



**Ordinance 459:  
Prohibiting the Irrigation of  
Non-Functional Turf in New  
Non-Residential Landscape  
Installations Using District  
Water**

March 15, 2022



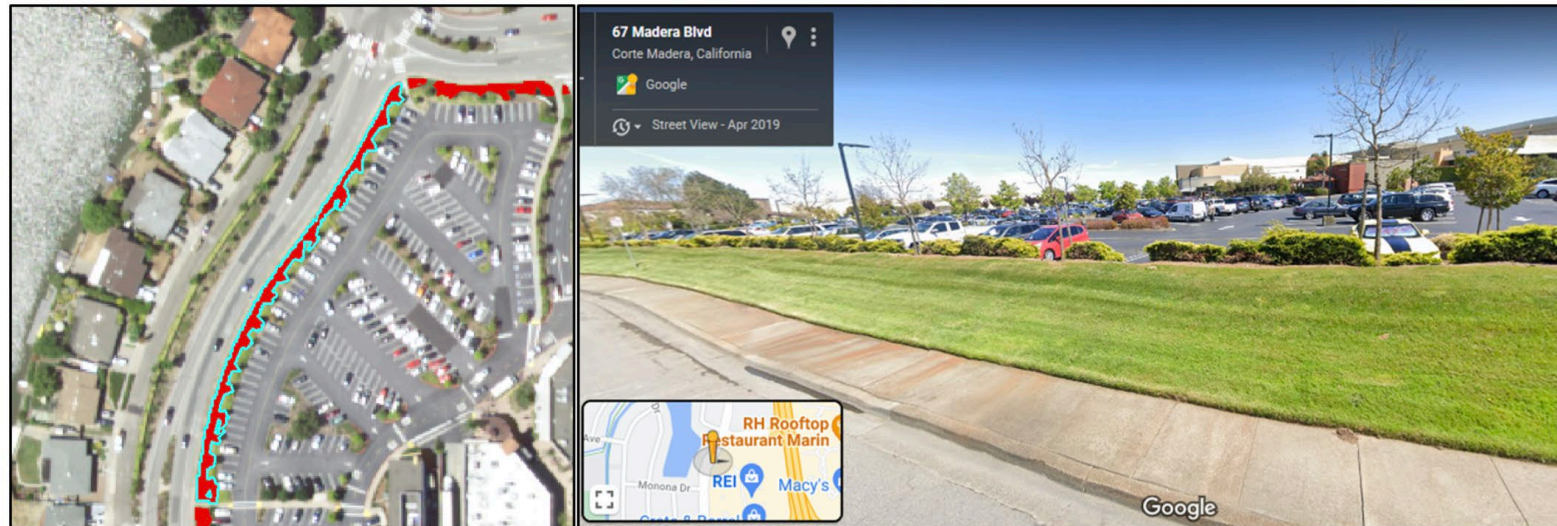
# Overview

- Review of Existing Commercial Non-Functional Turf
- Preventing future installation through Code updates
  - Review of Ordinance 459
- Recommendation



# Evaluating Existing Non-Functional Turf

- Preliminary commercial non-functional turf estimate: 1,500,000 sqft (35 ac)
- Approximately 164 AF savings each year if converted to low water use landscaping
- Includes municipal sites, medians, golf courses, strip malls, retail establishments, etc



# Ordinance 459

# Preventing Installations of NFT through Code Updates

- Ordinance 459: Non-Functional Turf irrigated with District water shall be prohibited.
- Revise 13.02.021 Water Conservation: Normal Year Water Conservation
  - Water Efficient Landscaping Section



# Definitions

## New Definition:

**Non-Functional Turf:** Any Turf planted within Non-Residential Landscapes, excluding Recreational Areas, and other areas where the Turf is necessary for the intended function of the planted area and no alternative materials are suitable for the anticipated site use.

## *Existing Definitions:*

- *Non-Residential Landscape: Landscapes in commercial, institutional, industrial and public settings that may have areas designated for recreation or public assembly. It also includes portions of common areas of common interest developments, such as home owners associations, with designated recreational areas. 13.02.021(2)(FFF)*
- *Recreational Area: Areas dedicated to active play or recreation such as sports fields, school yards, picnic grounds, or other areas with intense foot traffic, parks, sports fields and golf courses where turf provides a playing surface. 13.02.021(2) (SSS)*

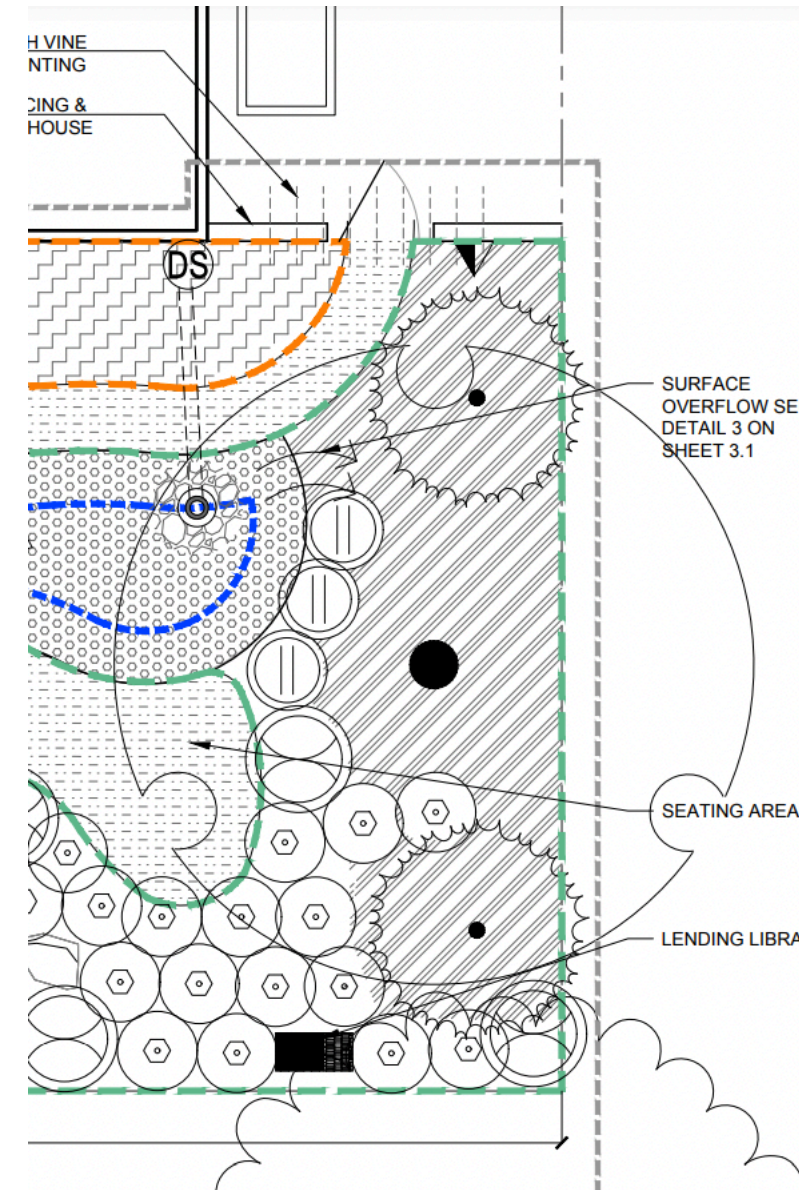


# Applicability and Effective Date

## Applicability Aligns with Landscape Plan Review:

- New construction projects with an aggregate landscape area equal to or greater than 500 square feet requiring a building or landscape permit, plan check or design review.
- Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,000 square feet requiring a building or landscape permit, plan check, or design review.

Effective Date: New commercial connection restrictions would apply to Water Service Applications received after 30 days from adoption



# Variance Process

The variance process is intended to provide reasonable accommodations for sites and users which are not explicitly captured in the code.

(ie: day care facilities, veterinarians, etc)





# Recommendation

Adopt Ordinance 459 approving:

- Non-Functional Turf definition
- Prohibition on Non-Functional Turf irrigated with District water
- Effective on April 15, 2022
- Applicable to new and rehabilitated landscapes required to comply with the District's Landscape Plan Review process.