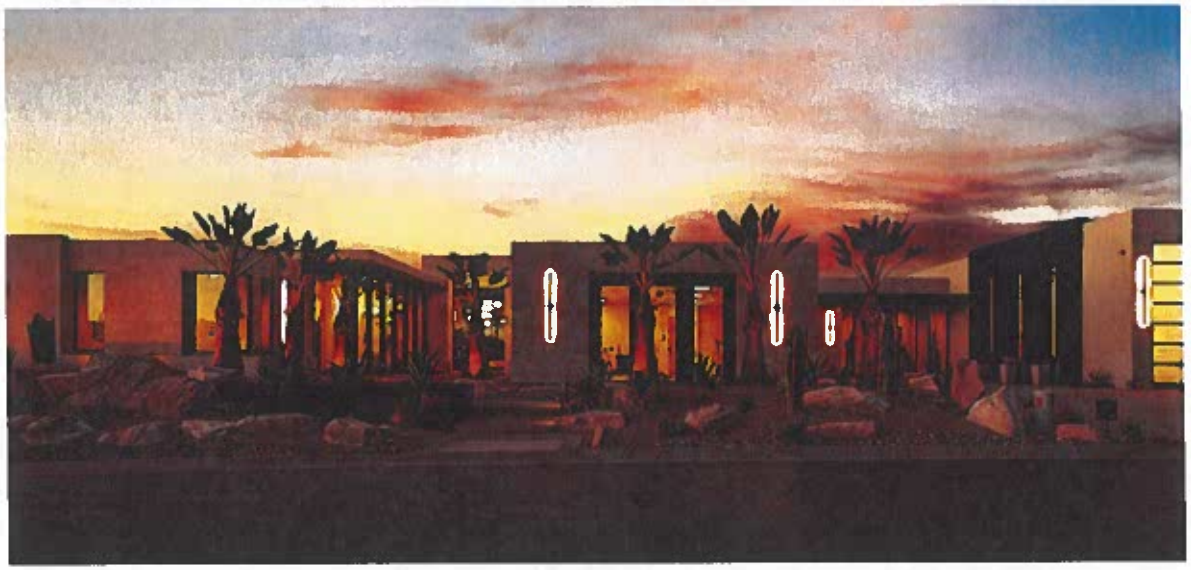
MAY 2025

ULTRA WATER EFFICIENCY STANDARDS

WASHINGTON COUNTY WATER CONSERVANCY DISTRICT



1. Purpose

The purpose of the Ultra Water Efficiency Standards is to conserve the public's resources by creating more stringent conservation standards for new development.

These standards have been designed to produce single-family homes with a projected water resource demand of 0.39 acre-feet on an annual basis.

2. Applicability

These standards shall apply to:

A. All development activity that connects as a retail customer of the district and receives service from the regional water system after the adoption date of these standards, and

B. Development activity in areas where a municipal customer of the district has made the standards applicable by legislative action.

In a jurisdiction where the district is not the retail water provider, these standards are a voluntary option that may be pursued by a developer subject to the policy and process of the governing jurisdiction. Except as otherwise specified, the Water Efficiency Standards of the Washington County Water Conservancy District (district) shall apply.





3. Enforcement

The following requirements shall serve as development standards and be promulgated and enforced through a community association established by the developer. The requirements of this program shall be within the bylaws and/or CC&R's of the association.

The district and the association shall enter into a perpetual agreement wherein the association agrees to sustain and enforce the standards within the community. In the event an association member violates the standards and the condition is unabated, the district may assess a penalty to the association as prescribed by the agreement.

The developer shall grant the district a conservation easement for each parcel within the development. The easement shall prescribe a remedy for easement violations.

Following issuance of a Certificate of Occupancy, Excess Water Use Surcharges will be applied to any water use in excess of 8,000 gallons per month.

The district reserves the right to use any and all enforcement mechanisms available.

4. Indoor Requirements



A. Plumbing

i) All plumbed structures must be connected to community water and sewer systems. Private wells and septic systems are prohibited unless expressly approved by the district and water/ sewer authorities.

ii.) Salt-based water treatment systems that discharge to the community sewer are prohibited. This measure makes new development "reuse ready."

iii.) All connections must be equipped with advance metering Infrastructure by the water purveyor or equipped with a smart water metering and leak detection system owned by the property owner.

5. Landscaping Requirements

A. Irrigated lawn is prohibited, except for community recreational facilities (see Community Common Areas and Facilities).

B. Single Family - Irrigated landscaping is limited to 2,000 square feet per single-family detached dwelling. On lots greater than 6,000 square feet, irrigated areas must be contiguous to the exterior of the dwelling.

C. Multi-Family - Irrigated landscaping for common areas is limited to 100 square feet per dwelling unit and may be located anywhere on the parcel.

D. Spray irrigation is prohibited. Irrigated plantings must be served by low-volume drip irrigation systems.

E. On parcels where native revegetation is required, a temporary irrigation system may be utilized for up to 24 months. The system's piping shall be visible upon the land surface and must be removed and disabled within 24 calendar months after a certificate of occupancy is issued.

6. Pools, Spas and Water Features

A. Private swimming pools are prohibited. Community pools are allowed (see Community Common Areas and Facilities).

B. Freestanding spas of up to 100 square feet in water surface area and equipped with a permanent cover are allowed on private parcels.

C. Ornamental water features are allowed up to 25 square feet of surface area and a depth of not more than 24 inches. Some municipalities may have more stringent standards. Water features may not propel or cascade water more than 36 inches.



7. Community Common Areas and Facilities

Unless otherwise specified, community use recreational areas shall meet the minimum requirements of the district's Water Efficiency Standards.

A. Active Recreation Areas

Where 15 or more single-family dwelling units have been permitted for construction, irrigated lawn may be used to create a community Active Recreation Area. In addition to the design standards specified by the Water Efficiency Standards, Active Recreation Areas shall:

i) be allowed a minimum of 1,500 contiguous square feet of irrigated lawn. For each dwelling unit in excess of 15, an additional 100 square feet of irrigated lawn shall be allowed.

ii.) be allowed one square foot of drip irrigated landscaping at the same facility for each square foot of irrigated lawn allowed.



B. Community swimming pools

Community swimming pools are allowed, subject to the following:

i) Pool facilities must be uniquely metered to allow for leak detection.

II.) Pool and spa facilities must serve 15 or more dwelling units (single-family and/or multi-family).

III.) Where 15 dwellings are served, a pool/spa/waterplay surface area of 600 square feet is allowed.

IV.) Where more than 15 dwellings are served, an additional 10 square feet of surface area is allowed for each additional dwelling unit.

V.) No single, contiguous body of water may have more than 13,500 square feet of surface area at a single facility. Multiple pool facilities may be developed within these surface area allocations.

C. Ornamental Common Areas

Common area irrigated landscaping shall not exceed the minimum areas required by the authority having jurisdiction and shall consist only of drip irrigated, low and moderate water use landscape plantings.