



Memorandum

To: Planning Commission
From: Niall Connolly, Director of Community Development
Date: July 31st, 2026
Re: Water Conservation and Landscaping

Introduction

The Planning Commission discussed water conservation and landscaping at the July 15th meeting. The key takeaways from that discussion are listed in the table below, along with potential next steps.

Discussion Item	Additional Information/ Potential Action/ Next Steps
The Planning Commission was generally supportive of introducing restrictions on grass on commercially zoned properties. Commissioners considered that introducing a ban on non-functional grass on commercial properties would be a positive step. Functional grass is defined as an area where people or pets actively recreate, such as a sports field, a park or a dedicated backyard play area.	This could be addressed by some edits to chapter 10-18.
The Planning Commission was less supportive of introducing restrictions on grass at residentially zoned properties. Commissioners noted that much of the pasture/ semi-agricultural land in Springdale is in fact in the Valley Residential zone. Introducing restrictions on grass in these areas could potentially militate against the General Plan's goals relating to open space, and negatively affect the character of the Town.	No changes to the Code proposed at this time to regulate lawns in residential properties.
The Commission was broadly in favor of removing the current Code prohibition on artificial turf which is visible from off a property. Although Commissioners expressed some concerns about	Delete artificial turf prohibition in the code (section 10-18 -4(B)(1)). Could require that artificial turf which is visible from off the property be limited to a maximum of

artificial turf, there was general agreement that it can work well in certain situations and should be allowed. Commissioners requested more information on the quality of different types of artificial turf. The Commission also considered it could be beneficial to limit the quantity of artificial turf on a property.	30% of the total landscape area (or other percentage as appropriate). This could address Commissioner's concerns about excessive use. Artificial turf is generally fabricated from one of three materials: Polypropylene - this is generally the cheapest. Durability can be an issue, and it can warp in the heat. Can be good for low traffic decorative borders. Polyethylene - more expensive, but tends to be very durable and has a realistic appearance. Popular for yards. Nylon - very durable and dense. Commonly used in sports fields/ putting greens etc. Not usually used in residential settings. Course to the touch. If there is a concern about appearance and durability, the Commission could potentially require that artificial turf visible from off the property be either polyethylene or nylon (i.e. not polypropylene).
The Commission discussed the existing Code requirements relating to the design of irrigation systems, and that they must be designed to be water efficient. The Commission discussed whether it would be feasible to introduce more specificity into the Code.	Section 10-18-9 of the Code states: <i>A permanent on-site underground irrigation system, or alternative system acceptable to both the Director of Community Development and the public works/utility superintendent, shall be installed. Said watering system shall be designed to efficiently water landscaped areas and avoid overspray and overflow onto adjacent parking areas and access drives, sidewalks, buildings and public streets. Irrigation systems shall be designed such that irrigation of one landscape zone does not overlap onto an adjacent landscape zone. Excessive irrigation of landscape areas is not allowed.</i> Drip irrigation is generally the most water efficient method, however it is generally not suitable for lawns. Subsurface drip irrigation can be used for lawns and is generally very water

	efficient. However it requires professional installation and maintenance, and so can be costly. More water efficient options for traditional lawn sprinklers include microspray or high efficiency rotary nozzles. Smart irrigation controllers improve the efficiency of all systems, because they alter watering based on the weather or soil conditions. The Commission could add specificity to the Code regarding irrigation systems. The Commission should be aware of the added level of complexity this may introduce to the plan review process, and expense to the applicant to produce additional irrigation plans. An alternative solution could be for the Community Development Department to place a renewed emphasis on Code Enforcement of properties with regular irrigation overflow/ overspray issues. Additionally, the Water Conservancy District Standards include some requirements for irrigation systems, should the Town wish to adopt them.
The Commission was concerned that any restrictions on the time of day that watering is allowed must be coordinated with irrigation schedules.	Staff has consulted with the Town's Public Works Department. Based on an initial discussion, there may be opportunities to adjust the irrigation schedule in a manner which would avoid hotter times of the day.
The Commission was interested in reviewing the Water Conservancy District's Lawn rebate program again.	The Town could qualify for the lawn rebate program, if we adopt the Water Conservancy District's standards. These are attached in Appendix A. The appendices also include examples of ordinances adopted by other communities in our area, which have been confirmed to comply with the District's standards.

The Commission discussed limiting water features, but ultimately decided not to pursue this idea any further.	No further action at this time.
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The Commission should provide direction to staff on which of these items to take forward.

Appendix A: Water Efficiency Standards from the Water Conservancy District

OCTOBER 2023

WATER EFFICIENCY STANDARDS



1. Purpose

The purpose of the Water Efficiency Standards is to conserve the public's water resources by establishing minimum conservation standards for new development.

2. Applicability

The following standards shall be required for single and multi-family residential, commercial, institutional and industrial development, construction activity or landscape installation that uses potable, secondary or reuse water provided by the Washington County Water Conservancy District or one of its municipal partners.

These standards are not intended to conflict with Utah law. Any requirement in conflict with Utah law shall not apply. Where these standards conflict with a municipal ordinance or the requirements of a common interest community, the regulation providing the greatest water conservation benefit shall apply.

Unless specified, all measures within these standards are applicable to all development and landscape installation undertaken after the adoption date of these standards.

3. Enforcement

Failure to comply with these standards may result in termination or restriction of water service, assessment of fees to the property, and/or civil penalties, depending upon jurisdictional code.

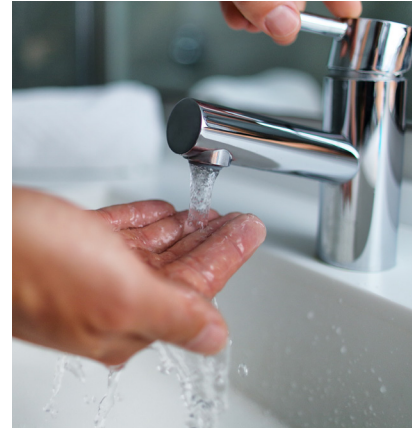
4. Indoor Requirements

A. Fixtures

- i) New and future installations of plumbing fixtures must meet or exceed the water conservation requirements specified in Utah Code.

B. Hot water recirculation systems

- i) Hot water recirculation systems shall be installed in single and multi-family properties exceeding 1,400 square feet unless hot water can be delivered without displacing more than 0.6 gallons of water.



C. Car Wash Facilities

- i) All car wash facilities shall be plumbed during construction for water recycling systems and not exceed an average of 35 gallons of potable water per washed vehicle.



5. Landscaping Requirements

All landscape projects, including new installations and rehabilitations, shall comply with the following standards:

- A. Where lawns are allowed, spray irrigation may be used. All other plant material must be irrigated from a drip irrigation system equipped with a pressure regulator filter, flush-end assembly and emitters rated for 20 gallons per hour (gph) or less. To the extent possible, spray irrigation should be free from obstructions (trees, signs, posts, enclosures, etc.).
- B. Drip irrigation and sprinkler irrigation may not be served from the same irrigation valve.
- C. Automated irrigation systems must use a US EPA WaterSense labeled smart controller or a similar weather-based controller if an appropriate WaterSense model is not available for the specific application.

- D. All Planting Beds must have mulch upon the soil surface with exceptions for areas being restored to appear as native desert.
- E. Each municipality shall establish and maintain a minimum standard for living plant cover to help mitigate heat island impacts and soil erosion.

F. Lawn allowances:

- i) Lawns may not be within 10 feet of an area dedicated to vehicular use, such as a street or parking lot, in commercial, institutional and industrial developments.
- ii) Single-family residential – 8% of any residential lot, or 2,500 square feet, whichever is less. Lots less than 7,500 square feet are allowed up to 600 square feet of lawn.
- iii) Limited common area developments – single family homes with limited common areas designated for the exclusive use of the adjacent dwelling shall have the same allowances as a single family home.
- iv) Attached multi-family residential – up to 100 square feet per dwelling unit used in functional applications. Properties with less than 6 dwelling units are allowed up to 600 square feet of lawn.
- v) Commercial, institutional and industrial – lawn areas are prohibited except where an Active Recreation Area is appropriate, such as at a childcare center or athletic complex.
- vi) No lawn shall be less than 8 feet in any dimension, or upon a slope with a grade exceeding 25% (1 foot of rise per 4 feet of run).



- G. Certain special purpose landscape areas (e.g., stormwater management areas, cemeteries, etc.) may receive exceptions from the slope or lawn allowances and other elements of the Landscaping Requirements. Exceptions shall be considered by the municipality on a case-by-case basis.

H. Golf Courses:

- i) All courses using district or city supplied water shall have a separate meter for irrigation.
- ii) All golf courses, without regard to date of construction, shall be required to submit and follow a water budget and identify water conservation measures for regular city and water provider review.



I. Manmade Ornamental Water Features

- i) Manmade ornamental water features are limited to 25 square feet per parcel and are limited to the parcel.

J. Misting Systems

- i) Misting systems are permitted from May through September when temperatures exceed 90 degrees.

6. Metering

- A. All attached and detached single-family dwelling units with ground floor square footage shall be separately metered, submetered, or equipped with alternative technology capable of tracking the water use of the individual unit.
- B. All non-single family residential projects require separate meters for outdoor water use when irrigating more than 5,000 square feet.



7. Exceptions

- A. Any exceptions to these standards must be approved by the Board of Trustees for the Washington County Water Conservancy District.

Definitions:

A. Active Recreation Area:

dedicated active play areas where irrigated lawn is used as the playing surface, such as a sports field designed for public use. Active recreation areas shall be:

- i) a minimum of 1,500 contiguous square feet of lawn area
- ii) not less than 30 feet in any dimension
- iii) not less than 10 feet from areas dedicated to vehicular use, such as a street or parking lot

iv) designed and located to be accessible to large populations, such as at a school, daycare, recreation center, senior center, public park, private park, water park or religious institution

v) co-located with amenities, including but not limited to trash bins, benches, tables, walking paths, drinking water, playground equipment and/or other recreational amenities

B. Lawn: irrigated nonagricultural land planted in closely mowed, managed grasses.

C. Mulch: material (such as, but not limited to, rock, bark, wood chips) uniformly applied upon the surface of the soil to reduce evaporation and weed growth. Mulches must allow penetration of water and air. For purposes of this standard, ungrouted pavers, stepping stones and artificial turf manufactured to be permeable to air and water may be considered mulch.

D. Planting Bed: areas of the landscape that consist of plants, such as trees, ornamental grasses, shrubs, perennials and other regionally appropriate plants.

Appendix B: Example ordinance from other communities

CHAPTER 9

LANDSCAPING AND WATER CONSERVATION

SECTION:

8-9-1: General Provisions

8-9-1-1: Applicability

8-9-2: Definitions

8-9-3: Water Efficiency Standards For Single Family And Multiple Family Residential Zones

8-9-3-1: Construction Standards

8-9-3-2: Landscape Standards

8-9-3-3: Restrictive Covenants in Conflict with Water Efficiency Standards

8-9-4: Water Efficiency Standards For Nonresidential Zones And Nonresidential Developments

8-9-4-1: Construction Standards

8-9-4-2: Landscape Standards

8-9-1: GENERAL PROVISIONS:

8-9-1-1: APPLICABILITY:

The provisions of this chapter are severable and if any provision, clause, sentence, word, or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of this chapter or their applicability to other persons or circumstances. (Ord. 2022-22, 5-11-2022)

8-9-2: DEFINITIONS:

The following definitions shall apply to this chapter:

ACTIVE RECREATION AREA:	An area that is dedicated to active play where grass may be used as the playing surface. Examples of active recreation areas include sports fields, play areas, and other similar uses designated for physical activity. plan
GRASS:	A surface layer of earth containing irrigated grass with its roots.
HARDSCAPE:	Elements of landscape constructed from non-living materials such as concrete, boulders, brick, blacktop, and lumber. Hardscape includes patios, decks, and paths, but does
LANDSCAPE AREA:	Area within a lot or parcel that is not the home footprint, driveway, or sidewalk.
LANDSCAPE OR LANDSCAPING:	Any combination of berms; living plants, such as trees, shrubs, vines, ground covers, annuals, perennials, ornamental grass, or seeding; natural features such as rock, stone, or bark chips; and structural features, including but not limited to outdoor artwork, screen walls, fences, Hardscape, Pool, or benches that create an attractive and pleasing environment.
PARK STRIP:	A typically narrow landscaped area located between the back-of-curb and sidewalk.
REHABILITATED LANDSCAPING:	Landscape area in which over 75% percent of existing landscaping is removed and replaced. Includes all landscaping funded in part, or completely, by Washington County Water Conservancy District's landscape conversion program.
SECONDARY IRRIGATION WATER:	Non-potable water that is untreated and used for irrigation of outdoor landscaping.
SLOPE:	A vertical rise in feet measured over a horizontal distance, expressed as a percentage, measured generally at right angles to contour lines. (Ord. 2022-22, 5-11-2022)

8-9-3: WATER EFFICIENCY STANDARDS FOR SINGLE FAMILY AND MULTIPLE FAMILY RESIDENTIAL ZONES:

These provisions are applicable to all new construction and new development in any residential zone, or for any single family or multiple family residential development in any zone. (Ord. 2022-22, 5-11-2022)

8-9-3-1: CONSTRUCTION STANDARDS:

A. New single family or multiple family residential dwellings 1,400 square feet or greater shall install hot water recirculation systems.

B. All multiple family units with ground floor square footage or individually platted, shall be separately metered, submetered, or equipped with alternative technology capable of tracking the water use of the individual unit, and the information shall be made available to the resident of each unit. Individually platted condominium units are exempted from the provision of this Paragraph D if a property owners association owns and maintains the water lines and meters. All multiple family projects require separate water meters for all outdoor water usage, including landscaping. Nothing herein shall be interpreted to require individual and separate landscape water meters for each and every unit of a multiple family project.

Nothing in this paragraph nor this Chapter 9 of Title 8 is intended to influence or modify the calculation and assessment of impact fees under Washington City Code. (Ord. 2022-22, 5-11-2022)

8-9-3-2: LANDSCAPE STANDARDS:

A. For all new residential construction, Rehabilitated Landscaping, residential development, and new landscape improvements, the landscaping shall meet the following requirements:

1. Single Family Dwellings, and Multiple Family Dwelling Projects with Ten Units or Less:

a. Irrigated Lawn area must not exceed eight percent (8%) of the lot square footage, up to a maximum of one thousand five hundred (1,500) square feet of grass (irrigated lawn area). No lot, regardless of its size, may install grass areas that exceed 1,500 square feet of surface area on the lot. Applicants will identify the size of the building lot in square feet, the amount of irrigated lawn proposed in square feet, and calculate the percentage of the lot to be installed with irrigated lawn at the time of building application. Following construction, the City will verify the installed irrigated lawn area does not exceed the maximum allowed.

b. Grass is prohibited in park strips, in any landscape area that measures less than eight feet in width, and on any slope that exceeds 15%; and

2. Multiple Family Dwelling Projects with More than Ten Units: Comply with the Landscape Standards in 8-9-4-2, below. (Ord. 2022-22, 5-11-2022)

8-9-3-3: RESTRICTIVE COVENANTS IN CONFLICT WITH WATER EFFICIENCY STANDARDS:

Any homeowners or property owners association governing documents, such as bylaws, operating rules, covenants, conditions, and restrictions that govern the operation of a common interest development, and that are recorded after passage of this chapter, are preempted by this chapter and unenforceable by the owners or association contrary to Washington City Code if they conflict with the standards in this chapter, or if they have the effect of prohibiting or restricting compliance with this chapter. (Ord. 2022-22, 5-11-2022)

8-9-4: WATER EFFICIENCY STANDARDS FOR NONRESIDENTIAL ZONES AND NONRESIDENTIAL DEVELOPMENTS:

These provisions are applicable to all new construction and new development in all nonresidential zones and nonresidential developments in any zone. (Ord. 2022-22, 5-11-2022)

8-9-4-1: CONSTRUCTION STANDARDS:

A. Hot water recirculation systems shall be installed, unless hot water delivery can be demonstrated to occur without first displacing more than 0.6 gallons of system water.

B. All shell units with ground floor square footage, or individually platted, shall be separately metered, submetered, or equipped with alternative technology capable of tracking the water use of the individual unit, and the information shall be made available to the individual unit. Individually platted condominium units are exempted if a property owners association owns and maintains the water lines and meters. All nonresidential projects require separate water meters for all outdoor water usage, including landscaping.

C. All commercial car wash projects shall be built and operated to limit the maximum amount of new consumed water from the utility for car washes to 20 gallons per vehicle washed. Washington City shall have the right to review, inspect, and audit on recurring review cycles carwash project compliance with quantity maximums per vehicle washed.

D. All golf courses using water district or municipal water supplies shall irrigate with secondary irrigation water and shall have separate water meters for the golf course. Irrigation with potable water at golf courses is prohibited to promote conservation of available drinking water. Each golf course development shall submit and follow a water budget with the Landscape Documentation Packet and identify water conservation measures for city review and approval.

E. Outdoor or exterior Pools, fountains, or decorative water features that do not use secondary water are prohibited as part of any non-residential Landscape Plan, except as considered by the City Council for consumptive effect on potable (treated) water supplies and if approved by the City Council as a permitted exception. (Ord. 2022-22, 5-11-2022)

8-9-4-2: LANDSCAPE STANDARDS:

A. For all new construction, Rehabilitated Landscaping, new development, and new landscape improvements in all nonresidential zones, and nonresidential development in any zone, the landscaping shall meet the following requirements:

1. Grass is prohibited outside of an active recreation area. Grass is prohibited in park strips, in all landscape areas that

measure less than eight feet in width, and on any slope that exceeds 15%.

2. If secondary irrigation water is available, each project shall connect to the secondary irrigation water system for all outdoor water use. Washington City may make minor case-by-case permitted exceptions by approval of the City Council, allowing use of treated water for outdoor plantings that have secondary irrigation water available, subject to review and approval at the sole discretion of the city. An example of such a permitted exception would be for a small beautification planting of flowers or foliage that may be sensitive to secondary irrigation water quality. (Ord. 2022-22, 5-11-2022)

ORDINANCES PENDING CODIFICATION

Listed ordinances have been passed, but they have not been incorporated into the code and they may not show the original ordinances in their entirety. Please contact the office of the clerk if there are any questions concerning the ordinances listed.

ORDINANCE NO. 2022-05

AN ORDINANCE ADOPTING AND IMPLEMENTING REGULATIONS FOR LANDSCAPING AND WATER CONSERVATION FOR NEW DEVELOPMENT IN SANTA CLARA CITY, UTAH

WHEREAS, Washington County is one of the most arid and fastest growing regions in Utah with all its major population centers dependent on a single water resource that is prone to drought, so it is essential that additional water conservation initiatives are enacted to protect the county's population, economy and quality of life;

WHEREAS, Santa Clara City, in partnership with Washington County and the Washington County Water Conservancy District, want to establish uniform standards for water efficient new development, to address limited water supplies, drought conditions, and the sustainability of future water resources;

WHEREAS, Santa Clara City, Washington County, and the Washington County Water Conservancy District want to ensure that the City and its residents continue to have a reliable, resilient, and sustainable water supply;

WHEREAS, establishing standards for all new construction including single family residential, multi-family residential, and commercial development will help sustain a reliable and resilient water supply to all residents;

WHEREAS, it is in the public interest to conserve the public's water resources and to promote water efficient construction and landscaping to protect and enhance the community's environmental, economic, recreational, and aesthetic resources by promoting efficient use of water in our community's buildings and landscapes, reduce water waste, and establish a structure for designing, installing, and maintaining water efficient buildings and landscapes throughout the City;

WHEREAS, establishing standards for the use of water for outdoor landscaping and irrigation will help sustain a reliable and resilient water supply to all residents;

WHEREAS, carefully managing the county's water resources is of great importance to our community for the protection of present and future citizens;

WHEREAS, this proposed ordinance is necessary and proper for the safety, peace and good order of the City and its citizens; and

WHEREAS, this proposed ordinance is necessary for the preservation and longevity of these lands.

NOW THEREFORE, BE IT ORDAINED by the City Council of Santa Clara, Utah that the attached standards and regulations are adopted, and shall be incorporated into the ordinances of the City, as Title 17, Chapter 92. This Ordinance shall become effective on the date executed below and upon posting as required by law.

APPROVED AND ADOPTED by a duly constituted quorum of the Santa Clara City Council this 23rd day of February, 2022.

IN WITNESS THERETO:

Rick Rosenberg, Mayor

ATTEST:

CHAPTER 17.92

WATER EFFICIENT LANDSCAPING & CONSERVATION STANDARDS

SECTION:

17.92.010: APPLICABILITY

17.92.020: DEFINITIONS

17.92.030: SINGLE FAMILY & MULTIPLE FAMILY RESIDENTIAL WATER EFFICIENCY STANDARDS

17.92.040: NONRESIDENTIAL WATER EFFICIENCY STANDARDS

17.92.050: LANDSCAPE AND IRRIGATION DESIGN AND OPERATION STANDARDS

17.92.060: RESTRICTIVE COVENANTS IN CONFLICT WITH WATER EFFICIENCY STANDARDS

17.92.010: APPLICABILITY

The provisions of this title are applicable to all new construction, development (including redevelopment), and landscape improvements in the city, except for (a) permitted uses in the Open Space zone; (b) permitted agricultural, horticultural, and gardening uses (including fruit trees) in any zone; (c) public parks or playgrounds, or public or school-owned active recreation areas, in any zone; however, all new uses which fall under (c) must be required to be served by secondary and not culinary municipal water. Landscape improvements to be irrigated solely with private, non-municipal water may be exempt from certain provisions of this chapter as noted. The provisions of this chapter are severable and if any provision, clause, sentence, word, or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability must not affect or impair any of the remaining provisions, clauses, sentences, sections, words, or parts of this ordinance or their applicability to other persons or circumstances.

17.92.020: DEFINITIONS

Active Recreation Area: An area that is dedicated to active play where lawn may be used as the playing surface. Examples of active recreation areas include sports fields, play areas, and other similar uses designated for physical activity.

Controller: A device used in irrigation systems to automatically control when and how long sprinklers or drip irrigation systems operate.

Drip Irrigation: An irrigation system that delivers water by adding water at the plant's base and root zone, usually measured in gallons per hour. Drip irrigation exhibits a droplet, trickle, umbrella or short stream pattern, to reduce evaporation, overspray, and water use, and improving water conservation.

Drip Emitter: A drip irrigation fitting that delivers water slowly at the root zone of the plant, usually measured in gallons per hour.

Grading Plan: The grading plan shows all finish grades, spot elevations, drainage as necessary, and new and existing contours with the developed landscaped area.

Ground Cover: Material planted in such a way as to form a continuous cover over ground that can be maintained at a height no more than twelve inches (12").

Hardscape: Elements of landscape constructed from non-living materials such as concrete, boulders, brick, blacktop, and lumber. Includes patios, decks, and paths, but does not include driveways and sidewalks.

Hydrozone: Portion of landscape area having plants with similar water needs and rooting depth. A hydrozone may be irrigated or non-irrigated.

Irrigation Plan: A plan that shows the components of the irrigation system with water meter size, backflow prevention, precipitation rates, flow rate, and operating pressure for each irrigation circuit, and identification of all irrigation equipment.

Irrigation Runoff: Irrigation water that is not absorbed by the soil or landscape area to which it is applied, and that flows onto other areas.

Landscape Architect: A person who holds a professional license to practice landscape architecture in the state of Utah. Pursuant to Utah Code, licensed landscape architects, licensed architects, licensed land surveyors, and licensed engineers can professionally stamp plans that fall under the practice of landscape architecture. This includes commercial landscape and irrigation plans.

Landscape Area: Area of a Lot not including any building footprints, driveways, sidewalks, and patios; also not including areas of agricultural, horticultural, or gardening uses which are permitted by applicable zoning.

Landscape Designer: A person who may or may not hold professional certificates for landscape design/architecture, and who

generally focuses on residential design and horticultural needs of home landscapes. Landscape designers may assist developers and property owners with landscape design but may not submit landscape plans for multifamily residential or nonresidential properties and projects under this ordinance unless certified by a landscape architect.

Landscape Documentation Package: The documentation of graphic and written criteria, specifications, and detailed plans to arrange and modify the effects of natural features to comply with the provisions of this ordinance. The Landscape Documentation Package must include a project data sheet, a site plan, a planting plan, an irrigation plan, construction details, and a grading plan.

Landscape or Landscaping: Any combination of berms; living plants, such as trees, shrubs, vines, ground cover, annuals, perennials, ornamental grass, or seeding; natural features such as rock, stone, or bark chips; and structural features, including but not limited to, fountains, reflecting pools, outdoor artwork, screen walls, fences, or benches that create an attractive and pleasing environment.

Landscape or Landscaping Maintenance: Maintaining or keeping any landscaping, or any area required to be landscaped:

A. In a live and thriving condition, with consideration for normal growth and water needs; and

B. Fertilized, mowed, trimmed, edged, mulched and free from weeds, dead plants, litter, refuse, or debris in compliance with regionally accepted horticultural practice and city ordinances.

Landscape Plan: A plan that clearly and accurately identifies the location and species of new and existing trees, shrubs, ground cover, and other plants on a site, and any other landscape element, and includes an irrigation plan.

Lawn: A surface layer of earth containing mowed grass with its roots; includes grass turf.

Mulch: Any organic material such as leaves, bark, wood chips, straw; inorganic material such as crushed stone or gravel; other materials left loose and applied to the soil surface for the beneficial purpose of controlling weeds and conserving soil moisture.

Multifamily: Any residential use comprised of a dwelling or dwellings designed for occupation by more than one family in any zone, but for purposes of this Chapter, excludes single-family dwellings, two-family dwellings, dwellings containing an approved internal accessory dwelling unit, or dwellings which are an approved accessory dwelling unit to a primary dwelling.

Park Strip: A typically narrow landscaped area located between the back-of-curb and sidewalk.

Planting Plan: A planting plan that clearly and accurately identifies the type, size, and locations for new and existing trees, shrubs, planting beds, ground cover, lawn areas, driveways, sidewalks, hardscape features, and fences.

Precipitation Rate: The depth of water applied to a given area, usually measured in inches per hour.

Pressure Regulating Valve: A valve installed in an irrigation mainline that reduces a higher supply pressure at the inlet down to a regulated lower pressure at the outlet.

Rehabilitated Landscape: Landscape area in which over fifty percent (50%) of existing landscaping is removed and replaced. Includes all landscaping funded in part, or completely, by Washington County Water Conservancy District's landscape conversion program.

Secondary Irrigation Water: Non-potable water that is untreated and used for irrigation of outdoor landscaping.

Single Family: Any residential use comprised of a dwelling designed for occupation by only one family in any zone, and for purposes of this Chapter includes primary dwellings, dwellings containing an approved internal accessory dwelling unit, and approved accessory dwelling units.

Slope: A vertical rise in feet measured over a horizontal distance, expressed as a percentage, measured generally at right angles to contour lines.

Two-Family: Any residential use comprised of a dwelling designed for occupation by two families in any zone, but for purposes of this Chapter excludes dwellings containing an approved internal accessory dwelling unit, or dwellings which are an approved accessory dwelling unit to a primary dwelling.

Water-Conserving Plant: A plant that can generally survive with available rainfall once established, with possible supplemental irrigation needed or desirable during spring and summer months or during drought periods.

17.92.030: SINGLE FAMILY AND TWO-FAMILY RESIDENTIAL WATER EFFICIENCY STANDARDS

The provisions of this section are applicable to all new single family or two-family residential development or redevelopment in any zone.

Construction Standards:

New single family or two-family dwellings, including accessory dwelling units, having at least one thousand (1,000) square feet of living space must have installed a hot water recirculation system or systems, unless hot water delivery can be demonstrated to occur without first displacing more than 0.5 gallons of system water.

New single family or two-family residential dwellings, including accessory dwelling units, must use WaterSense labeled fixtures, including but not limited to faucets, showerheads, toilets, and urinals.

Landscape Standards: For all residential construction and development which is subject to this section, except where landscaping will be irrigated solely with a private, non-municipal water source, landscaping must meet the following requirements:

The total irrigated landscape area must not exceed sixteen percent (16%) of the lot square footage. Lawn area must not exceed eight percent (8%) of the lot square footage, up to a maximum of two thousand five hundred (2,500) square feet of lawn area.

Lawn is prohibited in park strips, in all landscape areas less than eight feet wide, and on any slope that exceeds twenty percent (20%).

Any lot in any zone which is larger than one-half (1/2) acre must use secondary irrigation to irrigate any agricultural, horticultural, or gardening uses which are permitted in the applicable zone.

17.92.040: MULTIFAMILY RESIDENTIAL AND NONRESIDENTIAL WATER EFFICIENCY STANDARDS

The provisions of this section are applicable to all new multifamily residential and nonresidential development or redevelopment in any zone.

Construction Standards:

Hot water recirculation systems must be installed, unless hot water delivery can be demonstrated to occur without first displacing more than 0.5 gallons of system water.

WaterSense labeled fixtures must be installed, including but not limited to faucets, showerheads, toilets, and urinals.

All units located partially or completely on a ground floor, and which are individually subdivided, must be separately metered, sub metered, or equipped with alternative technology capable of tracking the water use of the individual unit, and the information must be made available to the resident of each unit. Individually platted condominium units are excepted if a condominium owners' association owns and maintains the water lines and meters. All nonresidential projects require separate water meters for all outdoor water usage, including landscaping.

All commercial car washes must utilize a wastewater recirculation system and limit water use to a maximum amount of thirty-five (35) gallons per vehicle washed.

Exterior, decorative water features in any project must be limited to an aggregate capacity of fifty (50) gallons or less for all features in the project, and recirculating pumps are required in each feature.

All golf courses using water district or municipal water supplies must irrigate with secondary irrigation water and must have separate water meters for the golf course. Irrigation with potable water is prohibited. Each golf course development must submit and follow a water budget with the Landscape Documentation Package and identify water conservation measures for city approval.

Outdoor misting systems may only be operated during the May through September time period where the daily high temperature is ninety degrees (90°) Fahrenheit or greater.

Landscape Standards: For all multifamily residential and nonresidential development subject to this section, except where landscaping will be irrigated solely with a private, non-municipal water source, landscaping must meet the following requirements:

Lawn is not permitted outside of an active recreation area. Lawn is prohibited in park strips, all landscape areas less than eight feet wide, and on any slope that exceeds twenty percent (20%).

Landscape and irrigation installers must follow plans that have been signed and approved by the city.

Each project must propose and comply with an approved planting plan that has a minimum of forty percent (40%) vegetative cover of a landscaped area with water-efficient shade trees and bushes adequate in number and configuration to visually enhance the project, prevent heat islands, and prevent soil erosion. The city has sole discretion to approve or require adjustments to the configuration of vegetation in the planting plan.

If secondary irrigation water is available, each project shall connect to the system for all outdoor water use. The city may make minor exceptions, allowing use of treated water for outdoor plantings in small beautification areas, in its sole discretion.

Required Documentation:

Landscape Documentation Package: A copy of a Landscape Documentation Package must be submitted to and approved by the city prior to the issue of any building permit. A copy of the approved Landscape Documentation Package must be provided to the property owner or site manager. The Landscape Documentation Package must be prepared by a professional landscape architect (PLA) and must consist of the following items:

a. Project Data Sheet containing the following:

Project name and address;

Applicant or applicant agent's name, address, phone number, and email address;

Landscape architect's name, address, phone number, and email address; and

Landscape contractor's name, address, phone number and email address, if available currently.

b. Planting Plan. A detailed planting plan must be drawn at a scale that clearly identifies the following:

Location of all plant materials, a legend with common and botanical names, and size of plant materials;

Property lines and street names;

Existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements;

Existing trees and plant materials to be removed or retained;

Scale: graphic and written;

Date of design;

Designation of hydrozones; and

Details and specifications for tree staking, soil preparation, and other planting work.

c. Irrigation Plan. A detailed irrigation plan must be drawn at the same scale as the planting plan and contain the following information:

Layout of the irrigation system and a legend summarizing the type and size of all components of the system, including manufacturer name and model numbers;

ii. Static water pressure in pounds per square inch (psi) at the point of connection to the public water supply;

iii. Flow rate in gallons per minute and design operating pressure in psi for each valve and precipitation rate in inches per hour for each valve with irrigation equipment (i.e., sprinklers, drip emitters, bubblers, etc.); and

iv. Installation details for irrigation components.

d. Grading Plan. A grading plan must be drawn at the same scale as the planting plan and must contain the following information:

Property lines and street names, existing and proposed buildings, walls, fences, utilities, paved areas, and other site improvements; and

ii. Existing and finished contour lines and spot elevations as necessary for the proposed site improvements, as well as drainage.

Plan Review, Construction Inspection, and Post-Construction Monitoring:

As part of the building permit approval process, a copy of the Landscape Documentation Package must be submitted with a city provided pre-submittal checklist completed for the city to initiate a review and approval process before construction begins.

All installers and designers must meet state and local license, insurance, and bonding requirements, and be able to show proof of such.

During construction, site inspection of the landscaping may be performed by the Building Department or other city official tasked with such inspections.

Following construction and prior to issuing an occupancy permit, an inspection must be scheduled with the Building Department or other city official tasked with such inspections to verify compliance with the approved landscape plans. The Certificate of Substantial Completion must be completed by the property owner, developer, contractor, or landscape architect and submitted to the city. The Certificate of Substantial Completion must be accompanied by a certification from the landscape architect that the landscaping, irrigation, and related improvements have been installed consistent with the approved Landscape Documentation Package.

The Building Department or other city official tasked with such inspections reserves the right to perform site inspections at any time before, during, or after the irrigation system and landscape installation, and to require corrective measures if requirements of this ordinance are not satisfied.

17.92.050: LANDSCAPE AND IRRIGATION DESIGN AND OPERATION STANDARDS

The provisions of this section shall apply to all new landscaping and irrigation in the City which is subject to this chapter, except where landscaping will solely be irrigated with a private, non-municipal source of water. Any landscape area to be converted from private, non-municipal to municipal water, whether culinary or secondary, must first be brought into compliance with this section.

Plants must be well-suited to the microclimate and soil conditions at the project site. Native, locally adaptable, and environmentally sustainable plants are acceptable. See the Washington County Water Conservancy District's recommended plant list on <https://wcwcd.org>. Plants with similar water needs must be grouped together as much as possible into hydrozones for efficient irrigation. Invasive plant species as identified by Washington County must not be planted.

Areas with slopes greater than twenty percent (20%) slope must be landscaped with deep-rooting, water-conserving plants that do not include lawn.

Park strips and other landscaped areas less than eight feet (8') wide must be landscaped with water-conserving plants and/or mulch that do not include lawn.

Tree species must be selected based on growth characteristics and site conditions, including available space, overhead clearance, soil conditions, exposure, and desired color and appearance. Trees should be suited for water-efficient landscapes; however, fruit trees are allowed where permitted by zoning. Trees must be selected and planted in accordance with the following city guidance:

Broad canopy trees may be selected where shade or screening of tall objects is desired.

Low-growing trees must be selected for spaces under utility wires.

Select trees from which lower branches will be trimmed to maintain a healthy growth habit where visual clearance and natural surveillance is a concern.

Narrow or columnar trees are recommended for small spaces, or where awnings or other building features limit growth, or where greater visibility is desired between buildings and the street for natural surveillance.

Tree placement must provide canopy cover (shade) and avoid conflicts with existing trees, retaining walls, above and below ground utilities, lighting, and other obstructions.

Irrigation Design Standards:

Pressure Regulation. A pressure regulating valve must be installed by the builder or developer, and maintained by the owner, if the static service pressure exceeds ninety (90) pounds per square inch (psi). The pressure regulating valve must be located between the meter and the first point of water use, or first point of division in the pipe, and must be set at the manufacturer's recommended pressure for the sprinklers.

Irrigation Controller. It is required that landscaped areas use a WaterSense labeled smart irrigation controller, which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers must be equipped with automatic rain delay or rain shut-off capabilities. All controllers must have memory retention capability to retained pre-programmed irrigation schedules. Sites are not exempt from water waste prohibitions.

Low-volume irrigation equipment (i.e., drip emitters, bubblers) must be provided for each tree.

Drip irrigation must be used to irrigate plants in non-lawn areas.

High conservation efficiency spray nozzles are required for sprinkler applications.

Sprinkler heads must have matched precipitation rates with each control valve circuit.

Filters and end-flush valves must be provided for drip irrigation lines.

Irrigation Operation Standards:

Landscape watering with potable (treated) water is prohibited from 10 a.m. to 8 p.m., from June 1 to October 1, to maximize irrigation efficiency.

Water waste is prohibited. Waste includes overwatering, irrigating during a precipitation event, water that sprays or flows off your property, failure to comply with drought restrictions and/or a failure to repair irrigation system leaks and/or malfunctions in a timely manner.

Overwatering can be avoided by following the water district's recommended irrigation schedule and practices as noted on wcwcd.org. The generally recommended schedule is:

Winter (Nov - Feb) - sprinkler and drip irrigation up to 1 day a week. Irrigation is typically not needed in December and January

Spring (Mar - April) - sprinkler irrigation up to 3 days a week and drip irrigation up to 2 days a week

Summer (May - Aug) - sprinkler irrigation up to 4 days a week and drip irrigation up to 3 days a week

Fall (Sept - Oct) - sprinkler irrigation up to 3 days a week and drip irrigation up to 2 days a week

Program valves for multiple repeat cycles are required to reduce runoff on slopes and for soils with slow infiltration rates.

17.92.060: RESTRICTIVE COVENANTS IN CONFLICT WITH WATER EFFICIENCY STANDARDS

Any homeowners', condominium owners', or property owners' association governing documents, such as bylaws, operating rules, covenants, conditions, and restrictions that govern the operation of a common interest development, recorded after passage of this ordinance, are void and unenforceable if they conflict with the water efficiency standards in this ordinance, or if they have the effect of prohibiting or restricting compliance with this ordinance.

ORDINANCE NO. 2022-06

AN ORDINANCE OF IVINS CITY, UTAH, ADOPTING AND IMPLEMENTING REGULATIONS FOR LANDSCAPING AND WATER CONSERVATION FOR DEVELOPING LAND IN IVINS CITY, UTAH

RECITALS AND LEGISLATIVE FINDINGS

WHEREAS, Washington County is one of the most arid and fastest growing regions in Utah with all its major population centers dependent on a single water resource that is prone to drought, so it is essential that additional water conservation initiatives are enacted to protect the county's population, economy and quality of life;

WHEREAS, Ivins City, in partnership with Washington County and the Washington County Water Conservancy District, want to establish uniform standards for water efficient new development, to address limited water supplies, drought conditions, and the sustainability of future water resources;

WHEREAS, Ivins City is primarily served by the Washington County Water Conservancy District, a portion of the City is served by Kayenta Water Users Association (KWU) and a portion of the City is served by the Ivins Irrigation Company;

WHEREAS, Ivins City, Washington County, and the Washington County Water Conservancy District want to ensure that the City and its residents continue to have a reliable, resilient, and sustainable water supply;

WHEREAS, establishing standards for all new construction including single family residential, multi-family residential, commercial, and manufacturing development will help sustain a reliable and resilient water supply to all residents;

WHEREAS, it is in the public interest to conserve the public's water resources and to promote water efficient construction and landscaping to protect and enhance the community's environmental, economic, recreational, and aesthetic resources by promoting efficient use of water in our community's buildings and landscapes, reduce water waste, and establish a structure for designing, installing, and maintaining water efficient buildings and landscapes throughout the City;

WHEREAS, establishing standards for the use of water for outdoor landscaping and irrigation will help sustain a reliable and resilient water supply to all residents;

WHEREAS, carefully managing the county's water resources is of great importance to our community for the protection of present and future citizens;

WHEREAS, this proposed ordinance is necessary and proper for the safety, peace and good order of the City and its citizens; and

WHEREAS, this proposed ordinance is necessary for the preservation and longevity of these lands.

NOW THEREFORE, be it ordained by the City Council of Ivins City, Utah that the attached standards and regulations are adopted, and shall be incorporated into the ordinances of the City, as Title 14, Chapter 11. This Ordinance shall become effective on the date executed below and upon posting as required by law.

APPROVED AND ADOPTED this ____ day of _____, 2022.

Ivins City

Chris Hart, Mayor

ATTEST:

Kari Jimenez, City Recorder

Approved as to Form:

Dale Coulam City Attorney

PASSED AND ADOPTED BY THE IVINS CITY COUNCIL, BY THE FOLLOWING VOTE:

	AYE	NAY	ABSTAIN	ABSENT
Mike Scott	_____	_____	_____	_____
Dennis Mehr	_____	_____	_____	_____
Jenny Johnson	_____	_____	_____	_____
Adel Murphy	_____	_____	_____	_____
Lance Anderson	_____	_____	_____	_____

TITLE 14

PART 1

GENERAL PROVISIONS

14.11.101: SHORT TITLE

The short title for this ordinance is the "Landscaping and Water Conservation Ordinance."

14.11.102: CONFLICT

Restrictive Covenants in Conflict with Water Efficiency Standards: Any provisions in homeowners or property owners association governing documents, such as bylaws, declarations, operating rules, covenants, conditions, and restrictions that govern the operation of a common interest development, recorded after passage of this ordinance, are void and unenforceable if they conflict with the water efficiency standards in this ordinance, or if they have the effect of prohibiting or restricting compliance with this ordinance.

14.11.103: APPLICABILITY

The provisions of this title are applicable to all new construction, development and major landscape improvements in the city served by the Water Conservancy District, excepting vested properties which are properties with a previously approved Development Agreement or Conditional Use Permit, and excepting K-12 schools.

The provisions of this ordinance are severable and if any provision, clause, sentence, word, or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of this ordinance or their applicability to other persons or circumstances.

PART 2

DEFINITIONS

14.11.201: DEFINITIONS

The following definitions shall apply to this ordinance:

Active Recreation Area: An area with grass that is used for special events or as an outdoor event space. Examples of active recreation areas include sports fields, play areas, event lawns, picnic areas, and other similar uses designated for physical and/or social activity.

Common area: The area which is available for common use by all owners or renters in a development.

Controller: A device used in irrigation systems to automatically control when and how long sprinklers or drip irrigation systems operate.

Drip Irrigation: An irrigation system that delivers water by adding water at the plant's base and root zone, usually measured in gallons per hour. Drip irrigation exhibits a droplet, trickle, umbrella, or short stream pattern, to reduce evaporation, overspray, and water use, and improving water conservation.

Drip Emitter: A drip irrigation fitting that delivers water slowly at the root zone of the plant, usually measured in gallons per hour.

Grading Plan: The grading plan shows all finish grades, spot elevations, drainage as necessary, and new and existing contours with the developed landscaped area.

Grass: A surface layer of earth containing mowed grass with its roots.

Grass area: The total square footage of grass located within the landscape area.

Ground Cover: Material planted in such a way as to form a continuous cover over ground that can be maintained at a height no more than twelve (12) inches.

Hardscape: Elements of landscape constructed from non-living materials such as concrete, boulders, brick, blacktop, and lumber. It includes patios, decks, and paths, but does not include driveways and sidewalks.

Hydrozone: Portion of landscape area having plants with similar water needs and rooting depth. A hydrozone may be irrigated or non-irrigated.

Irrigation Plan: A plan that shows the components of the irrigation system with water meter size, backflow prevention, precipitation rates, flow rate, and operating pressure for each irrigation circuit, and identification of all irrigation equipment.

Landscape Architect: A person who holds a professional license to practice landscape architecture in the state of Utah. Per State Code, licensed landscape architects, licensed architects, licensed land surveyors, and licensed engineers can professionally stamp plans that fall under the practice of landscape architecture. This includes commercial landscape and irrigation plans.

Landscape Area: For developments regulated by Chapters 3 (single-family and twin home) or Chapter 4 (non-residential): Area within a lot or parcel that is not the home footprint, driveway, sidewalk, patio, swimming pool or water feature. For developments regulated by Chapter 5 (multifamily) or Chapter 7 (resorts): Area within the development that is not a building footprint, driveway, parking lot, sidewalk, patio, sports court, swimming pool, water feature, and other hard surfaces.

Landscape Designer: A person who may or may not hold professional certificates for landscape design/architecture and may be the owner of the property or in the landscaping business.

Landscape Documentation Package: The documentation of graphic and written criteria, specifications, and detailed plans to arrange and modify the effects of natural features to comply with the provisions of this ordinance. The Landscape Documentation Package shall include a project data sheet, a site plan, a planting plan, an irrigation plan, construction details, and a grading plan.

Landscape or Landscaping: Any combination of berms; living plants, such as trees, shrubs, vines, ground covers, annuals, perennials, grass, or seeding; natural features such as rock, stone, or bark chips; and structural features, including but not limited to outdoor artwork, screen walls, fences or benches that create an attractive and pleasing environment.

Mulch: Any organic material such as leaves, bark, wood chips, straw; inorganic material such as crushed stone or gravel; other materials left loose and applied to the soil surface for the beneficial purpose of controlling weeds and conserving soil moisture.

Multifamily: Any residential use comprised of a dwelling or dwellings designed for occupation by more than one family in any zone, but for purposes of this ordinance, excludes: Single-family dwellings and twin homes (two family dwellings), dwellings containing an approved internal accessory dwelling unit, dwellings which are an approved accessory dwelling unit to a primary dwelling, resorts, and hotel rooms.

Park Strip: A typically narrow landscaped area located between the back-of-curb and sidewalk.

Plant List: A list of locally adaptable and environmentally sustainable plants for compliant Planting Plans as provided by the Washington County Water Conservancy District.

Planting Plan: A Planting Plan that clearly and accurately identifies the type, size, and locations for new and existing trees, shrubs, planting beds, ground covers, grass areas, driveways, sidewalks, hardscape features, and fences.

Precipitation Rate: The depth of water applied to a given area, usually measured in inches per hour.

Pressure Regulating Valve: A valve installed in an irrigation mainline that reduces a higher supply pressure at the inlet down to a regulated lower pressure at the outlet.

Resort: A full-service lodging and recreational facility located in a Resort Commercial zone that is the primary provider of a range of amenities, recreation, or wellness facilities to emphasize a leisure or wellness experience beyond those found at motels and hotels. Separately platted residences or commercial facilities will be deemed part of the Qualified Resort so long as they are intended to be rented or otherwise used as a part of the hotel operations.

Secondary Irrigation Water: Non-potable water that is untreated and used for irrigation of outdoor landscaping Also called secondary water.

Single-family: Any residential use comprised of a dwelling designed for occupation by only one family in any zone, and for purposes of this ordinance includes primary dwellings, dwellings containing an approved internal accessory dwelling unit, and approved accessory dwelling units.

Slope: A vertical rise in feet measured over a horizontal distance, expressed as a percentage, measured generally at right angles to contour lines.

Smart irrigation controller: A smart/internet-connected device used in irrigation systems to automatically control when and how long sprinklers or drip irrigation systems operate.

Two-Family: Any residential use comprised of a dwelling (twin home or duplex) designed for occupation by two families in any zone, but for purposes of this ordinance excludes dwellings containing an approved internal accessory dwelling unit, or

dwelling which is an approved accessory dwelling unit to a primary dwelling.

Vested properties: Properties with a previously approved Development Agreement or Conditional Use Permit.

Water-Conserving Plant: A plant that can generally survive with available rainfall once established, with possible supplemental irrigation needed or desirable during spring and summer months or during drought periods.

Water feature: Fountains, ponds, waterfalls, man-made streams, and other decorative water-related constructions provided solely for aesthetic or beautification purposes. May be referred to as decorative or ornamental water features.

PART 3

SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL

WATER EFFICIENCY STANDARDS

These provisions are applicable to all new single-family and two-family (twin home/duplex) residential construction and development irrespective of its underlying zoning classification, except new single-family and two-family (twin home/duplex) residential construction and development within a resort which is subject to the requirements of Chapter 7.

14.11.301: Construction Standards

New single-family and two-family (twin home/duplex) residential dwellings 1,200 square feet or greater shall install hot water recirculation systems.

New single-family and two-family (twin home/duplex) residential dwellings shall install WaterSense labeled fixtures, or fixtures that are at least as water-efficient, including, but not limited to faucets, showerheads, toilets, and urinals.

New single-family and two-family (twin home/duplex) residential dwellings shall install Energy Star qualified appliances, or appliances that are at least as energy efficient.

Exterior, decorative water features must be limited to an aggregate capacity of three hundred (300) gallons or less and recirculating pumps are required in each feature. Exterior decorative water features shall only be located on individual single-family and two-family lots and not as entry features to a subdivision or community or in common areas. The capacity of the water feature in gallons shall be deducted from the allowed amount of grass using one gallon equals two square feet of grass.

The square footage of any uncovered pool will be deducted from the allowed amount of grass. A pool is considered uncovered if it does not have a UL approved cover that is electrically operated. Twenty-five percent (25%) of the square footage of any pool with a UL approved electrically operated cover, or indoor pools, will be deducted from the allowed amount of grass.

14.11.302: Landscape Standards

For all new single-family and two-family (twin home/duplex) residential construction or development, the landscaping shall meet the following requirements:

Grass area must not exceed eight percent (8%) of the lot square footage, up to a maximum of 2,000 square feet of grass area. However, all lots are permitted 600 square feet of grass even if the 8% calculation is less.

Grass is not permitted in common areas of a development unless it is an active recreation area.

In addition, grass is prohibited in park strips, landscape buffers, and on any slope that exceeds 10%; and

Any lot in any zone which is larger than one-half (1/2) acre must use secondary irrigation where available to irrigate any agricultural, horticultural, or gardening uses which are permitted in the applicable zone.

PART 4

MULTIFAMILY DEVELOPMENT WATER EFFICIENCY STANDARDS

These provisions are applicable to all new multifamily construction and development irrespective of its underlying zoning classification, except new construction and development within a resort which will be subject to the requirements of Part 7.

14.11.401: Construction Standards

New multifamily dwellings shall install WaterSense labeled fixtures, or fixtures that are at least as water-efficient, including, but not limited to faucets, showerheads, toilets, and urinals.

New multifamily dwellings shall install Energy Star qualified appliances, or appliances that are at least as energy efficient.

Exterior, decorative water features must be limited to an aggregate capacity of three hundred (300) gallons or less and recirculating pumps are required in each feature. Exterior decorative water features shall not be located as entry features to the development or in common areas. The capacity of the water feature in gallons shall be deducted from the allowed amount of grass using one gallon equals two square feet of grass.

The square footage of any uncovered pool will be deducted from the allowed amount of grass. A pool is considered uncovered if it does not have a UL approved cover that is electrically operated." Twenty-five percent (25%) of the square footage of any pool with a UL approved electrically operated cover, or indoor pools, shall be deducted from the allowed amount of grass.

All townhome and condominium units shall be separately metered, submetered, or equipped with alternative technology capable of tracking the water use of the individual unit, and the information shall be made available to the individual unit.

Separate water meters are required, where secondary water is available, for all outdoor water usage, including landscaping.

14.11.402: Landscape Standards

For all new multifamily construction or development, the landscaping shall meet the following requirements:

Grass area must not exceed five percent (5%) of the total development's square footage.

Grass is not permitted in common areas of a development unless it is an active recreation area.

In addition, grass is prohibited in park strips, landscape buffers, and on any slope that exceeds 10%; and

Landscape and irrigation installers shall follow the planting plans that have been signed and approved by the city.

Each project shall propose and follow an approved Planting Plan that has a minimum of 20% vegetative cover (based on the American Society of Landscape Architects "Landscape Architecture Documentation Standards: Principles, Guidelines and Best Practices") of a landscaped area with water-efficient shade trees (however, fruit and nut trees are allowed) and bushes adequate in number and configuration to visually enhance the project, prevent heat islands, and prevent soil erosion.

If secondary irrigation water is available, each project shall connect to the system for all outdoor water use. A city may make minor exceptions, allowing use of treated water for outdoor plantings in small beautification areas, in its sole discretion.

PART 5

NONRESIDENTIAL ZONES AND DEVELOPMENT WATER

EFFICIENCY STANDARDS

These provisions are applicable to all new construction and new development in all nonresidential zones, and nonresidential development in any zone, except development within a resort which is subject to the requirements of Chapter 7.

14.11.501: Construction Standards

Hot water recirculation systems shall be installed.

WaterSense labeled fixtures, or fixtures that are at least as water-efficient, shall be installed, including, but not limited to faucets, showerheads toilets, and urinals.

Energy Star qualified appliances, or appliances that are at least as energy-efficient, shall be installed.

Except for hotels, all individually platted units shall be separately metered, submetered, or equipped with alternative technology capable of tracking the water use of the individual unit, and the information shall be made available to the individual unit. All nonresidential projects require separate water meters for all outdoor water usage, including landscaping, where and when secondary water is available.

All carwash projects shall recirculate and limit the maximum amount of water to thirty-five (35) gallons per vehicle washed.

Exterior, decorative water features must be limited to an aggregate capacity of three hundred (300) gallons or less for each individually platted property, and recirculating pumps are required in each feature. Exterior decorative water features shall not be located as entry features to a development. The capacity of the water feature in gallons shall be deducted from the allowed amount of grass using one gallon equals two square feet of grass.

14.11.502: Landscape Standards

All new construction and new development in all nonresidential zones, and nonresidential development in any zone, shall meet the Landscape Design Standards and Irrigation Design Standards of this ordinance.

Grass is not permitted outside of an active recreation area. In addition, grass is prohibited in park strips, all landscape areas less than eight feet wide, and on any slope that exceeds 10%.

Landscape and irrigation installers shall follow the plans that have been signed and approved by the city.

Each project shall propose and follow an approved Planting Plan that has a minimum of 20% vegetative cover (based on the American Society of Landscape Architects "Landscape Architecture Documentation Standards: Principles, Guidelines and Best Practices") of a landscaped area with water-efficient shade trees (however, fruit and nut trees are allowed) and bushes adequate in number and configuration to visually enhance the project, prevent heat islands, and prevent soil erosion.

If secondary irrigation water is available, each project shall connect to the system for all outdoor water use. A city may make

minor exceptions, allowing use of treated water for outdoor plantings in small beautification areas, in its sole discretion.

Required Documentation

Landscape Documentation Package: A copy of a Landscape Documentation Package shall be submitted to and approved by the city prior to the issue of any building permit. A copy of the approved Landscape Documentation Package shall be provided to the property owner or site manager. The Landscape Documentation Package shall be prepared by a landscape designer or a professional landscape architect (PLA).

PART 6

LANDSCAPE AND IRRIGATION DESIGN STANDARDS FOR ALL NEW DEVELOPMENT IN ANY ZONE except new construction and development within a resort which will be subject to the requirements of Chapter 7.

14.11.601: Plant Selection and Maintenance

Plants shall be well-suited to the microclimate and soil conditions at the project site. Native, locally adaptable, and environmentally sustainable plants are acceptable. See the Washington County Water Conservancy District's recommended plant list on wcwcd.org. Plants with similar water needs shall be grouped together as much as possible into hydrozones for efficient irrigation. Invasive plant species as identified by the city shall not be planted.

Areas with slopes greater than 10% shall be landscaped with deep-rooting, water-conserving plants that do not include grass.

Park strips and landscape buffers shall be landscaped with water-conserving plants and/or mulch that do not include grass.

Landscaping shall be maintained in a live and thriving condition, with consideration for normal growth and water needs; and fertilized, mowed, trimmed, edged, mulched and free from weeds, dead plants, litter, refuse, or debris in compliance with regionally accepted horticultural practice and city ordinances.

14.11.602: Tree Selection

Tree species shall be selected based on growth characteristics and site conditions, including available space, overhead clearance, soil conditions, exposure, and desired color and appearance. Trees shall be suited for water-efficient landscapes; however, fruit and nut trees are allowed. Trees shall be selected and planted in accordance with the following city guidance:

Broad canopy trees are recommended where shade or screening of tall objects is desired;

Low-growing trees are recommended for spaces under utility wires;

Select trees from which lower branches will be trimmed to maintain a healthy growth habit where visual clearance and natural surveillance is a concern;

Narrow or columnar trees are recommended for small spaces, or where awnings or other building features limit growth, or where greater visibility is desired between buildings and the street for natural surveillance;

Tree placement shall provide canopy cover (shade) and avoid conflicts with existing trees, retaining walls, above and below ground utilities, lighting, and other obstructions;

14.11.603: Irrigation Design Standards

Pressure Regulation. A pressure regulating valve shall be installed by the builder or developer, and maintained by the

owner, if the static service pressure exceeds ninety (90) pounds per square inch (psi). The pressure-regulating valve shall be located between the meter and the first point of water use, or first point of division in the pipe, and shall be set at the manufacturer's recommended pressure for the sprinklers.

Irrigation Controller. It is required that landscaped areas use a WaterSense labeled smart irrigation controller, or controllers that are at least as water-efficient, which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities and have memory retention capability to retain pre-programmed irrigation schedules. Sites are not exempt from water waste prohibitions.

Low-volume irrigation equipment (i.e., drip emitters, bubblers) shall be provided for each tree.

Drip irrigation shall be used to irrigate plants in non-grass areas.

High conservation efficiency spray nozzles are required for sprinkler applications.

Sprinkler heads shall have matched precipitation rates with each control valve circuit.

Filters shall be provided for drip irrigation lines.

Landscape watering with potable (treated) water is prohibited based on Ivins City requirements, which are currently from 8 a.m. to 8 p.m., from June 1 to September 1, to maximize irrigation efficiency.

Water waste is prohibited. Waste includes overwatering, irrigating during a precipitation event, water that sprays or flows off your property, failure to comply with drought restrictions and/or a failure to repair irrigation system leaks and/or malfunctions in a timely manner.

Program valves for multiple repeat cycles are required to reduce runoff on slopes and for soils with slow infiltration rates.

PART 7

RESORT DEVELOPMENT WATER EFFICIENCY STANDARDS

The provisions of this Chapter are applicable to all new construction, and new development within any resort.

Specific provisions of this Chapter can be waived by the City if a hydrologist, water use engineer, landscape architect that is licensed in the State of Utah, or similarly qualified expert approved by the City provides a statement and supporting documentation showing that the design meets or exceeds all the water conservation measures and goals in this ordinance.

14.11.701: Construction Standards

Within the resort development, new single-family, two-family (twin home/duplex), and three-family (triplex) residential dwellings 1,200 square feet or greater shall install hot water recirculation systems.

All water fixtures shall be WaterSense labeled fixtures, or fixtures that are at least as water-efficient, including, but not limited to faucets, showerheads, toilets, and urinals.

All appliances shall be Energy Star qualified appliances, or appliances that are at least as energy-efficient.

Exterior, decorative water features must have recirculating pumps. This excludes any area of a golf course and water features within a golf course. Exterior decorative water features shall not be used as entry features to the resort development. The allowed amount of grass will be reduced based on the capacity of the water feature in gallons using one gallon equals two square foot of grass.

The square footage of any uncovered pool will be counted towards the allowed amount of grass. A pool is considered uncovered if it does not have a UL approved cover that is electrically operated." Twenty-five percent (25%) of the square footage of any pool with a UL approved electrically operated cover, or indoor pools, will be counted towards the allowed amount of grass.

Except for hotel rooms, all residential and nonresidential units shall be separately metered, submetered, or equipped with alternative technology capable of tracking the water use of the individual unit, and the information shall be made available to the individual unit. All nonresidential projects require separate water meters for all outdoor water usage, including landscaping.

14.11.702: Landscape Standards

Grass area must not exceed eight percent (8%) of the square footage of the total resort development. This excludes the grass area of any golf course.

Grass is not permitted outside of an active recreation area. Grass is prohibited in park strips, landscape buffers, and on any slope that exceeds 10%; and

Any lot in any zone which is larger than one-half (1/2) acre must use secondary irrigation where available to irrigate any agricultural, horticultural, or gardening uses which are permitted in the applicable zone.

Landscape and irrigation installers shall follow the plans that have been signed and approved by the city.

Each project shall propose and follow an approved Planting Plan that has a minimum of 20% vegetative cover (cover based on landscaping standards at maturity) of a landscaped area with water-efficient shade trees (however, fruit and nut trees are allowed) and bushes adequate in number and configuration to visually enhance the project, prevent heat islands, and prevent soil erosion.

If secondary irrigation water is available, each project shall connect to the system for all outdoor water use. A city may make minor exceptions, allowing use of treated water for outdoor plantings in small beautification areas, in its sole discretion.

14.11.703: Required Documentation

Landscape Documentation Package: A copy of a Landscape Documentation Package shall be submitted to and approved by the city prior to the issue of any building permit. A copy of the approved Landscape Documentation Package shall be provided to the property owner or site manager. The Landscape Documentation Package shall be prepared by a professional landscape architect (PLA) and installed and maintained according to industry standards.

14.11.704: Plant Selection

Plants shall be well-suited to the microclimate and soil conditions at the project site. Native, locally adaptable and environmentally sustainable plants are acceptable. See the Washington County Water Conservancy District's recommended plant list on wcwcd.org. Plants with similar water needs shall be grouped together as much as possible into hydrozones for efficient irrigation. Invasive plant species as identified by the city shall not be planted.

Areas with slopes greater than 10% shall be landscaped with deep-rooting, water-conserving plants that do not include

grass.

Park strips and landscape buffers shall be landscaped with water-conserving plants and/or mulch that do not include grass.

14.11.705: Tree Selection

Tree species shall be selected based on growth characteristics and site conditions, including available space, overhead clearance, soil conditions, exposure, and desired color and appearance. Trees shall be suited for water-efficient landscapes (however, fruit and nut trees are allowed). Trees shall be selected and planted in accordance with the following city guidance:

Broad canopy trees are recommended where shade or screening of tall objects is desired;

Low-growing trees are recommended for spaces under utility wires;

Select trees from which lower branches will be trimmed to maintain a healthy growth habit where visual clearance and natural surveillance is a concern;

Narrow or columnar trees are recommended for small spaces, or where awnings or other building features limit growth, or where greater visibility is desired between buildings and the street for natural surveillance;

Tree placement shall provide canopy cover (shade) and avoid conflicts with existing trees, retaining walls, above and below ground utilities, lighting, and other obstructions, and be placed to protect view corridors and viewsheds; and

Trees shall be irrigated on a separate hydrozone as needed for efficient irrigation and allow for watering under water-shortage conditions when other plant material may not be watered due to drought conditions.

14.11.706: Irrigation Design Standards

Pressure Regulation. A pressure regulating valve shall be installed by the builder or developer, and maintained by the owner, if the static service pressure exceeds 90 pounds per square inch (psi). The pressure-regulating valve shall be located between the meter and the first point of water use, or first point of division in the pipe, and shall be set at the manufacturer's recommended pressure for the sprinklers.

Irrigation Controller. It is required that landscaped areas use a WaterSense labeled smart irrigation controllers or controllers that are at least as water-efficient, which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities and have memory retention capability to retain pre-programmed irrigation schedules. Sites are not exempt from water waste prohibitions.

Low-volume irrigation equipment (i.e., drip emitters, bubblers) shall be provided for each tree.

Drip irrigation shall be used to irrigate plants in non-grass areas.

High conservation efficiency spray nozzles are required for sprinkler applications.

Sprinkler heads shall have matched precipitation rates with each control valve circuit.

Filters shall be provided for drip irrigation lines.

Landscape watering with potable (treated) water is prohibited based on Ivins city requirements, which are currently from 8 a.m. to 8 p.m., from June 1 to September 1, to maximize irrigation efficiency.

Water waste is prohibited. Waste includes overwatering, irrigating during a precipitation event, water that sprays or flows off your property, failure to comply with drought restrictions and/or a failure to repair irrigation system leaks and/or malfunctions in a timely manner.

Program valves for multiple repeat cycles are required to reduce runoff on slopes and for soils with slow infiltration rates.

Appendix C: Examples of Low Water Use Landscaping in Springdale





