

Attachment C - Draft redline of UDC amendments for ornamental turf prohibition

7.6.4. LANDSCAPE STANDARDS

A. Use of Drought-Tolerant Vegetation

4. Plants not listed on the Arizona Department of Water Resource's Low Water Use/Drought Tolerant Plant List may be used as follows:

c. Oasis Allowance

An oasis is an area where non-drought tolerant landscaping designs are permitted. Plants not listed on the Arizona Department of Water Resource's Low Water Use/Drought Tolerant Plant List may be used in an oasis if the plants are grouped in separately programmed irrigation areas according to their water requirements. The location and maximum area on a site that may be used for oasis areas, including those located in a street landscape border, is determined as follows.

(1) Multifamily Residential Uses

Up to 5% of the site, or one 100 square feet per dwelling unit, or 8% of the required open space, whichever is greater.

(2) All Other Uses

Equal to, but not more than, 2.5% of the site.

(3) Locational Standards

The following factors should be considered when determining the location of the oasis area.

(a) Providing optimum exposure for site users by selecting areas near main buildings, pedestrian facilities, and active use areas; and,

(b) Selecting areas that incorporate outdoor seating or assembly spaces.

(4) Street Landscape Border

Oasis areas may be located in the street landscape border only if:

(a) The oasis areas do not total more than 5% of the area of the street landscape border; and,

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(b) The non-drought tolerant plants used in the oasis area are flowering bedding plants.

(5) Turf Areas of 10 Acres or Greater

Turf areas of ten acres or more are regulated by the state. The Arizona Department of Water Resources shall be notified of cases where proposed turf or other high water uses exceed ten acres .

(6) Exceptions for Oasis Limitations

The oasis area limitations in Section 7.6.4.A.4.c and turf area restrictions in this section do not apply to:

- (a) Public parks and botanical gardens;
- (b) Outdoor recreation facilities, whether under public or private ownership, for public use, schools, day care centers;
- (c) The playing areas of golf courses;
- (d) Cemeteries; or,
- (e.) Mobile home spaces within mobile home parks.
- ~~(e) Mobile home parks, except in street landscape borders.~~

D. Use of Turf

1. Installation of ornamental turf in commercial, industrial, and institutional developments, and common areas of residential development is prohibited.

2. Ornamental turf is defined as:

- a. Grass areas with any single dimension of eight (8) feet or less.
- b. Grass areas exceeding a 4:1, or twenty-five percent (25%), slope.
- c. Grass areas that are not accessible by paved pathways and/or are restricted by physical barriers that prohibit accessibility.
- d. Grass areas installed closer than ten (10) feet to a street and/or in front entryways to residential neighborhoods or subdivisions where other recreational amenities do not exist.
- e. Grass areas that are not utilized for active recreational purposes.

31. Except as provided by Section 7.6.4.A.4.c(6), Exceptions for Oasis Limitations, functional turf areas are allowed only within an oasis and may only be 50% of the total oasis allowance.

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~~2. Turf areas must be located to mitigate glare and reduce heat near buildings and their openings, including windows and patios, or to serve as an active play area.~~

Section 11.4.2 DEFINITIONS A

Active Recreation - Leisure activities, usually performed with others, often requiring equipment and taking place at prescribed places, sites, or fields. The term “active recreation” includes but is not limited to swimming, tennis, and other court games, baseball and other field sports, golf and playground activities.