

1 CHAPTER 15  
2 WALLS, FENCES AND HEDGES

3 SECTION:

4 ~~10-15-1: Setback Area Defined~~

5 ~~10-15-2: Interior Lot Requirements~~

6 ~~10-15-3: Corner Lot Requirements~~

7 ~~10-15-4: Fences On Public Right-Of-Way~~

8 ~~10-15-5: Fences For Recreation Use~~

9 ~~10-15-6: Fences Required In Certain Areas~~

10 ~~10-15-7: Fences Surrounding Developments~~

11 ~~10-15-8: Barbed Wire~~

12 ~~10-15-9: Fences Not Otherwise Identified~~

13

14 ~~10-15-1: SETBACK AREA DEFINED:~~

15 ~~The term "front setback area" shall refer to the setback area (as required by this title) along~~  
16 ~~any street frontage whatsoever, whether it is the side or front yard of a property. (Ord.~~  
17 ~~2017-1095-0, 6-20-2017)~~

18

19 ~~10-15-2: INTERIOR LOT REQUIREMENTS:~~

20 ~~—A. Side And Rear Property Lines: On all interior lots, a fence, not to exceed six feet (6') in~~  
21 ~~height, may be erected along all side and rear property lines, but not in the front yard~~  
22 ~~setback area.~~

23 ~~—B. Front Setback Area: In any front setback area, no wall, fence or hedge shall exceed~~  
24 ~~three feet (3').~~

25 ~~—C. Grade Difference: Where a fence, wall or hedge is located along an interior property~~  
26 ~~line separating two (2) lots and there is a difference in grade of the two (2) properties, the~~  
27 ~~fence, wall or hedge may be erected or allowed to the maximum height permitted on either~~  
28 ~~side of the property line. However, in no case shall the fence height, including retaining~~  
29 ~~walls or berms, exceed a maximum of ten feet (10') on either side of the property line.~~  
30 ~~Height shall be measured from the finished grade on either side of the fence. The fence may~~  
31 ~~not be bermed for the purpose of increasing height. (Ord. 2017-1095-0, 6-20-2017)~~

32

33 10-15-3: CORNER LOT REQUIREMENTS:

34 —A.— Height: On all corner lots, a fence, not to exceed six feet (6') in height, may be erected  
35 along the rear and interior side lot line, but a sight obscuring fence or wall shall not be  
36 erected in the front yard setback area or the portion of the street side yard area that also  
37 falls in the front yard setback area. A fence, not to exceed six feet (6') in height, may be  
38 erected along the portion of the street side yard that does not also fall in the front yard  
39 setback area and the thirty foot (30') clear view triangle.

40 —B.— Clear View Triangle: In all zones requiring a front yard setback, no obstruction to view  
41 in excess of three feet (3') in height shall be placed on any corner lot within a triangular  
42 area formed by the street property lines and a line connecting them at points thirty feet  
43 (30') from the intersection of the property line.

44 —C.— Fence With Nonobstructing View: Notwithstanding any other provisions herein, a  
45 fence which does not obstruct view (e.g., chainlink fence) may be erected to a height of six  
46 feet (6') in any yard abutting a street within the setback area. The fence shall in no way be  
47 closed in with adjacent plant materials or strips of material inserted into the fence so as to  
48 obstruct vision.

49 —D.— Exceptions To Corner Lot Requirements: Fences or walls erected along the property  
50 line separating two (2) adjacent corner lots shall be allowed to extend beyond the building  
51 setback line out to the property line at a maximum height of six feet (6'); provided, that the  
52 property line separating the two (2) corner lots represents the rear or side property lines  
53 of both lots, and both structures on said lots front in opposite directions; and provided, that  
54 no driveway entrance is located within thirty feet (30') of said fence, wall or similar  
55 structure. (Ord. 2017-1095-0, 6-20-2017)

56

57 10-15-4: FENCES ON PUBLIC RIGHT-OF-WAY:

58 No fence approved under this chapter shall be erected beyond the property line on the  
59 public right-of-way, without the approval of the Planning Commission. Approval of a fence  
60 on the public right-of-way shall be subject to the following conditions:

61 —A.— Right Of Removal: The County shall retain the right to remove any fence on the public  
62 right of way for any purpose it deems necessary. Removal shall be at the sole expense of  
63 the property owner.

64 —B.— Distance To Sidewalk Or Fire Hydrant: No fence shall be erected within one foot (1') of  
65 an existing or future sidewalk, or within a five foot (5') radius of a fire hydrant <sup>1</sup>. (Ord.  
66 2017-1095-0, 6-20-2017)

67 -

68 Notes

1 1. See also subsection 11-5-4G of this Code for fire hydrant spacing and location.

69

70 ~~10-15-5: FENCES FOR RECREATION USE:~~

71 ~~—A. Maximum Height: On rear or interior side property lines, a chainlink fence may be~~  
72 ~~erected to a height of twelve feet (12') for the purpose of enclosing a tennis court,~~  
73 ~~swimming pool or other court game area. Said fence may not be located within the setback~~  
74 ~~area of yards abutting a front or street side yard.~~

75 ~~—B. Pools And Jacuzzis: An impassible fence, wall, barrier or structure as defined in the~~  
76 ~~applicable building code, or as approved by the Planning Commission, shall be erected~~  
77 ~~around all in ground swimming pools, jacuzzis or other similar pools not otherwise~~  
78 ~~enclosed or safety covered. Above ground pools that are anchored to the ground, or with a~~  
79 ~~decking or walking surface at or above the water level shall meet the fencing requirements~~  
80 ~~of an in ground pool. Temporary or portable swimming and wading pools are not required~~  
81 ~~to be fenced.~~

82 ~~—C. Ponds, Canals, Ditches 1: Fences of a minimum of six feet (6') in height shall be~~  
83 ~~erected around all ponds, canals or ditches, where, in the opinion of the Planning~~  
84 ~~Commission, there is determined to be a potential hazard to the health and safety of~~  
85 ~~surrounding areas. (Ord. 2017-1095-0, 6-20-2017)~~

86 -

87 Notes

- 1 1. See also subsection 11-5-2E of this Code.

88

89 ~~10-15-6: FENCES REQUIRED IN CERTAIN AREAS:~~

90 ~~In all commercial, industrial, manufacturing, multiple-family or planned development~~  
91 ~~zones having a common lot line with a Single-Family or Duplex Residential Development~~  
92 ~~Zone, a six foot (6') high sight obscuring fence shall be erected along the zone boundary~~  
93 ~~line unless otherwise approved by the Planning Commission. Said fence shall be reduced to~~  
94 ~~three feet (3') in height inside the front yard setback area of the Single-Family Residential~~  
95 ~~Zone, unless otherwise approved by the Planning Commission. As an alternative, there may~~  
96 ~~be a ten foot (10') wide planting strip, or any combination of fencing and landscaping,~~  
97 ~~which, in the opinion of the Planning Commission, adequately protects the adjoining~~  
98 ~~residential property. (Ord. 2017-1095-0, 6-20-2017)~~

99

100 ~~10-15-7: FENCES SURROUNDING DEVELOPMENTS:~~

101 ~~Fences surrounding developments having no individual lot frontage such as in RV parks,~~  
102 ~~subdivisions on limited access streets and planned developments larger than one (1) acre~~  
103 ~~in size, may have a solid fence in the front setback area to a height of six feet (6'), except~~  
104 ~~that such fence shall be reduced to three feet (3') at driveway entrances in the same~~

105 manner as required for intersections in subsection 10-15-3B of this chapter. (Ord. 2017-  
106 1095-0, 6-20-2017)

107

108 ~~10-15-8: BARBED WIRE:~~

109 Barbed wire, razor ribbon and similar fencing material shall be prohibited in all zones  
110 except agricultural zones allowing the keeping of large livestock animals, unless otherwise  
111 approved by the Planning Commission. The use of the above named wires shall conform to  
112 the following restrictions:

113 ~~—A. Barbed wire, razor ribbon or similar material shall be pulled straight and rolled or~~  
114 ~~coiled.~~

115 ~~—B. Straight strands of barbed wire and similar material on top of fences or walls shall not~~  
116 ~~exceed a total height of seven feet (7'). (Ord. 2017-1095-0, 6-20-2017)~~

117

118 ~~10-15-9: FENCES NOT OTHERWISE IDENTIFIED:~~

119 ~~The Planning Commission shall review all requests for any type of fence not specifically~~  
120 ~~identified in this chapter and may approve said fence if, in the opinion of the Planning~~  
121 ~~Commission, the fence does not impair the intent and purpose of this title. (Ord. 2017-~~  
122 ~~1095-0, 6-20-2017)~~

123

## 124 **CHAPTER 15**

### 125 **WALLS, FENCES, LANDSCAPING AND BUFFERING** 126 **OUTDOOR LIGHTING**

#### 127 **ARTICLE A. ROCKERY AND SEGMENTAL BLOCK RETAINING WALLS**

128

##### 129 **SECTION:**

130 10-15A- 1: Declaration of Purpose

131 10-15A- 2: Retaining Walls Subject to This Article; Permit and Engineering Design  
132 Required

133 10-15A- 3: Definitions

134 10-15A- 4: Documents Required for Permit

135 10-15A- 5: Site Conditions

136 10-15A- 6: Construction

137 10-15A- 7: Limitations

138 10-15A- 8: Setbacks

139 10-15A- 9: Structural Analysis

140 10-15A-10: Materials

141 10-15A-11: Inspections

144 10-15A-12: Penalty

145

146 **10-15A-1: DECLARATION OF PURPOSE:**

147

148 This chapter provides minimum requirements for the design and construction of rockery  
149 and segmental block retaining walls.

150

151 **10-15A-2: RETAINING WALL SUBJECT TO THIS ARTICLE; PERMIT AND ENGINEERING**  
152 **DESIGN REQUIRED:**

153

154 A. Except as otherwise provided in Part 2, all rockery and segmental block retaining walls  
155 shall be subject to the provisions of this article and shall require a building permit and/or  
156 excavation permit issued by the Washington County Community Development  
157 Department prior to construction or alteration unless the wall was included and  
158 approved on the engineered construction drawings for a subdivision, and the approvals  
159 have not expired. (Ord. 2022) Building permit review fees will be assessed and collected  
160 at the time the permit is issued.

161

162 B. The following exemptions may not require a building permit:

163

164 1. Non-tiered retaining walls less than four feet in exposed height and have less than

165

166 2. Double tiered retaining walls less than four feet in exposed height per wall, have front  
167 slopes and back slopes of each wall no steeper than or equal to 10H:1V within ten feet  
168 of the walls, and have a separation of at least 2h (h of tallest exposed height of the 2  
169 walls). The distance shall be measured from top of exposed face of the lower wall to  
170 base of exposed face of upper wall from face of wall to face of wall.

171

172 3. All retaining walls required to obtain a building permit shall be designed by an  
173 engineer licensed by the State of Utah.

174

175 **10-15A-3: DEFINITIONS:**

176

177 As used in this article, the following words and terms shall have the meanings ascribed to  
178 them in this section:

179

180 **ROCK:** A natural solid mineral matter occurring in large masses or fragments.

181

182 **ROCKERY WALL:** A system of stacked rocks designed and constructed to retain soil or  
183 rock as either gravity retaining walls or mechanically  
184 stabilized earth (MSE) retaining walls, and includes rock  
185 faced slopes.

186

187 **SEGMENTAL BLOCK:** Manufactured, modular, concrete blocks that interlock  
188 with each other.

189  
190 **SEGMENTAL BLOCK WALL:** A system of stacked modular block units designed and  
191 constructed to retain soil or rock as either gravity  
192 retaining walls or mechanically stabilized earth (MSE)  
193 retaining walls.

194  
195 **10-15A-4: DOCUMENTS REQUIRED FOR PERMIT:**

196  
197 The following documentation shall be submitted to the County at the time of application for  
198 a permit under this article:

199  
200 A. Dimensioned site plan that identifies the location, length and height of the retaining  
201 walls, structures located in front and behind the retaining wall (within a distance of  
202 three times the height of the retaining wall), property lines, easements, streets, and  
203 other rights-of-way. Existing construction-required setbacks, as noted below, and  
204 drainage features shall be clearly identified on the site plan.

205  
206 B. Cross-sectional drawings of the retaining wall(s) including surface grade and  
207 structures located in front and behind the retaining wall, minimum rock/block size for  
208 each lift, maximum wall height, reinforcing, backfill specifications, wall and surface  
209 drainage details, minimum embedment, and wall batter.

210  
211 C. A copy of the site-specific geotechnical recommendations for design and construction of  
212 retaining walls including subgrade preparation, backfill placement and compaction, and  
213 the engineering properties of anticipated construction materials. Documents should also  
214 include a reference to the source/geotechnical report for the data.

215  
216 **10-15A-5: SITE CONDITIONS:**

217  
218 The following specific site conditions shall be considered for each wall design and noted on  
219 the drawings submitted:

220  
221 A. Site geometry including surface grades in front and behind the retaining walls, maximum  
222 retained height requirements, site access, structures located in front and behind the  
223 retaining walls, location of property lines and utility easements, and minimum set back  
224 requirements.

225  
226 B. Anticipated construction parameters including wall type (i.e., rock, segmental block,  
227 gravity, and/or MSE options), anticipated surcharge loading conditions, wall batter,  
228 minimum keyway embedment, behind wall drainage, surface drainage, and future  
229 landscaping.

230 C. Soils information including anticipated subgrade soil and groundwater conditions,  
231 subgrade preparation requirements, suitability of on-site soils for use as backfill  
232 material, soil strength parameters for design of the retaining walls, and the presence of  
233 potential geologic hazards or construction constraints.

234  
235 D. Maintenance and service access.

236  
237 **10-15A-6: CONSTRUCTION:**

238  
239 Rockery and segmental block wall construction including:

- 240 a. Height Limitations,
- 241 b. Terracing,
- 242 c. Setback Requirements,
- 243 d. Site Preparation,
- 244 e. Monitoring,
- 245 f. Fill Compaction and Testing,
- 246 g. Geogrid Reinforcement,
- 247 h. Rock Selection and Placement,
- 248 i. Segmental Retaining Wall Units,
- 249 j. Wall Drainage,
- 250 k. Surface Drainage,
- 251 l. Batter, and
- 252 m. Slopes

253  
254 shall be constructed in accordance with the current Washington County, Utah Construction  
255 Design Standards.

256  
257 **10-15A-7: LIMITATIONS:**

258  
259 A. Height: The height of any single rockery and segmental block retaining wall shall not  
260 exceed maximum height requirements outlined in the current Washington County,  
261 Utah Construction Design Standards, or as limited by the International Building Code,  
262 foundation clearance from slopes, whichever is most restrictive.

263  
264 Terracing of retaining walls is permitted where justified by topographic conditions,  
265 but the combined height of all walls shall not exceed maximum height requirements  
266 outlined in the current Washington County, Utah Construction Design Standards, or as  
267 limited by the International Building Code, foundation clearance from slopes,  
268 whichever is most restrictive.

269 Walls with a separation of at least 2h (h of tallest exposed height of the 2 walls), from  
270 face of wall to face of wall, shall be considered as separate walls for analysis purposes  
271 and applicability to this ordinance. If walls are within 2h, then the combined height of  
272 the terrace shall be used for limitations of height.

273

- 274 B. Alignment: Walls shall be in a continuous alignment. Any abrupt changes in direction  
275 shall be considered and noted in the design.  
276
- 277 C. Terminations, Intersections, and Radii: Terminations, intersections, and radii of rockery  
278 and segmental Block Walls shall be included in the engineering analysis.  
279

280 **10-15A-8: SETBACKS:**  
281

- 282 A. Minimum Setbacks: The setback from rockery and segmental block walls to a building  
283 or structure shall meet all setback requirements as outlined in the International  
284 Building Code. Foundation setbacks from a rockery and segmental block wall shall be  
285 in accordance with the current Washington County, Utah Construction Design  
286 Standards (). The distance shall be measured from the outside of the foundation of the  
287 structure to the exposed face of the retaining wall. This provision applies to building or  
288 structures at the low and high side of the wall.  
289
- 290 B. Terraced Rockery and Segmental Block Walls: Multiple rockery and segmental block  
291 walls, designed as terraced retaining walls, shall be separated a minimum distance in  
292 accordance with the current Washington County, Utah Construction Design Standards  
293 . The distance shall be measured from top of exposed face of the lower wall to base of  
294 exposed face of upper wall.  
295
- 296 C. Utility and Drainage Easements: Rockery and segmental block walls shall not be  
297 constructed within utility or drainage easements without prior written permission in a  
298 form acceptable to the County from each affected utility and drainage provider.  
299 Notwithstanding any written permission, the County reserves the right to deny a  
300 permit for a wall within, or over, a utility or drainage easement. Rockery and segmental  
301 block walls shall be limited to a height of three feet (3') within the street-frontage utility  
302 or drainage easement.  
303
- 304 D. Property Lines: The retaining wall shall be constructed on the property it is retaining.  
305 No retaining wall component shall extend beyond the property lines unless written  
306 permission is obtained from the affected property owner. Property lines may be  
307 located between (in the middle of) terraced retaining walls provided the walls are  
308 separated by a distance of at least 2h (h of tallest exposed height of the 2 walls), from  
309 face of wall to face of wall.  
310

311 **10-15A-9: STRUCTURAL ANALYSIS:**  
312

- 313 A. The structural analysis shall be in accordance with adopted building code of the  
314 jurisdiction having authority, the local amendment adopted by the authority having  
315 jurisdiction, and this article.  
316

- 317 B. The Design Engineer shall indicate the design detail specific to the location and  
318 conditions with a professional stamp. The Design Engineer shall provide upon request  
319 a printout of the input and output of the files with factors of safety within the design  
320 standard used as follows:
- 321 1. Design calculations ensuring stability against overturning, base sliding, excessive  
322 foundation settlement, bearing capacity, internal shear, and global stability.
  - 323 2. Calculations shall include analysis under static and seismic loads.
  - 324 3. Rock walls shall be designed in general accordance with 2006 FHWA-CFL/TD-06-006  
325 “Rockery Design and Construction Guidelines,” or current FHWA standard of care.
  - 326 4. Mechanically Stabilized Earth (MSE) walls shall be designed in general accordance  
327 with current FHWA or AASHTO standards for design of Mechanically Stabilized Earth  
328 Walls and Reinforced Soil Slopes or the current National Concrete Masonry  
329 Association (NCMA) Design Manual for Segmental Retaining Walls.
- 330
- 331 C. Global stability analyses shall demonstrate minimum factors of safety of at least 1.50  
332 under static conditions and at least 1.10 under seismic loading conditions as follows:
- 333 1. Factors of safety results shall be presented to the nearest hundredth.
  - 334 2. Seismic loads shall be based on the Peak Ground Acceleration (PGA) as determined  
335 from probabilistic analysis for the maximum credible earthquake, with spectral  
336 acceleration factored for site conditions in accordance with the current International  
337 Building Code (IBC).
  - 338 3. Upon request, the cross-sectional view of each analysis shall be provided, and the  
339 printout of the input and output files placed in an appendix.
- 340
- 341 D. The Design Engineer shall include wall drainage details, including a free draining gravel  
342 layer and filter fabric located behind the retaining wall with a drainpipe daylighting to  
343 a proper outlet. A synthetic drainage composite may be used behind segmental block  
344 walls if a materials specific shear testing is completed to determined friction properties  
345 between the backfill and synthetic drainage composite. A synthetic drainage composite  
346 shall not be used behind rock walls. If the engineering can substantiate proper filtering  
347 between the retained soils and the drain rock, then the filter fabric may be omitted. If  
348 the retained soils or backfill is free draining as substantiated through appropriate  
349 testing, then drainage material may be omitted from the design.
- 350
- 351 E. The Design Engineer shall acknowledge that the site is suitable for the retaining wall.  
352
- 353 F. The Design Engineer’s shall specify an inspection frequency schedule on the drawings.  
354
- 355 G. The following analysis provisions shall apply:
- 356 1. The maximum unit weight of the rocks and blocks used in the design of a wall system  
357 shall be one specific to the construction material used.
  - 358 2. The maximum coefficient of friction between rocks/blocks in the wall system shall be  
359 specific to the construction material used.

- 360 3. Terraced walls shall be considered as a retaining wall system for design purposes,  
361 unless separated by a horizontal distance equal to or greater than 2h (h of tallest  
362 exposed height of the 2 walls) measured from top of exposed face of the lower wall to  
363 base of exposed face of upper wall.  
364 4. Surcharge loading conditions within a horizontal distance equal to the height of the  
365 upper most wall shall be taken into consideration in the analysis. The distance shall  
366 be measured from exposed face of the upper most wall.  
367  
368 H. Specifications shall be provided to clearly define acceptance criteria for rock/block  
369 materials.

370  
371 **10-18A-10: MATERIALS:**

372  
373 Rock and block material shall meet the minimum requirements of the current Washington  
374 County, Utah Construction Design Standards unless other materials are specifically  
375 preapproved by the geotechnical engineer and County Representative.  
376

377 **10-18A-11: INSPECTIONS:**

- 378  
379 A. Qualified Geotechnical Engineer Required: Construction of rockery and segmental  
380 block walls shall be supervised and inspected by a qualified Geotechnical Engineer  
381 employed by the owner/contractor. Supervision and testing shall be at the frequency  
382 specified by the Design Engineer and shall include all phases of construction.  
383  
384 B. Final Compliance Report Required: Upon completion of the wall, the Geotechnical  
385 Engineer shall submit a final compliance report to the authority having jurisdiction. The  
386 report shall include a verification of the retaining wall, including type of rock/block  
387 utilized, size, placement, embedment depth, batter (inclination) of wall face,  
388 separations, and heights. The report shall provide a professional opinion as to the  
389 compliance with the design recommendations and acceptance of the construction. All  
390 pertinent compaction testing results shall be included with the final report.  
391  
392 C. Schedule Required: A schedule for the continuous or periodic supervision and  
393 inspection of construction shall be specified on the construction documents and all  
394 such supervision and inspection shall be verified in writing.  
395

396 **10-18A-12: PENALTY:**

397 Violation of this article shall be a class B misdemeanor or lesser offense, as determined by  
398 the County Attorney and, upon conviction, subject to penalty as provided in section 1-4-1 of  
399 this code, and each violation of this article shall be considered to be a separate offense.  
400

401 **ARTICLE B. LANDSCAPE BUFFERING AND FENCING**

402  
403 **SECTION:**

- 404 **10-15B-1: Purpose**
- 405 **10-15B-2: Setback Area Defined**
- 406 **10-15B-3: Interior Lot Requirements**
- 407 **10-15B-4: Corner Lot Requirements**
- 408 **10-15B-5: Fences On Public Right-Of-Way**
- 409 **10-15B-6: Fences For Recreation Use**
- 410 **10-15B-7: Fences Required In Certain Areas**
- 411 **10-15B-8: Fences Surrounding Developments**
- 412 **10-15B-9: Barbed Wire**
- 413 **10-15B-10: Fences Not Otherwise Identified**
- 414 **10-15B-11: Landscape and Berming**

415

416 **10-15B-1: PURPOSE:**

417 Washington County recognizes landscape buffering and fencing are important components  
 418 that contribute to County’s sense of place by:

- 419 A. Blending the built and natural environments to ensure the natural landscape remains  
 420 the dominant feature of the region;
- 421 B. Preserving the natural landscape and ensuring the use of native plants and trees to  
 422 retain the unique character of the region’s landscape;
- 423 C. Conserving water resources by using sustainable design and maintenance techniques  
 424 and native and/or adapted plant species that are low water-users and regionally  
 425 appropriate;
- 426 D. Realizing the environmental benefits of landscaping such as: storm water retention and  
 427 infiltration, recharging groundwater, retaining soil moisture, preventing erosion, and  
 428 mitigating air quality, water pollution, dust, noise, heat, and glare;
- 429 E. Improving the appearance of development to protect and enhance public and private  
 430 investments and property values;
- 431 F. Establishing attractive streetscapes that contribute to the character and appearance of  
 432 the region; and
- 433 G. Providing buffering and screening to minimize the visual impacts of some types of  
 434 facilities, structures, storage, and equipment.

435

436 **10-15B-2: SETBACK AREA DEFINED:**

437 The term "front setback area" shall refer to the setback area (as required by this title) along  
 438 any street frontage whatsoever, whether it is the front, side, or back yard of a property.

439 **10-15B-3: INTERIOR LOT REQUIREMENTS:**

- 440 A. Side And Rear Property Lines: On all interior lots, a fence, not to exceed six feet in  
441 height, may be erected along all side and rear property lines, but not in the front yard  
442 setback area.
- 443 B. Front Setback Area: In any front setback area, no wall, fence, or hedge shall exceed three  
444 feet in height.
- 445 C. Grade Difference: Where a fence, wall, or hedge is located along an interior property  
446 line separating two lots and there is a difference in grade of the two properties, the  
447 fence, wall, or hedge may be erected or allowed to the maximum height permitted on  
448 either side of the property line. However, in no case shall the fence height, including  
449 retaining walls or berms, exceed a maximum of ten feet on either side of the property  
450 line. Height shall be measured from the finished grade on either side of the fence. The  
451 fence may not be bermed for the purpose of increasing height.

452

453 **10-15B-4: CORNER LOT REQUIREMENTS:**

- 454 A. Height: On all corner lots, a fence, not to exceed six feet in height, may be erected along  
455 the rear and interior side lot line, but a sight obscuring fence or wall shall not be erected  
456 in the front yard setback area or the portion of the street side yard area that also falls  
457 in the front yard setback area. A fence, not to exceed six feet in height, may be erected  
458 along the portion of the street side yard that does not also fall in the front yard setback  
459 area and the 30' clear view triangle.
- 460 B. Clear View Triangle: In all zones requiring a front yard setback, no obstruction to view  
461 in excess of three feet in height shall be placed on any corner lot within a triangular  
462 area formed by the street property lines and a line connecting them at points 30' from  
463 the intersection of the property line.
- 464 C. Fence With Nonobstructing View: If permitted in the zone, a non-sight obscuring fence  
465 may be erected to a height of six feet in any yard abutting a street within the setback  
466 area. The non-sight obscuring fence in the setback area shall not be altered in any way  
467 with plants or other products that obstruct the clear view through the fence.
- 468 D. Exceptions To Corner Lot Requirements: Fences or walls erected along the property  
469 line separating two adjacent corner lots shall be allowed to extend beyond the building  
470 setback line out to the property line at a maximum height of six feet; provided, that the  
471 property line separating the two corner lots represents the rear or side property lines  
472 of both lots, and both structures on said lots front in opposite directions; and provided,  
473 that no driveway entrance is located within 30' of said fence, wall, or similar structure.  
474 (Ord. 2017-1095-0, 6-20-2017)

475

476 **10-15B-5: FENCES ON PUBLIC RIGHT-OF-WAY:**

477 No fence approved under this chapter shall be erected beyond the property line on the  
478 public right-of-way, without the approval of the Planning Commission. Approval of a fence  
479 on the public right-of-way shall be subject to the following conditions:

- 480 A. Right Of Removal: The County shall retain the right to remove any fence on the public  
481 right-of-way for any purpose it deems necessary. Removal shall be at the sole expense  
482 of the property owner.  
483 B. Distance To Sidewalk Or Fire Hydrant: No fence shall be erected within one foot of an  
484 existing or future sidewalk, or within a five foot radius of a fire hydrant.  
485 1. (Ord. 2017-1095-0, 6-20-2017)

486  
487 Notes

488 1. See also subsection 11-5-4G of this Code for fire hydrant spacing and location.

489 **10-15B-6: FENCES FOR RECREATION USE:**

- 490 A. Maximum Height: On rear or interior side property lines, a chainlink fence may be  
491 erected to a height of 12' for the purpose of enclosing a tennis court, pickle ball court,  
492 swimming pool, or other court game area. The fence may not be located within the  
493 setback area of yards abutting a front or street side yard.  
494 B. Pools and Hot Tubs: An impassible fence, wall, barrier or structure as defined in the  
495 applicable building code, or as approved by the Planning Commission, shall be erected  
496 around all in-ground swimming pools, hot tubs, or other similar pools not otherwise  
497 enclosed or safety covered. Above-ground pools that are anchored to the ground, or  
498 with a decking or walking surface at or above the water level, shall meet the fencing  
499 requirements of an in-ground pool. Temporary or portable swimming and wading  
500 pools are not required to be fenced.  
501 C. Ponds, Canals, Ditches 1 : Fences of a minimum of six feet in height shall be erected  
502 around all ponds, canals or ditches, where, in the opinion of the Planning Commission,  
503 there is determined to be a potential hazard to the health and safety of surrounding  
504 areas.

505  
506 **10-15B-7: FENCES REQUIRED IN CERTAIN AREAS:**

507 In all commercial, industrial, manufacturing, multiple-family or planned development  
508 zones having a common lot line with a Single-Family, Two-Family, or Townhouse  
509 Residential Development, a six foot high sight obscuring fence shall be erected along the  
510 zone boundary line. Said fence shall be reduced to three feet in height inside the front yard  
511 setback area. As an alternative, there may be a ten foot wide planting strip, or any  
512 combination of landscape buffering and fencing, which, in the opinion of the Planning  
513 Commission, adequately protects the adjoining residential property. (Ord. 2017-1095-0, 6-  
514 20-2017)

515  
516 **10-15B-8: FENCES SURROUNDING DEVELOPMENTS:**

517 Fences surrounding developments having no individual lot frontage such as in RV parks,  
518 subdivisions on limited access streets and planned developments larger than one acre in

519 size, may have a solid fence in the front setback area to a height of six feet, except that such  
520 fence shall be reduced to three feet at driveway entrances in the same manner as required  
521 for intersections in county ordinances or Construction Design Standards. (Ord. 2017-1095-  
522 O, 6-20-2017)

523 **10-15B-9: BARBED WIRE:**

524 Barbed wire, razor ribbon, or similar fencing material is prohibited in all zones except  
525 agricultural zones allowing the keeping of large livestock animals. The use of the above  
526 named wires shall conform to the following restrictions:

- 527 A. It shall be pulled straight not rolled or coiled.  
528 B. If installed on top of a fence or wall, it shall not exceed a total height of seven feet. (Ord.  
529 2017-1095-O, 6-20-2017)

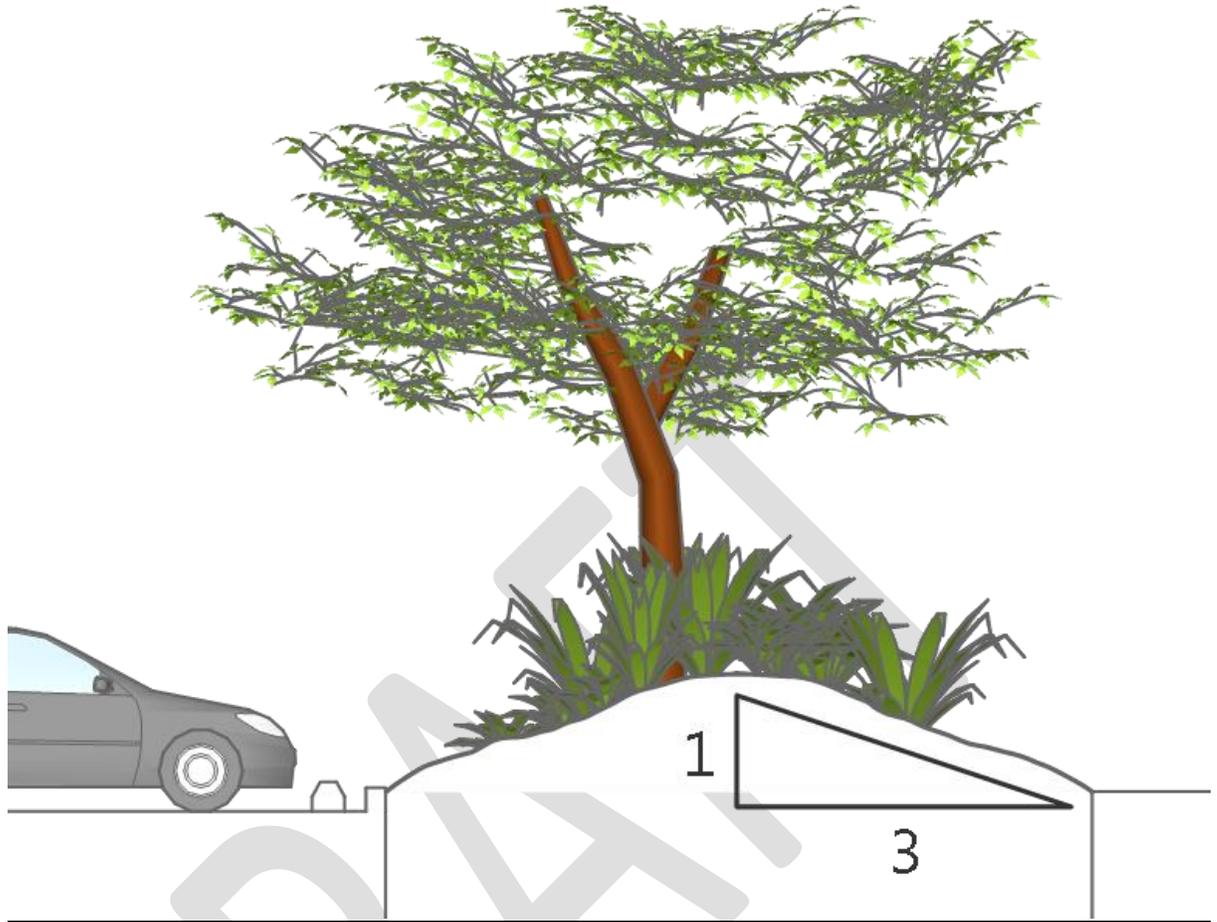
530  
531 **10-15B-10: FENCES NOT OTHERWISE IDENTIFIED:**

532 The Planning Commission shall review all requests for any type of fence not specifically  
533 identified in this chapter and may approve said fence if, in the opinion of the Planning  
534 Commission, the fence does not impair the intent and purpose of this title.

535 **10-15B-11: LANDSCAPE AND BERMING:**

- 536 A. Frontage Landscaping: Except in Single-Family Residential and Open Spaces zoning  
537 districts, a landscape area shall be established along all streets between the  
538 public right-of-way and any buildings, parking lots, loading areas, storage areas,  
539 screening walls or fences, or other improvements in association with any use. Any  
540 area within a required front and exterior side setback area that is not occupied by  
541 improvements associated with the primary use shall be landscaped.  
542 B. Parking Lot Screening Adjacent to a Street Frontage: Off-street parking areas in  
543 multiple-family residential, mixed-use planned development, and  
544 commercial development projects shall be screened from all frontages facing a public  
545 or private right-of-way, exclusive of driveways, according to the following standards:  
546 1. A landscape buffer a minimum of eight feet in width; or  
547 2. A landscaped earthen berm a minimum of three feet in height with a slope no  
548 greater than 3:1 (see Figure 15-1); or

549  
550  
551 **Figure 15-1: Landscaped Berm used for Parking Area Screening**



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3. An opaque decorative wall a minimum of three feet in height with openings six to eight feet. wide to allow passage of bicycles and pedestrians from the street into the parking area (see Figure 15-2); or

**Figure 15-2: Wall used for Parking Area Screening**



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4. Any combination of the above screening treatments.

- C. Landscaping in a Public Right-of-Way. Prior to the installation of landscaping within the public right-of-way, an encroachment permit from the appropriate public authority owning or controlling such right-of-way shall be submitted with the landscape plan. Maintenance, including weed control, of landscaping installed within the public right-of-way shall be the responsibility of the installer/owner or lessee/contractor.
- D. Parking Lot Landscaping: Landscaping is required to reduce the visual impacts created by parking areas in multiple-family residential, mixed-use, and commercial development projects.
- E. Parking Lot Screening Adjacent to a Residential Zoning District: Off-street parking areas in mixed-use, commercial, and industrial development projects that are located adjacent to properties with single-family residential or duplex dwelling uses shall be screened according to the following standards:
1. A landscape buffer a minimum of 10 feet in width, measured inward from the property line on all sides of the property abutting the single-family or two-family dwelling use; or
  2. A solid wall or fence no less than six feet in height.
- F. Parking Lot Landscape Islands: Landscaped islands shall be included to break up parking rows. The interior area of parking lots shall be landscaped according to the following standards:
1. Number of Landscape Islands Required: A minimum of 10 percent of the site area devoted to parking shall consist of landscaped islands; provided, however, that if

585 permeable paving is used in all parking spaces, the minimum landscaped islands  
586 percentage may be reduced to five percent.  
587

588 G. Landscape Island Size and Location Requirements:

- 589 1. Landscape islands shall be sufficient size to accommodate required landscaping. No  
590 landscaped island shall be less than eight feet in length or width and a minimum of  
591 50 square feet.  
592 2. Landscape islands shall be provided in parking areas along the ends of parking  
593 rows, adjacent to lot lines, and used to define the location and pattern of primary  
594 internal access drives.  
595

596 H. Landscape Island Planting and Tree Requirements:

- 597 1. Exclusive of perimeter landscaping and street trees, landscape islands shall each  
598 contain a minimum of one tree and three shrubs per 400 square feet.  
599 2. A minimum of 75 percent of the required parking area trees shall be deciduous  
600 canopy-type shade trees.  
601

602 I. Exemptions: Properties that meet the following criteria shall be exempt from the  
603 landscape island requirements:

- 604 1. The parking lot is located in a rear setback area and contains 20 or fewer spaces, and  
605 is located behind or otherwise screened by a building from view from the  
606 public right-of-way; or  
607 2. Agritourism Development.  
608

609 J. Minimum Rear and Side Lot Buffers Required:

- 610 1. Where Required: To mitigate the impacts of significant differences in property use,  
611 size, or scale, landscaped buffers shall be provided along rear and side lot lines on  
612 multiple-family or nonresidential properties where such uses abut:  
613 a. A single-family residential zoning district; or  
614 b. A property containing a single-family residential dwelling or two-family  
615 dwelling.  
616

617 K. Exemptions:

- 618 1. Rear and side lot buffers are not required between properties that are separated by  
619 a street or formal drainageway.  
620 2. The sidewalk, walkway, multi-use path, vehicle access, or other areas with structured  
621 improvements, allowing access from one property to another, are not required to  
622 have the buffer area improvements.  
623 3. Rear and side lot buffers are not required along any portion of the lot line covered by  
624 an access easement (e.g. vehicular connections, pedestrian walkways, etc.). In these  
625 cases, an equivalent amount of landscaping shall be installed on remaining portions  
626 of the side or rear lot lines, as applicable.  
627

628 L. Buffer Options: Required side and rear buffers shall conform to one or a combination of  
629 the following options:

- 630 1. A landscape buffer with spacing designed to minimize sound, light, and noise  
631 impacts on adjacent properties; or  
632 2. A solid wall or fence no less than six feet in height, with the side of the fence or wall  
633 facing the residential development being at least as finished in appearance as the  
634 side facing the nonresidential use, and with both sides complying  
635 with Code requirements; or  
636

637 M. Landscape Area Use and Maintenance:

638 1. Landscape Area Use:

- 639 a. Parking: Parking of automobiles, trucks, trailers, boats, recreational vehicles, or  
640 other motor vehicles is not allowed on any required landscape or buffer area.  
641 b. Structures and Fixtures Features Allowed in Landscaped Area: The  
642 following structures and fixtures may be included in a required landscape or  
643 buffer area, in addition to the required landscaping:  
644 2. Street furniture (e.g., benches, bike racks, seating and dining areas);  
645 3. Hardscape (e.g., brick pavers, scored concrete); and  
646 4. Structures to protect trees (e.g., tree grates and curbs).  
647

648 N. Installation: Prior to the issuance of a certificate of occupancy, the applicant shall:

- 649 1. Satisfactorily pass a site inspection by the County that verifies the development site  
650 complies with the standards in this Section; or  
651 2. Provide an improvement completion assurance acceptable to the County and equal  
652 to 100 percent of the total cost of landscaping improvements in accordance with a  
653 written estimate, prepared by a landscape architect or other landscape designer,  
654 based on the approved landscaping plan.  
655

656 O. Landscape Irrigation: All required landscaped areas shall be provided with a permanent  
657 and adequate means of underground irrigation.  
658

659 P. Landscape Maintenance: It shall be the responsibility of the owner, lessee, heirs,  
660 assigns, agent, property owners association or other liable entity of the property to  
661 permanently maintain all approved landscaping in accordance with the approved  
662 landscape plan.

- 663 1. Required maintenance shall include regular watering, pruning, mowing, fertilizing,  
664 clearing of debris and weeds, removal and replacement of dead plants and repair and  
665 replacement of irrigation systems and architectural features.  
666 2. Any required plant materials not surviving shall be replaced with plants of the same  
667 size, variety, and quality as those removed within 30 days of their demise or in the  
668 next planting period. This requirement may be waived by the County if the remaining  
669 landscaping on site satisfies the minimum landscaping requirements.  
670 3. Failure to maintain approved landscaping shall constitute a violation of this code.  
671 4. Maintenance of landscaping within the public right-of-way shall be included in  
672 accordance with the terms of encroachment permits authorizing such landscaping.  
673 5. All plants shall be allowed to grow in natural patterns. Over-pruning or pruning  
674 plants into unnatural shapes is prohibited.

675 6. Vegetation shall be selected, placed, and maintained, so that at maturity it does not  
676 interfere with sidewalks, pavement, utility lines, buildings, traffic sight lines,  
677 vehicular parking, pedestrian circulation, or property rights of adjacent owners.  
678

679 Q. Tree Preservation and Protection:

680 1. Tree Plan Required: In an effort to maintain the scenic beauty of Washington  
681 County while still allowing development and growth, trees that are native to the  
682 region (evergreen or deciduous), or prominent trees, shall be protected in the right-  
683 of-way of all streets, and within ten feet of the right-of-way. A prominent tree is  
684 defined as a deciduous shade tree exceeding 15' in height with a trunk caliper of  
685 three inches or more measured at one foot above the ground. No person shall strip,  
686 excavate, grade, or otherwise remove such trees, or soil that supports such trees,  
687 without a site development plan, a tree plan, a grading plan, or a landscape plan. The  
688 tree plan requirement applies to all lots and parcels zoned commercial or planned  
689 development, and all subdivisions with more than 10 lots.

690 2. The County may retain the services of a qualified arborist as deemed necessary to  
691 assist in the review process. The cost of the arborist's review shall be paid by  
692 the applicant requesting the tree removal.

693 3. Tree Plan Requirements: If a tree plan includes removal of a native or prominent tree,  
694 no existing tree shall be removed until review and approval of the tree plan by the  
695 County. Tree removal requests shall meet one or more of the following criteria:

696 a. The tree is located in an area where structures or improvements will be placed  
697 and nonremoval would unreasonably restrict the economically beneficial use of  
698 the lot or parcel; or

699 b. The tree must be removed because it is dead, diseased, injured, in danger of  
700 damaging existing or proposed structures, or abuts or overhangs a building so as  
701 to interfere with the growth of other trees or existing utilities, create unsafe  
702 vision clearance, or conflicts with other ordinances or regulations; or

703 c. The tree is identified on any, county, or state list of trees that are invasive  
704 species, exotic, noxious, or discouraged tree species for the Washington County  
705 area; or

706 d. The tree is a fire hazard.

707  
708 4. Tree Protection During Construction Activities:

709 Trees not specifically authorized for removal from a property shall be protected  
710 during construction activities to prevent root damage, soil compaction, trunk  
711 damage, and foliage damage. The following standards shall apply:

712 a. Generally

713 (1) All trees which are to be saved within the construction envelope shall be  
714 fenced during construction to avoid compaction of the root system, and  
715 low branches from being broken.

716 (2) Protective fencing and barriers shall be no smaller than one foot past the  
717 diameter of the dripline of the protected tree and shall be a minimum of  
718 three feet in height.

719  
720 b. Exemptions. Trees within five feet of a structure's walls or trees that  
721 overhang a driveway or patio are exempt from this requirement; provided:  
722 (1) That six or more inches of gravel is placed over that portion of the  
723 dripline to reduce compaction damage; and  
724 (2) It can be demonstrated that construction activities would be unduly  
725 hindered by the protective fencing requirement.

726  
727 c. Alternative Protection Procedures. Other recognized procedures  
728 for tree preservation may be approved by the County.

729  
730 5. Tree Replacement Required

731 a. If native or prominent trees are removed that are not part of an approved tree  
732 plan, replacement trees shall be planted on the property of the same quality and  
733 quantity as those removed, meeting minimum tree size requirements approved  
734 by the County.

735 b. This requirement may be waived by the County if the remaining trees on site  
736 satisfy the minimum tree planting requirements.

737  
738 6. Disposal of Removed Trees

739 Trees that are cut down shall be removed from the lot or parcel within two weeks,  
740 chipped on site, or cut and stored for firewood on the property in a manner that does  
741 not encourage the propagation of insects or risk of wildfire.

742

743 **ARTICLE C. OUTDOOR LIGHTING**

744

745 **SECTION:**

746 **10-15C-1: Purpose**

747 **10-15C-2: General Provisions**

748 **10-15C-3: Definitions**

749 **10-15C-4: Shielding and Trespass Requirements**

750 **10-15C-5: Total Light Output**

751 **10-15C-6: Lighting Hours**

752 **10-15C-7: Lighting Color**

753 **10-15C-8: Specialized Outdoor Lighting Conditions and Standards**

754 **10-15C-9: Application and Review Procedures**

755 **10-15C-10: Amortization and Enforcement of Non-Conforming Outdoor Lighting**

756 **10-15C-11: Signs - Permitted Illumination**

757

758 **10-15C-1: PURPOSE:**

759 The purpose of the Washington County Outdoor Lighting Ordinance is to protect and  
760 promote the public health, safety and welfare, the quality of life, and the ability to view  
761 celestial objects and events by establishing minimum regulations and review of outdoor  
762 lighting. This chapter establishes standards for outdoor lighting to accomplish the  
763 following:

- 764 A. To protect against excessive lighting, glare, and light trespass onto the property of  
765 adjacent landowners.  
766 B. To provide safe roadways for motorists, cyclists, and pedestrians.  
767 C. To preserve residents' quality of life while encouraging tourism and related  
768 commercial development by protecting the night sky.  
769 D. To promote safety and security by ensuring efficient and sufficient lighting.  
770 E. To allow for flexibility in the style of lighting fixtures with minimum standards.  
771 F. To aid property owners and occupants in bringing nonconforming lighting into  
772 conformance with this chapter over time.  
773 G. To work with other jurisdictions within Washington County to meet the purposes of  
774 this chapter.  
775

776 **10-15C-2: GENERAL PROVISIONS:**

777 All exterior lighting installed after the effective date hereof in all zoning districts in the  
778 County shall be in conformance with the requirements established by the Washington  
779 County Outdoor Lighting Ordinance. All existing lighting installed prior to the effective date  
780 hereof in all zoning districts in the County shall be addressed as follows:

- 781 A. All outdoor lighting that does not meet the requirements of this chapter, and is not  
782 otherwise exempt, shall be considered legal nonconforming or part of a legal  
783 nonconforming structure and shall be subject to an amortization schedule outlined in  
784 Section 10-15C-10.  
785 B. Outdoor lighting impacts shall be confined to the property boundary of the light  
786 source for the specific owner or applicant.  
787 1. No artificial light source shall project direct artificial light into the nighttime sky.  
788 2. No artificial light source shall be placed in a location, angle, or height that creates  
789 light trespass.  
790 3. Flickering, flashing, blinking, strobing, fading or scrolling lights are prohibited.  
791 4. If there are other Outdoor Lighting Provisions in our code which are more  
792 restrictive, they control; if there are less restrictive provisions, then this chapter  
793 controls.  
794

795 **10-15C-3: DEFINITIONS:**

796 For the purposes of this chapter, the following definitions apply:

797 “Accent or Architectural Lighting” means lighting of building surfaces, landscape features,  
798 statues, and similar items for the purpose of decoration, ornamentation, creation of visual  
799 hierarchy, sense of liveliness, or other purpose unrelated to safety, business operation, or  
800 essential lighting function.

801 “Backlight” means all the light emanating behind a luminaire.

802 “BUG rating” means backlight, uplight, and glare rating, which exists on a scale of zero to  
803 five and may be used to describe luminaire optical performance in regard to light trespass,  
804 sky glow, and high angle brightness control.



805

806 “Correlated color temperature” (CCT) is a specification of the color appearance of the light  
807 emitted by a lamp, relating its color to the color of light from a reference source when  
808 heated to a particular temperature, measured in kelvins (K). The CCT rating for a lamp is a  
809 general “warmth” or “coolness” measure of its appearance. Lamps with a CCT rating below  
810 3,000 K are usually considered “warm” sources, while those with a CCT above 3,000 K are  
811 usually considered “cool” in appearance.

812 “Direct illumination” means the area of intentional illumination emanating from a fixture  
813 generally formulated by shielding depth, illumination width, distance, and angle of  
814 illumination field, respective to the height and location of the illumination source, in  
815 context of property location and grade. This illumination pattern is typically represented  
816 by the high intensity cone of light 10% or greater, emanating and expanding outward from  
817 the illumination source. This area is in contrast to the area outside of this high intensity  
818 cone, separately defined as light spill. Direct illumination shall be generally interpreted  
819 utilizing this formulation by the Community Development director or his designee.



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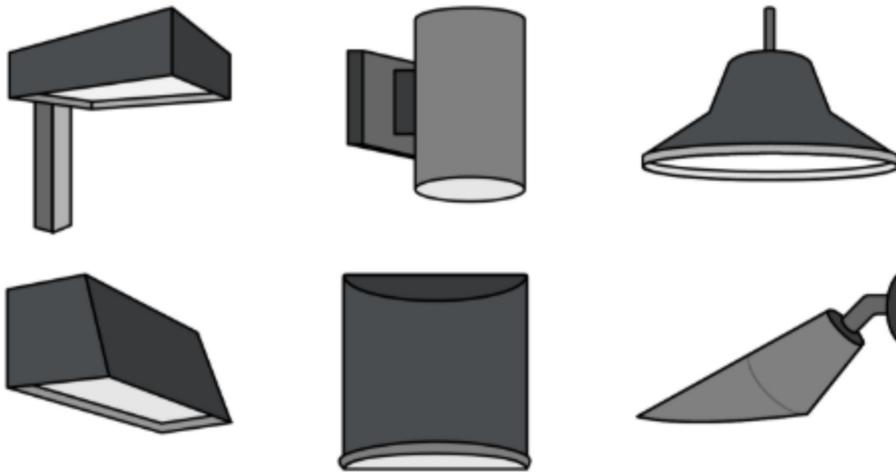
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Direct Illumination Formulation

822

823 “Floodlight” means a fixture or bulb designed to “flood” an area with light. A specific form  
 824 of bulb or fixture designed to direct its output in a specific direction. Such bulbs are often  
 825 designated by the manufacturer and are commonly used in residential outdoor lighting.

826 “Fully shielded fixture” means an outdoor light fixture constructed and mounted, so the  
 827 installed fixture emits no light above the horizontal plane. Where a light manufacturer  
 828 provides a BUG rating, the uplight rating (U) must equal zero. Fully shielded light fixtures  
 829 shall have its top and sides made of completely opaque material, so light only escapes  
 830 through the bottom of the fixture. Fixtures with translucent or transparent sides, or sides  
 831 with perforations or slits, do not qualify as fully shielded. Any glass or diffuser on the  
 832 bottom of the fixture must be flush with the fixture (no drop lenses). Surrounding  
 833 structures, like canopies, eaves, and patio covers, are not to be considered when  
 834 determining if the fixture is fully shielded. Fully shielded fixtures must be appropriately  
 835 mounted, so the shielding prevents light from escaping above the horizontal plane, and all  
 836 light is directed downward.



Examples of fully shielded light fixtures.

837

838

839 “Glare” means the visual sensation caused by excessive brightness and which causes  
 840 annoyance, discomfort, or a disability loss in visual performance or visibility.

841 “Internally illuminated,” as it relates to signs, means any sign which has a light source  
 842 entirely enclosed within the sign and not directly visible to the eye.

843 “Light pollution” means any adverse effect of manmade light. Often used to denote  
 844 “skyglow” from developed areas, but also includes glare, light trespass, visual clutter, and  
 845 other adverse effects of lighting.

846 “Light source” means the part of a lighting fixture that produces light, e.g., the bulb, lamp, or  
 847 chips on board (CoB).

848 “Light trespass” means direct illumination that falls beyond the boundaries of the property  
 849 where it originates.

850 “Lumen” means a unit of luminous flux equal to the light emitted by a uniform point source  
 851 of one candle intensity. Lumens refers to the amount of light emitted by a bulb (more  
 852 lumens equate to brighter light).

853 “Manufacturer’s catalog cuts” means a publication or other printed material of a bulb or  
 854 lighting manufacturer offering visual and technical information about a lighting fixture or  
 855 bulb.

856 “Outdoor light fixture” means a complete lighting unit consisting of a lamp(s) and ballast(s)  
 857 (when applicable), together with the parts designed to distribute the light, to position and  
 858 protect the lamps, and to connect the lamps to the power supply. Also known as a  
 859 luminaire, or simply as a fixture.

860 “Recreational lighting” means lighting used to illuminate sports fields, ball courts,  
861 playgrounds, or similar outdoor recreational facilities.

862 “Safety lighting” means the minimum amount of lighting required by the Building Official or  
863 Zoning Administrator for the purpose of safety, as required or prescribed by standards and  
864 regulations specific to the application review. Examples include lighting for ingress/egress,  
865 doorways, pathways, and driveways.

866 “Skyglow” means the brightening of the nighttime sky resulting from the scattering and  
867 reflection of artificial light by moisture and dust particles in the atmosphere. Skyglow is  
868 caused by light directed or reflected upwards or sideways and reduces one’s ability to view  
869 the nighttime sky.

870 “Spill, Light” means illumination that reaches beyond the outside of the direct illumination  
871 area.

872 “Spotlight” means a fixture or bulb designed to light a small area very brightly. See  
873 definition of “Floodlight.”

874 “Temporary lighting” means lighting of a non-permanent nature, not required for or  
875 qualifying as safety lighting, which plugs into an outlet and is not hard wired.

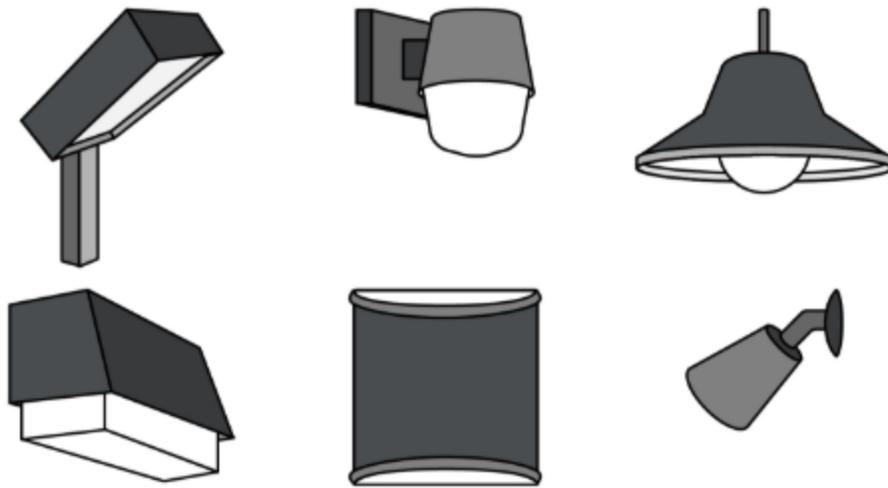
876 “Temporary string lighting” means lighting of a non-permanent nature, not required for or  
877 qualifying as safety lighting, which plugs into an outlet and is not hard wired. Description  
878 and qualification of temporary string lighting includes, but is not limited to, ambient, string,  
879 café, or bistro lighting as determined by the Zoning Administrator.

880 “Total, Light” means the sum of shielded and unshielded light.

881 “Total outdoor light output” means the total amount of light, measured in lumens, from all  
882 installed outdoor light fixtures on a property, using each manufacturer's initial rated lumen  
883 output. “Tower” means any monopole, antenna, or the like that exceeds 18 feet in height.

884 “Unshielded fixture” means a fixture that has insufficient shielding to prevent light  
885 emission above the horizontal.

886 “Uplight” means all the light emanating above the horizontal plane of a luminaire.  
887  
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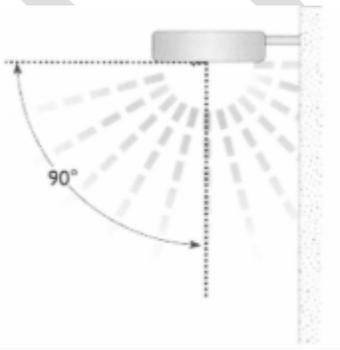
Examples of unshielded light fixtures.

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891 **10-15C-4: SHEILDING AND TRESPASS:**

- 892 A. Unless specifically exempted, all permanent and temporary outdoor lighting shall use  
 893 fully shielded fixtures and shall be installed so light is directed downward with no light  
 894 emitted above the horizontal plane of the fixture. Where a light manufacturer provides  
 895 a BUG rating, the upright rating (U) must equal zero.  
 896 B. All light fixtures shall be aimed and shielded so the direct illumination is confined  
 897 within the boundaries of the property from which it originates. Lighting shall not be  
 898 aimed onto adjacent properties, except in cases of shared parking, shared pedestrian  
 899 pathways, or coordinated development sites spanning multiple parcels, if approved by  
 900 the Community Development director or designee.

901



902

903

- 904 C. Light trespass onto the adjacent public right-of-way may be permitted subject to  
 905 approval of the Community Development director or designee.  
 906 D. Floodlights, spot lights, uplights, and unshielded fixtures are prohibited, unless exempt.  
 907 The resulting glare, light pollution, and light trespass is prohibited.

908 E. Lights controlled by motion sensors shall not be triggered by movement or activity  
909 located off the property on which the light is located. The motion sensor shall be set to  
910 turn off the artificial light source within ten minutes of the last detected motion.

911 **10-15C-5: TOTAL LIGHT OUTPUT:**

912 A. For commercial developments in the C-1, C-2, and C-3 zones, the total outdoor light  
913 output shall not exceed 50,000 lumens per developed acre. Such developments shall be  
914 permitted a minimum of 5,000 lumens regardless of parcel size.

915 B. For developments in the A-5, A-10, A-20, NHOZ, PVOZ, SBOZ, PDC, PD-STR, zones, for  
916 mixed-use commercial, village commercial, agritourism, multiple-family developments  
917 in all zones, the total outdoor light output of any such development shall not exceed  
918 20,000 lumens per net acre. Such developments shall be permitted a minimum of 5,000  
919 lumens regardless of parcel size.

920 C. For residential development of single-family and ADUs in all zones, the total outdoor  
921 light output shall not exceed 10,000 lumens for parcels 40,000 sq. ft. or larger. Parcels  
922 smaller than 40,000 sq. ft. shall be permitted 5,000 lumens.

923 D. Residential units used for transient, short term, or overnight accommodation, or other  
924 commercial uses, shall comply with the residential standards for total light output.

925 E. Unshielded lighting shall not be permitted unless expressly exempt, and if it is  
926 permitted, it shall be incorporated into the total outdoor light output calculation.

927 1. Total outdoor light output exceptions:

928 a. Streetlights used for the express purpose of illumination of public right-of-way  
929 are excluded from total outdoor light output calculations.

930 F. A property may exceed the total light output limits if 100 percent of the proposed  
931 lighting is comprised of the minimum, qualifying, and required safety lighting; given the  
932 fixture lumens are the minimum required to meet safety illumination standards. No  
933 additional lighting, or non-qualifying safety lighting, may be proposed beyond the  
934 required safety lighting, if that required safety lighting meets or exceeds one hundred  
935 percent of the total light output calculation.

936 **10-15C-6: LIGHTING HOURS:**

937 A. Commercial establishments shall turn off all outdoor lighting one hour after the close  
938 of business, and it shall remain off until the business opens, except for the following:

939 1. Commercial establishments located in C-1, C-2, C-3 and PDC zones may leave all  
940 compliant outdoor lighting on until 10:00 p.m. or until one hour after the close of  
941 business if the business closes after 10:00 p.m.

942 2. Compliant lighting to illuminate the entrance to the commercial establishment.

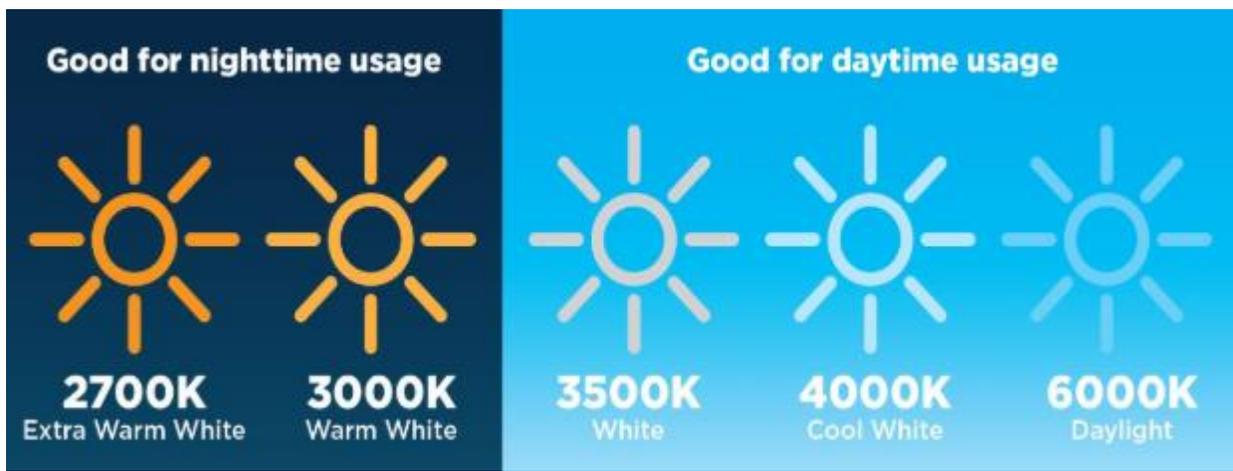
943 3. Compliant parking lot and pathway lighting required for the safety of guests or  
944 customers.

945 B. Recreational lighting (residential and commercial) shall be turned off by 10:00 p.m.  
946 except to conclude a specific sporting event that is underway.

- 947 C. All legal, nonconforming lighting on residential properties shall be turned off by 10:00  
 948 p.m. unless exempt.  
 949 D. Commercial establishments located in C-1, C-2, C-3 and PDC zones shall turn off all  
 950 illuminated signage by 10:00 p.m., or one hour after close of business, whichever is  
 951 earlier, and remain off until the business opens. All other commercial establishments  
 952 shall turn off all illuminated signage one hour after the business closes and shall remain  
 953 off until the business opens.  
 954

955 **10-15C-7: LIGHTING COLOR:**

956 All outdoor lighting shall utilize light sources with correlated color temperature not to  
 957 exceed 3,000 K.



958

959

960 **10-15C-8: SPECIAL OUTDOOR LIGHTING AND STANDARDS:**

- 961 A. Roadway and streetlights are prohibited unless recommended by the County Engineer  
 962 or required by UDOT to provide for the safety of the public. All streetlights shall utilize  
 963 the lowest illuminance levels acceptable to the County Engineer and/or UDOT.  
 964 B. The overall height of any light post or tower used to illuminate parking lots shall not  
 965 exceed 18 feet.  
 966 C. Outdoor recreation areas or athletic fields at public and privately owned facilities may  
 967 use illumination to light the surface of play, viewing stands, and pathways for the safety  
 968 of the public that is not in strict conformance with the shielding and light color  
 969 provisions of the Washington County Outdoor Lighting Ordinance. The following  
 970 standards shall apply to outdoor recreation area or athletic field lighting:  
 971 1. The recreational or athletic facility shall extinguish lighting exempted by this chapter  
 972 no later than 10:00 p.m. or one-half hour after the end of play.  
 973 2. The recreational lighting shall have timers that automatically extinguish lighting to  
 974 ensure lights are not left on when the facilities are not in use.  
 975 D. Outdoor public and private event venues may use illumination to light the performance  
 976 area that is not in strict conformance with the shielding and lighting color provisions of

- 977 the Washington County Outdoor Lighting Ordinance. The following standards apply to  
978 all event lighting:
- 979 1. Lighting used to illuminate the performance area must be either directed spotlighting  
980 or fully shielded lighting. If directed spotlighting, the light source shall be located and  
981 designed to minimize its visibility beyond the property boundaries.
  - 982 2. Lighting used to illuminate the performance area shall only be turned on during  
983 events.
  - 984 3. Lighting used to illuminate the seating areas, pathways, and other areas of the venue  
985 shall meet all standards of this chapter.
- 986
- 987 E. All illuminated signs shall comply with the standards of Section 10-15C-11.  
988

989 **10-15C-9: APPLICATION AND REVIEW PROCEDURES:**

- 990 A. Lighting Plan: All sign permit applications, subdivision applications, site plan  
991 applications, building permit applications, and other development review applications  
992 within any zoning district shall include a lighting plan containing evidence that the  
993 proposed project complies with this chapter. Lighting plans shall include the following:
- 994 1. Plans or drawings indicating the proposed location of lighting fixtures, height of  
995 lighting fixtures, and type of illumination devices. Plans shall also include information  
996 about lamps, supports, shielding, and reflectors used, as well as installation and  
997 electrical details.
  - 998 2. Illustrations (i.e. manufacturer's catalog cuts) of all proposed lighting fixtures.
  - 999 3. For commercial uses, photometric diagrams of proposed lighting fixtures are also  
1000 required. In the event photometric diagrams are not available, the applicant must  
1001 provide sufficient information regarding the light fixture, bulb wattage, and shielding  
1002 mechanisms for the Planning Commission to be able to determine compliance with  
1003 the provisions of this chapter.
  - 1004 4. A table showing the total amount of proposed exterior lights, by fixture type, wattage,  
1005 lumens, and lamp type, for the purpose of calculating total outdoor lighting output  
1006 and lumens per developed acre.
- 1007
- 1008 B. Approval Procedure: The lighting plan for all new development shall be submitted for  
1009 approval concurrent with the associated application process.  
1010
- 1011 C. Exemptions:
- 1012 1. The following are exemptions from shielding and trespass requirements only:
    - 1013 a. The lighting of federal or state flags; provided that the light is a top-down and  
1014 narrow beam aimed and shielded to illuminate only the flag.
    - 1015 b. Temporary string lighting;
    - 1016 c. Temporary string lighting, unless fully shielded, shall adhere to the lighting  
1017 hours stated in Section 10-15C-6.
    - 1018 d. Temporary string lighting shall not flash, blink, fade, or strobe.
- 1019

- 1020 2. All lights exempted by this section shall be included in the calculation of total light  
1021 output, Section 10-15C-5, and shall comply with lighting color standards, Section 10-  
1022 15C-7.
- 1023 3. The following are exemptions from general Washington County Outdoor Lighting  
1024 Ordinance:
- 1025 a. Traffic control signals and traffic safety devices.
- 1026 b. Emergency and safety lighting by Emergency Services. Searchlights, floodlights,  
1027 laser source lights, strobe or flashing lights, or any similar high intensity lights  
1028 are permitted when used in emergencies by police, fire, medical, and/or utility  
1029 personnel or at their direction.
- 1030 c. Temporary outdoor lighting from a low-output light source intended as holiday  
1031 or seasonal decorations displayed between October 15th and the following  
1032 January 15th may remain on until 10:00 p.m.
- 1033 d. Lighting required by the Federal Aviation Administration or the Federal  
1034 Communications Commission.
- 1035 e. Special events that have been issued a permit pursuant to Special Event County  
1036 Ord. 3-3-3, shall be allowed temporary lighting for the duration of the event,  
1037 provided such lighting does not create glare to motorists and complies with  
1038 lighting hours, unless specifically outlined and approved within the event  
1039 permitting.
- 1040 f. Pathway lights less than 18 inches in height are exempt from the fully shielded  
1041 fixture requirement, if the total light output from each pathway light is less than  
1042 300 lumens. The fixture shall have a top that is opaque such that no light is  
1043 directed upwards.

1044 **10-15C-10: AMORTIZATION AND ENFORCEMENT OF NONCONFORMING OUTDOOR**  
1045 **LIGHTING**

- 1046 A. If an existing nonconforming light breaks, replace with a fixture which complies with  
1047 this chapter.
- 1048 B. Violation and enforcement shall be process as outlined in Title 10.  
1049



1050



1051

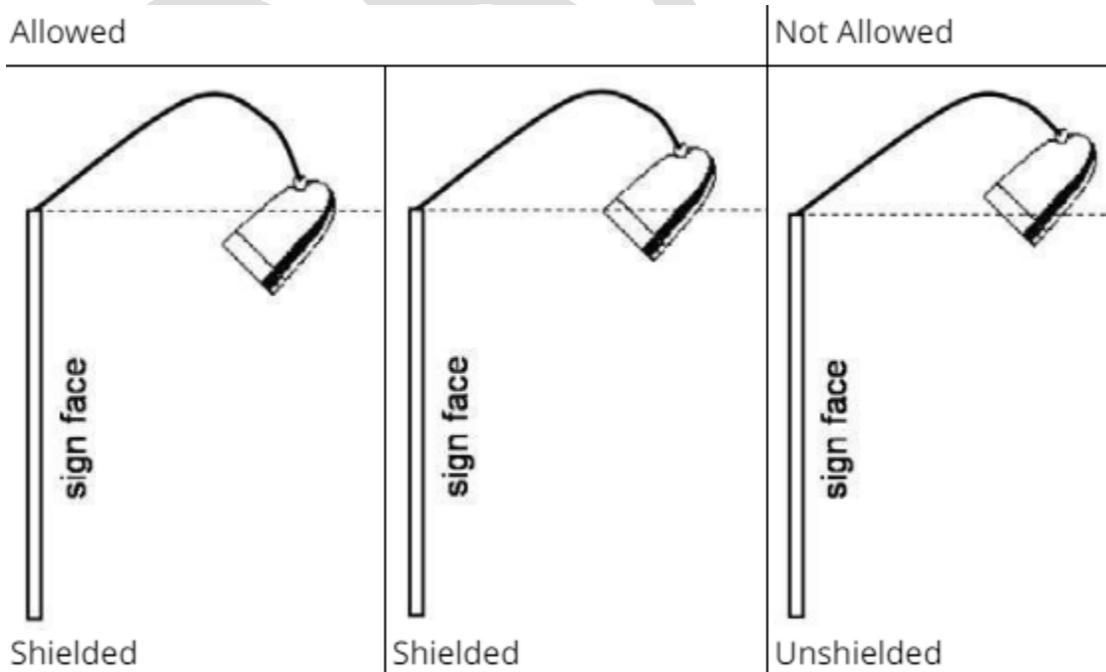
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1053 **10-15C-11: SIGNS PERMITTED ILLUMINATION**

1054 Signs may be unlighted, lighted externally, lighted internally, or backlit. All sign lighting  
 1055 must be designed, directed, and shielded in such a manner that the light source is not  
 1056 visible beyond the property boundaries where the sign is located. The lighting for signs  
 1057 must be directed such that only the sign face is illuminated. All lighted signs must have  
 1058 stationery and constant lighting. All sign lighting is included in the calculation of total light  
 1059 output for a property. All illuminated signs must conform to the lighting hours detailed in  
 1060 Section 10-15B-6.

1061 A. Standards for externally illuminated signs.

- 1062 1. Lighting for externally illuminated signs must be aimed and shielded so that light is  
 1063 directed only onto the sign face and does not trespass onto adjacent streets, roads, or  
 1064 properties or into the night sky.  
 1065 2. Lighting for externally illuminated signs must be mounted at the top of the sign or  
 1066 within two feet of the top of a wall mounted sign.  
 1067 3. Lighting shall consist of no more than four individual fixtures (or lamps) per sign face  
 1068 and produce a maximum of 40,000 lumens per fixture.  
 1069 4. All sign lighting shall be included in the calculation of total light output.  
 1070  
 1071 B. Standards for internally illuminated signs.  
 1072 1. Only sign text areas and logos may be illuminated on an internally illuminated sign.  
 1073 2. Internally illuminated signs shall use translucent materials for sign text and logos  
 1074 such that the light emanating from the sign is diffused. Transparent or clear materials  
 1075 are not allowed for sign text and logos. Non-text portions of the sign (e.g., background  
 1076 and graphics other than the logo) shall be made of opaque material.  
 1077  
 1078 C. Standards for backlit signs.  
 1079 1. The light source shall not be visible.  
 1080 2. Backlit signs shall only allow indirect illumination to emanate from the sign. For  
 1081 example, signs that create a “halo” effect around sign copy are allowed.  
 1082  
 1083 D. Standards for Illuminated window signs.  
 1084 1. Businesses may display a maximum of two illuminated window signs positioned to  
 1085 be primarily visible outside the business structure.  
 1086 2. Illuminated window signs shall not exceed four square feet in area.  
 1087 3. Illuminated window signs shall not be illuminated when the business is closed.



1088