CHAPTER 7: MULTIFAMILY WATER EFFICIENCY STANDARDS

April 6, 2022

Notes:

- Based on this new chapter, Chapters 3 and 4 in the WCWCD ordinance DO NOT apply to multifamily. Instead, multifamily has this new Chapter 7 (plus it is subject to Chapter 1 = applicability, Chapter 2 = definitions, and Chapter 5 = Landscape and irrigation design standards.
- To be more "logical" since multifamily still has to comply with Chapter 5, this Chapter should probably be #5, then #5 becomes #6, then resorts (currently #6) becomes #7.)

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 Chapter 6.

7-1: Construction Standards

A. 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.

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

C. 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. The capacity of the water feature in gallons shall be counted towards the allowed amount of grass using one gallon equals one square foot of grass.

D. 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 will be counted towards the allowed amount of grass.

E. All 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. Individually platted condominium units are excepted if a property owners association owns and maintains the water lines and meters.

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

7-2: Landscape Standards

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

1. Grass area must not exceed eight percent (8%) of the total development's square footage, up to a maximum of ____ square feet of grass area.

2. In addition, grass is prohibited in park strips, all landscape areas less than eight feet wide, and on any slope that exceeds 10%; and

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

4. Each project shall propose and follow an approved Planting Plan that has a minimum of 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 configuration of the vegetation in the Planting Plan is in the sole discretion of the city.

5. 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.

Note: Should we include from the WCWCD ordinance sections: 4-2 B-1 Required documentation – landscaping documentation package; 4-2 B-2 Plan review, construction & inspection, and post-construction monitoring?These items are not included in the WCWCDs Chapter 3 (single-family). They are only included in chapter 4 (non-residential).

7-3: Restrictive Covenants in Conflict with Water Efficiency Standards

Any provisions in 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, 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.