses to mitigate these impacts (see General Plan Land Use and Town Appearance Sub-Goal F), and

Whereas, in fulfillment of the General Plan direction the Planning Commission has proposed that all new commercial development be required to include a landscape buffer yard where the development is adjacent to residential property, and

Whereas, the Town Council desires to add the buffer yard requirement to the Land Use Ordinance as part of the landscape standards, and

Whereas, the necessary processes and procedures to amend the Land Use Ordinance, including the requirement to hold public hearings, have been satisfied,

Now therefore be it ordained by the Springdale Town Council that section 10-18-6.5 is added to the Land Use Ordinance and shall read as follows:

Adopted by the Springdale Town Council this 11th day of February, 2026.

Barbara Bruno
Barbara Bruno, Mayor

Attest:

Robin Romero
Robin Romero, Town Clerk

ROLL CALL VOTE		
R. Aton	<input checked="" type="radio"/> Yes	No
B. Bruno	<input checked="" type="radio"/> Yes	No
J. Burns	<input checked="" type="radio"/> Yes	No
P. Campbell	<input checked="" type="radio"/> Yes	No
K. Topham	<input checked="" type="radio"/> Yes	No

10-18-6.5: LANDSCAPE BUFFER YARDS

A landscape buffer yard is required on all boundaries of a property in the CC or VC zone developed with a commercial use that is adjacent to any property in the FR or VR zone. This includes all FR and VR sub-zones as well as any overlay zone with a primarily residential use. Landscape buffer yards shall meet the requirements of this section. The area of the landscape buffer yard shall be included when calculating the total amount of landscape on the property for compliance with section 10-18-4(A). The quantity of trees, shrubs, and groundcover in a landscape buffer yard shall be included when calculating the total amount of trees, shrubs, and groundcover on a property for compliance with section 10-18-4(C).

A. General Landscape Buffer Yard Requirements: All landscape buffer yards shall meet the following requirements:

1. Landscape buffer yards shall be located entirely within the commercial property to which they pertain. No portion of an adjacent property or right-of-way shall be considered part of the landscape buffer yard.
2. Landscape buffer yards shall be located on the outer perimeter of any property in the CC or VC zone developed with a commercial use wherever the property is adjacent to a property in the FR zone, VR zone, or an overlay zone with a primarily residential use.
3. Properties in the CC or VC zone developed with a residential use are not required to include a landscape buffer yard.
4. Transient lodging is a commercial use. Properties with a transient lodging use must be developed with a landscape buffer yard in accordance with this section.
5. Where they are required, landscape buffer yards shall extend to the property boundary.
6. The owner of the property where the landscape buffer yard is located shall be responsible for the ongoing care and maintenance of the landscape buffer yard. If any required vegetation in the landscape buffer yard dies, the property owner shall replace the vegetation with vegetation of the same type within four months.
7. A landscape buffer yard may be used only for the following uses and purposes:
 - a. Landscaping and buffering from adjacent properties.
 - b. Stormwater management, but only in conjunction with Low Impact Design stormwater management techniques.
 - c. Underground utility lines and appurtenances, but only when they do not impair the buffering function of the landscape buffer yard.
8. None of the following may be located in a landscape buffer yard:
 - a. Buildings or structures, except fences as required by landscape buffer yard standards.
 - b. Parking areas, including parking spaces, parking access lanes, backing space for parking areas, and other areas associated with parking.
 - c. Driveways, fire lanes, fire apparatus turnarounds, loading areas, storage areas, or other similar improvements.
 - d. Dumpsters, trash storage enclosures, recycling bins, composting bins, or similar items.
 - e. Mechanical or electrical equipment such as air conditioning units, generators, and similar equipment.

- f. Recreation and leisure areas such as walkways, paths, benches, courtyards, patios, decks, and similar improvements.
 - g. Commercial uses such as outdoor dining, open air displays, signage, etc.
- B. Coordination with Adjacent Property Owners: There are three landscape buffer yard options available to a property owner to satisfy the landscape buffer yard requirement on a property. The owner of the property requiring the landscape buffer yard shall choose the landscape buffer yard option that provides the best buffering and screening to adjacent residential properties, based on the nature and character of both the commercial property and the adjacent residential property. Commercial property owners should work cooperatively with owners of adjacent residential properties to determine which of the landscape buffer yard options provides the most effective buffering. Ultimately, the commercial property owner is responsible for selecting the landscape buffer yard option that will be developed on the property. However, as part of the landscape plan submittal required in section 10-18-3, the commercial property owner must submit documentation of all attempts to communicate and cooperate with all adjacent residential property owners regarding their opinions on the landscape buffer yard option selected.
- C. Landscape buffer yard Options: An owner of property that requires a landscape buffer yard may select any of the three following options to satisfy the landscape buffer yard requirement, subject to communication with the adjacent residential property owners as outlined in paragraph B above:
 1. Option 1 - Wall or fence, and trees.
 - a. Landscape buffer yard width must be a minimum of 10 feet.
 - b. A fence or wall must be placed on the property line.
 - i. The wall or fence must be eight feet in height, unless the adjacent residential property owner requests a lower height. In no instance shall the wall or fence be less than six feet in height.
 - ii. The wall or fence must be completely solid and opaque.
 - iii. The wall or fence may not encroach onto the adjacent property.
 - iv. The wall or fence must be made of one of the following materials:
 1. Block or concrete with a stucco or stone veneer facing.
 2. Rusted metal.
 3. Wood.
 - c. A minimum of five canopy or evergreen trees must be planted within every 100 foot length of landscape buffer yard.
 - i. The trees must be a species selected from the Town's approved plant list.
 - ii. The trees must be projected to reach a minimum height of 25 feet at maturity, unless as provided below:
 1. If in the consultation and communication process established in section 10-18-6.5(B) the owner of an adjacent property requests trees with a mature height less than 25 feet, the trees required in the buffer yard may have a reduced height. Written evidence of the residential property owner's request for a tree of lower

height must be submitted as part of the landscape plan.

2. Option 2 - Wall or fence, and berm.

- a. Landscape buffer yard width must average a minimum of 20 feet within every 100 feet of landscape buffer yard length.
 - i. The landscape buffer yard may vary in width to better accommodate the natural or topographic nature of the property, or to provide more effective buffering to adjacent property.
 - ii. The minimum width of the landscape buffer yard may be no less than 15 feet.
 - iii. No more than 25 feet of landscape buffer yard width shall be used to calculate the average width.
- b. A landscaped berm must run the entire length of the landscape buffer yard.
 - i. The berm must be a minimum of four feet in height.
- c. A solid and opaque wall or fence must be placed on top of the berm.
 - i. The combined height of the wall or fence plus berm must be at least seven feet.
 - ii. The wall or fence must be made of one of the following materials:
 1. Block or concrete with a stucco or stone veneer facing.
 2. Rusted metal.
 3. Wood.
 - iii. The wall or fence must run the entire length of the landscape buffer yard, and must be discontinuous and staggered within the width of the landscape buffer yard.
 1. Each discontinuous section must have a minimum two foot overlap along the long axis of the landscape buffer yard with the subsequent section.
 2. The maximum distance between each discontinuous section as measured across the short axis of the landscape buffer yard is four feet.
- d. The berm must be landscaped as follows:
 - i. A minimum of four canopy or evergreen trees must be planted within every 100 foot length of landscape buffer yard.
 1. The trees must be a species selected from the Town's approved plant list.
 2. The trees must be projected to reach a minimum height of 15 feet at maturity.
 3. Trees must be placed between the wall or fence and the nearest property boundary.
 - ii. A minimum of 40% of the area between the wall or fence and the nearest property boundary must be covered in low maintenance, drought tolerant shrubs and/or perennial flowers selected from the Town's approved plant list.

3. Option 3 - Wide landscape buffer yard

- a. Landscape buffer yard width must average a minimum of 35 feet within every 100 feet of landscape buffer yard length.

- i. The landscape buffer yard may vary in width to better accommodate the natural or topographic nature of the property, or to provide more effective buffering to adjacent property.
- ii. The minimum width of the landscape buffer yard may be no less than 25 feet.
- iii. No more than 45 feet of landscape buffer yard width shall be used to calculate the average width.
- b. A minimum of three canopy or evergreen trees must be planted within every 100 foot length of landscape buffer yard.
 - i. The trees must be a species selected from the Town's approved plant list.
 - ii. The trees must be projected to reach a minimum height of 15 feet at maturity.
- c. A minimum of 14 large shrubs must be planted within every 100 foot length of landscape buffer yard.
 - i. The shrubs must be a species selected from the Town's approved plant list.
 - ii. The shrubs must be projected to reach a minimum height of three feet at maturity.
- d. A minimum of six large sandstone boulders must be placed within every 100 foot length of landscape buffer yard.
 - i. The boulders must be a red or buff color, consistent with the color of naturally occurring sandstone visible from Springdale.
 - ii. The boulders must measure a minimum of 30 inches in their smallest diameter.
- e. A minimum of 30% of the area of the landscape buffer yard must be covered in low maintenance, drought tolerant shrubs and/or perennial flowers selected from the Town's approved plant list.

CERTIFICATE OF POSTING

I, Robin Romero, acting on behalf of the Town of Springdale, hereby certify that accurate copies of Ordinance 2026-03, were posted at three places within the municipality: Springdale Town Hall, Springdale Post Office, and the Canyon Community Center on the 13th day of February, 2026.