



# MEMORANDUM

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To: City Commission

From: Jason Chockley, Acting Community Development Director

Date: June 13, 2023

Re: Code Changes related to Impervious Areas and Artificial Grass/Turf

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## **BRIEF DESCRIPTION:**

These are proposed code changes to three code sections related to impervious areas and increasing demand of allowance for artificial grass/turf.

## **Impervious Area Coverage:**

Due to the increasing number of resident complaints of standing water and drainage issues in the City likely due to more frequent/intense thunderstorm activity and climate change we are looking at updating existing regulations to help alleviate these situations. Currently code does not include pavers set over a sand base as an impervious surface. Sand set pavers do drain better than poured concrete but it is at a much slower pace than areas of grass, mulch or gravel which leads to increased water pooling on brick paver areas and sheet flowing of water onto adjacent properties. In order to keep more efficient drainage/impervious area on the property, sand set pavers will now be given a 50% credit towards impervious area calcs which is currently limited to no more than 55% of the lot area. This change will reduce how much paved area homeowners can have on their lots. Many cities in Broward give a 50% credit while some Cities count it the same as concrete with no credit. **Changes shown in Green on the attached backup.**

**Code Section 25-47** Supplemental landscape requirements. Pavers set over sand shall be given a 50% credit towards impervious cover. **Front yard driveway expansions shall be exempt from the 50% impervious area calculation if an engineered channel drain grate system is installed resulting in a net zero watershed. An example system is included in the backup (updated from 5/23/23 Comm. Meeting).**

**Code Section 19-154** Definitions. Adds the 50% credit towards impervious area calculations under impervious area definition.

## **Artificial Turf or Artificial Grass:**

As these artificial products become more mainstream, we have had more and more residents request the use of artificial grass on residential properties. These products have been used successfully for years on sports fields and some golf courses and are now becoming more

popular on residential properties with many benefits such as less water for irrigation, reduction of fertilizers, decreased maintenance, etc.... Multiple Cities in Broward County have started to incorporate language into their codes for residential use, especially in the rear and side yard areas where a uniform street view is not an issue. In the backup docs you will see code changes related to this matter **shown in Red on the attached backup.**

In order to help prevent this new change contributing to the above-mentioned drainage concerns due to the compaction of subgrades and weed membranes, artificial turf/grass will be given an 80% credit towards impervious area calcs and will require 3ft of pervious area between the edge of turf and side/rear property lines. A photographic example of a typical installation method is attached. This 3ft will most commonly be natural grass, mulch, gravel, or open soil with landscape materials. Some photographic examples of this are attached.

**Code Section 25-47 Supplemental landscape requirements.** Adds the 80% credit towards impervious area calculations, specifies setback distances and outlines the building permit requirements.

**Code Section 21-8. Definitions.** Adds a new definition in code for artificial grass or artificial turf and established the 3 ft setback from side and rear property lines.

**Code Section 19-154. Definitions.** Adds the 80% credit towards impervious area calculations.

PLANNING AND ZONING BOARD RECOMMENDATION: The Planning and Zoning Board, at their meeting of February 6, 2023, **unanimously recommended Approval** of the proposed code change 10-0