

ORDINANCE 2025-14

AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL AMENDING TITLE 10 CHAPTER 15 WATER EFFICIENT LANDSCAPE REQUIREMENTS

WHEREAS, Weber Basin Water Conservancy District (WBWCD) has created a “Landscape Lawn Exchange” incentive program allowing residents to remove grass and replace it with low-water landscaping; and

WHEREAS, WBWCD’s program is part of a larger state landscape conversion solution encouraging water-wise living; and

WHEREAS, the Code Committee has drafted changes which would bring South Weber into compliance with the qualifications and allow residents to receive the rebate; and

WHEREAS, the Planning Commission reviewed the requirements and recommended denial due to the rigid restriction; and

WHEREAS, staff clarified with WBWCD that the 35% lawn restriction only applies to the front and side yards;

NOW, THEREFORE, BE IT ORDAINED by the City Council of South Weber City, State of Utah:

Section 1. Amendment: South Weber City Code Title 10 Chapter 2 shall be amended to read as attached in **Exhibit 1**.

Section 2. General Repealer. Ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 3. Effective Date. The City Council of South Weber City, State of Utah, has determined that the public health, safety, and welfare requires that this ordinance take effect immediately. Therefore, this ordinance shall become effective immediately upon passage and publication as required by law.

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the 26th day of August 2025.

MAYOR: Rod Westbroek

ATTEST: City Recorder, Lisa Smith

Roll call vote is as follows:

Council Member Halverson	EXCUSED
Council Member Petty	FOR AGAINST
Council Member Dills	FOR AGAINST
Council Member Davis	FOR AGAINST
Council Member Winsor	EXCUSED

:

CERTIFICATE OF POSTING

I hereby certify that Ordinance 2025-14 was passed and adopted the 26th day of August 2025 and that complete copies of the ordinance were posted in the following locations within the City this 27th day of August 2025.

1. South Weber City Building, 1600 E. South Weber Drive
2. City Website www.southwebercity.com
3. Utah Public Notice Website Utah.gov/pmn

Lisa Smith, City Recorder

ORD 2025-14 Exhibit 1

Code Amendment Title 10, Chapter 15, Water efficient Landscape Requirements

10-15-3: DEFINITIONS:

APPLIED WATER:

The portion of water supplied by the irrigation system to the landscape.

CHECK VALVE:

A device used in sprinkler heads or pipe to prevent water from draining out of the pipe through gravity flow. Used to prevent pollution or contamination or the water supply due to the reverse flow of water from the secondary irrigation system.

DRIP EMITTER:

Drip irrigation fittings that deliver water slowly at the root zone of the plant, usually measured in gallons per hour.

EFFECTIVE PRECIPITATION:

The portion of total precipitation which becomes available for plant growth.

ESTABLISHED LANDSCAPE:

The point at which plants in the landscape have developed significant root growth into the soil.

ESTABLISHMENT PERIOD:

The first year after installing the plant in the landscape.

EVAPOTRANSPIRATION (ET):

The quantity of water evaporated from adjacent soil and other surfaces and transpired by plants during a specified time, expressed in inches per day, month, or year.

GRADING PLAN:

The Grading Plan shows all finish grades, spot elevations as necessary and existing and new contours with the developed landscape area.

GROUND COVER:

Material planted in such a way as to form a continuous cover over the ground that can be maintained at a height not more than twelve (12) inches.

HARDSCAPE:

Patios, decks, and paths. Does not include driveways and sidewalks.

IRRIGATION LANDSCAPED AREA:

All portions of a development site to be improved with plantings and irrigation. Natural open space areas shall not be included in the irrigated landscape area.

IRRIGATION EFFICIENCY:

The measurement of the amount of water beneficially applied, divided by the total amount of water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system hardware characteristics and management practices.

IRRIGATION PLAN:

The irrigation plan shows the components of the irrigation system with water meter size, backflow prevention (when outdoor irrigation is supplied with culinary water), precipitation rates, flow rate and operating pressure for each irrigation circuit, and identification of all irrigation equipment.

IRRIGATION SYSTEM AUDIT:

An in-depth evaluation of the performance of an irrigation system that includes, but is not limited to, inspection, system tune-up, system test with distribution uniformity or emission uniformity, reporting overspray or runoff that causes overland flow, and preparation of an irrigation schedule.

LANDSCAPE ARCHITECT:

A person who holds a certificate to practice landscape architecture in the state of Utah. Only a Landscape Architect can legally create commercial landscape plans.

LANDSCAPE DESIGNER:

A person who may or may not hold professional certificates for landscape design/architecture and cannot legally create commercial landscape plans. Landscape Designers generally focus on residential design and horticultural needs of home landscapes.

LANDSCAPE EDUCATION PACKAGE:

A package that is intended to inform and educate water users in the City about water efficient landscapes. This package should include a listing of water conserving plants, certified landscape designers, landscape architects, certified irrigation designers, and certified irrigation contractors. Information regarding the City's water rates, billing format for water use and commitment to water conservation may also be included.

LANDSCAPE PLAN DOCUMENTATION PACKAGE:

The preparation of a graphic and written criteria, specifications, and detailed plans to arrange and modify the effects of natural features such as plantings, ground and water forms, circulation, walks and other features to comply with the provisions of this ordinance. The Landscape Plan Documentation Package shall include a project data sheet, a Planting Plan, an Irrigation Plan, and a Grading Plan.

LANDSCAPE ZONE:

A portion of the landscaped area having plants with similar water needs, areas with similar microclimate (i.e., slope, exposure, wind, etc.) and soil conditions, and areas that will be similarly irrigated. A landscape zone can be served by one irrigation valve, or a set of valves with the same schedule.

LANDSCAPING:

Any combination of living plants, such as trees, shrubs, vines, ground covers, flowers, or grass; natural features such as rock, stone, or bark chips; and structural features, including but not limited to, fountains, reflecting pools, outdoor artwork, screen walls, fences, or benches.

LOCALSCAPES®:

A locally adaptable and environmentally sustainable urban landscape style that requires less irrigation than traditional Utah landscapes (see www.Localscapes.com).

MAXIMUM APPLIED WATER ALLOWANCE (MAWA):

The upper limit of annual applied water for the established landscaped area as specified in 10-15-6. It is based upon the area's reference evapotranspiration, a plant adjustment factor, and the size of the landscape area. The Estimated Total Water Use shall not exceed the MAWA.

MICROCLIMATE:

The climate of a very small, restricted area that is different from the surrounding area. These areas include shade areas, sun areas, and areas protected by surrounding structures.

MULCH:

Any material such as rock, bark, wood chips or other materials left loose and applied to the soil.

PARK STRIP:

A typically narrow landscaped area located between the back-of-curb and sidewalk.

PLANT ADJUSTMENT FACTOR:

A reference evapotranspiration factor, also referred to as a crop coefficient which is a value to indicate water needs of various plant types for optimum growth or yield. It is a factor to provide acceptable appearance and function of the plant.

PLANTING PLAN:

A Planting Plan shall clearly and accurately identify and locate new and existing trees, shrubs, ground covers, turf areas, driveways, sidewalks, hardscape features, and fences.

POP-UP SPRAY HEAD:

A sprinkler head that sprays water through a nozzle in a fixed pattern with no rotation.

PRECIPITATION RATE:

The depth of water applied to a given area, usually measured in inches per hour.

PRESSURE COMPENSATING:

A drip irrigation system that compensates for fluctuating water pressure by only allowing a fixed volume of water through drip emitters.

REHABILITATED LANDSCAPING:

Altering, repairing, or adding to a landscape to make possible a compatible use, increase curb appeal, decrease maintenance, etc.

ROTOR SPRAY HEAD:

A sprinkler head that distributes water through a nozzle by the rotation of a gear r mechanical rotor.

RUNOFF:

Irrigation water that is not absorbed by the soil or landscape area to which it is applied, and which flows onto other areas.

SMART AUTOMATIC IRRIGATION CONTROLLER:

An automatic timing device used to remotely control valves in the operation of an irrigation system using the internet to connect to a real time weather source or soil moisture sensor. Smart Automatic Irrigation Controllers schedule irrigation events using either evapotranspiration or soil moisture data to control when and how long sprinklers or drip systems operate and will vary based on time of year and weather/soil moisture conditions.

SPECIAL LANDSCAPE AREA (SLA):

An area of the landscape dedicated solely to edible plants, areas irrigated with recycled water, water features using recycled water and areas dedicated to active play such as parks, sports fields, golf courses, and where turf provides a playing surface.

SPRAY SPRINKLER:

An irrigation head that sprays water through a nozzle.

STREAM SPRINKLER:

An irrigation head that projects water through a gear rotor in single or multiple streams.

TURF:

A surface layer of earth containing grass species with full root structures that are maintained as mowed grass.

WASTE OF WATER:

Shall include, but not necessarily limited to:

1. The use of water for any purpose, including outdoor irrigation, that consumes, or for which is applied substantial excess water beyond the reasonable amount required by the use, whether such excess water is lost due to evaporation, percolation, discharges into the sewer system, or is allowed to run into the gutter or street.
2. Washing sidewalks, driveways, parking areas, tennis courts, patios, or other paved areas except to alleviate immediate health or safety hazards.

WATER-CONSERVING PLANT:

A plant that can generally survive with available rainfall once established although supplemental irrigation may be needed or desirable during spring and summer months.
(Ord. 2022-04, 2-22-2022)

10-15-6: IRRIGATION DESIGN STANDARDS

- A. Smart Automatic Irrigation Controller. Landscaped areas shall be provided with a WaterSense labeled smart irrigation controller 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 shall be setup to operate in “smart” mode.
- B. Each valve shall irrigate a landscape with similar site, slope and soil conditions and plant materials with similar watering needs. Turf and non-turf areas shall be irrigated on separate valves. Drip emitters and sprinklers shall be placed on separate valves.
- C. Drip emitters or a bubbler shall be provided for each tree
- D. Drip irrigation shall be used to irrigate plants in non-turf areas. Pop-up spray heads shall be at a minimum of four (4) inches in height to avoid blockage from lawn foliage.
- E. Sprinklers shall have matched precipitation rates with each control valve circuit.
- F. Sprinkler heads shall be attached to rigid lateral lines with flexible material (swing joints) to reduce potential for breakage.
- G. Check valves shall be required where elevation differences cause low-head drainage. Pressure compensating valves and sprinklers shall be required where a significant variation in water pressure occurs within the irrigation system due to elevation differences.
- H. Filters shall be required on all secondary water service connections. Filters shall have as a minimum a 30-mesh screen and shall be cleaned and maintained by the property owner on a regular basis.
- I. Drip irrigation lines require additional filtration at or after the zone valve at a minimum of 150 mesh and end flush valves are required as necessary for drip irrigation lines.

J. Valves with spray or stream sprinklers shall be scheduled to operate in accordance with local water supplier restrictions to reduce water loss from wind, evaporation, or other environmental conditions not suitable for irrigation.

K. Program valves for multiple repeat cycles where necessary to reduce runoff, particularly on slopes and soils with slow infiltration rates.

L. Meter Installation: Meters shall be specified by the South Weber City for the particular installation and shall report instantaneous flow in gallons per minute (GPM) and totalized flow in gallons via encoded register output. Meters shall be installed in accordance with the South Weber Public Works Standards Drawings.

M. AMR Transmitters: Each meter shall be fitted with an AMR transmitter with integral connector. AMR Transmitters shall be installed in accordance with the South Weber Public Works Standards Drawings.

Each new development or rehabilitated landscape that uses primary potable water for landscape irrigation must provide a water budget calculation to demonstrate a Maximum Applied Water Allowance (MAWA) for the new landscape or development. For parcels using secondary water, the MAWA is determined by the secondary water provider based on parcel size and is referred to as an allocation.

10-15-7: LANDSCAPES IN NEW SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS

A. Homebuilders and/or developers subdividing lots and/or constructing new single-family residential homes shall provide water-efficient landscaping to prospective home buyers, such as the Locascapes design style when the landscape is installed by the homebuilder/developer. The water-efficient landscaping option shall meet the Landscape Design Standards and Irrigation Design Standards of this ordinance.

B. Homebuilders and/or developers who construct model homes for a designated subdivision shall install water-efficient landscaping, such as the Locascapes design style. The water-efficient landscaping option shall meet the Landscape Design Standards and Irrigation Design Standards of this ordinance.

C. New Construction homes shall have landscaping and irrigation plans approved by the City Planning Department prior to issuance of building permits, for which no variance may be granted, and which meet the aforementioned requirements.

D. Model homes shall include an informational brochure on water-efficient landscaping or Locascapes. Locascapes brochures can be obtained from the City Planning Department.

E. When buyers or owners are installing their own landscaping on new home construction, a time frame for landscaping to be completed shall be 18 months from the time of

occupancy to complete the front yard and no more than three (3) years to complete the total landscape. (Ord. 2022-04, 2-22-2022)

F. The use of lawn in new single-family residential landscapes shall be restricted as follows:

- Lawn shall be prohibited in park strips.
- Lawn shall be prohibited in landscape areas that are less than eight (8) feet in width at their narrowest point.
- The total area of lawn shall not exceed thirty-five percent (35%) of the front and side landscaped area on the lot. (Rear or backyards will not be restricted.)

10-15-8: PROHIBITION ON RESTRICTIVE COVENANTS REQUIRING UNIFORM PLANT MATERIAL IRRIGATED WITH SPRAY IRRIGATION

A. Any Homeowners Association governing documents, such as bylaws, operating rules, covenants, conditions, and restrictions that govern the operation of a common interest development, are void and unenforceable if they:

1. Require the use of any uniform plant material requiring overhead spray irrigation in landscape areas less than 8 feet wide or require any uniform plant material requiring overhead spray irrigation in other areas that exceed 35% of the landscaped area; or
2. Prohibit, or include conditions that have the effect of prohibiting, the use of water-conserving plants as a group; or
3. Have the effect of prohibiting or restricting compliance with this ordinance or other water conservation measures. (Ord. 2022-04, 2-22-2022)