



CITY COMMISSION ORDINANCE/RESOLUTION

TITLE: Ordinance 23-14 (Community Development)

DESCRIPTION: AN ORDINANCE OF THE CITY OF COOPER CITY, FLORIDA, AMENDING CHAPTER 19 OF THE CITY'S CODE OF ORDINANCES, ENTITLED, "UTILITIES;" BY SPECIFICALLY AMENDING ARTICLE III, SECTION 19-154, ENTITLED "DEFINITIONS;" AMENDING THE DEFINITION OF "IMPERVIOUS AREA;" FURTHER AMENDING CHAPTER 21, ENTITLED "UNIFIED LAND DEVELOPMENT CODE," BY SPECIFICALLY AMENDING SECTION 21-8, ENTITLED "DEFINITIONS;" PROVIDING FOR A DEFINITION OF "ARTIFICIAL TURF OR ARTIFICIAL GRASS;" AMENDING CHAPTER 25 OF THE CITY'S CODE OF ORDINANCES, ENTITLED "DEVELOPMENT STANDARDS;" BY SPECIFICALLY AMENDING ARTICLE III, SECTION 25-47, ENTITLED "SUPPLEMENTAL LANDSCAPE REQUIREMENTS;" ESTABLISHING AN EIGHTY PERCENT (80%) CREDIT TOWARDS IMPERVIOUS AREA CALCULATIONS, SPECIFYING SETBACK REQUIREMENTS AND PROVIDING FOR PERMIT REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

CITY MANAGER RECOMMENDATION:

The City Manager recommends approval of Ordinance 23-14 on 2nd reading, providing a definition of Artificial Turf or Artificial Grass, establishing an 80% credit towards impervious area calculations, specifying setback requirements, and providing for permit requirements.

ANALYSIS/BACKGROUND OF ITEM:

These are proposed code changes to three code sections related to impervious areas and increasing demand for 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.

Code Section 19-154 Definitions. Add the 50% credit towards impervious area calculations under the impervious area definition. **Front yard driveway expansions shall be exempt from the 50% impervious area calculations 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).**

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 documents, you will see code changes related to this matter **shown in Red on the attached backup.**

In order to help prevent this new change from 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 calculations 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. Add a new definition in the code for artificial grass or artificial turf and establish the 3ft setback from the 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 on February 6, 2023, **unanimously recommended approval** of the proposed code change 10-0.

STRATEGIC PLAN:

Helps promote public safety by reducing flood risks and economically benefits residents with savings on their insurance policy premiums.

FISCAL IMPACT:

None

ALTERNATIVES:

N/A

ATTACHMENTS:

1. Ordinance 23-14
2. Staff Memo dated June 13, 2023
3. Photo Examples/Typical Installation