ORDINANCE NO. 2023-21

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

RECITALS AND LEGISLATIVE FINDINGS

WHEREAS, on June 2, 2022, the Ivins City Council adopted Ordinance 2022-06, "An Ordinance of Ivins City, Utah, Adopting Regulations For Landscaping And Water Conservation For Developing Land In Ivins City, Utah";

WHEREAS, the Ivins City Council desires now to amend that ordinance in the manner attached hereto, and by this reference incorporated herein;

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; and

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 updated 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 amended standards and regulations are hereby adopted and shall be incorporated into the ordinances of the City

This Ordinance shall become effective on the date executed below and upon posting as required by law.

APPROVED AND ADOPTED this ____ day of November, 2023.

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	_____	_____	_____	_____

Ivins City

_____
Chris Hart, Mayor

ATTEST:

_____
Kari Jimenez, City Recorder

CHAPTER 11
REGULATIONS FOR LANDSCAPING AND WATER CONSERVATION FOR DEVELOPING LAND

PART 1. GENERAL PROVISIONS

14.11.101: SHORT TITLE:
The short title for this ordinance is the "Landscaping and Water Conservation Ordinance." (Ord. 2022-06, 6-2-2022)

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 chapter. (Ord. 2022-06, 6-2-2022)

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. (Ord. 2022-06, 6-2-2022)

14.11.104: PURPOSE:
The provisions of this title have been established to reduce water usage due to stressed water supplies. Some provisions of this code are recommended by State regulations to comply and qualify for State water conservation rebate programs. Other provisions of this code are necessary to comply with the Water Efficiency Standards established by the board of the Washington County Water Conservancy District which are set as a requirement of the Regional Water Supply Agreement.

PART 2. DEFINITIONS

14.11.201: DEFINITIONS:
The following definitions shall apply to this chapter:

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.~~ A dedicated active play area where irrigated grass 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 grass 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, and ~~iii~~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.
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 closely mowed and irrigated nonagricultural 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. For the purposed of this standard, ungrouted pavers, stepping stones and artificial turf manufactured to be permeable to air and water may be considered mulch.
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 BED:	Areas of the landscape that consist of plants, such as trees, ornamental grasses, shrubs, perennials and other regionally appropriate plants.
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 dwellings which are 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. (Ord. 2022-06, 6-2-2022)

PART 3. SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL WATER EFFICIENCY STANDARDS

14.11.301: GENERAL:
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. (Ord. 2022-06, 6-2-2022)

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

Commented [CG1]: This is more restrictive than the WCWCD Water Efficiency Standards which uses 1,400 square feet as the cutoff unless the developer can show that water can be delivered without more than 0.6 gallons of water being lost.

(2) 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. All fixtures shall meet or exceed the water conservation requirements specified by Utah Code.

(3) 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.

(4) 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 feature is also limited to 25 square feet per parcel and is limited to the parcel. 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.

(5) 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. (Ord. 2022-06, 6-2-2022)

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

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

Commented [CG2]: Meets WCWCD Water Efficiency Standards.

(i) Grass areas shall have a minimum width of eight (8) feet in any dimension.
(ii) Grass shall not be within 10 feet of a roadway.
~~(i)~~(iii) These restrictions also apply to single family developments with limited common areas designated for the exclusive use of the adjacent dwelling.

Commented [CG3]: Meets State Code to Qualify for Grass Rebates.

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

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

(d) 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. (Ord. 2022-06, 6-2-2022)

PART 4. MULTIFAMILY DEVELOPMENT WATER EFFICIENCY STANDARDS

14.11.401: GENERAL:
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. (Ord. 2022-06, 6-2-2022)

14.11.402: CONSTRUCTION STANDARDS:

(1) 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. All fixtures shall meet or exceed the water conservation requirements specified by Utah Code.

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

(3) 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. The feature is also limited to 25 square feet per parcel and is limited to the parcel. 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.

(4) 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.

(5) 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.

(6) Separate water meters are required, where secondary water is available, for all outdoor water usage, including landscaping. (Ord. 2022-06, 6-2-2022)

14.11.403: LANDSCAPE STANDARDS:

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

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

(a) Up to 100 square feet of grass per dwelling unit is allowed when used in functional applications.
(b) Properties with less than 6 dwelling units area allowed up to 600 square feet of grass.
(c) Grass areas shall have a minimum width of eight (8) feet in any dimension.
~~(a)~~(d) Grass shall not be within 10 feet of a roadway.

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

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

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

(5) Each project shall propose and follow an approved Planting Plan that has a minimum of twenty percent (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.

Commented [CG4]: This meets WCWCD Water Efficiency Standards.

(6) 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. (Ord. 2022-06, 6-2-2022)

(7) Misting systems are permitted from May through September when temperatures exceed 90 degrees.

PART 5. NONRESIDENTIAL ZONES AND DEVELOPMENT WATER EFFICIENCY STANDARDS

14.11.501: GENERAL:
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. (Ord. 2022-06, 6-2-2022)

14.11.502: CONSTRUCTION STANDARDS:
(1) Hot water recirculation systems shall be installed.

Commented [CG5]: This is more restrictive than the WCWCD Water Efficiency Standards which uses 1,400 square feet as the cutoff unless the developer can show that water can be delivered without more than 0.6 gallons of water being lost.

(2) 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. All fixtures shall meet or exceed the water conservation requirements specified by Utah Code.

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

(4) 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.

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

Commented [CG6]: This matches WCWCD Water Efficiency Standards.

(6) 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. The feature is also limited to 25 square feet per parcel and is limited to the parcel. 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. (Ord. 2022-06, 6-2-2022)

14.11.503: LANDSCAPE STANDARDS:

(1) 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.

(a) Grass is not permitted outside of an active recreation area, when appropriate based on the planned use. In addition, grass is prohibited in park strips, all landscape areas less than eight feet wide, and on any slope that exceeds ten percent (10%). Grass areas shall have a minimum width of eight (8) feet in any dimension. Grass shall not be within 10 feet of a roadway.

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

(c) Each project shall propose and follow an approved Planting Plan that has a minimum of twenty percent (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.

Commented [CG7]: This meets WCWCD Water Efficiency Standards.

(d) 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.

(2) Required Documentation

(a) 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). (Ord. 2022-06, 6-2-2022)

(3) Misting systems are permitted from May through September when temperatures exceed 90 degrees.

PART 6. LANDSCAPE AND IRRIGATION DESIGN STANDARDS FOR ALL NEW DEVELOPMENT IN ANY ZONE

14.11.601: GENERAL:
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. (Ord. 2022-06, 6-2-2022)

14.11.602: 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.

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

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

(3) 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. (Ord. 2022-06, 6-2-2022)

14.11.603: 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:

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

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

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

(4) 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;

(5) Tree placement shall provide canopy cover (shade) and avoid conflicts with existing trees, retaining walls, above and below ground utilities, lighting, and other obstructions. (Ord. 2022-06, 6-2-2022)

14.11.604: IRRIGATION DESIGN STANDARDS:

(1) 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.

(2) 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.

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

(4) Drip irrigation shall be used to irrigate plants in non-grass areas. Sprinkler lines and drip lines shall not be connected to the same valve.

(5) High conservation efficiency spray nozzles are required for sprinkler applications.

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

(7) Filters, pressure regulators, flush end assemblies, and emitters rated for 20 gallons per hour or less shall be provided for drip irrigation lines.

(8) Landscape watering with potable (treated) water is prohibited based on Irvins City requirements, which are currently from eight o'clock (8:00) a.m. to eight o'clock (8:00) p.m., from June 1 to September 1, to maximize irrigation efficiency.

(9) 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.

(10) Program valves for multiple repeat cycles are required to reduce runoff on slopes and for soils with slow infiltration rates. (Ord. 2022-06, 6-2-2022)

(11) To the extent possible, spray irrigation should be free from obstructions such as trees, signs, posts, enclosures, etc.

14.11.605: MULCH REQUIRED

(1) All Planting Beds must have mulch upon the soil surface with exceptions for areas being restored to appear as native desert.

14.11.606: METERING

(1) 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.

(2) All non-single family residential projects require separate meters for outdoor water use when irrigating more than 5,000 square feet.

PART 7. RESORT DEVELOPMENT WATER EFFICIENCY STANDARDS

14.11.701: GENERAL:

The provisions of this Chapter are applicable to all new ~~construction,~~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 chapter. (Ord. 2022-06, 6-2-2022)

14.11.702: CONSTRUCTION STANDARDS:

(1) 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.

Commented [CG8]: This is more restrictive than the WCWCD Water Efficiency Standards which uses 1,400 square feet as the cutoff unless the developer can show that water can be delivered without more than 0.6 gallons of water being lost.

(2) 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 fixtures shall meet or exceed the water conservation requirements specified by Utah Code.

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

(4) Exterior, decorative water features must have recirculating pumps. The feature is also limited to 25 square feet per parcel and is limited to the parcel. 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.

(5) 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.

(6) 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. (Ord. 2022-06, 6-2-2022)

14.11.703: LANDSCAPE STANDARDS:

(1) 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 areas shall have a minimum width of eight (8) feet in any dimension. Grass shall not be within 10 feet of a roadway.

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

(3) 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.

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

(5) Each project shall propose and follow an approved Planting Plan that has a minimum of twenty percent (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.

Commented [CG9]: This meets WCWCD Water Efficiency Standards.

(6) 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. (Ord. 2022-06, 6-2-2022)

(7) Golf courses using district or city supplied water shall have a separate meter for irrigation.

(8) 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.

(9) Misting systems are permitted from May through September when temperatures exceed 90 degrees.

14.11.704: 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. (Ord. 2022-06, 6-2-2022)

14.11.705: 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.

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

(2) Park strips and landscape buffers shall be landscaped with water-conserving plants and/or mulch that do not include grass. (Ord. 2022-06, 6-2-2022)

14.11.706: 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:

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

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

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

(4) 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;

(5) 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. (Ord. 2022-06, 6-2-2022)

14.11.707: IRRIGATION DESIGN STANDARDS:

(1) 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.

(2) 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.

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

(4) Drip irrigation shall be used to irrigate plants in non-grass areas. Sprinkler lines and drip lines shall not be connected to the same valve.

(5) High conservation efficiency spray nozzles are required for sprinkler applications.

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

(7) Filters, pressure regulators, flush end assemblies, and emitters rated for 20 gallons per hour or less shall be provided for drip irrigation lines.

(8) Landscape watering with potable (treated) water is prohibited based on Ivins city requirements, which are currently from eight o'clock (8:00) a.m. to eight o'clock (8:00) p.m., from June 1 to September 1, to maximize irrigation efficiency.

(9) 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.

(10) Program valves for multiple repeat cycles are required to reduce runoff on slopes and for soils with slow infiltration rates. (Ord. 2022-06, 6-2-2022)

(11) To the extent possible, spray irrigation should be free from obstructions such as trees, signs, posts, enclosures, etc.

14.11.708: MULCH REQUIRED

(1) All Planting Beds must have mulch upon the soil surface with exceptions for areas being restored to appear as native desert.