ZONING CODE REGULATIONS: Landscaping, Hardscaping, & Artificial Turf

NEW BUSINESS

Zoning Code Standards

Section 9-1G-12.H

- **Hardscape**: not to exceed 10% of front yard
- **Mulch or Stone**: No to be used as replacement for landscaping
- **Artificial Turf**: No more than 30% of front and rear yard
- **Live Vegetation**: At least 70% of front and rear yard
- **Dry Stream Beds & Decomposed Granite**: No more than 20% of front yard
- **Paved Pathways**:
  - No more than 4 feet for entry walkway
  - No more than 3 feet for other walkways







Competing Objectives

- Use less water
- Create compatibility
- Maintain the urban ecosystem
- Reduce stormwater runoff
- Reduce urban heat island effect
- Improve or maintain aesthetics
- Reduce waste to landfills

TEMPLE CITY






STOP
5352







TEMPLE CITY





TEMPLE CITY


10425



TEMPLE CITY



TEMPLE CITY



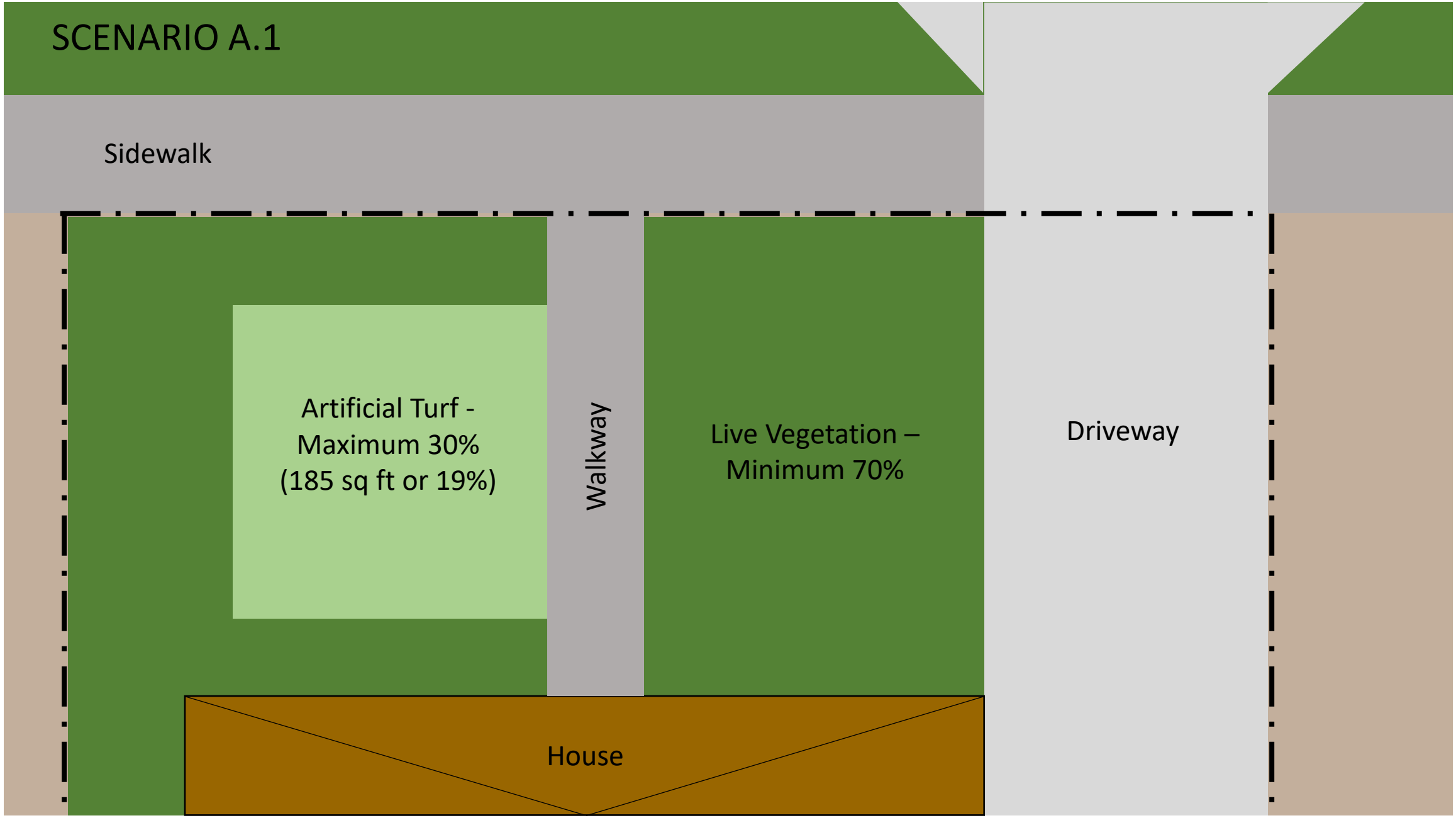


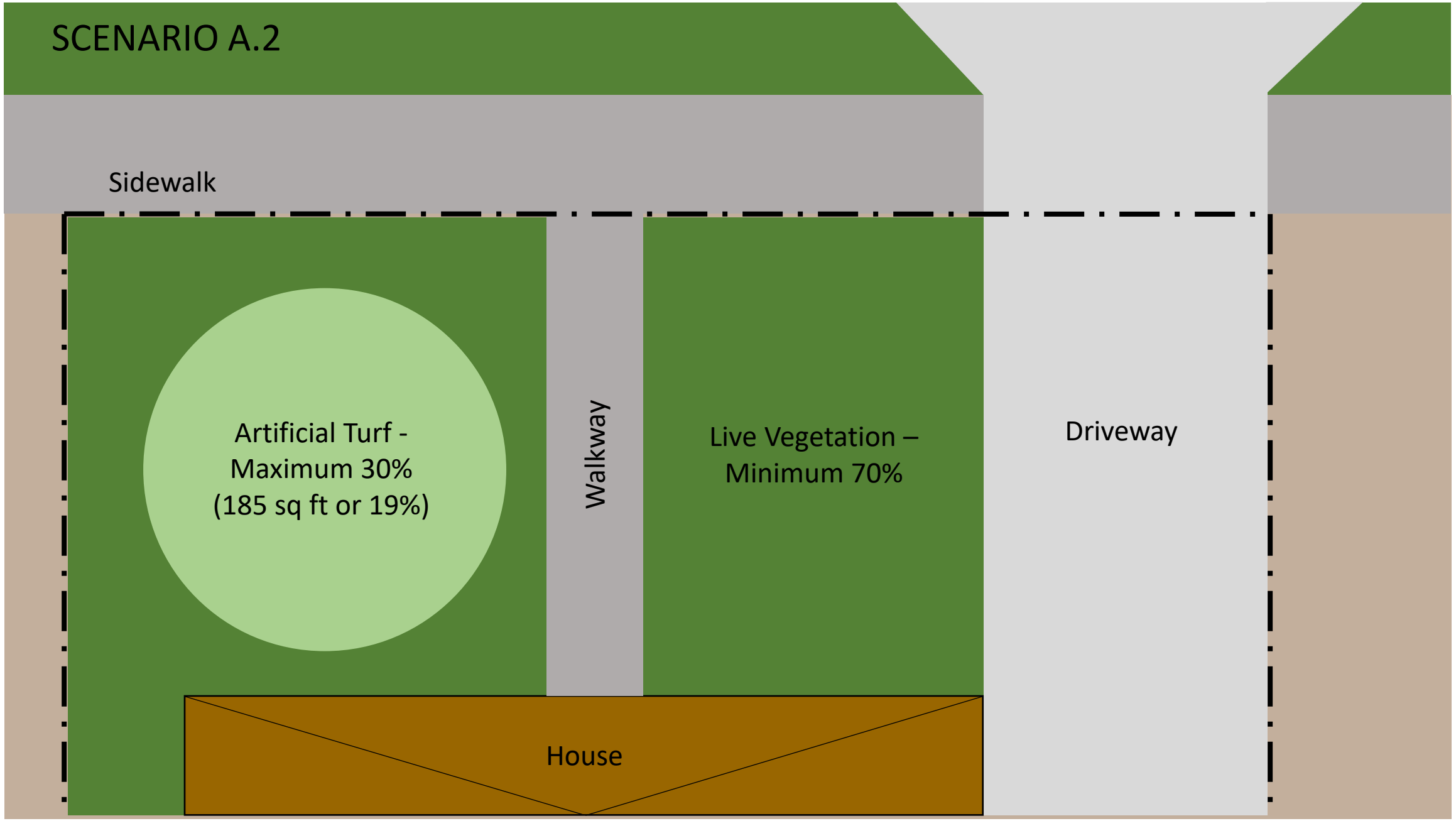
TEMPLE CITY

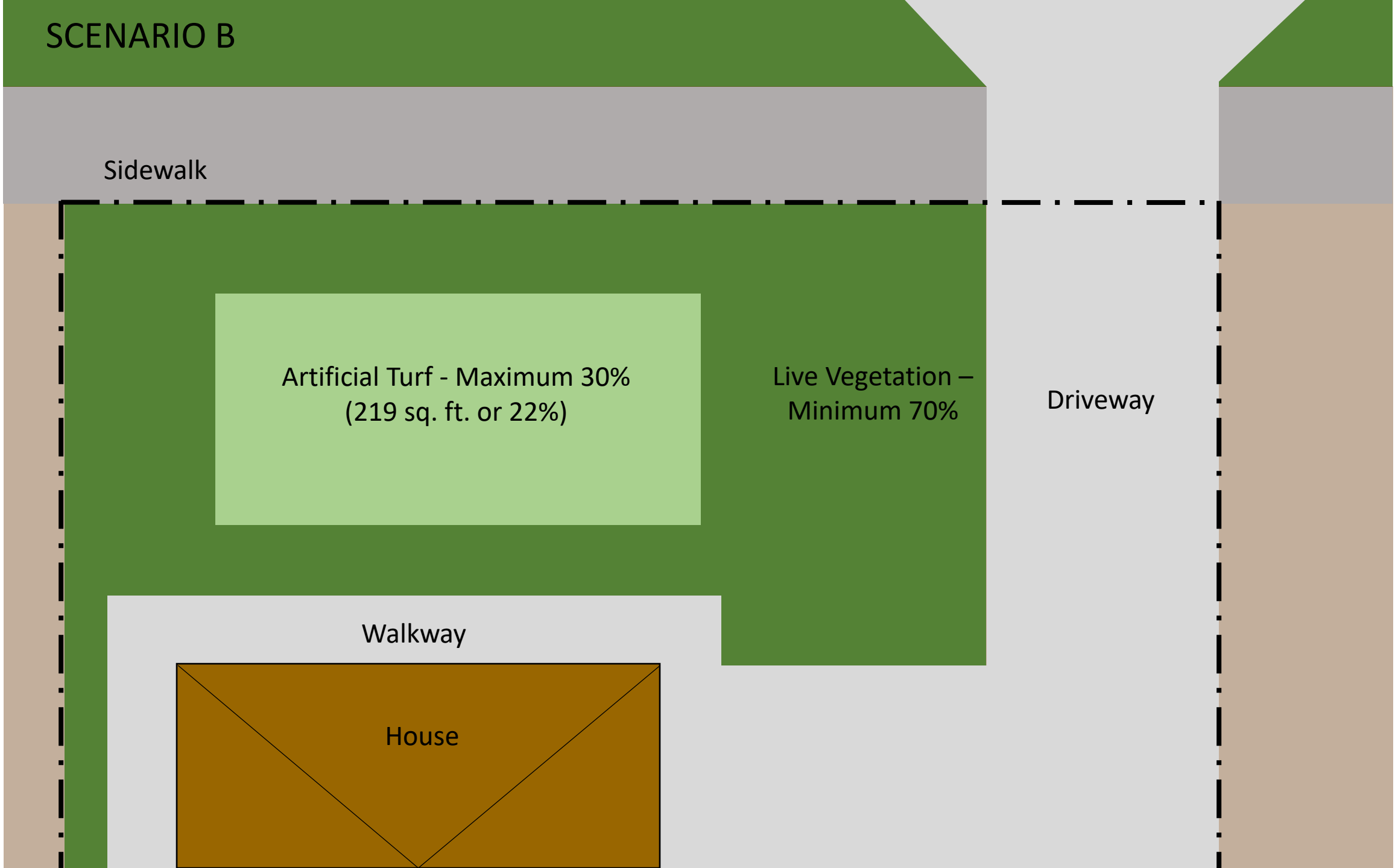



6247
U.S. MAIL


TOP
9001


SCENARIO A.1
Sidewalk
Artificial Turf -
Maximum 30%
(185 sq ft or 19%)
Walkway
Live Vegetation –
Minimum 70%
Driveway
House


SCENARIO A.2
Sidewalk
Artificial Turf -
Maximum 30%
(185 sq ft or 19%)
Walkway
Live Vegetation –
Minimum 70%
Driveway
House


SCENARIO B
Sidewalk
Artificial Turf - Maximum 30%
(219 sq. ft. or 22%)
Live Vegetation –
Minimum 70%
Driveway
Walkway
House

Artificial Turf

- Pros:
  - Design has improved to look very realistic
  - Lower maintenance
  - Water savings
  - Green in every season
  - Can turn a hard to landscape area green
- Cons:
  - Lasts approximately 10 years
  - Expensive ($10.5 per square foot)
  - Heats in the sun
  - Holds pet odors
  - Less permeable than soil
  - Rubber infill material can get into stormwater – including micro-plastics
  - Some material is not recycled and cannot be recycled
  - Harms soil health, animals in the soil, and animals that feed on insects

Recommendation

Provide direction to staff on the initiation of a Zoning Code Amendment.

SAMPLE ARTIFICIAL TURF CALCULATIONS		
	1250	Area of the front yard
-	300	Driveway area
	950	Area of the front yard minus the driveway
	950	Area of the front yard minus the driveway
x	0.7	Z.C. minimum live vegetation area
	665	Minimum live vegetation area
	950	Area of the front yard minus the driveway
x	0.3	Maximum artifical turf area
	285	Maximum artifical turf area
	100	Area of proposed walkway (4'x25')
+	665	Proposed area of live vegetation
	765	Proposed walkway + live vegetation
	950	Area of the front yard minus the driveway
-	765	Proposed walkway + live vegetation
	185	Area remaining for artificial turf

SAMPLE ARTIFICIAL TURF CALCULATIONS		
SCENARIO - B		
	1250	Area of the front yard (25'x50')
-	250	Driveway area (10'x25')
	1000	Area of the front yard minus the driveway
	1000	Area of the front yard minus the driveway
x	0.7	Z.C. minimum live vegetation area
	700	Minimum live vegetation area
	1000	Area of the front yard minus the driveway
x	0.3	Maximum artifical turf area
	300	Maximum artifical turf area
	81	Area of proposed walkway (3'x27')
+	700	Proposed area of live vegetation
	781	Proposed walkway + live vegetation
	1000	Area of the front yard minus the driveway
-	781	Proposed walkway + live vegetation
	219	Area remaining for artificial turf