

COMPARATIVE ARTIFICIAL TURF STANDARDS – WITH JUNO BEACH, NORTH PALM BEACH, JUPITER, TEQUESTA AND PALM BEACH

	ARTIFICIAL TURF REQUIREMENTS				
	JUNO BEACH	NORTH PALM BEACH Section 45-29	JUPITER Memorandum & Attachment A (See attached)	TEQUESTA Ordinance No. 11-23 (See attached)	PALM BEACH Section 66-313 & 66-314
Definition	None Provided	Also referred to as synthetic grass	Additionally, staff notes that Section 27-1 of the Zoning Code defines a structure as “anything constructed, assembled or erected, the use of which requires location on the ground or attachment to something having location on or in the ground;” Most installation processes for artificial turf require the removal of a layer of topsoil and the addition of one or more layers of base materials which are then compacted to provide a subsurface upon which to place the synthetic turf material. Based on this installation process and the fact that artificial turf is a synthetic (not natural) material that is constructed and fastened to the ground, it is consistent with the definition of a structure as noted above.	"Artificial Turf: A man-made surface of synthetic fibers manufactured to look like sod or lawn."	A product manufactured from synthetic materials that simulates the appearance of natural turf, grass, sod or lawn.
Allows Turf	Yes – Not Specified	Yes	Yes	Yes	Yes
Turf Permitted in Back Yards/ Rear	Not Specified	Yes	Yes	Yes	Yes
Turf Permitted in Side Yards	Not Specified	Yes	Yes	Yes	Yes
Turf Permitted in Front Yards	Not Specified	No	Not Specified - artificial turf may be installed in side yards within setbacks, similar to sidewalks, stepping stones or mulched paths	Only as a decorative grid design in conjunction with approved pavement materials (pavers or the like) for a walkway and driveway.	Only as driveway accent
Counts Toward Landscape Open Space	Not Specified	Yes	No	Yes	No
Permeability Requirement	Reviewed by the Town’s Engineer	Minimum permeability of thirty (30) inches per hour per square yard	Drainage requirements reviewed and shall meet the satisfaction of the Town Engineer.	Artificial turf shall be installed to have a minimum permeability of thirty (30) inches	Calculated as imperious surface
Permitted in the following Zoning Districts	Not Specified	Single-family or Two-family dwelling	Policy only applied to properties in the Town that had green space requirements and not to single family residential units or MXD zoned properties	"A permitted use on lots improved with single family or two-family dwellings. Any commercial or mixed-use zoned property as a special exception."	Artificial turf installation shall be approved by either the Architectural Review Commission or the Landmarks Preservation Commission (depending upon the property designation) and all artificial turf installation requires a building permit.

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USES	ARTIFICIAL TURF REQUIREMENTS				
	JUNO BEACH Section 34-980	NORTH PALM BEACH Section 45-31	JUPITER Section 27-2828	TEQUESTA Section 78-705	PALM BEACH Section 134-2176
Toxicity	Not Specified	Infill materials for artificial turf are limited to organic materials and sand with a non-toxic coating.	<p>Consequences:</p> <ul style="list-style-type: none"> • Materials used and compaction of base materials and sub-soil result in a product that is either impervious or less pervious than natural turf; • Effectively caps off the most productive layer of topsoil that contains the highest concentration of roots, hosts important microbial activity, sequesters carbon and provides food sources for urban wildlife; • Results in excessive heat radiation (up to 80 degrees higher than the ambient air temperature) and is significantly hotter than asphalt and concrete; • Potential leaching of Per- and Polyfluoroalkyl (PFAS) chemicals and micro-plastics into both surface and groundwater; • A limited lifespan (+10 years) resulting in more landfill waste; • Requires periodic cleaning and sanitization to control odors and bacteria growth. Cleaning/sanitizing solutions may result in chemical runoff; 	Artificial turf shall be lead-free. Infill materials for artificial turf must be organic or sand, with a non-toxic coating.	Artificial turf material shall be lead-free.