



DATE: October 20, 2024

TO: Members of the Planning and Zoning Board, Historic Resources Preservation Board, & Tree and Landscape Board

FROM: William Waters, Director of Community Sustainability

MEETING: November 6, November 13, & November 14, 2024

SUBJECT: **Ordinance 2024-14:** Consideration of an ordinance amending Chapter 23 “Land Development Regulations,” Article 1 “General Provisions,” Division 2 “Definitions,” Section 23.1-12 – Definitions and Article 6 “Environmental Regulations,” Section 23.6-1 “Landscape Design Standards” to create a definition for artificial turf and establish regulations and performance standards for artificial turf.

PROPOSAL / BACKGROUND/ ANALYSIS:

Due to public interest and the repeated installation of artificial turf, staff was directed in 2019-2020 to draft an ordinance regulating artificial turf. In October 2020, Ordinance 2020-15 was presented to the Planning and Zoning Board (PZB), Historic Resources Preservation Board (HRPB), and the Tree Board. The PZB and HRPB unanimously recommended approval of the proposed amendments to the Land Development Regulations (LDRs), excluding the artificial turf, and cited that additional public discussion was needed. The Tree Board voted unanimously not to approve the use of artificial turf in the City. At the City Commission meeting on November 17, 2020, the artificial turf section (Exhibit G) was excluded from Ordinance 2020-15.

The City Commission paused Code Compliance actions on all violations relating to groundcover including artificial turf beginning January 11, 2023, to hold a work session meeting to discuss the ordinances regarding artificial turf and the installation of groundcover in yards with mulch or rock. At the City Commission work session on April 13, 2023, the installation of artificial turf was discussed at length and the majority of the commission recommended creating an updated landscape ordinance with the strict prohibition for the usage of artificial turf. At the Special City Commission Meeting on May 9, 2024, staff was directed to come back with options for impermeable surfaces and clarifying the landscape code for both residential and commercial properties.

The proposed ordinance would amend the following sections of the City’s Land Development Regulations:

- Article 1 “General Provisions,” Division 2 “Definitions,” Section 23.1-12 – Definitions
- Article 6, “Environmental Regulations,” Section 23.6-1 – Landscape Regulations

The proposed amendments would allow for artificial turf within the City, subject to the requirements related to location, quality and installation including but not limited to the following:

Use and Location:

The use and location of artificial turf shall be limited to:

1. Construction of non-city-owned athletic fields and playgrounds associated with a non-city-owned community center, park, school, daycare or university.
2. Single family and two-family properties, only in the rear and side yard areas not visible from the right-of-way and screened from view by continuous opaque fencing or hedge material with a minimum height of five feet. Artificial turf shall be prohibited in front yards, except for the limited use as a decorative grid design with maximum four-inch-wide strips used in conjunction with approved pavement materials for patio, walkway, and driveway or between parking strips as part of an approved a building permit.
3. On roof top terraces; or
4. In multifamily and/or mixed-use residential developments as part of a recreation or amenity area.

Impermeable Surface Limits

In all areas of installation, artificial turf shall be treated as an impervious surface. No more than ten percent (10%) of the allowed impermeable/impervious area for the parcel may be artificial turf meeting the specifications as provided in the ordinance.

Standards and Permitting

Artificial turf must meet minimum material standards as well as installation, maintenance, and repair standards. A permit for installation is required and an in-progress inspection shall be required to ensure that the appropriate base material has been installed in accordance with the manufactures' specifications. A final inspection shall also be required.

STAFF RECOMMENDATION:

Staff recommends that the Historic Resources Preservation Board, the Tree and Landscape Board, and Planning and Zoning Board recommend that the City Commission adopt Ordinance 2024-14.

POTENTIAL MOTION:

I move to RECOMMEND/NOT RECOMMEND TO THE CITY COMMISSION **TO ADOPT** the proposed LDR text amendments included in Ordinance 2024-14.

Attachments

- A. Draft Ordinance 2024-14