

OCTOBER 1, 1995

ARTICLE 6-1-1
WATER CONSERVATION LANDSCAPING
AND
WATER WASTE ORDINANCE

DEAR PROPERTY OWNER:

YOUR PROPERTY WAS SUBMITTED FOR PLAN CHECK FOR DEVELOPMENT ON OR FOLLOWING OCTOBER 1, 1995. IF YOU LANDSCAPE YOUR PROPERTY, YOU ARE REQUIRED TO LANDSCAPE PURSUANT TO THE PROVISIONS OF ARTICLE 6-1-1 WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.

YOU MUST CHOOSE ONE OF TWO OPTIONS FOR COMPLIANCE:

1. THE WATER BUDGET APPROACH, 6-1-1-7 (A)

OR,

2. THE PLANTING RESTRICTIONS APPROACH 6-1-1-7 (C).

RESPONSIBLE PARTIES WHO VIOLATE ANY APPLICABLE PROVISION SHALL BE DEEMED GUILTY OF A MISDEMEANOR, AND UPON CONVICTION THEREOF, BE SUBJECT TO A FINE NOT TO EXCEED \$500 AND / OR IMPRISONMENT FOR A PERIOD NOT TO EXCEED 90 DAYS.

THESE PROVISIONS APPLY TO ALL NEW DEVELOPMENT SUBMITTED AND APPROVED AFTER OCTOBER 1, 1995, INCLUDING HOUSES, APARTMENTS, AND COMMERCIAL PROPERTIES.

A LANDSCAPE PLAN REVIEWED AND APPROVED BY THE ZONING ENFORCEMENT DIVISION IS REQUIRED TO VERIFY COMPLIANCE WITH THESE STANDARDS FOR ALL NEW DEVELOPMENT. DEVELOPERS ARE ENCOURAGED TO SHARE THIS INFORMATION WITH HOME BUYERS.

PLANS ARE REVIEWED BY ZONING ENFORCEMENT DIVISION, 600 2ND ST. NW, 764-1664.

THANK YOU FOR HELPING TO CONSERVE.

6-1-1-7 (A) WATER BUDGET APPROACH

THE WATER BUDGET APPROACH, 6-1-1-7 (A), CALCULATES WATER USAGE WITH A PRESCRIBED FORMULA AND MEASURES WATER USAGE WITH AN IRRIGATION FLOW METER FOR THE LANDSCAPE AREA. THE METER IS CITY PROPERTY, INSTALLED AT PROPERTY OWNER'S EXPENSE.

WATER BUDGET EQUALS $(42) (.6) (LA) (.62)$

"WATER BUDGET" MEANS MAXIMUM ANNUAL WATER ALLOWANCE IN GALLONS PER YEAR

"42" IS THE AVERAGE ANNUAL WATER REQUIREMENT IN INCHES PER YEAR BASED ON HISTORIC CITY PARK AND GOLF COURSE USE

".6" IS THE ADJUSTMENT FACTOR TO REDUCE WATER USAGE (SUBJECT TO CHANGE THROUGH ORDINANCE REVISIONS AS THE CONSERVATION PROGRAM BECOMES MORE AGGRESSIVE OR MODERATE OVER TIME AND AS MORE ACTUAL DATA BECOME AVAILABLE)

"LA" IS THE LANDSCAPED AREA (AS DEFINED) IN SQUARE FEET

".62" IS THE CONVERSION FROM INCHES PER YEAR PER AREA TO GALLONS PER YEAR

EXAMPLE: 1000 SQUARE FEET OF LANDSCAPE AREA IS ALLOWED 15,524 GALLONS OF WATER PER YEAR WITH THE CURRENT ADJUSTMENT FACTOR.

WATER USAGE OVER THE APPROVED BUDGET WILL BE SUBJECT TO EXCESS USE SURCHARGES, SO CAREFUL PLANNING OF THE LANDSCAPE ON SITE IS ESSENTIAL.

6-1-1-8 DESIGN REGULATIONS FOR LANDSCAPE AREAS ALSO APPLY. HIGH WATER USE TURF SHALL NOT BE USED ON SLOPES GREATER THAN 4:1, AND NO TURF SHALL BE PLANTED CLOSER THAN EIGHT FEET TO THE CURB IN PUBLIC RIGHT OF WAY. ALL SLOPES MUST BE PLANTED FOR EROSION CONTROL (IMPERVIOUS PAVING IS NOT ALLOWED). FOUNTAINS USING OVER 500 GALLONS OF MAKE-UP WATER AND DECORATIVE PONDS TOTALLING MORE THAN ONE-HALF ACRE OF SURFACE AREA (21, 780 SQUARE FEET) REQUIRE SPECIAL PERMITTING.

METERS WILL BE AVAILABLE THROUGH PUBLIC WORKS. PLEASE CALL FOR DETAILS REGARDING AVAILABILITY, DOCUMENTATION OF INSTALLATION, AND REVIEW OF METER LOCATION, 768-2800 OR 768-3655.

6-1-1-7 (C) PLANTING RESTRICTIONS APPROACH

THE PLANTING RESTRICTIONS APPROACH, 6-1-1-7 (C), REGULATES THE PLANT SPECIES USED FOR LANDSCAPING AND LIMITS THE AREA ALLOWED FOR PLANTING BASED ON THE WATER NEEDS OF THE PLANTS. THE "ALBUQUERQUE PLANT LIST" DESIGNATES HIGH, MEDIUM, AND LOW WATER USE PLANT SPECIES.

LANDSCAPE AREA IS THE ENTIRE PARCEL LESS THE BUILDING FOOTPRINT, DRIVEWAYS, HARDSCAPES SUCH AS DECKS AND PATIOS, AND OTHER NONPOROUS AREAS.

MEDIUM AND LOW WATER USE PLANTS ARE REQUIRED TO BE USED ON A MINIMUM OF 80% OF THE LANDSCAPED AREA.

HIGH WATER USE TURF SHALL NOT BE USED IN MORE THAN 20% OF THE LANDSCAPED AREA.

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YOUR COOPERATION AND COMMUNITY SPIRIT IN HELPING TO CONSERVE ALBUQUERQUE'S WATER RESOURCES IS GREATLY APPRECIATED.