

## **Sec. 25-47. Supplemental landscape requirements.**

In addition to the foregoing landscaping requirements for vehicular use areas, street buffers and street swales, the following landscaping provisions shall apply to specific types of developments. Landscaping material required by other sections of this article shall not be used to meet the additional requirements of this section.

(a) *Single-family and duplex development.* Each plot of land developed for single-family and duplex purposes shall be planted with approved plant materials as designated in section [25-49](#), plant and landscape material standards, as may be amended from time to time, in accordance with the following requirements.

(Ord. No. 04-11-03, § 1, 11-9-04)

(1) *Maximum impervious cover.* In no case shall the total impervious surface coverage on a lot exceed fifty-five (55) percent of the lot area.

**(a) Pavers set over sand shall be given a 50% credit towards impervious cover.**

**(b) Artificial grass/turf shall be given an 80% credit towards impervious cover.**

(2) *Grass and Artificial grass.* Grass may be planted on no more than seventy (70) percent of the remaining pervious area. **Artificial grass may be installed in the rear and side yards with a 3 ft setback made up of pervious cover such as natural grass, mulch or gravel. Any installation of artificial grass within an easement will require the approval from any applicable agencies.**

**(a) All uses of artificial grass, including the use of such material for a Putting Green, shall require a Building Permit. The Building Permit application shall include, at a minimum, all of the following information:**

**A complete Landscape plan showing the area of artificial grass, area of living plant material, and area and method of separation between these areas. Minimum Landscape requirements shall be required.**

**Brand and type of artificial grass, including all manufacturer specifications and warranties.**

**A scaled cross section and details of the proposed materials and installation, including but not limited to subgrade, drainage, base or leveling layer, and infill.**

**A survey of the property that reflects all current conditions.**

**A calculation of the pervious area and impervious area indicated on the plans**

**Sec. 21-8. Definitions.**

The following terms shall have the meanings ascribed herein, unless otherwise specifically indicated in this land development code or unless the context indicates otherwise. These definitions shall apply throughout this land development code.

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*Approved, approvals:* Official action by the city commission, chief building official, city planning director or city engineer, as appropriate.

*As-builts:* See "record drawings."

***Artificial turf or artificial grass:* An artificial grass mat manufactured with manmade materials such as polypropylene, polyethylene, or other materials, which is used to replicate the appearance of natural grass.**

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## **Sec. 19-154. Definitions.**

For the purpose of this article, the following definitions shall apply; words used in the present tense shall include the future tense. The word "shall" is mandatory and not discretionary. The word "may" is permissive. Words not defined herein shall be construed to have the meaning given by common and ordinary use.

- (a) *City* shall mean the City of Cooper City, Florida.
- (b) *Direct Property Benefit* means property located on publicly owned and maintained roadways and directly discharging stormwater runoff into and benefiting from the stormwater systems owned, operated and maintained by the city.
- (c) *Director* shall mean the City's City Engineer/Utilities Director.
- (d) *Impervious Area* means roofed and paved areas including, but not limited to, areas covered by roofs, roof extensions, slabs, patios, porches, driveways, sidewalks, parking areas, and athletic courts/areas.
  - (1) **Pavers set over sand shall be given a 50% credit towards impervious area.**
  - (2) **Artificial grass/turf shall be given an 80% credit towards impervious area.**
- (e) *Indirect Property Benefit* means property located on privately owned and maintained roadways or located within a neighborhood that provides maintenance and upkeep of a private drainage system that discharges into the stormwater system that is owned, operated and maintained by the city.
- (f) *Undeveloped property* shall mean any parcel which does not contain manmade impervious areas.
- (g) *Developed property* shall mean any parcel which contains manmade impervious area.