CHAPTER 7: RESORTS - 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.

6-1: Construction Standards

A. 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.

B. 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.

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

D. 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.

E. 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.

F. Except for hotel rooms, 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 excepted 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.

6-2: Landscape Standards

A. 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.

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

C. 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.

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

E. 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 and bushes adequate in number and configuration to visually enhance the project, prevent heat islands, and prevent soil erosion.

F. 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.

6-3: Required Documentation

1. 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.

6-4: 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.

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

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

6-5: 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. Trees shall be selected and planted in accordance with the following city guidance:

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

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

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

D. 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;

E. 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.

6-6: Irrigation Design Standards

A. 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.

B. 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.

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

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

E. High conservation efficiency spray nozzles are required for sprinkler applications.

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

G. Filters shall be provided for drip irrigation lines.

H. 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.

I. 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.

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