

DISCLAIMER.

The City recognizes the great interest Toquerville citizens have in future commercial development within the City. Accordingly, this document is provided as an informal introduction to the aims and guidance the City will provide to developers as they undertake to create infrastructure and buildings to support a variety of businesses in Toquerville.

By using a somewhat less formal writing style and through pictorial illustrations this document attempts to make these commercial design guidelines more accessible to the lay reader. For the actual language of the enforceable code, please refer to the ordinance as it appears in Title 10, Chapter 21 of the Toquerville City Code available via a link on the City Web site. Wherever there is or appears to be a conflict or difference by omission or otherwise between the two documents, it is the codified ordinance that supercedes.

General Commercial Design Standards

- 10-21a-1 Introduction
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10-21a-1 Introduction

1. Commercial developments will occupy dominant locations within Toquerville and serve essential community commerce needs at different levels, from neighborhood to region-wide. The design of commercial spaces reflects the community's character. The care and attention paid to the design of commercial projects exhibits the city's pride in itself and contributes to its socio-economic vitality.
2. The following guidelines provide design concepts and direction for all commercial projects, encourage high quality and innovative design solutions and recognize the importance of storefront visibility as well as parking and circulation design to the success of commercial enterprises. The guidelines implement the Design Principles set forth are intended to foster developments which would be in keeping with the overall character of Toquerville.
3. Site-specific standards shall take precedence when in conflict with the guidelines. Where such standards are silent, these guidelines will serve as a supplement. Toquerville City Ordinance Title 9 Building Regulations and Title 10 Land Use Regulations should be consulted for specific regulations governing land use and zoning development standards.
4. These Design Standards apply to Neighborhood Commercial Districts, Highway Commercial & Planned Commercial Zones as defined in Title 10-12. The commercial designations Neighborhood Commercial District (NC) will be identified throughout this document for each area to which it applies. All sections of the General Commercial Design Standards apply to Highway Commercial Zone & Planned Commercial Zone.



10-21a-2 General Design Objectives

1. The design of each commercial project in Toquerville shall:
 - a. Reinforce or establish a unique environmental image, for the commercial district or zone within which the project site is located, by considering the scale, proportion and character of development in the surrounding area
 - b. Establish attractive and functional site arrangement of buildings, open space, parking areas and landscaping
 - c. Provide site-specific, innovative, high quality architectural design solutions
 - d. Provide stylistically diverse architectural design solutions which convey a sense of timelessness and elegance
 - e. Facilitate pedestrian activity and access
 - f. Minimize impacts of noise, light and traffic
 - g. Preserve and take advantage of natural site amenities such as mature trees and hillside views
 - h. Preserve and incorporate structures which are distinctive due to their age, cultural significance, or unique architectural style into the project development proposal
simple elegant forms, high quality design, details and materials are encouraged



10-21a-3 Site Planning

1. Grading

- a. Landform preservation shall shape and guide site development of commercial proposals. Grading shall not substantially alter natural grades to increase the area of developable land. Grading of or within characteristic topographical areas such as ridgelines, unique hillside features and creeks is prohibited.
- b. Innovative grading concepts such as contour grading, that incorporate use of variable slopes and meandering tops and toes of slopes techniques are encouraged. Smooth, gradual transitions between manufactured and natural slopes are recommended.
- c. Use of retaining walls shall be minimized. Where use of retaining walls cannot be avoided, they shall be screened to the maximum extent possible and use of plantable retaining walls systems should be employed as part of the design solution.

2. Compatibility NC

- a. Project design shall complement the surrounding built environment in pattern, function, scale, character and materials. Natural site features including streams, scenic vistas and stands of mature trees shall be integrated into the overall project design where applicable.
- b. The placement of structures, circulation patterns and open space location should acknowledge the site's characteristics. Culturally and architecturally significant structures shall be preserved and incorporated in the project development proposal.
- c. Increased setback buffers, intensified landscaping, and building orientation and design techniques shall be utilized to attain the greatest degree of compatibility between commercial developments and lower intensity land uses.
- d. Linkages between commercial and residential uses are encouraged, where appropriate.



3. Site Entry Design NC

- a. Site entries may be accentuated by ornamental landscaping, decorative paving, raised medians, gateway structures, and monument signage.
- b. Where deemed appropriate, based on context considerations, main entry drives should include the following design features:
 - f a median with a 10-ft. (min) wide clear landscaped area between the street and the first bisecting parking aisle
 - f a 5ft. (min) wide sidewalk on each side of the driveway
 - f a 10-ft. (min) wide landscaped parkway on each side of the driveway
 - f a 20-ft. (min) wide decorative paving band



4. Building Siting NC

- a. Structure siting shall take into consideration surrounding context, location of incompatible uses and unique site characteristics.
- b. The placement and design of structures on corner and mid-block parcels, should create a strong visual and physical connection to the street frontage.
- c. Building and site arrangements shall facilitate pedestrian activity, screen parking and foster public use of spaces.
- d. Clustering of structures to create plazas and pedestrian malls is encouraged. When clustering is infeasible, visual and physical linkages between separate structures should be established by the selected architectural style, freestanding architectural elements (e.g. arcade systems, trellises) landscaping and hardscape.



- e. The building design of structures sited adjacent to street corners shall recognize the importance and visibility of the “local” by incorporating appropriate building massing and forms to “anchor” the intersections. Angled or curvilinear building forms and plazas are encouraged at corner locations.
- f. Extensive parking lot areas between buildings and right-of-ways are discouraged along pedestrian oriented as well as auto oriented corridors.
- g. Parking lots shall occupy no more than 60% of a site’s street frontage. Use of landscaping and architectural elements to enhance perimeter parking areas is encouraged.

5. Vehicular Access/ Circulation/ Parking

- a. Site access and circulation design shall promote safety, efficiency, and convenience for vehicular and pedestrian traffic.
- b. Use of streets to fulfill internal circulation needs is not permitted. A continuous circulation network system shall be provided throughout the site to the greatest extent possible. Dead-end driveways will be minimized. Adequate areas for maneuvering, stacking, truck staging, loading and emergency vehicle access shall be provided on site.
- c. The number of site access points shall be proportional to the functional needs and scale of the development. Placement of driveway entrances in proximity to street intersections shall be avoided. Use of common or shared driveways is encouraged.
- d. Driveway entry locations should be aligned with existing or planned median openings and driveways on the opposite side of the roadway.

Buildings and/ or plazas should “anchor” corner locations.



- e. The parking lot design, particularly of larger parking lots, should differentiate and provide the following: major access drives with no direct access to parking spaces; primary circulation drives with minimal parking; and parking aisles for direct parking space access. Loading and service access and circulation should be independent from the general circulation system.
- f. Parking shall not dominate street frontages. Parking areas shall be screened by landscaping and structures.
- g. Larger parking lots should be divided into a series of interconnected areas.
- h. A raised walkway and landscape strip should be provided between parking areas and buildings. Walkway and landscape strip dimensions shall amply accommodate anticipated functions, intensity of use, landscaping theme and associated planting materials.
- i. Placement of parking areas along primary circulation driveways and adjacent to building entrances is discouraged.

6. Pedestrian Circulation NC

- a. Pedestrian linkages shall be established between buildings, sidewalks and parking areas.
- b. Clearly defined pedestrian paths must be provided from sidewalks and parking areas to primary building entrances.
- c. Pedestrian pathways should be separated from vehicular traffic by a change in grade level. Use of raised pedestrian pathways in conjunction with enhanced paving, landscaping and bollards to delineate pedestrian paths is recommended.
- d. Parking areas should be designed in a manner that allows pedestrians to walk parallel to moving cars and minimize the need for pedestrians to cross parking aisles and landscape islands to reach building entries.



7. Plazas and Courtyards

- a. Inclusion of plazas and courtyards within commercial developments is encouraged. Entries to plazas and courtyards should be inviting and well lit.
- b. Landscaping, water features, and public art should be incorporated into plaza and courtyard design.
- c. Courtyards should be buffered from parking areas and drive aisles.
- d. Primary access to public plazas and courtyards should be provided from the street. Secondary access should be provided from retail shops, restaurants, offices and other uses within the development.
- e. Shade trees or architectural elements which provide shelter and relief from direct sunlight should be provided within plazas and courtyards.
- f. Inclusion of architecturally integrated outdoor dining areas.

8. Auxiliary Structures/ Areas NC

- a. Auxiliary structures and areas such as play structures and outdoor dining areas should be integrated within the overall site and building design.

9. Loading & Delivery

- a. Loading and delivery service areas shall be located and designed to minimize their visibility, circulation conflicts and adverse noise impacts.
- b. The building structure(s), architectural wing walls, freestanding walls and landscape should be used to screen loading and delivery service areas.
- c. Placement of loading and delivery areas within setback areas is discouraged.

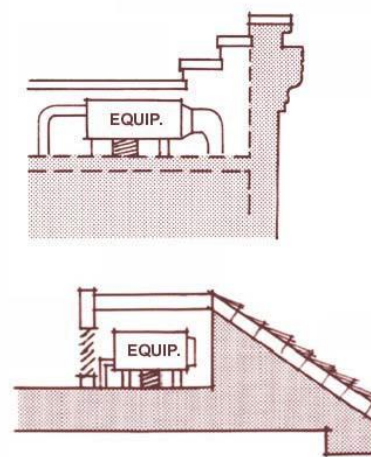
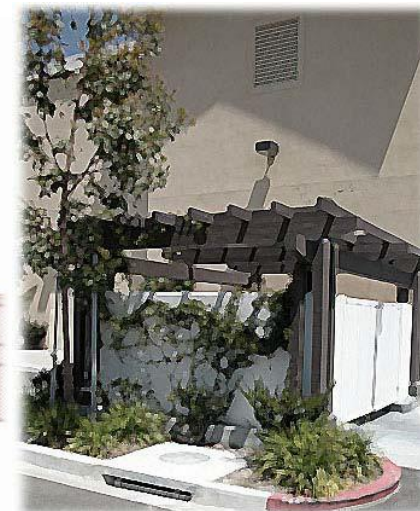
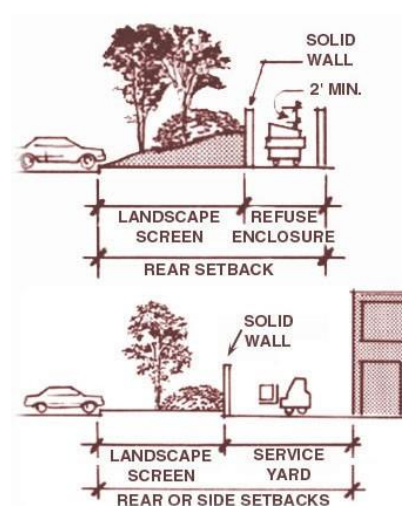


10. Utility and Mechanical Equipment

- a. Utility, service areas and mechanical equipment must be screened from view. All screening devices should be compatible with the architecture, materials and colors of adjacent structures.
- b. Utility apparatus such as transformer units, valves and timers which are required to be installed along street frontages should be undergrounded or otherwise screened from public view with landscaping.

11. Refuse and Storage Areas NC

- a. Trash and storage enclosures must be architecturally compatible with the project design. Landscaping should be provided adjacent to the enclosure(s) to screen them and to deter graffiti.
- b. Trash storage should be enclosed within or adjacent to the main structure or located within separate freestanding enclosures.
- c. The location of trash enclosures should be easily accessible for trash collection and shall not impede general site circulation patterns during loading operations.
- d. Trash enclosures shall be sited to minimize nuisance to adjacent properties.
- e. Cart storage should be integrated within the initial building and site design. Large freestanding enclosures or unscreened "cart corrals" are generally discouraged.



12. Walls and Fences

- a. Walls and fences should be designed to complement the project's architecture. Landscaping should be used to soften the appearance of wall and fence surfaces.
- b. Solid wall enclosures with pilasters, decorative caps and offsets are recommended for screening purposes.
- c. Solid walls and fences within front and exterior side yards of commercial sites shall be avoided.
- d. The design of outdoor dining enclosures should be integrated within the overall project design and should be consistent with the architectural theme.

13. Paving NC

- a. Paving materials should complement the overall architectural theme. Use of unadorned concrete paving solutions is generally discouraged. Use of decorative paving materials is recommended.
- b. Decorative paving should be incorporated into parking lot design, driveway entries, pedestrian walkways and crosswalks on private property.
- c. Use of pavers that allow water infiltration is encouraged. Use of stone and brick is acceptable, where such materials are deemed appropriate. Use of stamped and color concrete treatments is acceptable, where such materials are deemed appropriate.

Decorative paving is encouraged.



14. Lighting NC

- a. The type and location of parking lot and building lighting shall preclude direct glare onto adjoining property, streets, or skyward. Lighting systems should be designed for two operating levels; a higher intensity lighting level for business operating hours and a reduced intensity level for non-operating hours.
- b. The design of the light fixtures and their structural support should be architecturally compatible with the theme of the development.
- c. Pedestrian scale/decorative light fixtures are encouraged. "High mast" poles are discouraged.
- d. Lighting should be designed to satisfy functional and decorative needs. Security lighting should be designed as part of an overall lighting plan.
- e. Storefront lighting should complement the architectural style of the building while providing illumination of building facades and entrances.
- f. Use of accent architectural lighting is encouraged.
- g. Title 10, Chapter 24 should be consulted for specific regulations governing lighting standards.

Pedestrian scale, decorative light fixtures



15. Other Site Amenities NC

- a. Site amenities must be coordinated in terms of color, materials and design in order to convey a cohesive project appearance and distinctive character.

Site Furniture

- a. Seating will be included within plazas, courtyards and along pedestrian circulation areas.

Tree Grates/Guards

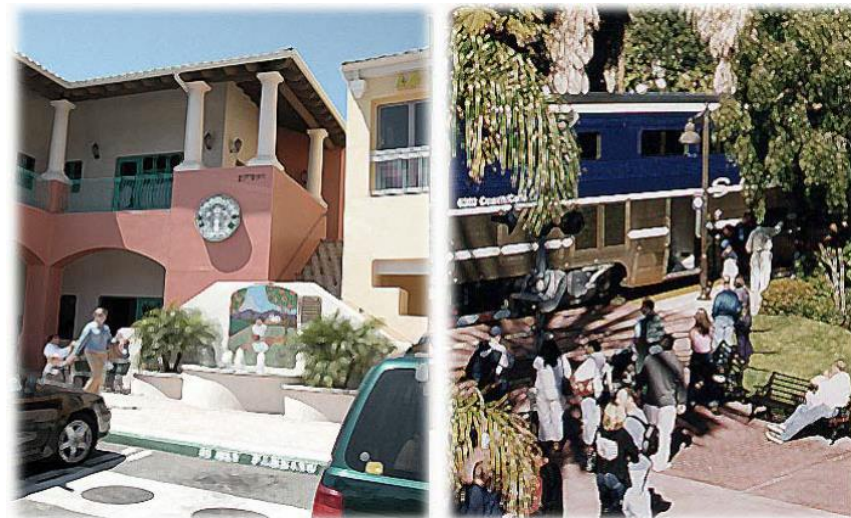
- a. Tree grates should be utilized along street frontages and plaza areas where a decorative and/or continuous walking surface is desirable. Grates should be a minimum of four feet in diameter and should incorporate knockouts to accommodate the growth of the tree trunk over time.
- b. Tree guards should be provided to protect trees in high activity areas. Their design should be compatible with site furnishings.

Bollards

- a. Bollard design if utilized shall be consistent with the overall project theme and should complement other site furnishings.
- b. At locations where emergency access may be necessary, removable bollards shall be used.

Pots and Planters

- a. The placement of planters and pots may be used to organize, accent and direct pedestrian traffic flow.
- b. Planters and pots should be utilized to provide visual interest and color accent building recesses, at locations where access is discouraged and adjacent to blank walls.
- c. Planter colors and materials shall be compatible with the architectural theme.



Kiosks, Bulletin Boards, Directories

- a. Kiosks, bulletin boards and directories shall be provided near vehicular and pedestrian entrances to multi-tenant commercial developments.
- b. Directory and bulletin board siting must maximize their visibility while minimizing the potential for creating a traffic hazard.
- c. Kiosk design shall be consistent with the architectural theme of the development and other site furnishings.



Trash Receptacles

- a. Trash receptacle design should coordinate with other streetscape furnishings.

Bicycle Racks

- a. Bicycle rack design should be consistent with other streetscape furnishings. Use of "loop racks" and "ribbon bars" are encouraged.
- b. Bicycle racks should be located in visible areas.



10-21a-4 Architectural Guidelines

1. Architectural Imagery

- a. The architectural design for all new structures which are located outside the historic downtown area must consider the City's early Utah Pioneer heritage, however, no particular architectural "style" or theme will be required. Buildings should convey a sense of authenticity, timelessness and elegance regardless of style or genre. High quality, innovative architecture is encouraged.
- b. The architectural style/ design should enhance the site's context and shall be harmonious with existing building massing, scale, proportions, colors and materials. In all cases the selected architectural style shall be utilized on all building elevations.
- c. Architectural details and variations in form should be incorporated in the building design in order to create visual interest.
- d. Site-specific design solutions are encouraged. Use of "building prototypes" for the purpose of achieving corporate image advertising objectives is discouraged.



2. Building Façade and Roof Articulation

- a. Buildings should be segmented in distinct massing elements. Vertical and horizontal offsets should be provided to minimize building bulk.
- b. Articulated building facades which employ variable architectural elements and details are encouraged along street frontages.
- c. Structures such as pergolas, arcades and trellises should be utilized to visually and physically link buildings and create connections to adjacent sidewalks.
- d. The architectural design and placement of "Anchor buildings" on site must balance and not overshadow minor "in-line" tenant spaces and "freestanding pad" structures.



- e. Building entries should evoke a “sense of arrival” by being distinctively designed and readily identifiable. Variations in massing, architectural detailing, colors and materials are encouraged to articulate entry areas.
- f. All wall surfaces visible to the public should be architecturally enhanced.
- g. Where vertical architectural elements (e.g. clock towers, stair towers) are proposed as focal points, their scale and relationship to the main structure should be carefully considered.
- h. Stairways should be designed as an integral part of the building architecture.
- i. Nearly vertical or mansard roofs shall be avoided.
- j. Gutters and downspouts should be concealed, unless designed as a decorative architectural feature.
- k. Mechanical equipment should be fully screened. All screening enclosures must be compatible with the building’s architecture, colors and materials.

3. Fenestration

- a. The proportions and location of fenestration elements (e.g. doors, windows, skylights) should relate to the scale of the building upon which they are located.
- b. Security hardware should be architecturally integrated within the building design. The use of scissor grilles is strongly discouraged.

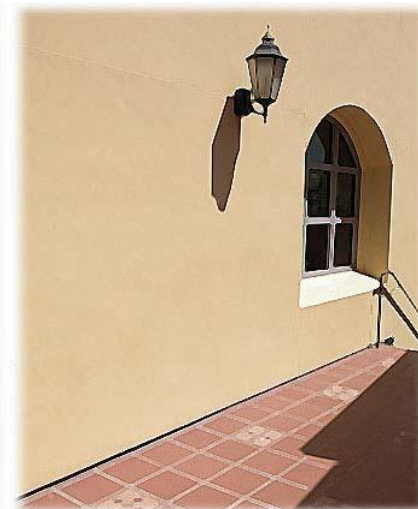


4. Building Materials and Colors

- a. The colors and materials palette utilized by national franchise tenants should complement the overall design theme and surrounding development.
- b. Use of precast building materials is generally discouraged and may be considered and permitted on a case-by-case basis.
- c. High quality stone and brick veneers as well as use of muted, deep tone color is encouraged.

5. Building Lighting

- a. Lighting should be designed to satisfy functional and decorative needs. Security lighting should be designed as part of an overall lighting plan rather than as single stand-alone elements.
- b. Storefront lighting should complement the architectural style of the building while providing illumination of building facades and/or entrances.
- c. Title 10, Chapter 24 shall be consulted for specific regulations governing lighting standards.



10-21a-5 Landscaping Guidelines

1. Standard Guidelines NC

- a. Project landscaping should be designed to contribute towards achieving an overall cohesive appearance and compatibility with its surroundings.
- b. Landscaping should define site functions, enhance architecture, soften the appearance of structures, buffer incompatible land uses and screen undesirable views.
- d. Tiered planting (tree-shrub-groundcover) and decorative hardscape should be utilized to enhance the visual character of the project. All areas not covered by structures, with the exception of service yards, walkways, driveways, and parking spaces, should be landscaped.
- d. The following planting design concepts are encouraged:
 - f Specimen trees (12-16 ft. high min. from finish grade, or as recommended by conditions of approval) in informal groupings or rows at major focal points
 - f Use of flowering vines both on walls and arbors or trellises
 - f Use of planting to soften building lines with shadows and patterns
 - f Use of “canopy-trees” in parking areas and passive open space areas
 - f Use of berms, plantings, and walls to screen parking lots, trash enclosures, storage areas, utility boxes, etc.
- e. Existing mature, healthy trees should be preserved and incorporated within the overall landscaping plan. Landscaping should be used to define site functions and create a buffer between pedestrians and vehicles.
- e. Plant species identified in attachment A shall be used considering the Tocqueville desert environment.



- f. Trees and large shrubs should be placed as follows:
 - f 10 ft. (min) between center of trees and edge of driveway, 10 ft. from water meter or gas meter and sewer laterals
 - f 25 ft. (min) between center of trees and beginning of curb returns at intersections
 - f 25 ft. (min) between center of trees and large shrubs to utility poles and street lights
 - f 8 ft. (min) between center of trees or large shrubs and fire hydrants and fire department sprinkler and standpipe connections
 - f Root-barriers (guards) are required to be installed between planting and adjoining hardscape areas. A 5 ft. (min) clearance should be provided between root barriers and adjacent hardscape areas
- g. Synthetic turf is not permitted as a substitute for planting materials.
- h. Use of vines and climbing plants on trellises, and privately owned perimeter walls is encouraged.
- i. Landscaping should be in scale with adjacent buildings and of appropriate size at maturity to accomplish its intended goals.
- j. Landscaping materials must be spaced so that they do not interfere with the lighting of the premises or restrict access to emergency apparatus (e.g. fire hydrants, fire alarm boxes).
- k. Trees or large shrubs shall not be planted under overhead lines or over underground utilities if their growth will interfere with the installation or maintenance of these utilities
- l. Provision of landscaping adjacent to buildings is encouraged.



2. Parking Lot Landscaping

- a. Parking lot landscaping should accent driveways, frame the major circulation aisles, and highlight pedestrian pathways.
- b. Parking areas should provide interior planting islands. These landscaping areas should be planted with trees, low shrubs and groundcover.



- c. All parking lot street frontages should be screened by landscaping. Parking lot landscape screening should be implemented by utilizing one or a combination of the following:
 - f A 32-inch high (max) hedge
 - f A 32-inch high (max) earth berm with a slope no greater than 3.5:1
 - f Trees planted at a distance of 35 ft. on center. Trees should be a 12-16 ft. high min. from finish grade, or as recommended by conditions of approval

4. Slope Vegetation and Erosion Control NC

- a. All proposed slopes with a gradient greater than 6:1 and a vertical height of 3 ft. or greater, shall be vegetated within 30 days of completion of grading.
- b. All plant materials shall be appropriate spaced to control soil erosion.
- c. Trees, shrubs, and ground covers should be planted in undulating groupings to improve the character of manufactured slopes.
- d. Vegetation of permanent slopes should include permanent necessary irrigation



10-21a-6 Toquerville City Plant List NC

Modified July 16, 2020

LARGE TREES				
	Common Name	Botanical Name	Description	Water Use
☀	Arizona Ash	<i>Fraxinus velutina</i>	Withstands hot, dry conditions, Lows - 10'	Low
☀	Bloodgood Sycamore/London Plane Tree	<i>Plantanus acerifolia</i>	Large tree, heavy trunk, large hairy leaves	Moderate
☀	Bottle Tree	<i>Brachychiton populneus</i>	evergreen, use for shade tree or high, wide windbreak	Low
☀	Chinese Pistache	<i>Pistacia chinensis</i>	Moderate grower, handles alkaline soils	Low
	Common Hackberry	<i>Celtis occidentalis</i>	tolerates strong winds, desert heat, and dry alkaline soils; Upright growth habit, may exceed 40-50'; good choice for street or lawn tree	Moderate
	Cork Oak	<i>Quercus suber</i>	May see cold injury in less than Zone 5	Low

	Fan-Tex Ash	<i>Fraxinus velutina</i> 'Rio Grande'	Foliage resistant to wind burn	Low
☀	Fruitless Mulberry	<i>Morus alba</i>		Moderate
☀	Hankow Willow	<i>Salix matsudana</i>	popular in high desert	Low
☀	Holly Oak	<i>Quercus ilex</i>	May be trained or sheared	Low
☀	Honey Locust	<i>Gleditsia triacanthos</i>	fast growing	Moderate
☀	Honey Locust, Shademaster	<i>Gleditsia triacanthos inermis</i> 'Shademaster'	fast growing, <i>G. t. inermis</i> are thornless and have less litter	Moderate
☀	Lace Bark Elm	<i>Ulmus parvifolia</i>		Moderate
☀	Live Oak (same as Southern Oak)	<i>Quercus virginia</i>	Adapted well to low desert areas, best tree for low desert	Low
	Montebello Ash	<i>Fraxinus velutina</i> 'Coracea'	Native of Southern California	Low
	Mt. Atlas Pistache	<i>Pistacia atlantica</i>	slow to moderate growth, water deep & infrequent	Low
	Orange County Ash	<i>Fraxinus</i> 'Orange County'	fast growing, tolerates all kinds of soil	Low

☀	Raywood Ash	<i>Fraxinus velutina</i> 'Raywood'	Foliage sensitive to high wind	Low
☀	Red Push Pistache	<i>Pistacia 'Red Push'</i>	needs well drained soil, water deep & infrequent	Low
☀	Southern Live Oak (same as Live Oak)	<i>Quercus virginiana</i>	Evergreen, best oak for low desert	Low
☀	Shoestring Acacia	<i>Acacia stenophylla</i>	tolerant of saline, alkaline and waterlogged soils, weeping habit	Low
	Sweet Gum	<i>Liquidambar styraciflua</i>	Not good in alkaline soils	Moderate
☀	Texas Red Oak also called Buckley Oak	<i>Quercus buckleyi</i>	takes the alkaline soil	Low
☀	Texas Umbrella/Chinaberry	<i>Melia azedarach</i>	tolerates heat, wind, poor soil, drought	Moderate

SMALL TREES				
	Common Name	Botanical Name	Description	Water Use
☀	Acacia	<i>Acacia sp.</i>	Not adapted to colder areas	No-Low
☀	Ginko	<i>Ginko biloba</i>	ancient survivor of prehistoric times	Moderate
☀	Glossy Privet	<i>Ligustrum lucidum</i>	May suffer in full sun, shrub or tree	Regular
	Golden Raintree	<i>Koelreuteria paniculata</i>	Well adapted to St. George, famous for Japanese lantern-like papery fruit	Moderate
	Hawthorne	<i>Crataegus Sp.</i>	Tolerant of any soil, with good drainage	Moderate
☀	Honey Mesquite	<i>Prosopis glandulosa</i>	Good desert tree	No-Low
☀	Little Leaf Ash	<i>Fraxinum anomala</i>	Native to canyons and stream beds	Low
native	Netleaf Hackberry	<i>Celtis reticulata</i>	tolerates strong winds, desert heat, and dry alkaline soils. Canyon/wash small tree	Moderate
☀	Wilson Olive	<i>Olea europaea</i>	tolerates heat, alkaline soil. Cold Tender	Low
SHRUB	Redtip Photinia	<i>Photinia Fraseri</i>	Sensitive to iron deficiency, good espalier	Moderate
☀	Screwbean Mesquite	<i>Prosopis torreyana</i>	spirally twisted seedpods, bluish green foliage	No-Low

		<i>pubescens</i>		
☀	Silk Tree, Mimosa	<i>Albizia julibrissin</i>	Not long-lived	Low
☀	Sumac	<i>Rhus</i>	brilliant fall leaf color, tolerates all soils, but soggy soils can kill them	Low
☀	Western Mesquite	<i>Prosopis torreyana</i>	thornless variety of Honey Mesquite	No-Low
☀	Yellow/Red Bird of Paradise	<i>Caesalpinia gilliesii</i>	attracts hummingbirds	Low

FLOWERING TREES

	Common Name	Botanical Name	Description	Water Use
☀	Chaste Tree	<i>Vitex agnus-castus</i>	Tree or shrub, well adapted to desert , spreading habit	Moderate
	Chinese Flame Tree	<i>Koelreuteria bipinnata</i>	adaptable to different soils, flowers produce little Japanese lanterns	Moderate
☀	Chitalpa	<i>Chitalpa tashkentensis</i> 'Pink Dawn'	Struggles with mid-summer heat	Low
☀	Crape Myrtle	<i>Lagerstroemia sp.</i>	Adapted well to St. George, flowers bloom on new wood	Moderate
☀	Desert Museum Palo Verda	<i>Cercidium</i> 'Desert Museum'	fast growing, best of this specie	Low
☀	Desert Willow	<i>Chilopsis linearis</i>	Native desert species, blossoms attract humming birds	Low

☀	Fruitless Plum	<i>Plum</i>	dark purple leaves	Moderate
	Flowering Pear	<i>Pyrus calleryana</i>	can grow well in clay soils, but struggle if soil is shallow	Moderate
☀	Indian Bean Tree (Northern Catalpa)	<i>Catalpa speciosa</i>	Large pods hang in late summer, soil tolerant, does not tolerate wind well	Moderate
	Japanese Pagoda (Chinese Scholar Tree)	<i>Sophora japonica</i>	Small yellow flowering tree, moderate growth up to 70 ft.	Moderate
☀	Jujube	<i>Jujube</i>	takes well to desert conditions, edible fruit	Moderate
☀	Redbud	<i>Cercis occidentalis</i>	Early blooming tree	Moderate
	Texas Mountain Laurel	<i>Sophora secundiflora</i>	Evergreen or deciduous, tree or shrub, provide good drainage	Moderate

CONIFERS (Deodar Cedar & Mondell Pine most likely to succeed)

	Common Name	Botanical Name	Description	Water Use
☀	Aleppo Pine	<i>Pinus halepensis</i>	Handles poor soil and desert heat	No-Low
☀	Arizona Cypress	<i>Cupressus arizonica</i>	Adapted to the cooler area of the county, mass for windbreak or screen	Low
☀	Blue Atlas Cedar	<i>Cedrus atlantica</i>	drought tolerant, nice specimen tree	Moderate
☀	Deodar Cedar	<i>Cedrus deodara</i>	May get spider mites easily	Moderate
☀	Italian Stone Pine	<i>Pinus pinea</i>	Slow growing, large rounded shape	No-Low
☀	Japanese Black Pine	<i>Pinus thunbergii</i>	Slow growing, irregular shape	Moderate
	Leyland Cypress	<i>Cupressocyparis leylandii</i>	fast growing screen tree, tolerant of soils, climate and strong wind	Moderate
☀	Mondell Pine/Afghan Pine	<i>Pinus eldarica</i>	Best desert pine, upright growth habit	No-Low

Palm –Note Palms are not very cold hardy and are considered marginal for this area. They are listed from 1 –6 with 1 being the least cold hardy. 6 is the most hardy but still marginal .

	Common Name	Botanical Name	Description	Water Use
☀	California Fan Palm	<i>Washingtonia filifera</i>	fast growing, too tall for most home gardens (6)	Low
☀	Mediterranean Fan	<i>Chamaerops humilis</i>	winter hardy for brief periods, slow growing, tolerates	Moderate

	Palm		poor soil and wind- (1)	
☀	Mexican Fan Palm	<i>Washingtonia robusta</i>	slimmer than California Fan (2)	Low
SHRUBS				
	Common Name	Botanical Name	Description	Water Use
☀	Agave species	<i>Agave</i>	may shrivel during drought, but plump up with moisture	No-Low
☀ Native	Apache Plume	<i>Fallugia paradoxa</i>	Canyon/wash large shrub, flower resemble single white roses and progress to a light pink feather look	No
☀	Arizona Rosewood	<i>Vauquelinia californica</i>	somewhat reminiscent of oleander in habit	No-Low
Native	Barrel Cactus	<i>Cactacea sp.</i>	Slow growth, needs little water	No-Low
	Big Sagebrush	<i>Artemisia tridentata</i>	Rock/outcrops medium shrub	No-Low
☀	Brittlebush	<i>Encelia frutescens</i>	Deciduous medium shrub, yellow flowering	No-Low
☀	Bush Morning Glory	<i>Convolvulus cnerorum</i>	evergreen shrub, fast spreading	Moderate
☀	Butterfly Bush	<i>Buddleja davidii</i>	attracts butterflies	Moderate
☀	Centennial Brown Baccharis	<i>Baccharis centennial</i>	able to grow in difficult conditions	No-Low
	Desert Lilac	<i>Ceanothus greggii</i>	An evergreen perennial which forms white flowers blooming from March to April.	Low

☀ Native	Cliff Rose	<i>Cowania mexicana stansburiana</i>	tree or shrub, flowers resemble single roses	Moderate
☀	Cotoneaster	<i>Cotoneaster sp.</i>	Low-growing, prefers poor, dry soil	No-Low
☀ Native	Creosote Bush	<i>Larrea tridentata</i>	Native low desert large shrub, tolerates wind, can be used as a formal hedge	No-Low
☀	Datil Yucca, Banana Yucca	<i>Yucca baccata</i>	Medium shrub, 3' high x 5' wide, fleshy, edible banana-like fruits to 6" long	No-Low
	Desert Spoon	<i>Dasylirion wheeleri</i>	very drought tolerant, good drainage	No-Low
☀	Dorr Sage	<i>Salvia Dorrii</i>	Evergreen flowering shrub, needs good drainage, drought tolerant	Low

	Common Name	Botanical Name	Description	Water Use
	Fernbush	<i>Chamaebatiaria millefolium</i>	screening and hedges, showy flower resembles white lilacs	No-Low
☀	Forsythia	<i>Forsythia gold</i>	early yellow blooming, then leafs out long thin glossy green leaves	Moderate
☀ Native	Fourwing Saltbush	<i>Atriplex canescens</i>	Sand desert large shrub, fire resistant	No-Low
☀	Fragrant Sumac	<i>Rhus aromatica</i>	Foliage turns red in fall; Canyon/wash large shrub	Low

	Fremont Barberry	<i>Berberis fremontii</i>	Canyon/wash large shrub	Moderate
☀	Bluebeard	<i>Caryopteris incana</i>	heat tolerant, recommend sunny exposure	Low
☀	Green Hawthorne	<i>Crataegus viridis</i>	attracts birds and bees	Moderate
	Fremont' Indigobush	<i>Dalea pulchra</i>	Low, trailing desert shrub	No-Low
☀	New Mexican Privet	<i>Forestiera neomexicana</i>	deciduous shrub to small tree	Low
☀	Heavenly Bamboo	<i>Nandina domestica</i>	Small shrubs, bamboo-type plant	Low
	Indian fig	<i>Opuntia ficus-indica</i>	plant bears prickly pears you see sold in grocery stores.	Low
	Joshua Tree	<i>Yucca brevifolia</i>	Difficult under ordinary garden conditions, Spiny simple branched, slow growth	No-Low
☀	Junipers	<i>Juniperus sp.</i>	Many forms of this evergreen shrub	Varies
☀	Little Ollie	<i>Olea europaea</i>	Olive family, dense shrub excellent as screen or hedge	Low
☀	Mexican Bush Sage	<i>Salvia leucantha</i>	Evergreen flowering shrub, tolerant of heat and cold	Low
☀	Mock Orange	<i>Choisya ternata</i>	Luscious green leaves, doesn't like alkaline soil or high-salt water	Moderate

☀	Mojave Aster	<i>Xylorhiza tortifolia</i>	perennial shrub, low growing	No-Low
☀ Native	Mormon Tea	<i>Ephedra viridis</i>	will tolerate dry, exposed conditions and poor soils, but must have good drainage, has small flowers and leaves	No-Low
☀ Native	Mountain Mahogany	<i>Cercocarpus sp.</i>	Evergreen shrub/tree suited to dry rock slopes	No-Low
☀	Narrowleaf Yucca	<i>Yucca angustissima</i>	Best in well drained soil	No-Low
☀	Ocotillo	<i>Fouquieria splendens</i>	Whip-like stems, thorny, orange flowers, need good drainage	No-Low
☀	Oleander (Poisonous Potential)	<i>Nerium sp.</i>	Tolerant of heat, blooms most of the summer	Low
	Pendulous Yucca	<i>Yucca recurvifolia</i>	not as stiff and metallic looking as most yuccas	No-Low

	Common Name	Botanical Name	Description	Water Use
Native	Prickly Pear var.	<i>Cactacea sp.</i>	Native to desert, flowers in spring, edible fruit	No-Low
☀	Purpleleaf Sandcherry	<i>Purnus cistena</i>	valued for its unique coloring and hardness	Moderate

	Orchid Rockrose	<i>Cistus purpureus</i>	Grows quickly. Does well in well-drained soils.	
☀	Pyracanthus	<i>Pyracantha sp.</i>	Evergreen shrub with bright orange berries	Low
☀ Native	Rabbitbrush	<i>Chrysothamnus nauseosus</i>	has yellow flowers	No-Low
	Red Autumn Sage	<i>Salvia greggii</i>	Evergreen or deciduous flowering shrub	Low
	Red Yucca	<i>Hesperolae parviflora</i>	Especially heat tolerant.	No-Low
	Rosemary	<i>Rosmarinus species</i>	Evergreen feathery shrub, fragrant	Low
	Sand Sagebrush	<i>Artemisia filifolia</i>	Sand desert large shrub	No-Low
	Santolina	<i>Santolinas virens</i>	grow in any well drained soil, low growing	No-Low
	Snake Weed	<i>Gutierrezia sarothrae</i>	blooms profusely with sunflower yellow flowers	No-Low
	Spanish Broom	<i>Spartium junceum</i>	Handles poor soil, yellow blooms, 6-10 ft. high	No-Low
☀	Gray-thorn	<i>Ziziphus obtusifolia var. canescens</i>	roots can be used for soap, great habitat for birds, thorns are protection and quail and dove eat the fruit	Low
☀	Texas Ranger	<i>Leucophyllum sp.</i>	Green-grey foliage shrubs with colorful blooms	No-Low
☀	Trailing	<i>Rosmarinus officinalis</i>	Evergreen feathery shrub, fragrant	Low

	Rosemary			
☀	Utah Century Plant	<i>Agave utahensis</i>	Rock/outcrops succulent	No-Low
☀	Winter Creeper	<i>Euonymus sp.</i>	Without support will be a foot high ground cover, or with support will cover a wall completely	Moderate

PERENNIAL FLOWERS

	Common Name	Botanical Name	Description	Water Use
☀	Autumn Joy	<i>Sedum herbstfreude</i> 'Autumn Joy'	drought tolerant and widely adaptable to any soil	Low
☀	Bear Grass	<i>Nolina microcarpa</i>	Accent plants with tough, grassy leaves	No-Low
☀	Big Blue Lily Turf	<i>Liriope muscari</i>	become ragged and brown with neglect, can show tip burn on leaves if soil contains excess salts or if plants are kept too wet where drainage is poor.	Moderate
	Blue Flax	<i>Linum sp.</i>	Drought tolerant	Moderate
	Canaigre (Buckwheat)	<i>Rumex hymenosepalus</i>	Herb, some species used for medicinal	Moderate

	Common Name	Botanical Name	Description	Water Use
	Chocolate Flower	<i>Berlandiera lyrata</i>	Fragrant chocolate yellow blooms, thrives well in clay soil	Moderate

☀	Coneflower	<i>Echinacea purpurea</i>	Purple flowers, blooms most of summer	Moderate
☀	Coreopsis	<i>Coreopsis sp.</i>	Easy-to-grow; Yellow flowing, about 1-2 ft. tall	No-Low
☀	Desert Marigold	<i>Baileya multiradiata</i>	Low desert perennial, yellow flowers	Low
☀	Dianthus	<i>Dianthus 'Sweet William' & 'Pinks'</i>	mounding green foliage, found jagged petals	Moderate
☀	Euphorbia	<i>E. rigida</i>	Showy display plant in borders, rock gardens, containers. Full Sun. Tolerates drought.	Moderate
	Evening Primrose	<i>Oenothera sp.</i>	Sand desert perennial herb	No-Low
	Four O'Clock	<i>Mirabilis multiflora</i>	Magenta colored flowers in clumps	Low
☀	Freeway Daisy	<i>Osteospermum</i>	Various colors of Daisies, blooms in warm weather	Moderate
	Fremont's Peppergrass	<i>Lepidium fremontii</i>	white delicate flowers	Low
☀	Gazania	<i>G. hybrids</i>	Low, clumping or spreading plants, long bloom season	Moderate
☀	Giant Lily Turf	<i>Liriope gigantea</i>	become ragged and brown with neglect, can show tip burn on leaves if soil contains excess salts or if plants are kept too wet where drainage is poor.	Moderate
☀	Guara	<i>Guara lindheimeri</i>	multiple delicate flowers on one stem	Moderate

☀	Hopi Blanketflower	<i>Gaillardia pinnatifida</i>	Sand desert perennial, orange flowering	Moderate
☀	Ice Plant	(Various genera)	Low growing, succulent groundcover	Low
	Indian Paintbrush	<i>Castilleja chromosa</i>	Rock/outcrops perennial, red flowers	No-Low
	Lantana	<i>Lantana sp.</i>	Low growing, evergreen shrubs	Moderate
☀	Lavender	<i>Lavendula sp.</i>	Fragrant purple flowers	Moderate
	Lirope	<i>Liriope muscari</i>	Green grass-like leaves in clumps-purple bloom	Moderate
☀	Mealy Cup Sage	<i>Salvia victorian blue</i>	Tall blue stalks of flowers, long slender leaves, clumping base	Moderate
☀	Mojave Globemallow	<i>Sphaeralcea ambigua</i>	Low desert perennial, salmon color flowers	Low

	Common Name	Botanical Name	Description	Water Use
	Painted Milkvetch	<i>Astragalus ceramicus</i>	spiny leaves with large variegated pods; Native plant	No-Low
☀	Penstemon	<i>Penstemon sp.</i>	blossoms attract hummingbirds, do not over water, needs good drainage	No-Low
☀	Purple Pin Cushion	<i>Scabiosa</i>	clump of deep green foliage with tall stems holding round lilac colored flowers	Moderate

	Prince's Plume	<i>Stanleya pinnata</i>	Rock/outcrops perennial herb, yellow plumelike flowers; tolerates alkaline soil	Low
☀	Red Hot Poker	<i>Kniphofia sp.</i>	Dense foliage producing yellow-orange flowers	Moderate
☀	Russian Sage	<i>Perovskia atriplicifolia</i>	Woody low shrub, mass of purple flowers	No-Low
☀	Salvia	<i>Salvia sp.</i>	Many types of this perennial	Low
☀	Snap Dragon	<i>Antirrhinum majas</i>	Tall flower stalks, multiplies each year	Moderate
☀	Sundancer Daisy Perky Sue	<i>Hymenoxys acaulis</i>	gold daisy	Low
	Sundrops	<i>Calylophus hartwegii</i>	Yellow flowering, does well in sunny, hot areas	No-Low
	Thrifty Goldenweed	<i>Haplopappus sp.</i>	Sunflower family	Low
☀	Verbena	<i>Verbena sp.</i>	Available in many colors	Moderate
	Yarrow	<i>Achillea sp.</i>	Tall erect growth habit, most are yellow	No-Low
VINES, GROUND COVERS				
	Common Name	Botanical Name	Description	Water Use
☀	Chinese Wisteria	<i>Wisteria sinensis</i>	Plants will bloom in sun or considerable shade	Low

	Cliff Sandwort	<i>Arenaria macradenia</i>	often used as lawn substitutes, between stepping stones, or for velvety green patches	Moderate
	Climbing Rose	<i>Rosa species</i>	choose types suitable to climate; use mulch to conserve water use	Moderate
☀	Common Winter Creeper	<i>Euonymus radicans</i>	Less vigorous, reddish-colored flowers	Moderate
	Dwarf Broom	<i>Baccharis pilularis</i>	low growing evergreen ground cover	Low
	Common Name	Botanical Name	Description	Water Use
☀	Hall's Honeysuckle	<i>Lonicera japonica</i>	takes dryness when establish, tolerates poor drainage	Moderate
	Hearts & Flowers	<i>Aptenia cordifolia</i>	Ice plant relative, but looks less like ice plants than most	Low
☀	Hybrid Broom	<i>Baccharis hybrid 'Starn Thompson'</i>	drought tolerant evergreen ground cover	Low
☀	Mondo Grass	<i>Ophiopogon japonicus</i>	an evergreen perennial, great for shady areas, use for ground cover or borders	Moderate
☀	Thyme	<i>Thymus sp.</i>	Use as filler between stepping stones, soft and fragrant underfoot	Moderate
☀	Texas Wisteria	<i>Wisteria sinensis 'Texas'</i>	will bloom in sun or considerable shade	Low
☀	Trumpet vine	<i>Campsis grandiflora</i>	Fast-growing vine to 40 ft., orange bellshaped flowers	Moderate
☀	Virginia Creeper	<i>Parthenocisus inserta</i>	Vigorous vine with beautiful foliage	Moderate

ORNAMENTAL GRASSES				
	Common Name	Botanical Name	Description	Water Use
	Native Alkali Scaton Grass	<i>Sporobolus airoides</i>	Extremely tough, showy pinkish plumes	Low
	Big Galleta	<i>Pleuraphis rigida</i>	bunch grass, sandy rocky soils	Low
	Blue Fescue	<i>Festuca glauca</i>	Clumped ornamental type, 12" high	Moderate
	Blue Grama	<i>Bouteloua sp.</i>	Native of dry climate, area, heat resistant	Low
☀	Blue Switch Grass	<i>Panicum virgatum</i> 'Heavy Metal'	Metallic blue, adaptable to any soil, drought tolerant	Low
☀	Deer Grass	<i>Muhlenbergia rigens</i>	slender yellow or purplish flower spikes in autumn, clump grass	No-Low
☀	Fountain Grass	<i>Pennisetum species</i>	Growing in fountain-like mounds, among the most graceful of ornamental grasses, use in containers or in perennial or shrub borders	Moderate
☀	Giant Feather Grass	<i>Stipa gigantea</i>	Native clump grass, very drought tolerant	Low
☀	Indian Rice Grass	<i>Oryzopsis hymenoides</i>	Sand desert bunchgrass	No-Low
	Japanese Silver Grass	<i>Miscanthus sinensis</i>	Among the showiest and liveliest looking of ornamental grasses	Moderate
☀ Native	Mexican Feather Grass	<i>Stipa tenuissima</i>	super soft and fuzzy ornamental grass	Low

	Common Name	Botanical Name	Description	Water Use
☀	Prairie Sky Switch	<i>Panicum virgatum 'Prairy Sky'</i>	perennial grass, deep green to gray green, blooms in summer	Low
☀	Purple Three Awn	<i>Aristida purpurea</i>	in summer seed heads form a cloud of purple	Low
	Red Grama	<i>Bouteloua hirsuta</i>	Rock/outcrops small bunchgrass	Low
☀	Regal Mist	<i>Muehlenbergia</i>	Ornamental grass with red plumes on tips in late summer & fall	Low

Trees & plants native to the Toquerville area are identified in the left column.

With the frequency of high winds in the Hurricane Valley it is recommended to securely stake trees.

This list has been modified to meet the requirements identified by the Toquerville Planning Commission.