File PL 23-3744
Amendments to the Zoning Code Related to Artificial Turf, Landscaping, and Hardscaping.

Planning Commission

February 28, 2023

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
- October 11, 2022 – The Planning Commission directed staff on certain issues

Analysis

- Examples
- Models and scenarios
- Additional Standards



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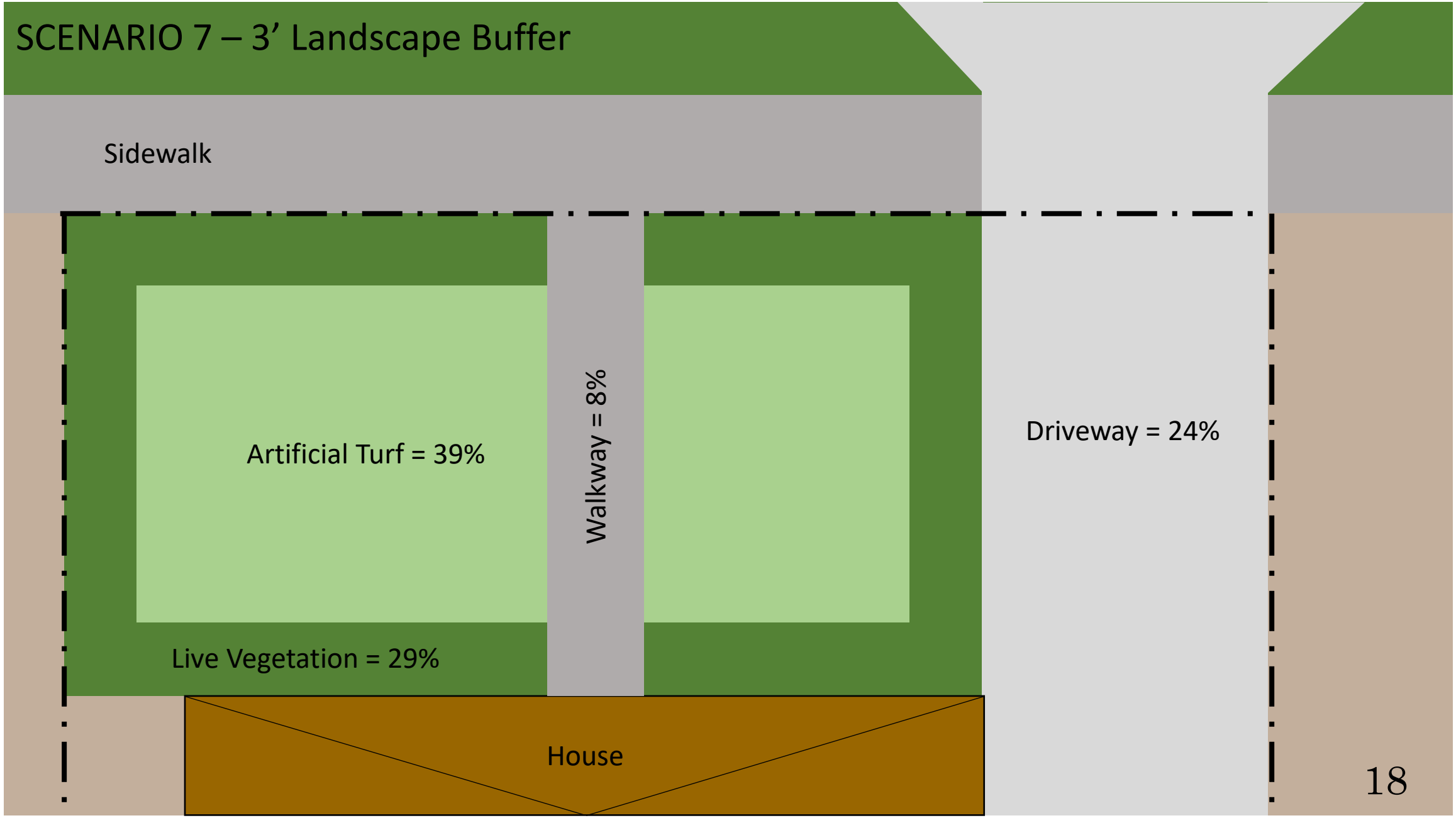
Analysis

- Examples
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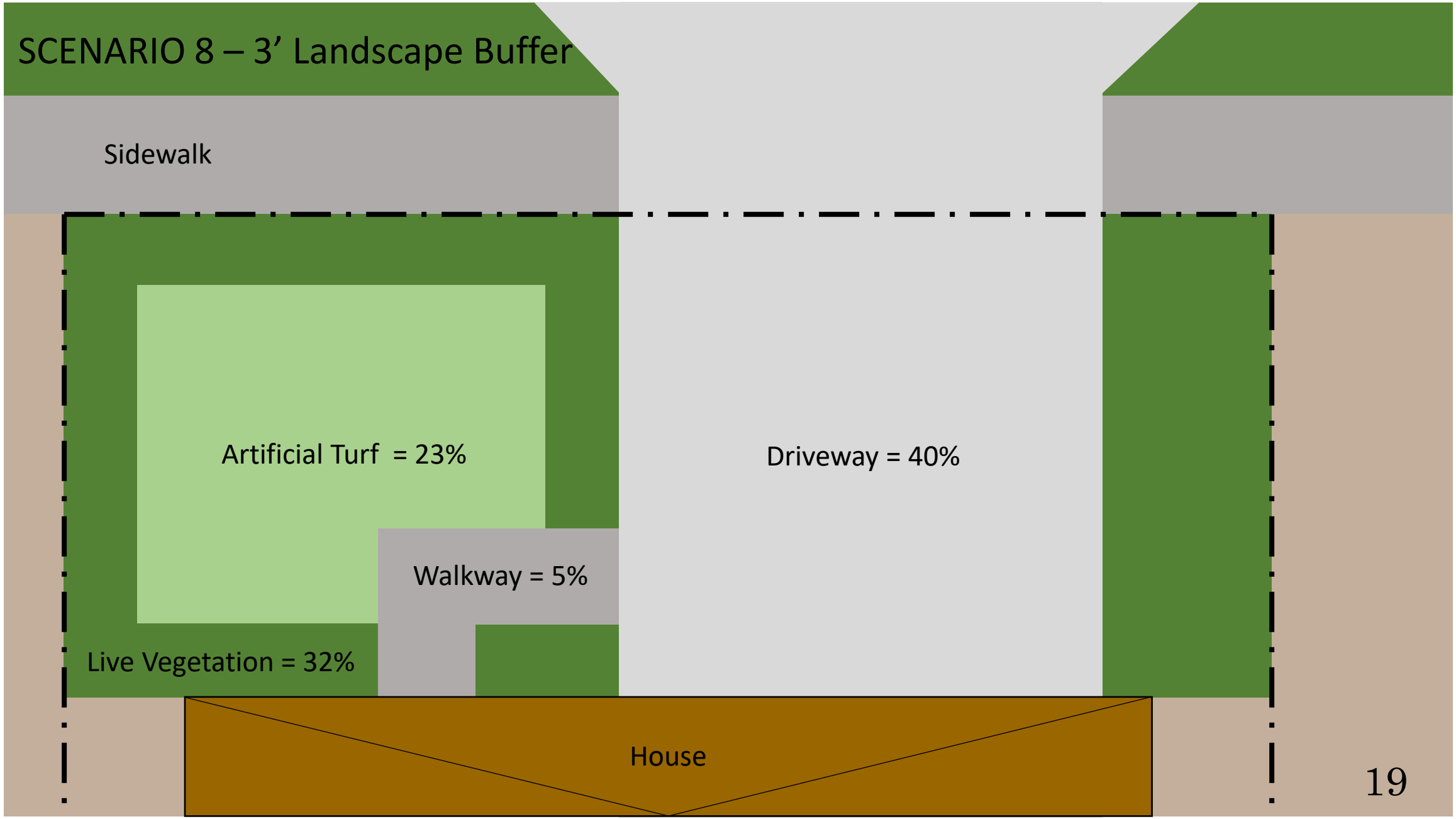
Analysis

- 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

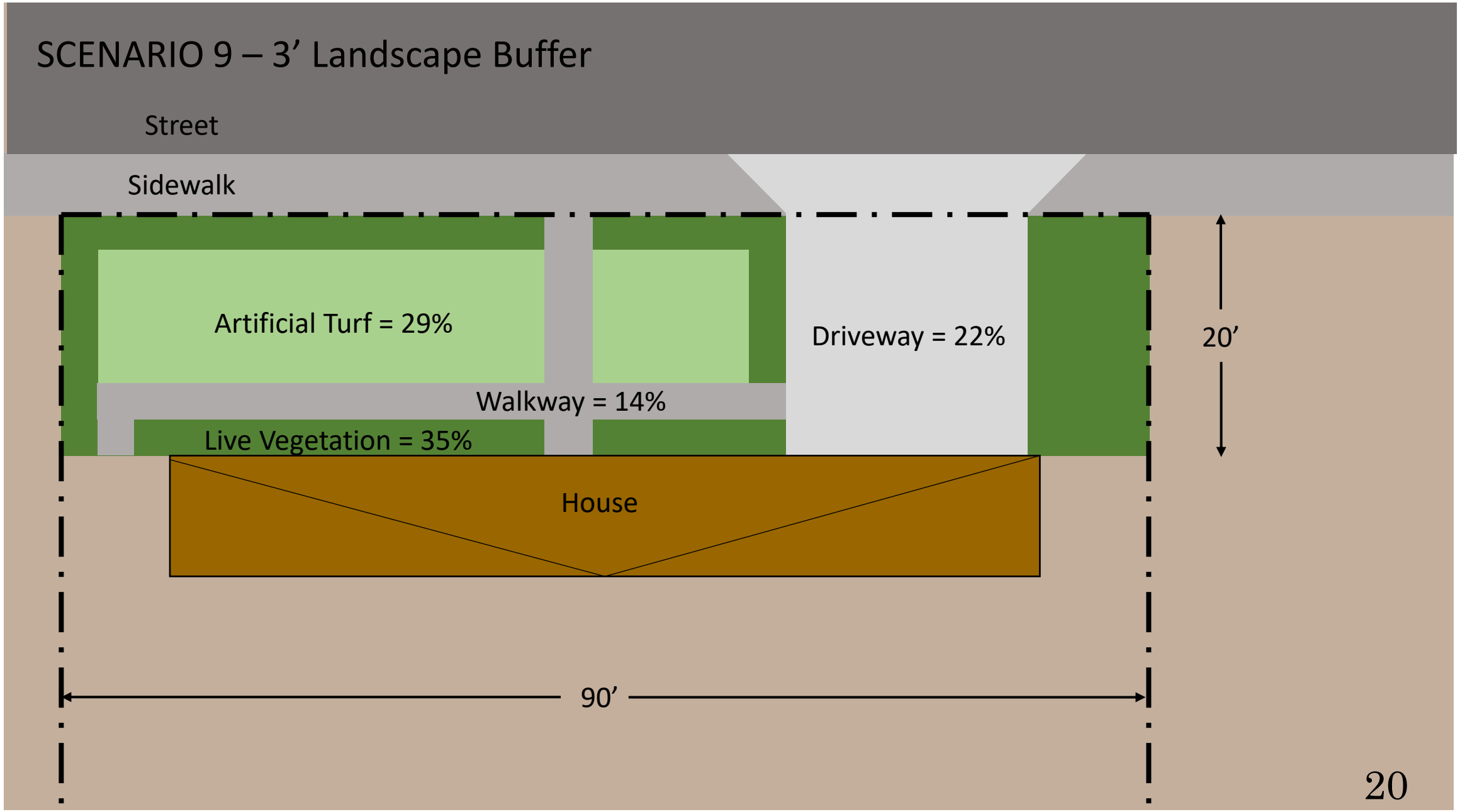


Table 1 - Scenarios

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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Analysis

- Examples
- Models and scenarios
- Additional Standards

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 **keep the blades standing up**. Rubber crumb should be prohibited.
- Indoor or outdoor **carpeting** is not artificial turf
- **No other artificial plants** are allowed

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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** any damage
- Must be **replaced** if it is unable to be maintained
- **Vehicle parking** on artificial turf is prohibited

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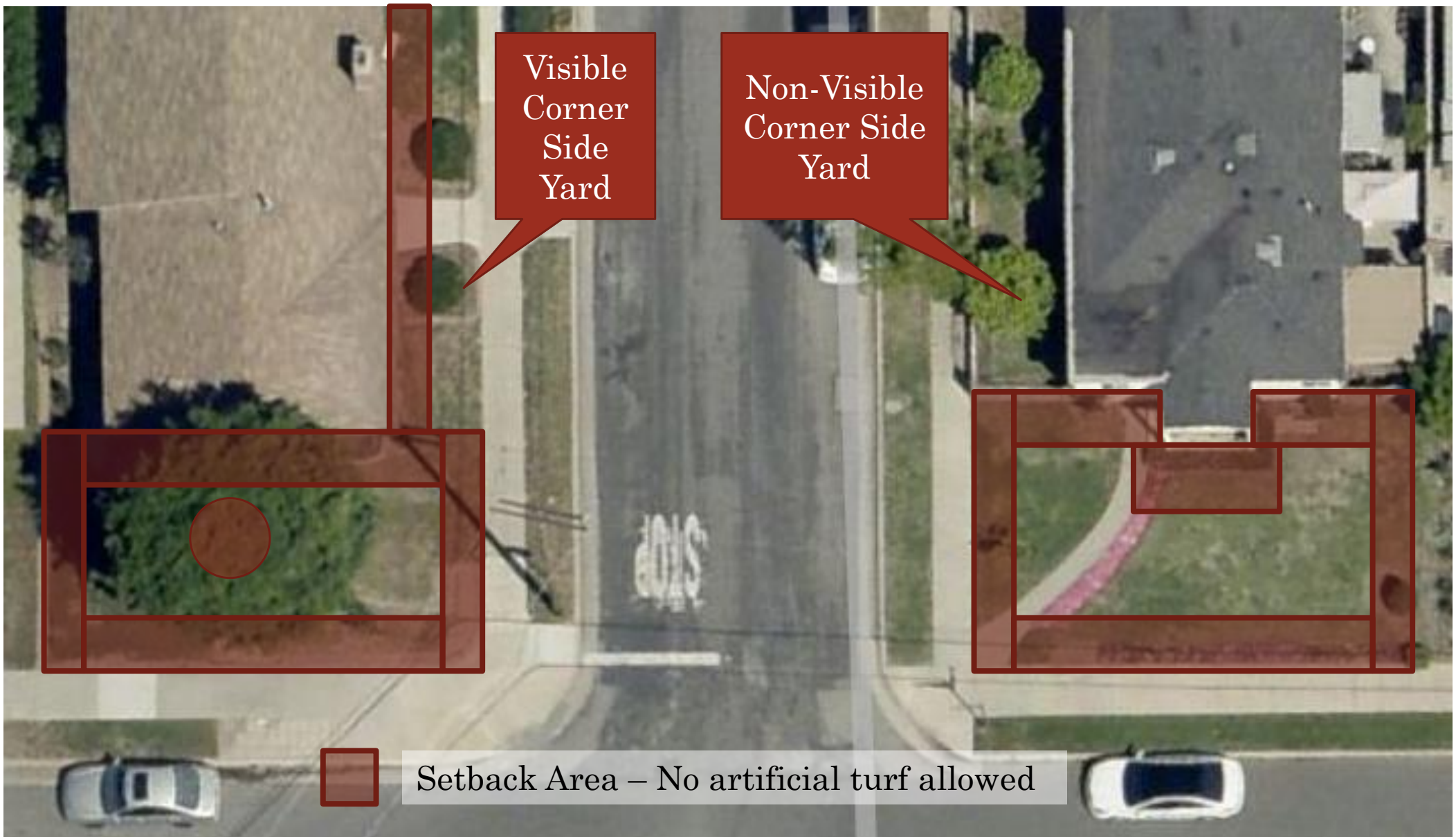
Location Standards

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

Location Standards

- Artificial turf is prohibited:
  - **Front yard:**
    - 3′ from the walls of structures
    - 3′ from side and front property line
    - When no sidewalk, a setback is not required from front property line
  - **Visible corner side yards:**
    - 3′ setback from any structure
    - No setback required from the property line
  - **Non-visible corner side yards:**
    - No setbacks required

Location Standards - Setbacks



Coverage & Minor Exception

- Artificial turf must not exceed 43% of the front yard
- Minor Exception
  - Director review and approval
  - Allows reduced setback
  - Findings:
    - Design results in a higher quality aesthetic
    - Will not create an undesirable precedent
    - Average setback is approximately 3 feet

Other Changes

- **Hardscape**: Maximum hardscape in front yard is 45%
- **Live Vegetation**: Minimum live vegetation in front yard is 22%
- **Walkway Width**: Maximum pathway width is deleted
- **Rear Yard**: Maximum artificial turf rule deleted for the rear

Recommendation

Adopt the attached Resolution (Attachment 1) recommending that the City Council adopt the proposed ordinance (Exhibit A of Attachment 1).

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