ZONING CODE REGULATIONS: Landscaping, Hardscaping, & Artificial Turf

UNFINISHED BUSINESS

Background

- Severe drought conditions
- June 28, 2022 – PC asked for a study of this issue
- July 26, 2022 – Staff presented:
  - Existing rules
  - Examples
  - Pros & Cons of artificial turf
  - Directed staff to perform additional analysis

Existing 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







Analysis

- Examples
- Models and scenarios
- Additional Standards



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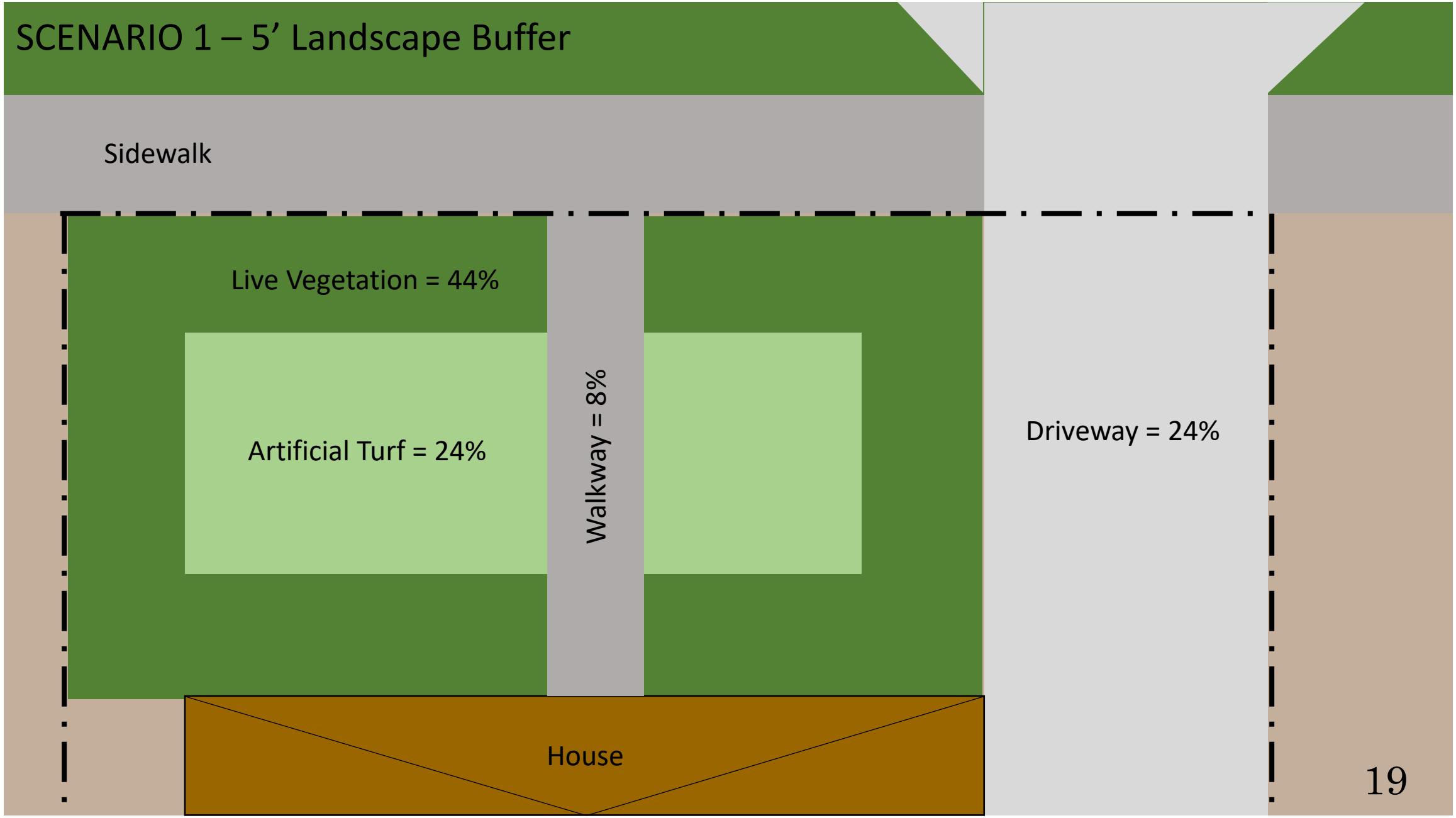
Analysis

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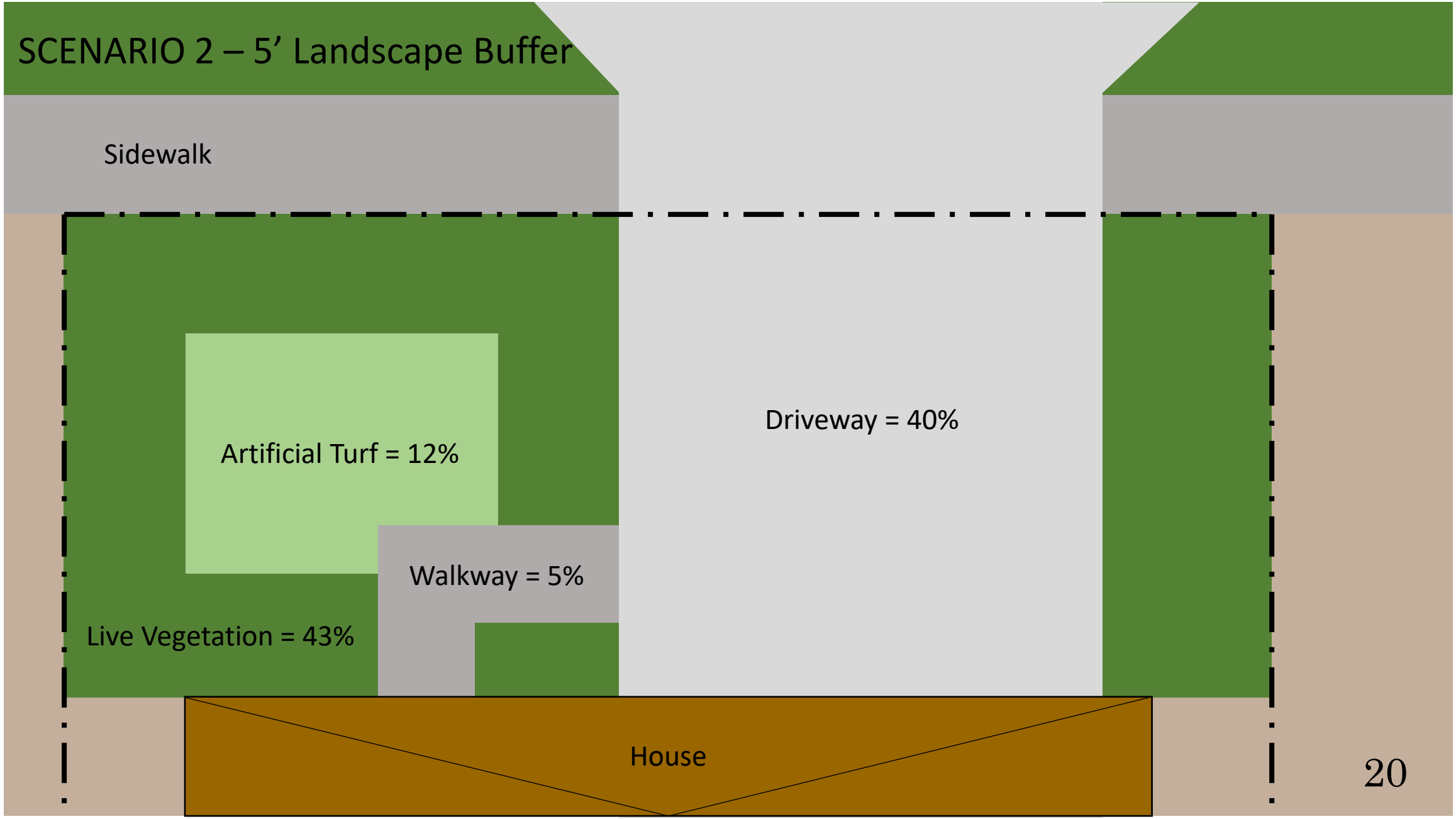
Analysis

- 5-foot buffer from the:
  - House
  - Side property lines
  - Front property lines
  - Driveway

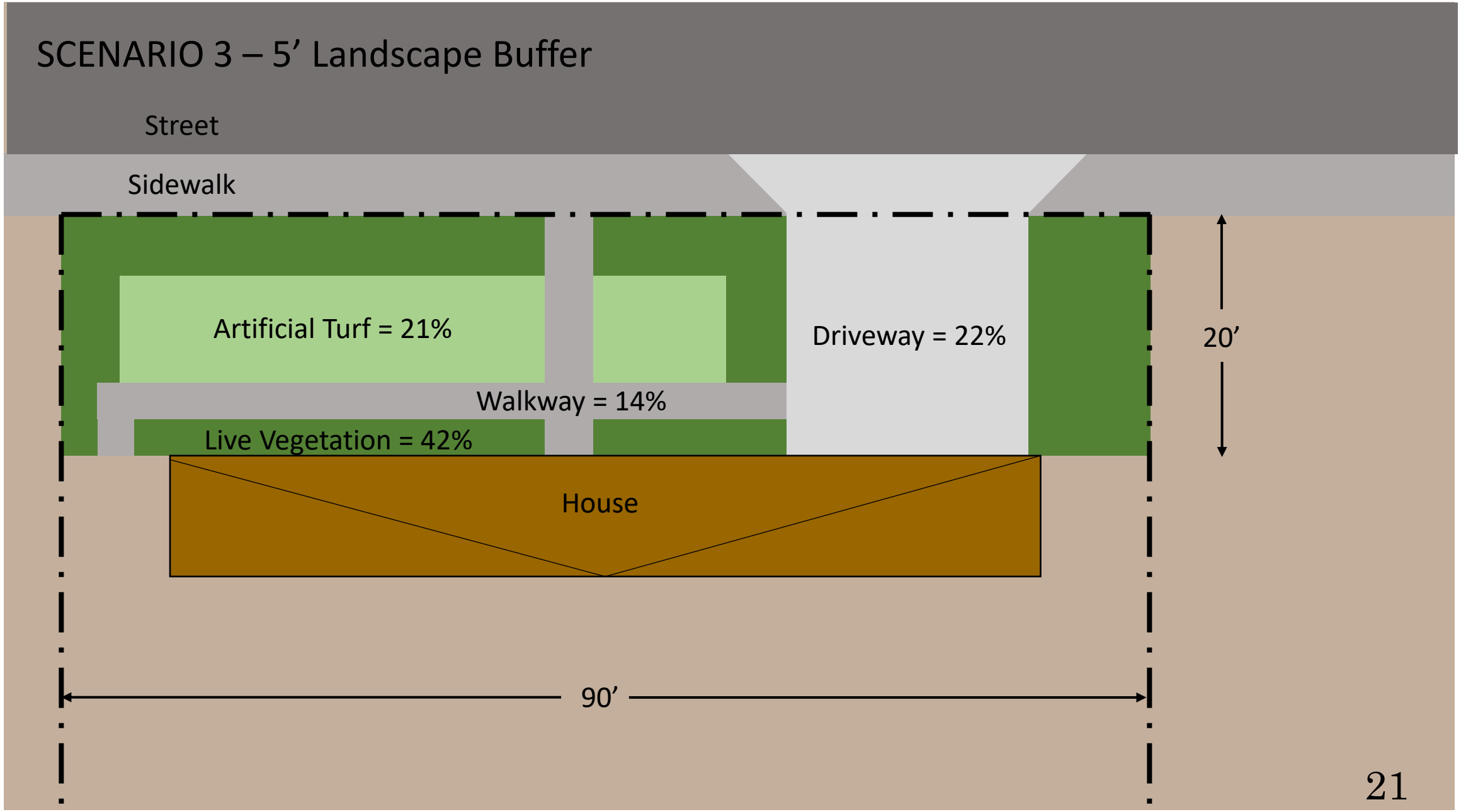
SCENARIO 1 – 5’ Landscape Buffer



SCENARIO 2 – 5’ Landscape Buffer



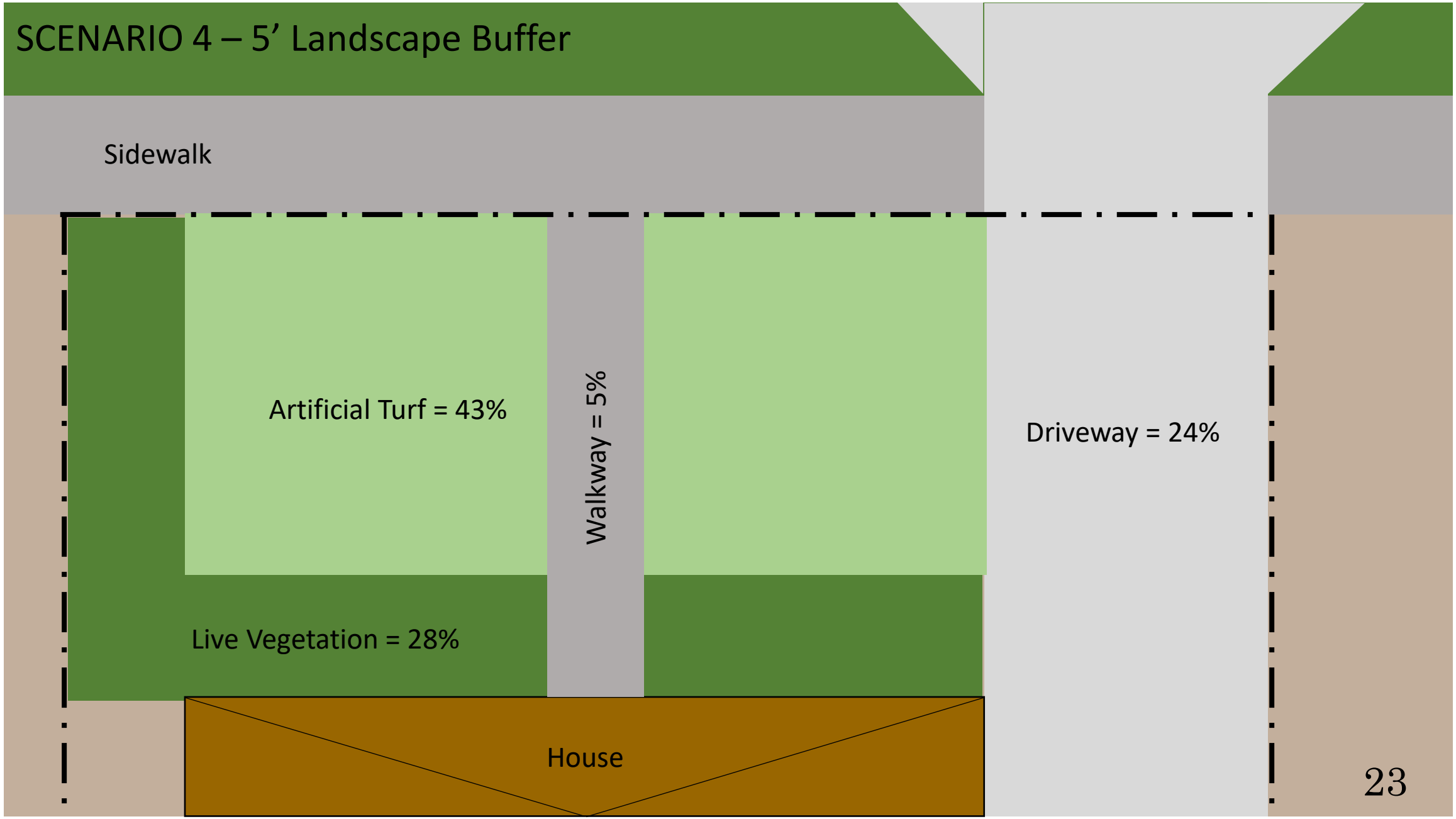
SCENARIO 3 – 5’ Landscape Buffer



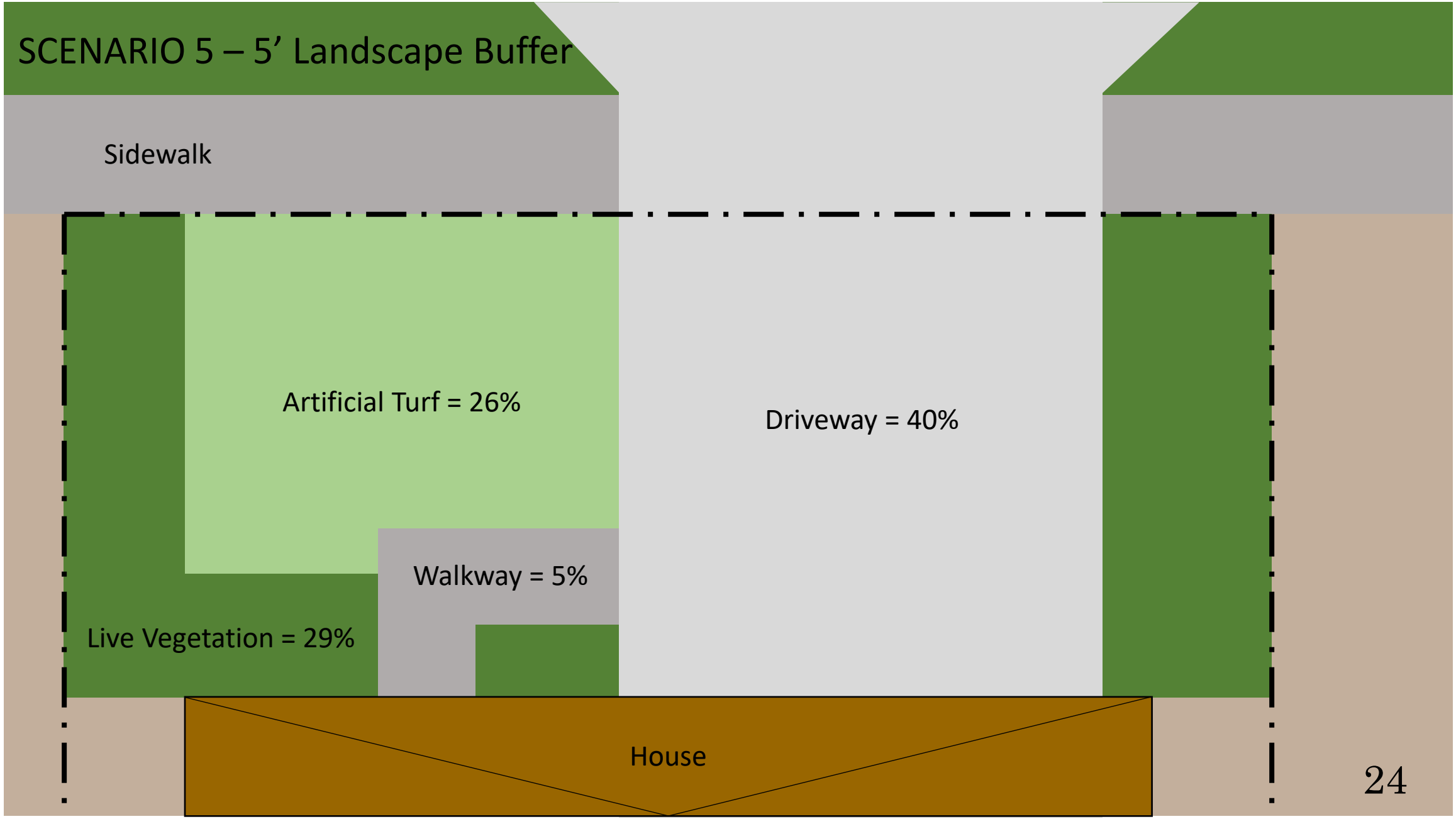
Analysis

- 5-foot buffer from the:
  - House
  - Side property lines
  - ~~Front property lines~~
  - ~~Driveway~~

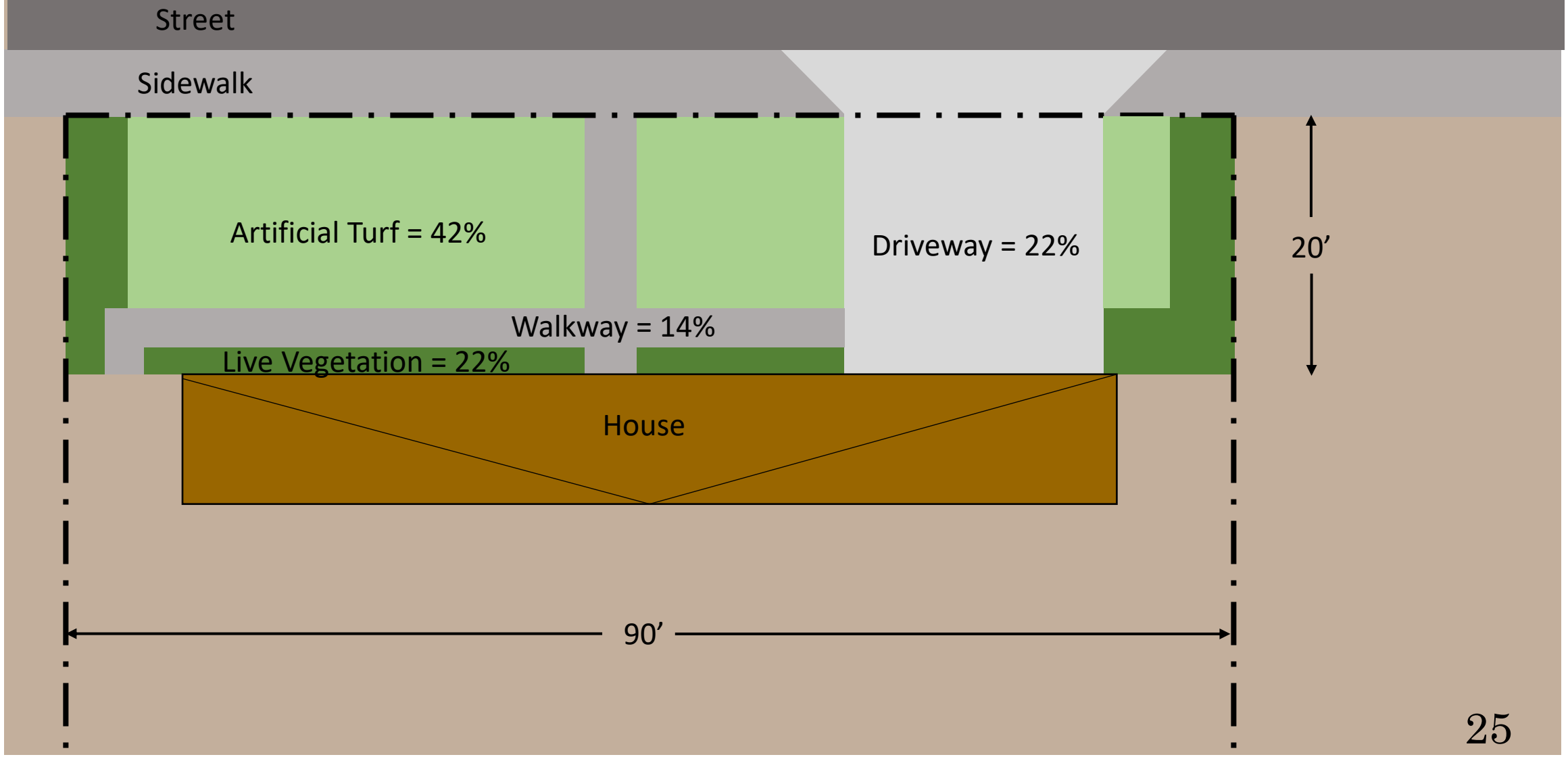
SCENARIO 4 – 5’ Landscape Buffer



SCENARIO 5 – 5’ Landscape Buffer



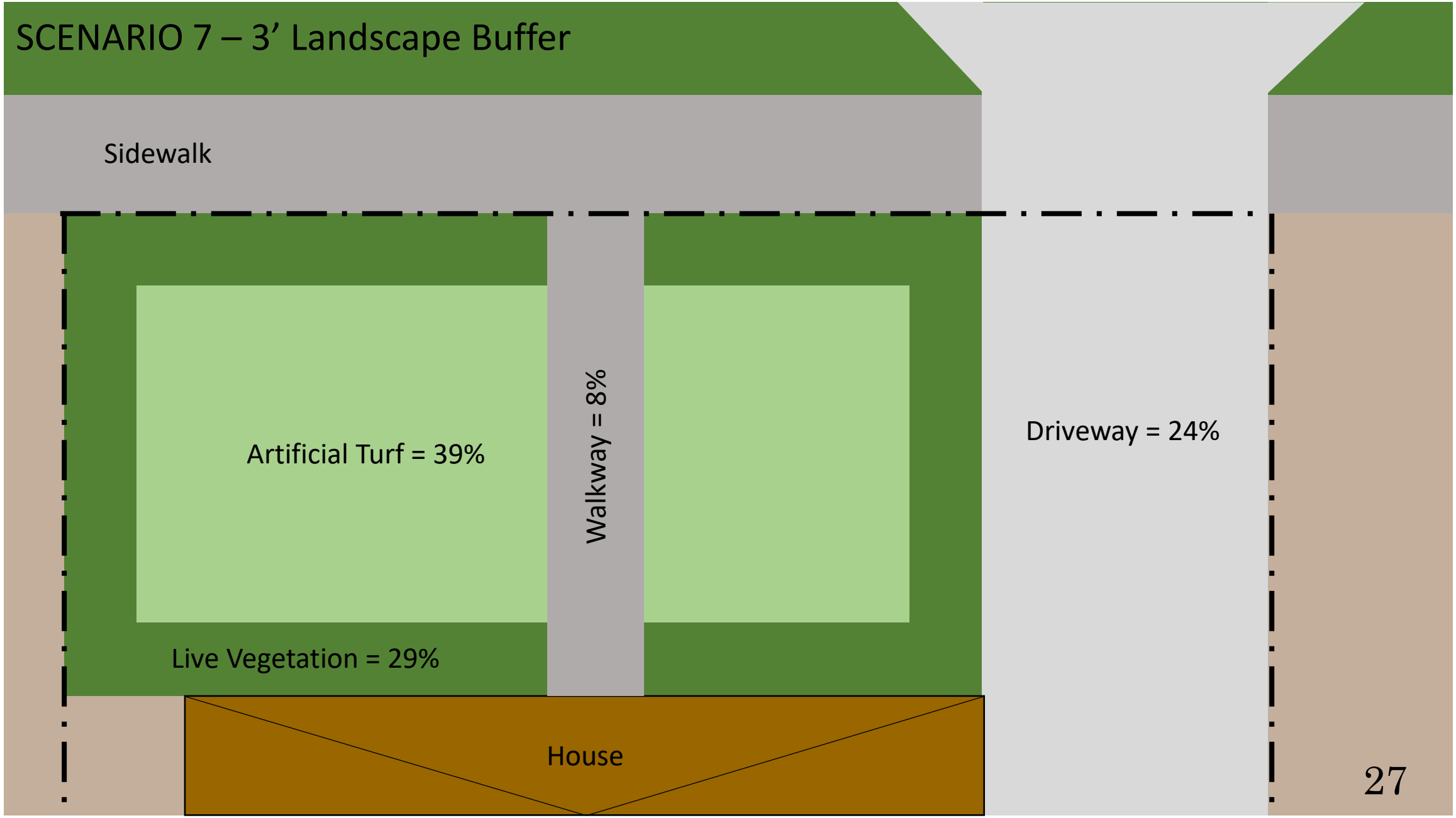
SCENARIO 6 – 5’ Landscape Buffer



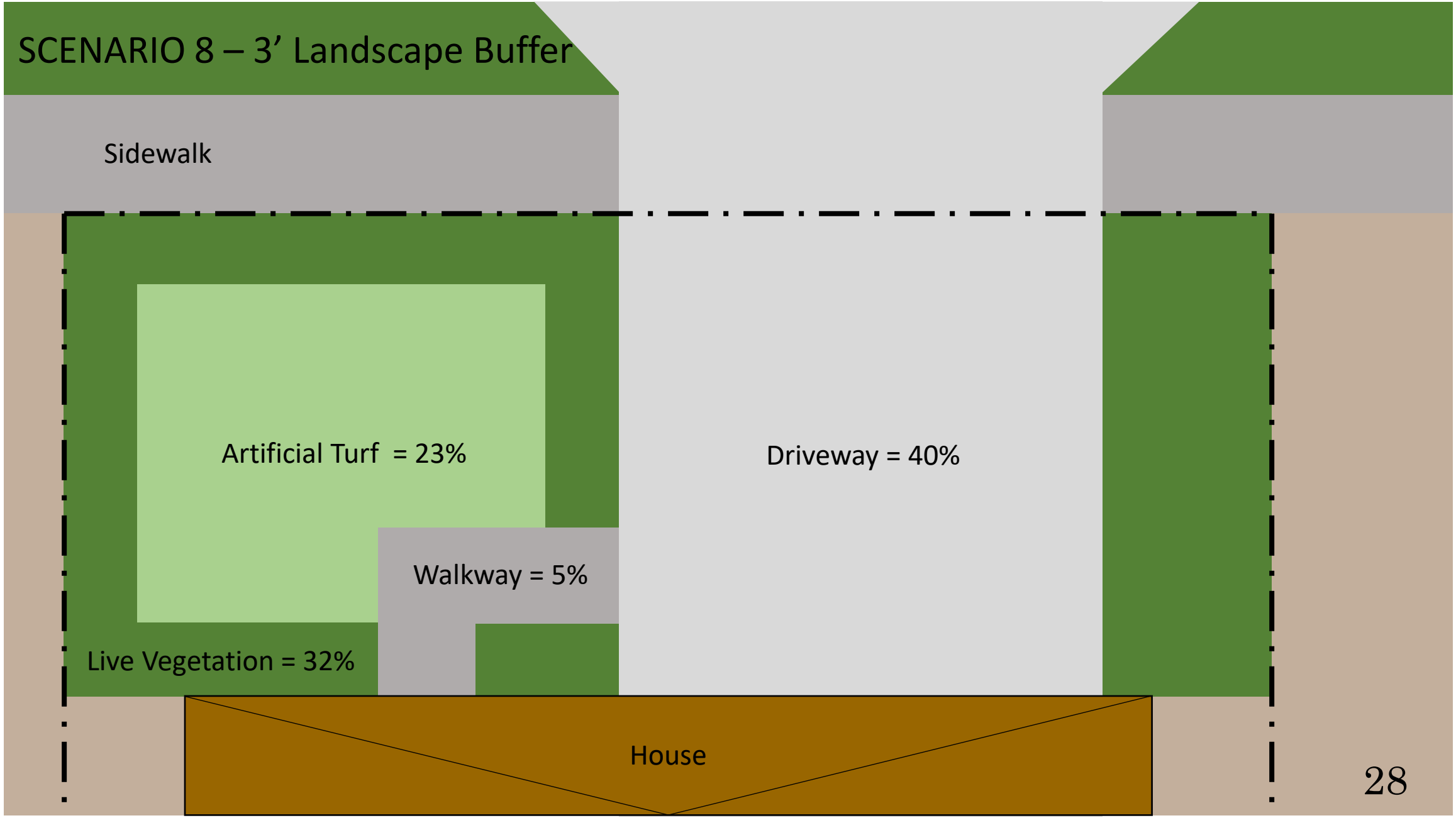
Analysis

- 3-foot buffer from the:
  - House
  - Side property lines
  - Front property lines
  - Driveway

SCENARIO 7 – 3’ Landscape Buffer



SCENARIO 8 – 3’ Landscape Buffer



SCENARIO 9 – 3’ Landscape Buffer

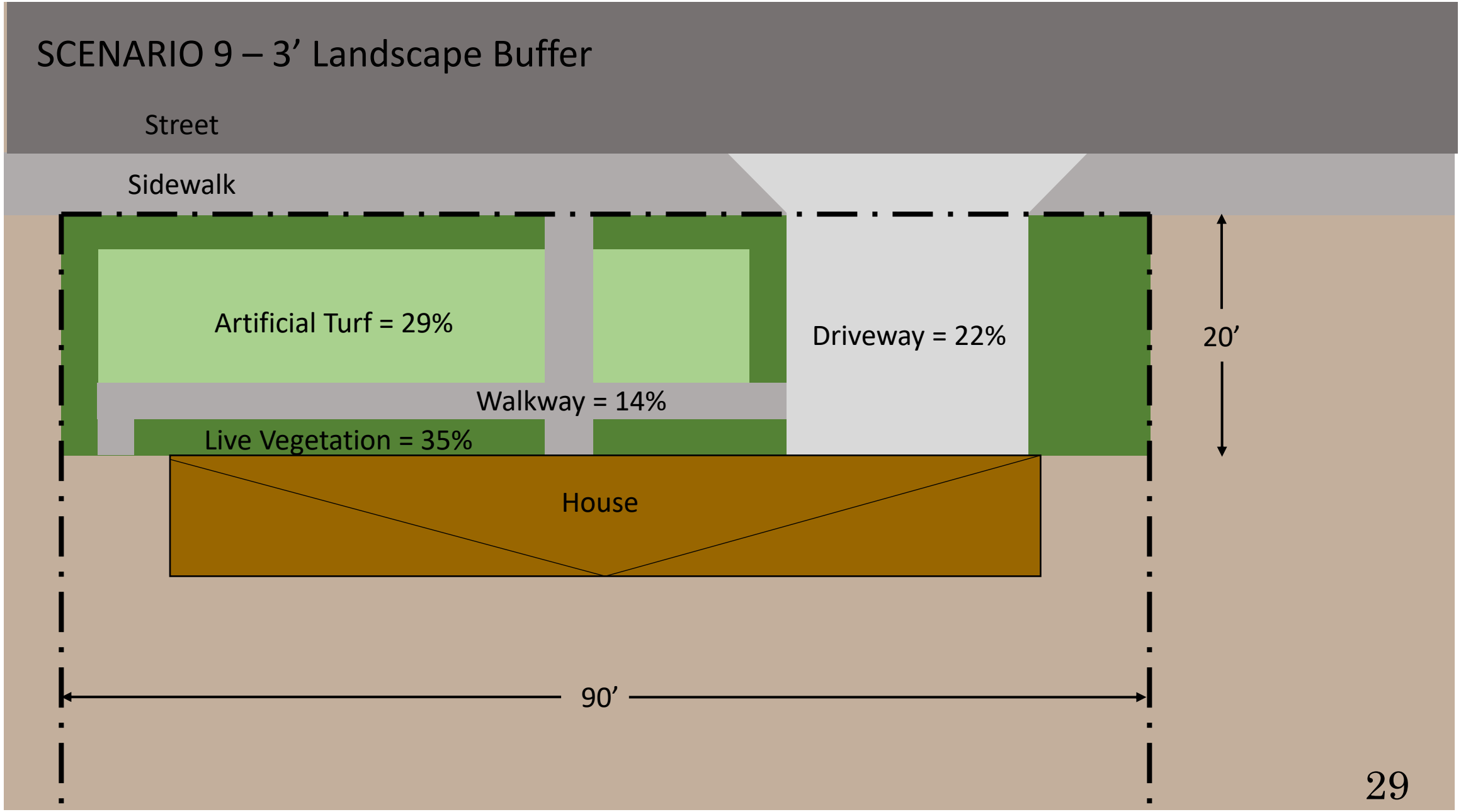


Table 1 - Scenarios

Sorted by Scenario

Scenario	Driveway	Walkways	Total Hardscape	Live Vegetation	Artificial Turf
1	24%	8%	32%	44%	24%
2	40%	5%	45%	43%	12%
3	22%	14%	37%	42%	21%
4	24%	5%	29%	28%	43%
5	40%	5%	45%	29%	26%
6	22%	14%	37%	22%	42%
7	24%	8%	32%	29%	39%
8	40%	5%	45%	32%	23%
9	22%	14%	37%	35%	29%

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Location Standards

- Artificial turf may not be installed within five feet of a tree's trunk
- Artificial turf is prohibited in all parkways

Analysis

- Examples
- Models and scenarios
- Additional Standards

Location Standards

- Artificial turf may not be installed within **five feet of a tree's trunk**
- Artificial turf is prohibited in all **parkways**
- Artificial turf is prohibited in **street side yards**

Material Standards

- 8-year **anti-fade** warranty
- **Pile height** must be at least two-thirds of an inch
- Must have at least **two green colors**
- Must contain a brown or **yellow thatch layer**
- Must have a backing that allows **permeability**
- Must contain a fill material to help k**eep the blades standing up**. Rubber crumb should be prohibited.
- Indoor or outdoor **carpeting** is not artificial turf
- **No other artificial plants** are allowed

Installation Standards

- Must **remove existing plants** and install 3" of a **compacted aggregate base** to provide drainage
- Must be graded to prevent **excessive pooling** and runoff
- Must be **drained to live planting** areas to provide complete infiltration of runoff
- Must be **permanently anchored** and **sewn together** to conceal edges
- Must be laid out so that **all grass points in the same direction**
- Must cap or remove and hide from view all **existing irrigation** in the covered area
- Must be separated from plants by **bender board** to prevent mixing
- Must **protect existing trees** and tree roots from damage during installation

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Maintenance Standards

- Must be **maintained** in an attractive and clean, unfaded condition free of weeds, stains, debris, tears, holes, depressions, ruts, odors and looseness at edges and seams
- Must **repair** and damage
- Must be **replaced** if it is unable to be maintained
- **Vehicle parking** on artificial turf is prohibited

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Recommendation

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