

Artificial Turf

Current Regulation: Requires 3 inspections, reviewed under Yard Drainage Modifications. Current installations are considered as pervious if the weed barrier is not installed. Turf is not permitted in the right-of-way under Art. 7.400.

Purpose of Amendment

- Ensure accurate impervious coverage calculations.
- Protect trees from root damage and soil compaction as well as future planting space.
- Prevent drainage issues caused by non-permeable turf systems.
- Limit heat effects from large applications

Proposed Change

- Classify all artificial turf installations as impervious, regardless of:
 - Location (front, side, or rear yard)
 - Installation method (with or without specific base or drainage layer, weed barrier liner).

Intended Outcome

- Establish specific turf installation and inspection standards.
- Reduce impacts to drainage and vegetation.
- Provide clear, enforceable maintenance standards for homeowners and contractors.

Conditional Certificate of Occupancy

Current Regulation: CCO’s are issued after:

- ✓ Building final inspection approval
- ✓ Submission and review of as-built survey
- ✓ No health/safety issues pending

Accompanying CCO agreement gives the contractor 30 days to complete remaining work. After 30 days hourly revision fees are billed to property owner.

Purpose of Amendment	Proposed Options
• Ensure compliance with inspection and survey requirements • Minimize time between revisions and issuance of Certificate of Occupancy (CO)	• Option 1: Define stricter standards and apply a flat fee covering additional engineering reviews • Option 2: Eliminate CCO’s entirely
Intended Outcome • Streamline the CO process • Reduce delays and additional costs for property owners • Ensure consistent compliance with City standards	

Tree Removal

Current Regulation: Replacement plantings are required for all tree removals that trigger mitigation.
Tree removal permit fee is \$25 which doesn't cover inspection and arborist review costs

Purpose of Amendment

- Ensure funding for tree inspections and arborist services
- Encourage responsible tree replacement and preservation

Proposed Changes

- Increase tree removal permit fee with added fees per additional healthy tree removed
 - Consider construction vs. standalone tree removal fee differences
- Fees Cover
 - Arborist inspections
 - Administrative review
 - Enforcement of replacement requirements

Intended Outcome

- Provide sustainable funding for tree management
- Reduce unmitigated tree loss
- Ensure consistent compliance with City tree preservation standards

Vacant Property Registration

Current: No existing registration program for vacant or substandard properties

Purpose of Amendment

- Track substandard and vacant houses
- Facilitate proactive maintenance, inspections, and compliance enforcement

Proposed Changes

- Establish a Vacant Property Registration Program
- Owners register properties with the City if vacant for more than 6 months continuously
 - Include contact information, expected future occupancy status, and security measures
- Consider annual registration fee to cover administrative and inspection costs

Intended Outcome

- Improve City monitoring of vacant and substandard properties
- Encourage property upkeep and neighborhood safety
- Provide data for enforcement and planning purposes

Permit Expiration

Current Regulation: Standard permit expiration timelines apply to all permit types

- work must start within 180 days after permit issuance, not to exceed 18 months
- the building official can grant an extension not to exceed an additional 12 months
- after expiration the permit is invalid and must be repurchased

Purpose of Amendment

- Ensure permits remain active only as needed
- Reduce administrative delays and expired permit complications
- Encourage timely completion of projects

Proposed Change

- New construction (residential or commercial) = Current Standards
- Remodels & additions → work start within 120 days, expires after 12 months, 6 month Building Official extension
- Single-trade permits → work start within 90 days, expires after 6 months, 1 month extension from Building Official

Intended Outcome

- Streamline permit management
- Minimize delays and enforcement issues
- Ensure fair and efficient system for property owners and contractors