



**INFORMATION AND  
STANDARD COMMENTS  
FOR DEVELOPMENT  
WITHIN  
THE TOWN OF GILBERT**

## Building Department Information

1. Construction within the **Town of Gilbert** are to comply with the 2006 **IBC, IRC, IMC, IPC, IFGC, IECC, IFC AND 2005 NEC.**
2. Accessibility for site and facilities will be required per ADAAG as mandated by the State of Arizona and adopted by the Town of Gilbert.
3. Please note that detectable warnings (truncated domes) are required per the ADAAG publication.
4. All exits shall be located on accessible routes.
5. Please note that carport parking structures shall be located a minimum of 15 feet from another building. This applies to Occupancy Group B, F, M, R-2.
6. Provide plans for review as per **Town of Gilbert Procedure** for obtaining a building permit for commercial, industrial, multi-family or residential buildings.
7. Town of Gilbert Ordinance No. 1927 prohibits smoking in this business. Note on the construction drawing the requirement for 4-inch diameter no smoking symbol at main entrance. For further information a copy of Ordinance No. 1927 should be obtained.
8. Code amendments and submittal requirements available on the Town of Gilbert website at [www.ci.gilbert.az.us](http://www.ci.gilbert.az.us). Projects submitted for permits without the required requested information are subject to additional reviews and review fees.

# Standard Commercial and Industrial Site Plan Notes

## March 11, 2004

1. All utility lines less than 69 KV on or contiguous to the site shall be installed or relocated under ground.
2. All trash enclosures shall include fully opaque screening gates, finished and painted to match the enclosure. Screening gates shall not open into vehicular drive aisles. Trash enclosures are not required in industrial districts if located inside an enclosed yard, which is screened by a perimeter wall at least 6 feet in height.
3. All outdoor storage areas for storage of materials and equipment shall be fully screened from view by a 6' solid masonry wall. Industrial storage screen walls shall be finished where they are exposed to public view from streets or adjacent non-industrial uses.
4. S.E.S. panels and any other above ground utility cabinet shall be fully screened from view from streets or from areas accessible to customers and the general public. Screening may be accomplished by any one of the following methods:
  - a. Fully recessing the cabinet into the building and enclosing it by a solid door or doors separate from the cabinet;
  - b. Screening with a decorative masonry wall of the same height as the panel. The screen wall may be L-shaped, U-shaped or a straight wall parallel to the cabinet, depending on the location of the cabinet;
  - c. An alternative screening method approved by the Planning Department prior to issuance of any permits.
5. The location of all electrical utility equipment shall be identified on the construction plans.
6. Roof-mounted mechanical equipment shall be fully screened by either one of the following methods:
  - a. The parapet wall of the building shall equal or exceed the height of the mechanical units, or;
  - b. By locating the mechanical equipment behind the roof planes in the case of mansard, hip or other than flat roof.
7. Roof mounted mechanical equipment enclosures or equipment screen walls shall not project above the roof parapet. To the extent permitted by law, satellite dishes shall be fully screened by a parapet wall.
8. Ground mounted mechanical equipment shall be fully screened from view (from streets or surrounding commercial uses) by a combination of decorative walls and an evergreen vegetative hedge equal to or exceeding the height of the equipment.
9. Pneumatic tubes, whether metal or plastic, shall be either:
  - a. Enclosed in pilasters, columns or other architectural features of the canopy or building, or;

- b. Routed under ground.
10. All backflow prevention devices 2" or larger shall be screened with landscape located within a 6' radius of the device. All backflow preventers less than 2" shall be placed in a wire cage painted to match the primary building color.
  11. All freestanding light poles shall:
    - a. Be located within landscaped areas or planter islands.
    - b. Have concrete bases painted to match the primary building color or finished to match parking screen walls. Concrete bases for light poles shall not exceed a height of 30" from adjacent grade.
    - c. Be located to avoid conflict with trees.
  12. Site lighting shall comply with the light and glare criteria set forth in Section 11.22.A of the ULDC, including a maximum freestanding light fixture height of 25'. The maximum height of a building mounted light fixture is 14'. The maximum height of a freestanding light fixture located within 100' of a residential zoning district or property designated for residential development in the General Plan is 14'.
  13. Landscaped areas adjacent to public right-of-way shall be mounded and naturally contoured. No more than 50% of the required (right-of-way and landscaping tracts) landscaping fronting adjacent streets may be used for retention. Retention area side slopes shall be varied, and no slope shall exceed a 4:1 maximum.
  14. Commercial building downspouts shall be internalized. Industrial buildings may use exposed downspouts if articulated with the architecture of the building and built with a durable material such as steel.
  15. Commercial development vehicular access points and pedestrian access ways shall include special paving treatment such as integral colored stamped concrete, Boamanite, or similar alternative. Location and material shall be reviewed and approved by the Planning Department prior to the issuance of a building permit.
  16. Customer, employee and visitor parking shall be screened from street view by low masonry walls. The parking screen walls shall be finished on both sides **using** the same materials and colors, and a design to complement that of the main building.
  17. All exterior metal shall be finished or painted to match the approved project colors.
  18. Existing on-site plant material damaged during construction shall be replaced with comparable species and size.

**Standard Planning Department Residential  
House Plan Conditions  
Design Review Board Resolution – 12/14/2000**

1. A minimum of three architecturally different covered patio designs shall be provided for each standard plan on lots that back to common open space or public streets. The designs will incorporate differing rooflines such as a parapet design, a gabled design or other appropriate design given the main structure rooflines. All patio columns shall be of substantial dimensions (i.e. 12" stucco column) and constructed of materials compatible with the exterior elevations.
2. A minimum of three (3) different garage doors shall be offered as a standard feature for each standard plan. Different designs may include short vs. long panels and decorative, divided-light panels.
3. No house product of the same floor plan and elevation shall be built adjacent or across from one another. Across is defined as any lots having common frontage.
4. The same color scheme is not permitted on adjacent residences.
5. Provide reverse elevations, where possible, on adjacent lots to keep the garage doors from always being on the same side of the lots.
6. Detailing (i.e. veneer stone, brick, shutters, window mullions, decorative corbels, etc) as shown on the approved elevations shall be standard and clearly labeled on the construction documents. Substantial deviations from the approved elevations shall be reviewed by the Design Review Board.
7. No similar rear elevations shall be allowed adjacent to one another along open spaces or public right-of-ways. Window detailing shall be applied to the side or rear elevations that side or back onto an open space or public street. The detailing shall be clearly noted on the construction documents.
8. Wainscoting pop-outs and other horizontal banding details applied to the front elevation shall be wrapped around the corner of the house to the return wall or to a prominent end-column feature.
9. All exposed metal roof vents and utility equipment shall be painted to match the adjacent roof or building color. This shall be clearly noted on the construction documents.
10. All ground-mounted mechanical equipment within a side or rear yard of a lot enclosed by a view wall shall be fully screened by a finished wall.
11. These conditions and any additional conditions approved by the Design Review Board shall be placed on the cover sheet of the first house plan construction submittal and all subsequent submittals for each individual standard plan.

## Standard Public Works Commercial Comments

1. Reduced pressure backflow assemblies shall be installed as required by **Standard Detail #83**. Show locations of assemblies on plans. (Commercial/Industrial Projects)
2. All water service connections and lines shall be a minimum size of one inch.
3. All water meters will remain on the perimeter of the property in the right-of-way, but out of any areas to be asphalt or concrete.
4. Water lines through the site shall be segmented by several gate valves to minimize shut down area in emergencies.
5. Fire hydrants shall be required at the end of all dead-end water mains and at the end of all cul-de-sacs.
6. Non-residential refuse containers need to be 3 or 6 cubic yard capacity and installed per **Standard Detail #80**. All containers and locations shall be approved by the **Public Works Department**.
7. Refuse truck route and turn around to the refuse bin/enclosure area shall be asphalt (per **Town of Gilbert Standard Details**) or all-weather gravel, maintained by owner at all times. All refuse access ramps shall be sloped in the direction of the access ramp. (Not cross-slopes, as they effect the balance of the truck's loading arms).
8. Industrial Discharge Questionnaire and Business Registration application shall be approved prior to construction.

## Standard Engineering/Traffic Commercial Comments

1. Sewer and water main buy-in may be required. Consult with Albert Pineda (480) 503-6843.
2. Water mains within a site shall be placed in an exclusive 12 foot waterline easement that is to be dedicated by a *Map of Dedication*.
3. A Master Plan for water, sewer and drainage covering the overall project/site must be submitted for approval prior to any development.
4. You may be in a FEMA 100 year floodplain. Consult with Mark Weiner (480) 503-6848.
5. Right-of-way dedication required for all adjacent arterial or collector streets.
6. Applicant will be required to construct half-street improvements to Town of Gilbert standards.
7. Completion of arterial street improvements is required prior to Town issuing Certificate of Occupancy.
8. May require a traffic impact analysis that addresses anticipated traffic flow for this project. This is to be turned in at the time of site plan/preliminary plat submittal.
9. Right-turn lanes may be required – consult with Traffic Dept.
10. Driveway locations must meet Town of Gilbert standards
11. All new development within the Town must provide for the installation of required street lights.
12. Baseline Road frontage is assessed \$4.00 per linear feet for streetlights.
13. For detailed information concerning design criteria, plan layout, submittal requirements, etc. consult ***The Town of Gilbert Unified Land Development Code***.

## Standard Parks & Recreation Comments for Residential Subdivisions

1. Establish a Home Owners Association (HOA) to manage and maintain the open space, common areas, recreation amenities, landscaping, etc.
2. Provide **“Usable Open Space”** equal to a minimum of 10% of the project gross acreage (according to the “Parks, Open Space, Trails and Recreation Element of the General Plan adopted by Town Council, July 2001).
3. Parks and Recreation Department suggests:
  - Use “Midiron” Bermudagrass for any turf common areas.
  - Bolt-down and/or vandal-proof manhole covers on utility lines in open/common space.
  - Provide security lighting in open/common space.
  - Ramada(s)                       Picnic Table(s)                       BarB-Q Grill(s)
  - Multi-Use Trails                       Fencing/Gates                       Benches
  - Basketball Ct.                       Volleyball Ct.                       Tennis Ct.
  - Swim Pool
4. A portion of the **“usable open space”** should be devoted to a lighted children’s play area which would include a “Tot Lot” large enough to accommodate a total of \_\_\_\_\_ play stations (based on the formula: number of units x .25). The playground (Tot Lot) equipment and surfaces are to be installed and maintained according to the recommendations of the **“Consumer Product Safety Commission”** (phone 800-638-2772 for the latest publication) and the **“American Society of Testing and Materials (ASTM), standard F1487-01e1**. At least one-third (1/3) of the playground should be accessible to the handicapped.
5. Public/semi public swimming pool(s) and/or Spa(s) are to be built and maintained according to current industry standards, Maricopa County Health Department rules, regulations, policies, procedures, and all **Town of Gilbert Building Code** regulations.

### RESIDENTIAL, OPEN SPACE, RECREATION AMENITY MINIMUM RECOMMENDATIONS

#### Park/Open Space

Recreational Amenities	Under 50 Units	51-100 Units	101-200 Units	203-300 Units	301+ Units
Minimum of 10% Gross Acreage for Open Space	X	X	X	X	X
Playground(s) .25 Play Stations per Unit		X	X	X	X
Swim Pool(s) (HOA) 1 per 300 Units					X



<b>Recreational Amenities</b>	<b>Under 50 Units</b>	<b>51-100 Units</b>	<b>101-200 Units</b>	<b>203-300 Units</b>	<b>301+ Units</b>
Picnic Tables 1 per 100 units			1	2	3+
Ramada(s)/ Shade Structure 1 per 100 units			1	2	3+
BBQ Grills 1 per 100 units			1	2	3+
Basketball Court 1 Full Court per 200 units				1	2+
Sand Volleyball Court 1 per 200 units				1	2+
Park Benches 1 per 50 units		2	3-4	4-5	6+
Tennis Courts 2 per 300 units					2+

## **Standard Fire Department Guidelines**

### **General Fire Plan Submittals:**

These notes are required to be on the commercial, industrial and multi-family plans for all submittals

1. Construction within the Town of Gilbert shall comply with the 2006 International Fire Code as amended and adopted by fire code sub-sections 10-37-1, 10-37-2, 10-37-3 and Fire Department Regulations.
2. The applicant is responsible to identify and coordinate deferred submittals.
3. Plans and specifications for fire alarm systems, automatic fire extinguishing systems, standpipes and their appurtenances shall be submitted to the Permitting & Plan Review Department for review and approval prior to installation.
4. A Knox Box is required at every fire sprinkler riser room, to be located on the latch side of the door. On large buildings when rapid access would be compromised by long travel distances, Knox Boxes shall be required at other doors at the discretion of the Fire Plans Examiner.

### **General Fire Sprinkler Requirements:**

1. Plans and specifications for fire sprinkler systems exceeding 19 heads submitted for review shall be sealed by a qualified Arizona Registrant in fire sprinkler design. The installing contractor's name, address and phone number are to be included on the drawings and calculations submitted for review and approval. As-built drawings will be required where field changes are made to the designed drawings. When piping and/or sprinkler heads are added to initial sprinkler system installations, updated calculations will be required. When additional wiring and devices are added to fire alarm systems, updated voltage drop and battery calculations will be required.
2. Fire sprinklers shall be installed in accordance with NFPA Standards and Town of Gilbert sprinkler ordinance.
3. The fire sprinkler riser shall be located inside a dedicated fire riser room and shall comply with Town of Gilbert fire code amended Section 903.3.
4. Fire department inlet connections (FDC) shall be located on the wall of the address side or natural approach of the building it serves and shall identify the building(s) served with permanent signage. A 2 ½ inch, National Standard Thread, Siamese connection (double snoot) is required on all NFPA 13 and 13R fire sprinkler systems.

5. All valves controlling the water supply for automatic sprinkler systems and water-flow switches on all sprinkler systems shall be electrically monitored where the number of sprinkler heads exceeds 19, IBC Section 903.4
6. In addition to an exterior fire sprinkler system alarm bell above the fire riser room door and a weather-proof 75cd horn strobe located over the fire department connection, interior alarm notification shall be provided in accordance with IFC Section 901.10 and Section 4.28 of ADAA.

#### **General Fire Alarm Requirements:**

1. Plans and specifications for fire alarm systems submitted for review shall be sealed by a qualified Arizona Registrant in fire alarm system design.
2. Alarm initiating devices, alarm signaling devices and other fire alarm system components shall be designed and installed in accordance with 2006 IFC.
3. When duct detectors, required by IMC 606 or IFC and IBC Section 909, are concealed from view or installed more than 10 feet above finished floor or in arrangements where the detectors alarm indicator is not readily visible to responding personnel, an LED with audible device shall be provided through the ceiling level or sight obstruction at each detector. All detection devices provided shall be monitored for integrity by the fire alarm system where a fire alarm is installed.

#### **General Fire Department Access:**

1. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction.
2. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. The route is to be measured around the building as the fire hose would be laid out and is NOT measured through interior or covered walkways or water retention basins. The route of the fire apparatus access road shall be approved by the fire department.
3. Apparatus access roads shall have a minimum unobstructed width of 20 feet (foc).
4. A minimum vertical clearance of 15 feet shall be provided for the apparatus access roads.
5. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved means for turning the apparatus around. Fire apparatus turning radii shall be 35 feet inside and 55 feet outside (foc).

6. Fire lanes shall be marked by signs per TOG Detail #63 and/or curb painted red and labeled "FIRE LANE NO PARKING" placed not greater than 100 feet apart at the beginning and end of the designated fire lane. Refer to Regulation 2006-003.
7. Fire apparatus access roads shall have a maximum grade of
  - 0-6% grade ABC 6" 95% compaction
  - 6-10% grade concrete asphalt, 4" or more
  - Grades steeper than 10% shall be approved by the Fire Official.

#### **Fire Hydrant Requirements:**

1. The minimum number of fire hydrants shall not be less than required per. The minimum required fire flow is **1500** (gpm) at **20** (psi) residual pressure.
2. A fire hydrant shall be located within 150' of the fire department connection (FDC). The route is to be measured as the fire hose would be laid out and does not go through water retention basins, over walls or similar obstructions.
3. A 3-foot clear space shall be maintained around the circumference of all fire hydrants.

#### **Fire Safety During Construction, Alteration or Demolition of a Building:**

1. During construction, you must provide and maintain an all weather road designed to support the imposed load of fire apparatus weighing up to 85,000 pounds. Sites shall have two points of access or as indicated at plan review or by the Fire Inspector. Unpaved surfaces shall have a minimum ABC 6" depth compaction to 95% and 20' wide. No vehicle parking or building material off-loading allowed on the emergency access road. Fire land signs are required to be posted along the road.
2. A sign shall be posted at the main street entrance indicating emergency vehicle entrance, the project name, the project address and an emergency contact number of a company representative. The sign shall be a minimum of 24" high x 36" wide with white reflective background and 3" red reflective letters. In addition, all off-site work shall have a sign posted at the main street entrance that is reflective of the geographical location to the project. The sign shall include the project name followed by the caption "off-site" and the geographical location.
3. All site hydrants shall be installed and accepted by the Town Engineering Department prior to combustible materials being delivered to the construction site.
4. Temporary dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved means for turning the apparatus around.
5. Fire hydrants provided during construction shall be located along the fire apparatus access roadway.

6. Fire hydrants provided during construction shall be protected from vehicular damage.

## **Fire Department Requirements for Residential Development**

1. Residential Development within the Town of Gilbert shall comply with the 2006 International Fire Code as amended by the Town, Fire Department Regulations and the Unified Land Development Code.
2. Fire sprinklers shall be installed in all buildings except **detached** R-3 and U-Occupancies in accordance with NFPA Standards and the Town of Gilbert sprinkler ordinance.
3. The Minimum number of fire hydrants shall not be less than required per 2006 IFC Appendix B & C. Fire hydrants shall be located along the route of the fire apparatus access roadway. Additional fire hydrants are required for attached homes, cluster homes, and private street.
4. A 3-foot clear space shall be maintained around the circumference of all fire hydrants.
5. A fire access road shall be provided when any portion of an exterior wall of the 1<sup>st</sup> story is located more than 150' from fire apparatus access measured by an approved route around the exterior of the building. The route is to be measured around the building as the fire hose would be laid out and is **NOT** measured through interior or covered walkways or water retention basins.
6. The route of the fire apparatus access road shall be approved by the Town of Gilbert Fire Department.
7. Apparatus access roads shall have a minimum unobstructed width of 20 feet (foc). All access gates, traffic calming devices, and alleyways are required to meet Fire Department Regulations.
8. A minimum vertical clearance of 15 feet shall be provided for the apparatus access roads.
9. Confirm fire apparatus minimum turning radius of 35 feet inside, and 55 feet outside (foc). All traffic calming devices, round-turns, traffic medians, etc. are required to meet this standard.
10. Cul-de-sac streets are required to meet the minimum design standard of Detail 41
11. Fire lanes shall be marked by signs per Fire Department Regulation 2006-001, **and/or** curb painted red and labeled "FIRE LANE NO PARKING". Signs are to be placed not greater than 100' apart and at the beginning and end of the designated fire lane. Curb is to be labeled not greater than 25' apart and at the beginning and end of the designated fire lane. Regulation 2006-001.

12. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved means for turning the apparatus around. The turnaround must meet the fire apparatus minimum turning radius of 35 feet inside and 55 feet outside (foc). Any deviation from this standard must be approved by the Town of Gilbert Fire Marshal.
13. All residential developments are required to meet the 2006 IFC requirements of providing at least two separate and distinct access points. A single road with a divided median does not meet this requirement.
14. Street width for fire lane compliance shall meet the requirements of Gilbert Fire Regulation 2006-001. Less than 26' (foc) will require "No Parking Both Sides"; 26' to less than 32' will require "No Parking One Side", 32' or greater, Parking Both Sides allowed. No street will be less than 20' wide (foc). All traffic calming devices, round-turns, traffic medians, etc. are required to meet this standard. 2006 IFC Appendix D.
15. The **minimum** setback between property lines is 5' on each side. Patios or other framed parts of the residence may not encroach on this 5' setback.
16. **Section 10-35 of the Town of Gilbert 2006 Fire Code –**
  - 903.2.1** All occupancies except detached Group R, Division 3 and Group U Occupancies. Except for detached Group R, Division 3 and Group U Occupancies, an automatic sprinkler system shall be installed: **Throughout all levels of all new occupancies of more than zero (0) square feet.** In Group R, Division 3 occupancies, licensed as residential group care facilities accommodating, 1 to 5 clients or residents, excluding staff. Automatic sprinkler systems in detached Group R, Division 3 group care facilities may be in accordance with NFPA 13-D and TOG Standards.
  - 903.2.4** Group R, Division 1 & 2 Occupancies. An automatic sprinkler shall be installed throughout all of Group R, Division 1 & 2 Occupancies. There shall be no sprinkler deletions in bathrooms, closets, garages, attached carports, stair landings, balconies, or attached covered patios, entryways or attics. Attics shall be calculated at a minimum of four standard spray heads or at a minimum of two extended heads, provided that in any case the calculated area is not less than five hundred square feet. Residential or quick response standard sprinklers shall be used in the dwelling units and guest room portions of the buildings.
  - 903.2.5** Attached Group R, Division 3 Occupancies and Group R, Division 4 Occupancies. An automatic sprinkler system shall be installed throughout. There shall be no sprinkler deletions in bathrooms, attached garages, attached carports or attached covered patios and entry porches.
17. Residential Projects that do not front directly onto an approved, accessible public roadway present an inherent delay and problems to fire suppression efforts. In response to these projects and in the interest of Public Safety and the Safety of Response Personnel Policy 10-01-03 will be the standard of practice.
18. All detached Group R, Division 3 Occupancies that do not front directly onto an approved, accessible public roadway<sup>1</sup> shall incorporate the following components into the property:

- An access gate shall be provided into the side yards, both front and rear, between structures.
- All structures shall have at least one side yard accessible entry door into the structure. The door may lead into the main structure, and/or garage.
- A minimum setback distance of 5 feet from the property line, or a Use and Benefit Easement (UBE), for a total minimum separation distance of 10 feet between structures.

19. All detached Group R, Division 3 Occupancies that do not front directly onto an approved, accessible public roadway<sup>1</sup> and any portion of the structure exceeds 150 feet from the curb line of the approved roadway, shall incorporate the following additional component into the property:

- An automatic fire sprinkler system shall be installed in accordance with NFPA Standard 13D with Town of Gilbert Amendments and 2006 IFC Sections 903.2.1 through 903.2.7. There shall be no sprinkler deletions in bathrooms, closets, garages, attached carports, attached covered patios and entry porches or attics.

**NOTE:** All other standard requirements for fire department access and water supply shall remain in effect. An approved, accessible public roadway is defined as:

- Roads with an unobstructed width of not less than 20 feet, an unobstructed height of not less than 15 feet, turning radius of 35 feet inside and 55 feet outside with an all weather surface designed and maintained to support the imposed loads of fire apparatus. Public roadway is intended to differentiate between the common access roadway, either public or private, and the driveway/alleyways that provide access to the garages of the residences.

**Standard Comments – WATER CONSERVATION  
Non Residential and Hotel/Motel Developments  
Per Ordinance 1316, Sec 66-362**

***Applies to Non Residential Developments:***

1. The water intensive landscaped area shall not exceed an area calculated by adding 10,000 square feet plus 20% of the facility's landscapable area in excess of 10,000 square feet. The landscapable area **excludes** active recreational areas which must measure at least 10,000 square feet and which is at least 100 ft long and 100 ft wide
2. If the area of the landscapable lot is 10,000 square feet or less, the water intensive landscaping shall be limited to 10% or less of the total landscapable lot area.

***Applies to Hotels/Motels Only:***

3. The water intensive landscaped area within the facility shall not exceed an area calculated by adding 20,000 square feet plus 20% of the facility's landscapable area in excess of 20,000 square feet. The landscapable area **excludes** active recreational areas which must measure at least 10,000 square feet and which is at least 100 ft long and 100 ft wide.
4. If the area of the landscapable lot is 20,000 square feet or less, the water intensive landscaping shall be limited to an area equal to 10% or less of the total landscapable lot area.

***Applies to Any and All Non Residential Development:***

5. All new developments with a water intensive landscape total of 5 acres or larger in size shall be watered with reclaimed water. (*Gilbert Code, Chptr 66, Article V. Reclaimed Water, Sec 66-141*)
6. Developments using reclaimed water can increase the amount of water intensive landscape up to 50%.
7. All irrigation systems must be efficient irrigation systems.
8. Only low water use plants may be used in the remaining landscapable area.
9. All water features must adhere to the limitations in Ord.1316, Sec. 66.345.
10. Facilities with water intensive landscaping areas greater than or equal to 10 acres are exempt from this provision and shall be governed by the state regulated program for "Turf Facilities".

**Please read Ordinance #1316 for further understanding  
of the Water Conservation Requirements**



**Standard Comments – WATER CONSERVATION**  
**New Single Family and Multifamily Developments**  
**Per Ordinance 1316, Sec 66-362**

1. All new developments with a water intensive landscape total of 5 acres or larger in size shall be watered with reclaimed water. (*Gilbert Code, Chptr 66, Article V. Reclaimed Water, Sec 66-141*)
2. The amount of water intensive landscaping in common areas shall not exceed 10% of the total landscapable area. The total landscapable area does not include active recreational areas.
3. Only low water use plants may be used in the remaining landscapable area of the common area.
4. If reclaimed water is used on common areas, the amount of water intensive landscaping may increase to 50% of the total landscapable area.
5. Water intensive landscaping shall be prohibited in all publicly owned right-of-way, whether or not reclaimed water is used. As used in the subsection of Ord. 1316, “Right-of-Way” does not include (1) landscape easements on private lots and (2) active recreational areas contiguous to rights-of-way so long as the active recreational area is at least 10,000 sq.ft. in area and at least 100 ft long by 100 ft wide. (*Phoenix AMA 5-63*)
6. All irrigation systems must be efficient irrigation systems.
7. It shall be unlawful for CC&R’s of a new development to require the use of water intensive landscaping and/or prohibit low water use landscaping. (Sec 66-345)

***Sec 66-363 MODEL HOMES***

1. The combined turf and water surfaces of all water features of model homes in new single family developments shall not exceed 20% of the landscapable area.
2. Water intensive landscaping shall be located only where it is functionally useful.
3. All other plant material used in landscapable areas must be low water use plants.
4. All irrigation systems must be efficient irrigation systems.
5. Developers of new developments shall provide to homebuyers an information packet on low water use landscaping obtained from the Town.
6. Model homes shall have landscaping and irrigation plans approved by the Planning Department prior to issuance of building permits for which no variance may be granted and which meet the aforementioned requirements.

**Please read Ordinance #1316 for more details**  
**On Water Conservation Requirements**