

Artificial Turf: Comparisons of Local Florida Ordinances

City/Town	Definition	Pervious or Impervious	Design/Material Standards	Installation Standards	Maintenance Standards	Prohibited Uses	Placement on Residential Property	Process to Permit
Surfside, Florida	"A dense and continuous surface of synthetic fibers mounted on a permeable backing and of sufficient density and green color to replicate the appearance of healthy, natural grass"	Pervious	<p>-Min. eight-year "no fade" warranty</p> <p>-Type: cut pile infill with pile fibers of a min. height of 1.75 inches and max. height of 2.5 inches</p> <p>-Min. face weight of 75 oz per square yard</p> <p>-Manufactured from polyethylene monofilament, dual yard system, and made in the US</p> <p>-Have backing that is permeable</p> <p>-Be lead free and flame retardant</p>	<p>-Must be installed according to manufacturer's specifications</p> <p>-Must be anchored to ensure that turf will withstand the effects of wind</p> <p>-All seams must be nailed and glued, not sewn, and edges must be trimmed to fit against all regular and irregular edges to resemble a natural look</p> <p>-For seawalls, the artificial turf must be pinned or staked behind the seawall. None may be attached directly to or placed on a seawall or seawall cap</p> <p>-Proper drainage must be provided</p> <p>-Must be visually leveled with the grain pointing in one direction</p> <p>-A solid barrier device (e.g. concrete mow strip, bender board) is required to separate living and nonliving landscape</p> <p>-Precautions for installation around trees may be restricted to ensure tree roots are not damaged or the overall health of the tree is not compromised</p>	<p>-Be maintained in an attractive and clean condition with no holes, tears, stains, discoloration, seam separations, uplifted surfaces or edges, heat degradation or excessive wear</p> <p>-Be maintained in a green fadeless condition and free of weeds, debris, and impressions</p>	<p>-Cannot be in the public ROW or swales</p> <p>-Cannot be used as screening material</p>	<p>-Permitted on all properties</p> <p>-Separated from planter areas and tree wells by a concrete mow strip, bender board other barrier with a minimum four-inch thickness to prevent the intrusion of living plant material into the synthetic turf</p> <p>-Irrigation system shall be directed away from the synthetic turf</p>	<p>-Requires Building Permit</p> <p>(1) Application includes landscape plan;</p> <p>(2) Existing/proposed irrigation system;</p> <p>(3) Brand and type of turf with manufacturer specifications and warranties;</p> <p>(4) Scaled cross section and details of proposed materials and installation;</p> <p>(5) Survey of the property</p> <p>-Previously Installed Turf</p> <p>Property owners of artificial turf must submit proof satisfactory to the Town to show that the property is in compliance. The Town will review proof of compliance satisfactory to determine if turf may stay or if it in violation of the Code, which is subject to immediate removal</p>

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Orlando, Florida	N/A	<p>Impervious</p> <p>Landscape Code sites "living" material as pervious areas</p>	<p>-Material must appear natural in appearance and color</p> <p>-Other generally accepted colors are reviewed by Appearance Review Officer</p>	<p>-Installed outside of the drip line of any tree</p>	<p>-Must be installed according to manufacturer's specifications</p> <p>-Must be anchored to ensure that turf will withstand the effects of wind</p> <p>-All seams must be nailed and glued, not sewn, and edges must be trimmed to fit against all regular and irregular edges to resemble a natural look</p> <p>-For seawalls, the artificial turf must be pinned or staked behind the seawall. None may be attached directly to or placed on a seawall or seawall cap</p> <p>-Proper drainage must be provided</p> <p>-Must be visually leveled with the grain pointing in one direction</p> <p>-A solid barrier device (e.g. concrete mow strip, bender board) is required to separate living and nonliving landscape</p> <p>-Precautions for installation around trees may be restricted to ensure tree roots are not damaged or the overall health of the tree is not compromised</p>	<p>-Cannot be installed within 50 ft of any artificial or natural body of water</p> <p>-Prohibited within drainage features</p> <p>-Prohibited within Historic Preservation Districts</p> <p>-Prohibited within public and private ROW</p> <p>-Use of indoor/outdoor plastic or nylon carpeting as artificial turf is prohibited</p>	<p>-Permitted on residential, private parks, schools, commercial sites and limited play areas of public parks and institutions</p>	<p>-Requires Engineering Permit</p> <p>-Owner/Builder Declaration form required (for doing work as the homeowner and not hiring a contractor)</p> <p>-Notice of Commencement must be provided for jobs more than \$2,500</p> <p>-All plans must include:</p> <p>(1) Site plan/survey/plot plan - must be signed and sealed by surveyor with property lines and easements included</p> <p>(2) Placement and dimension (L x W) of artificial turf</p> <p>(3) Distance between property line and where the artificial grass starts (L x W)</p> <p>(4) ISR calculations included on plans</p> <p>(5) Product specifications</p> <p>(6) Applicant must submit a statement regarding implementation of erosion sediment control measures in reference to The City of Orlando's Guidelines for Erosion Sediment Control</p>

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Winter Park, Florida	"Artificial turf or synthetic grass means an artificial grass mat manufactured with man-made materials such as polypropylene, polyethylene, and/or other materials, which is used to replicate the appearance of natural grass"	-Impervious unless specifically designed and permitted with a proper porous permeable underlying material such as gravel. -Standard engineering coefficients of permeability shall be utilized for mixed surfaces.		Installation is distinguished between Impervious and Pervious materials -Impervious Installations requires: (1) permit (2) New total impervious area coverage (3) proof of permeability not required (4) first inch of stormwater runoff from the artificial turf must be retained onsite -Pervious Installations requires: (1) permit (2) Backing of a uniform (every square inch) woven material, which precludes the use of a solid backed material with periodic holes (3) Required min. rate of permeability is 30 inches per hour uniformly (every square inch) across the artificial turf (4) Underlying material (gravel, drainfield rock, sand setting, fabric, etc.) must be included in the design per the manufacturer's specifications to meet the min. rate of permeability	-Routine maintenance required to include cleaning, brushing, debris removal, repairing and replacing turf as needed -Code violation if turf is not maintained as designed and permitted	-Installations prohibited under tree canopies		-Property owner must enter into a recorded agreement with the City to maintain the turf in good standing and remain in compliance to Code. I. Property owner required to remove and/or replace the turf in the future if it ceases to function as designed and permitted II. The City's remedies in the event the property owner fails to comply with its maintenance, repair, and replacement obligations III. Property owner's indemnification and hold harmless of the City and its officials and employees with respect to the turf installation, maintenance, and repair, including any drainage problem that may arise therefrom

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West Palm Beach, Florida	N/A	Impervious	<ul style="list-style-type: none"> -Must appear green, lifelike with individual blades of grass that emulate natural turf -Min. pile height of 1.5 inches -Min. tufted weight of 56 oz per square yard -Min. permeability of 30 inches per hour per square yard -Min. eight year manufacturer's warranty that protects against color fading and a decrease in pile height -Must be lead free -Must include test documentation declaring the turf yard and backing materials are disposable under normal conditions at any US landfill station (Total Content Leach Protocol (TCLP) test) 	<ul style="list-style-type: none"> -Must be installed according to manufacturer's specifications -Must be anchored to ensure that turf will withstand the effects of wind -All seams must be nailed and glued, not sewn, and edges must be trimmed to fit against all regular and irregular edges to resemble a natural look -For seawalls, the artificial turf must be pinned or staked behind the seawall. None may be attached directly to or placed on a seawall or seawall cap -Proper drainage must be provided -Must be visually leveled with the grain pointing in one direction -A solid barrier device (e.g. concrete mow strip, bender board) is required to separate living and nonliving landscape -Precautions for installation around trees may be restricted to ensure tree roots are not damaged or the overall health of the tree is not compromised 	<ul style="list-style-type: none"> -Town or other public entity or utility company may remove turf at any time and for any reason, including but not limited to, in order to provide underground access to utility work -The owner shall bear and pay any and all costs to replace and reinstall turf 	<ul style="list-style-type: none"> -Synthetic turf is prohibited in the public right-of-way and swales 	<p>Use and location limited to:</p> <ul style="list-style-type: none"> (1) Non-city-owned athletic fields and playgrounds associated with non-city-owned community center, park, school, or university (2) Part of a construction of any nonresidential development (3) On roof terraces 	<p>-Requires Building Permit</p> <ul style="list-style-type: none"> -Special use permit issued for non-city-owned athletic fields and playgrounds associated with non-city-owned community center, park, school, or university

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Marco Island, Florida	N/A	N/A	<ul style="list-style-type: none"> -Must appear live turf, organic turf, grass, sod, or lawn -Type: cut pile infill with pile fibers -Min. height of 1.75 inches -Min. 75 oz per square yard -Must be manufactured from polyethylene monofilament, dual yard system -Be affixed to permeable backing -Min. 8-year "No Fade" warranty -Must be lead free -Must be flame retardant -Material other than polyethylene monofilament may be approved by CM/designatee if the product is certified to meet applicable environmental and health regulations regarding lead content -Recognized as a fill in material, rather than as a planned element of the landscape -Infill medium consists of clean silica sand or other approved mixture brushed into the fibers to ensure fibers are in an upright position and provide ballast to help hold the turf in place and provide a cushioning effect 	<ul style="list-style-type: none"> -Must be installed by a Florida-licensed general contractor or Florida-licensed landscape architect in a manner prescribed by the manufacturer -Must be installed over a subgrade prepared to provide positive drainage and an evenly graded mass of compacted, porous crushed rock aggregate material that is a minimum of three inches in depth -Cannot have seams visible between multiple panels -Must be anchored at all edges and seams -Panels of turf must have seams joined in a tight and secure manner -An infill medium consisting of clean silica sand or other mixture, pursuant to the manufacturer's specifications or as approved by the City Engineer, that shall (1) be brushed into the fibers to ensure that the fibers remain in an upright position, (2) provide ballast that will help hold the turf in place and (3) provide a cushioning effect 	<ul style="list-style-type: none"> -Must be fadeless and free of dirt, mud, stains, weeds, debris, tears, holes and impressions -The City, City employees or its contractors are not responsible to repair or replace any synthetic turf located within the public ROW, swales, or easements damaged as a result of an associated city project or work order. -Replacement of turf material removed or damaged to repair or maintain roadways or utilities in the public ROW, swales, or easements is the responsibility of the property owner and such repairs shall be made within 30 days or result in a code compliance violation 	<ul style="list-style-type: none"> -Cannot be installed on areas with a slope percentage greater than 5% -Use of indoor/outdoor plastic or nylon carpeting as artificial turf is prohibited -Synthetic turf is prohibited in the public right-of-way and swales within the City 	<ul style="list-style-type: none"> -Use of an irrigation system for non-active use turf shall be prohibited -An existing irrigation system that will not be utilized for the synthetic turf may remain, however, heads shall be removed and pipes shall be capped below ground -Separated from planter areas and tree wells by a concrete mow strip, bender board other barrier with a minimum 3/8" thickness to prevent the intrusion of living plant material into the synthetic turf areas -Areas of living plant material shall be installed or maintained in conjunction with the installation of synthetic turf when utilized in the front yard area. Living plant material shall include shrubs, vines, trees and groundcovers in separate planter areas and tree wells 	<ul style="list-style-type: none"> -Material specifications and plans must be provided to the City Manager or designee for review and approval prior to the installation of turf -Submittal shall include: <ol style="list-style-type: none"> I. A landscape plan showing turfed area, area of living plant material, and separation material between these areas II. Dimensioned cross section of proposed materials and installation details, including subgrade, drainage, base or leveling layer, and infill III. Edge material and detail for treatment of seams IV. Material description and specifications, including manufacturer, installer (with contact information), and warranty information

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Lantana, Florida	N/A	N/A	<ul style="list-style-type: none"> -Must appear green, lifelike with individual blades of grass that emulate natural turf -Min. pile height of 1.5 inches -Min. tufted weight of 56 oz per square yard -Min. permeability of 30 inches per hour per square yard -Min. eight year manufacturer's warranty that protects against color fading and a decrease in pile height -Must be lead free - Must include test documentation declaring the turf yard and backing materials are disposable under normal conditions at any US landfill station (Total Content Leach Protocol (TCLP) test) 	<ul style="list-style-type: none"> -Must be installed according to manufacturer's specifications -Must be anchored to ensure that turf will withstand the effects of wind -All seams must be nailed and glued, not sewn, and edges must be trimmed to fit against all regular and irregular edges to resemble a natural look -For seawalls, the artificial turf must be pinned or staked behind the seawall. None may be attached directly to or placed on a seawall or seawall cap -Proper drainage must be provided -Must be visually leveled with the grain pointing in one direction -A solid barrier device (e.g. concrete mow strip, bender board) is required to separate living and nonliving landscape -Precautions for installation around trees may be restricted to ensure tree roots are not damaged or the overall health of the tree is not compromised 	<ul style="list-style-type: none"> -Must be maintained in a green, fadeless condition and free of dirt, mud, odors, stains, weeds, invasive roots, debris, tears, holes, impressions, and flat or matted areas -Repair depressions and ruts to maintain a visually-level surface -All edges must not be loose and must maintain appropriate edging and stakes -Must be replaced if the material falls into disrepair with fading, holes, or loose areas -Replacement and/or repairs must be done with like materials from the same manufacturer and done so in a manner that blends in with the existing turf -Town or other public entity or utility company may remove turf at any time and for any reason, including but not limited to, in order to provide underground access to utility work -The owner shall bear and pay any and all costs to replace and reinstall turf 	<ul style="list-style-type: none"> -Use of indoor/outdoor plastic or nylon carpeting as artificial turf is prohibited 		-Requires Building Permit

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Ocean Ridge, Florida	N/A	Considered 100% pervious area	<ul style="list-style-type: none"> -Must appear green, lifelike with individual blades of grass that emulate natural turf -Min. pile height of 1.5 inches -Min. tufted weight of 56 oz per square yard -Min. permeability of 30 inches per hour per square yard -Min. eight year manufacturer's warranty that protects against color fading and a decrease in pile height -Must be lead free -Must include test documentation declaring the turf yard and backing materials are disposable under normal conditions at any US landfill station (Total Content Leach Protocol (TCLP) test) 	<ul style="list-style-type: none"> -Must be installed according to manufacturer's specifications -Must be anchored to ensure that turf will withstand the effects of wind -All seams must be nailed and glued, not sewn, and edges must be trimmed to fit against all regular and irregular edges to resemble a natural look -For seawalls, the artificial turf must be pinned or staked behind the seawall. None may be attached directly to or placed on a seawall or seawall cap -Proper drainage must be provided -Must be visually leveled with the grain pointing in one direction -A solid barrier device (e.g. concrete mow strip, bender board) is required to separate living and nonliving landscape -Precautions for installation around trees may be restricted to ensure tree roots are not damaged or the overall health of the tree is not compromised 	<ul style="list-style-type: none"> -Must be maintained in a green, fadeless condition and free of dirt, mud, odors, stains, weeds, invasive roots, debris, tears, holes, impressions, and flat or matted areas -Repair depressions and ruts to maintain a visually-level surface -All edges must not be loose and must maintain appropriate edging and stakes -Must be replaced if the material falls into disrepair with fading, holes, or loose areas -Replacement and/or repairs must be done with like materials from the same manufacturer and done so in a manner that blends in with the existing turf -Town or other public entity or utility company may remove turf at any time and for any reason, including but not limited to, in order to provide underground access to utility work -The owner shall bear and pay any and all costs to replace and reinstall turf 	<ul style="list-style-type: none"> -Use of indoor/outdoor plastic or nylon carpeting as artificial turf is prohibited 	<p>Locations allowed:</p> <ul style="list-style-type: none"> -Allowed in rear and side yards, but cannot exceed 25% of the total lot area <p>Locations not allowed:</p> <ul style="list-style-type: none"> -In any front yard areas or in any area visible from the public ROW (regardless of whether it is in the rear or side yard), unless placed between paver blocks or similar items in a manner where the area for the turf does not exceed four inches in width, provided that the synthetic turf area does not exceed 50% of the total lot area using the paver blocks. -Screening, as approved by the building official, may be used in order to comply with the visibility requirement, further any turf placed in between paver blocks shall not count toward the 25% maximum amount allowed -No turf allowed in the ROW 	<p>-Requires Building Permit</p> <p>Existing Turf:</p> <ul style="list-style-type: none"> -For properties where turf is currently installed that is not in compliance with the Code, when the existing turf is replaced or repaired, in an amount exceeding 50%, then compliance with Code is required -All existing turf, not in compliance, must be replaced within 10 years of the adoption of the turf ordinance

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Lighthouse Point, Florida	"A dense and continuous surface of synthetic fibers mounted on a permeable backing and of sufficient density and green color to replicate the appearance of healthy, natural grass"	Pervious	<p>-Min. eight-year "no fade" warranty</p> <p>-Type: cut pile infill with pile fibers of a min. height of 1.75 inches and max. height of 2.5 inches</p> <p>-Min. face weight of 75 oz per square yard</p> <p>-Manufactured from polyethylene monofilament, dual yard system, and made in the US</p> <p>-Have backing that is permeable</p> <p>-Be lead free and flame retardant</p>	<p>-Must be installed by a licensed professional pursuant to manufacturer's requirements</p> <p>-Must be installed over a subgrade prepared to provide positive drainage and an evenly graded mass of compacted, porous crushed rock aggregate material</p> <p>-Must be anchored at all edges and seams</p> <p>-Drainage system must be installed underneath to prevent excessive runoff or pooling</p> <p>-Panels of turf must have seams joined in a tight and secure manner</p> <p>-An infill medium consisting of clean silica sand or other mixture, which should ensure that the fibers remain in an upright position, provide ballast that will help hold the turf in place and provide a cushioning effect</p>	<p>-Be maintained in an attractive and clean condition with no holes, tears, stains, discoloration, seam separations, uplifted surfaces or edge, heat degradation or excessive wear</p> <p>-Free of weeds, debris, and impressions</p>	<p>-Synthetic turf is prohibited in the public right-of-way and swales within the City</p> <p>-Cannot be treated as a filler for landscaping that is not part of a planned element of landscaping</p>	<p>-Permitted on residential and commercial properties</p> <p>-An existing irrigation system that will not be utilized for the synthetic turf may remain, however, heads shall be removed and pipes shall be capped below ground</p> <p>-Separated from planter areas and tree wells by a concrete mower strip, bumper board or other barrier with a minimum 3/8" thickness to prevent the intrusion of living plant material into the synthetic turf areas</p> <p>-Areas of living plant material shall be installed or maintained in conjunction with the installation of synthetic turf when utilized in the front yard area. Living plant material shall include shrubs, vines, trees and groundcovers in separate planter areas and tree wells</p>	<p>-Requires Building Permit</p> <p>-Submittal shall include: (1) A landscape plan showing turfed area, area of living plant material, and method of separation between these areas (2) Details regarding existing or proposed irrigation proximate to the turf (3) Brand and type of turf with manufacturer specifications and warranties; (4) Scaled cross section and details of proposed materials and installation, including but not limited to subgrade, drainage, base or leveling layer, and infill; (5) Survey of the property, signed and sealed by a licensed surveyor, depicting all existing easements located on the property (6) A form signed by any holder of an easement on the property consenting to the installation of the synthetic turf within the easement, with an accompanying acknowledgement by the property owner that in the event the easement holder performs work in the easement that it is the property owner's responsibility to repair and replace the synthetic turf disturbed as a result of the work in the easement</p>