

19.25. Waterfront Buffer Requirements.

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19.25.01. Purpose and Applicability.

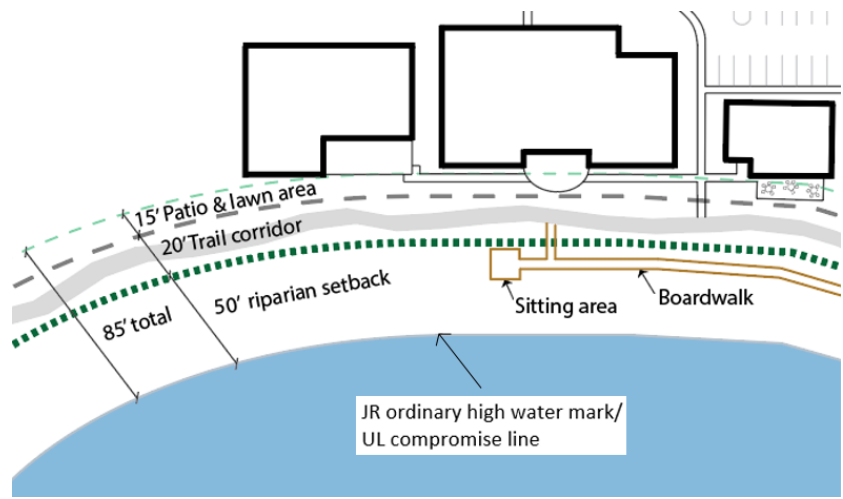
1. **Purpose.** This chapter promotes the health, safety, and general welfare of the public by enhancing the natural features of the City including Utah Lake and Jordan River, preserving trail connections and corridors, enhancing the pedestrian experience, and articulating building facades within the buffer area of Utah Lake and Jordan River.
2. **Applicability.**
 - a. Utah Lake Buffer:
 - i. This Chapter applies to all properties and zones within 250' of the ordinary high water mark or the Utah Lake Compromise line, whichever is higher.
 - b. Jordan River Buffer
 - i. This Chapter applies to all properties and zones within 200' of the ordinary high water mark, or within the Jordan River Meander Corridor, whichever is higher.

(Ord. 18-30, Ord. 17-08)

19.25.02. Waterway Setbacks.

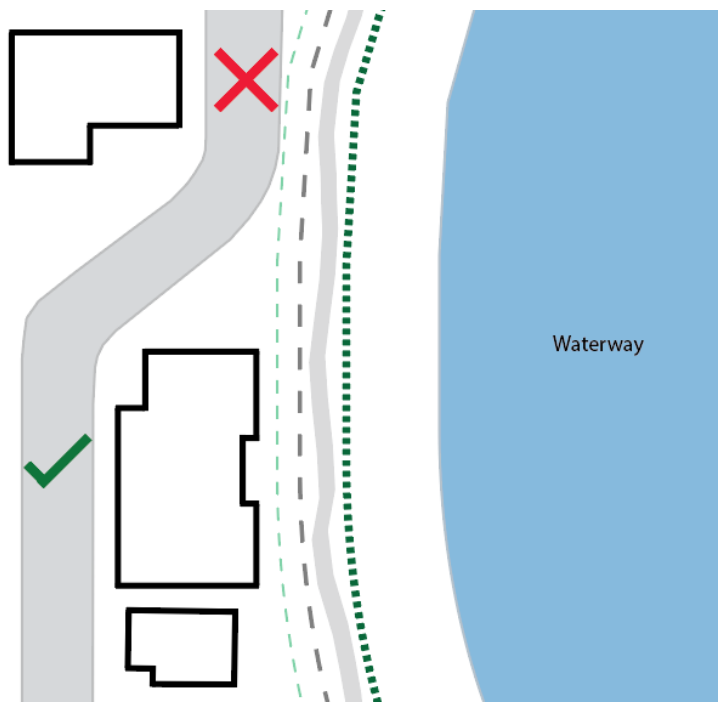
1. **Riparian setback.** No disturbance shall occur within 50 feet of the Jordan River ordinary high water mark or the Utah Lake Compromise line.
 - a. Exception: Boardwalks, patios, decks, and associated seating areas may be placed within the riparian setback. Such patios, decks, and seating areas shall not exceed 300 sq. ft. per use. (see figure 25.1)

Figure 25.1



- 2. **Shoreline trails.** Jordan River and Utah Lake shoreline trail corridors shall be a minimum of 20 feet in width measured landward from the edge of the riparian setback. (see figure 25.1)
- 3. **Patio / lawn area.** A minimum of 15 feet shall be maintained between the Shoreline or Jordan River trail corridor and structures/parking areas to allow for lawns, patios, restaurant eating areas, and similar low-impact uses. (see figure 25.1) Roads shall not be located between the first row of buildings and the waterway. (see figure 25.2)

Figure 25.2



4. **Landscaping in riparian and trail setbacks** shall utilize native or naturalized plant materials that provide wildlife food and shelter. Manicured landscaping and lawns are prohibited in riparian setbacks.
5. **Bank Stabilization:** The goal is to create a stable channel through the use of methods that are compatible with the river and geomorphic processes. Industry-accepted bio-engineering designs shall be used to meld structural features with the environment and may include the use of features such as live plants, willow cuttings, logs, woody debris, coir fabrics, straw bales etc. The use of riprap or other hard armoring techniques is discouraged and may only be approved by the State of Utah.

All costs associated with the installation and maintenance of bank stabilization, whether bio-engineering or hard armoring, shall be the responsibility for the developer in perpetuity.

(Ord. 18-30, Ord. 17-08)

19.25.03. Utah Lake and Jordan River Shoreline Trails.

1. All developments whose projects are next to, adjacent to, or abutting, or include Utah Lake or the Jordan River shall provide an improved pedestrian shoreline trail throughout the length of the project.
 - a. The shoreline trail shall at all times be accessible to the public.
 - b. The developer will work with the City, and any state or federal agency whose approval is necessary, in order to determine the exact location of the shoreline trail.
 - c. The developer shall construct the shoreline trail as close to the waterway as reasonably possible in order for the public to enjoy the diverse ecosystem and natural resources of the area.
 - d. The trail shall be hard surfaced and shall be a minimum of twelve feet in width.
2. In the event that a portion of the planned shoreline trail throughout a developer's project is located on property not in the possession of or under control of the developer, the developer will work with the City to identify a proper location through the developer's project on which to construct the trail. In all cases, the developer shall construct the shoreline trail as close to the waterway as reasonable possible.
3. The developer will work with the City to determine which party will construct the shoreline trail throughout the developer's project.
 - a. If the developer constructs the shoreline trail throughout the developer's project, the developer may receive credit for the trail against the open space requirements of this Title. However, if the developer is granted a credit, the developer shall maintain the trail in perpetuity and grant the City a perpetual public access easement.
 - b. The shoreline trail shall be constructed in accordance with the City's design guidelines, standards, and regulations.

4. If the City specifically agrees in writing, the shoreline trail will be maintained by the City after the City issues a Certificate of Final Acceptance.

(Ord. 17-17, Ord. 17-08)

19.25.04 Public Access and Parking

1. Public access and parking:

- a. Developments shall provide a public access to the Shoreline or Jordan River trail
- b. Developments shall provide public parking for bicycles and shall permit a portion of their motor vehicle parking to be available to the public in non-residential areas.
- c. Public pedestrian access shall include clearly marked travel pathways from the public street through parking areas to primary building entries.

2. Screening Requirements

- a. Parking areas visible from the Shoreline or Jordan River trail or the waterway shall be screened from view by landscaping or decorative fencing at least 3 feet in height.
- b. Appropriate landscaping should be utilized to screen habitat areas within the riparian setback from new development.

(Ord. 17-08)

19.25.05 Site Coverage and Building Permeability

1. **Purpose and Applicability.** The intent of these standards is to ensure that new buildings and other constructed objects do not create barriers that wall off the river. These standards shall be applied in addition to the Design Standards in Section 19.16. The more restrictive standards of the underlying zone, the design standards, or this section shall apply.

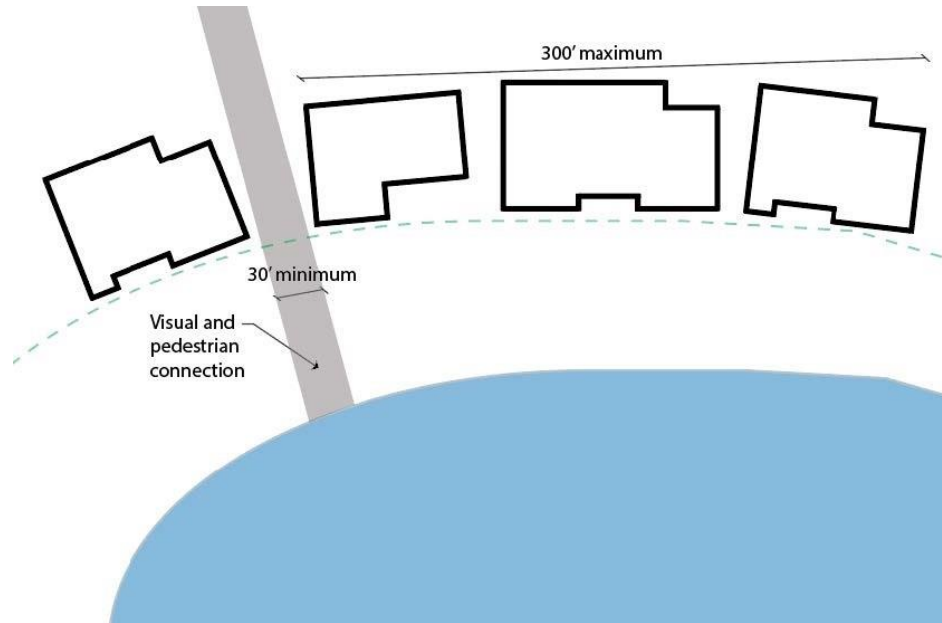
a. Maximum structure width

- i. On lots or sites with a width greater than 100 feet that are generally parallel to the river corridor, structures shall not exceed 70 percent of the width of the site.
- ii. On lots or sites with a 50 to 80 foot width that are generally parallel to the river, structures shall not exceed 50 feet in width or seventy percent of the width of the site, whichever is greater.

b. Visual and Pedestrian Connections

- i. At a maximum interval of 300 feet that is generally parallel to the river, there shall be a clear visual and pedestrian connection at the ground level from a public street to the river corridor. Such connections may consist of pathways, landscaping, transparent entrances and lobbies that provide the ability to see through a building, and other features with a similar effect.
- ii. The visual and pedestrian connection shall not be less than 30 feet wide. (see figure 25.3)

Figure 25.3



(Ord. 17-08)

19.25.06 Jordan River Erosion Hazard Zone

1. The Jordan River Erosion Hazard Area (JREHZ) is delineated in Figure 25.4 and is based upon the Meander Corridor in the Jordan River Corridor Preservation Study by CH2MHill dated March 2007. Bank stabilization methods may be implemented to remove property from the Jordan River Erosion Hazard Area as identified in this section.
2. Bank Stabilization Measures. Development within the JREHZ shall be protected by engineered channel stabilization measures. Such measures may include hard structural features like concrete, rip rap, geotechnical materials, or gabions. These measures may also include bioengineering techniques that use natural materials and harness natural river processes. The following are design requirements for bank stabilization measures.
 - a. Adverse Impact. Development and bank stabilization within the JREHZ shall not create adverse impacts on any adjacent property. An engineering hydraulic and hydrologic analysis shall demonstrate that the proposed improvements will not increase the scour/erosion conditions on neighboring parcels.
 - b. Replacement of Bank Vegetation. Bank and floodplain vegetation disturbed by construction shall be replaced or enhanced with species acceptable to the Division of Forestry, Fire, and State Lands (Forestry Fire & State Land).
 - c. Bank Slope. Vertical or steep channel banks shall be regraded to flatter, more stable slopes. In general, bank slopes of 2.5:1 or flatter are required to be stable and support vegetative growth.

- d. Toe-Down. Structural measures shall be adequately toed-down below the design scour depth, which shall include consideration of the long-term scour depth. Alternatively, grade control can be provided to limit long-term scour.
- e. Overtopping. Bank stabilization measures that do not contain the 100-year flood shall be designed to withstand overtopping as well as flow on the lee side.
- f. Bioengineering. Toe protection shall be required to assure proper function of bioengineered bank stabilization measures, given the potential for toe erosion-induced bank failures in the study reach.
- g. Bank stabilization measures shall be reviewed and approved by Utah Forestry, Fire, and State Lands, Army Corps of Engineers, and any other governmental agency with jurisdiction over these areas.

Figure 25.4



(Ord 19-17)