

Artificial Turf: Comparison of Local Florida Ordinances

The following are the Florida municipalities' Code Sections that regulate the installation, maintenance, and design of artificial turf, in their entirety.

Definition

Pervious/Impervious

Design/Materials

Installation

Maintenance

Prohibited Uses

Placement

Process

Town of Lighthouse Point

Chapter 77 definition, impervious speaks to the development area where:

Developed property means property that has been developed with impervious area including, but are not limited to, rooftops, sidewalks, walkways, patio areas, driveways, parking lots, storage areas, and other surfaces which similarly impact the natural infiltration or runoff patterns which existed prior to development.

And;

Synthetic turf means a dense and continuous surface of synthetic fibers mounted on a permeable backing and of sufficient density and green color to replicate the appearance of healthy natural grass.

Chapter 42 – LAND DEVELOPMENT CODE

...

ARTICLE IV – ZONING

...

Sec. 42-142. - Pervious area and greenspace.

...

- (a) Synthetic turf **installation**. Synthetic turf that is installed in conformance with the provisions contained in section 42-392 of the city's Code of Ordinances shall be considered a pervious surface for purposes of the calculations required in this section.

Sec. 42-392. - Synthetic turf.

- (a) Synthetic turf may be permitted on all properties used for residential or commercial purposes, subject to the requirements and procedures set forth in this section.

(b) Synthetic turf shall comply with all of the following design standards and shall:

- (1) Simulate the appearance of live turf, organic turf, grass, sod or lawn, as determined by the city, and shall have a minimum eight-year "no fade" warranty.
- (2) Be of a type known as cut pile infill with pile fibers of a minimum height of 1.25 inches and a maximum height of 2.5 inches. A minimum height of 1.25 inches is only allowed in the rear yard, between the back of the structure to the property line. N all other locations, a minimum of 1.75 inches to 2.5 inches is required.
- (3) Have a minimum face weight of 75 ounces per square yard. When a minimum cut pile height of 1.25 inches is proposed, a minimum face weight of 45 ounces per square yard may be utilized.
- (4) Be manufactured from polyethylene monofilament, dual yarn system, and manufactured in the United States.
- (5) Have backing that is permeable.
- (6) Be lead free and flame retardant.

(c) Synthetic turf shall comply with all of the following installation standards and shall:

- (1) Be installed by a Florida-licensed general contractor or Florida-licensed landscape architect in a manner prescribed by the manufacturer.
- (2) Be installed over a subgrade prepared to provide positive drainage and an evenly graded mas of compacted, porous crushed rock aggregate material that is a minimum of three inches in depth.
- (3) Be anchored at all edges and seams.
- (4) Not have visible seams between multiple panels.
- (5) Have seams that are joined in a tight and secure manner.
- (6) Have an infill medium consisting of clean silica sand or other mixture, pursuant to the manufacturer's specifications or as approved by the city engineer, that shall:
 - a. Be brushed into the fibers to ensure that the fibers remain in an upright position;
 - b. Provide ballast that will help hold the turf in place; and
 - c. Provide a cushioning effect.

(d) Synthetic turf shall comply with all of the following additional standards:

- (1) Areas of living plant material shall be installed and/or maintained in conjunction with the installation of synthetic turf when utilized in the front yard area. Living plant material shall include a combination of two or more shrubs, vines, trees, or groundcovers in separate planter areas and tree wells.
- (2) Synthetic turf shall be separated from planter areas and tree wells by a concrete mow strip, bender board or other barrier with a minimum three-eighths-inch thickness to prevent the intrusion of living plant material into the synthetic turf.
- (3) Irrigation systems proximate to the synthetic turf shall be capped, directed or otherwise treated so that no irrigation affects the synthetic turf.

(e) Synthetic turf shall comply with all of the following maintenance standards and shall:

- (1) Be maintained in an attractive and clean condition, and shall not contain holes, tears, stains, discoloration, seam separations, uplifted surfaces or edges, heat degradation or excessive wear.
 - (2) Be maintained in a green fadeless condition and free of weeds, debris, and impressions.
- (f) **The following uses are prohibited:**
- (1) Synthetic turf in the public rights-of-way or swales.
 - (2) Synthetic turf treated as a filler for landscaping that is not part of a planned element of landscaping.
- (g) **All uses of synthetic turf shall require a building permit.** The building permit application shall include, at a minimum, all of the following information:
- (1) A complete landscape plan showing the area of synthetic turf, area of living plant material, and area and method of separation between these area.
 - (2) Details regarding existing or proposed irrigation proximate to the synthetic turf.
 - (3) Brand and type of synthetic turf, including all manufacturer specifications and warranties.
 - (4) A scaled cross section and details of the proposed materials and installation, including but not limited to subgrade, drainage, base or leveling layer, and infill.
 - (5) A survey of the property, signed and sealed by a licensed surveyor, depicting all existing easements located on the property.
 - (6) A form signed by any holder of an easement on the property consenting to the installation of the synthetic turf within the easement, with an accompanying acknowledgement by the property owner that in the event the easement holder performs work in the easement that it is the property owner's responsibility to repair and replace the synthetic turf disturbed as a result of the work in the easement.

(Ord. No. 2022-0994, November 2022)

Town of Lantana

Chapter 10.5 – LANDSCAPING

...

ARTICLE III – LANDSCAPE REQUIREMENTS

...

Section 10.5-23 – In general.

...

(e), Artificial Turf.

- (1) **Minimum material standards.** All artificial turf shall comply with the following minimum standards:
 - a. Artificial turf shall consist of green lifelike individual blades of grass that emulate natural turf in look and color and shall have a minimum pile height of one and one-

half (1.5) inches and shall have a minimum tufted weight of fifty-six (56) ounces per square yard.

- b. Artificial turf installations shall have a minimum permeability of 30 inches per hour per square yard.
- c. All artificial turf shall have a minimum eight-year manufacturer's warranty that protects against color fading and a decrease in pile height.
- d. Artificial turf shall be lead free.
- e. All materials must include test documentation which declares that the artificial turf yarn and backing materials are disposable under normal conditions, at any US landfill station (Total Content Leach Protocol (TCLP) test).
- f. The use of indoor or outdoor plastic or nylon carpeting as a replacement for artificial turf or natural turf shall be prohibited.

(2) **Installation, maintenance and repair.**

- a. All artificial turf shall, at a minimum, be installed according to the manufacturer's specifications.
- b. All artificial turf installations shall be anchored to ensure that the turf will withstand the effects of wind.
- c. All seams shall be nailed and glued, not sewn, and edges shall be trimmed to fit against all regular and irregular edges to resemble a natural look.
- d. If artificial turf is planned to be installed immediately adjacent to a seawall, the artificial turf shall be pinned or staked behind the seawall. No artificial turf or installation mechanism shall be attached directly to or placed on a seawall or seawall cap.
- e. Proper drainage shall be provided for all artificial turf installations to prevent excess runoff or pooling of water.
- f. Artificial turf shall be visually level, with the grain pointing in a single direction.
- g. An appropriate solid barrier device (e.g., concrete mow strip, bender board) is required to separate artificial turf from soil and live vegetation.
- h. Precautions for installation around existing trees shall be monitored and may be restricted to ensure tree roots are not damaged with the installation of the base material and that the overall health of the tree will not be compromised.
- i. All artificial turf shall be maintained in a green fadeless condition and shall be maintained free of dirt, mud, stains, weeds, debris, tears, holes, and impressions. Maintenance shall include, but not be limited to cleaning, brushing, debris removal; repairing of depressions and ruts to maintain a visually-level surface; elimination of any odors, flat or matted areas, weeds, and evasive roots; and all edges of the artificial turf shall not be loose and must be maintained with appropriate edging or stakes.
- j. All artificial turf must be replaced if it falls into disrepair with fading or holes or lose areas. Replacement and/or repairs shall be done with like for like materials from the same manufacturer and done so in a manner that results in a repair that blends in with the existing artificial turf.
- k. An owner or applicant shall obtain a duly-authorized building permit from the city's development services department prior to the installation of any artificial turf.
- l. The town or other public entity or utility company may remove artificial turf at any time and for any reason, including but not limited to, in order to provide underground

access for utility work. The property owner shall bear and pay any and all costs to replace or reinstall the artificial turf.

(Ord. No. O-15-05, § 1, 9-26-05; Ord. No. O-10-06, § 2, 8-28-06; Ord. No. O-05-2016, § 1, 2-8-16; [Ord. No. O-20-2019](#), § 5, 10-28-19; [Ord. No. O-30-2019](#), § 6, 1-27-20; [Ord. No. O-05-2022](#), § 4, 5-23-22)

City of West Palm Beach

Zoning and Land Development Regulations

...

ARTICLE XIV. - LANDSCAPING, LAND CLEARING, TREE PROTECTION, AND ARTIFICIAL TURF

...

Section 94-451. -Artificial Turf.

- a. The use and location of artificial turf shall be limited to the following:
 1. The construction of non-city-owned athletic fields and playgrounds associated with a non-city-owned community center, park, school, or university;
 2. As part of the construction of any nonresidential development;
 3. On roof top terraces;
 4. On residential lots in the rear setback and side setback; or
 5. In multifamily residential developments as part of a recreation or amenity area.
- b. Artificial turf proposed under the provision of subsection (a)(1) above shall only be installed upon approval of a class A special use permit, pursuant to the procedures and standards set forth in this chapter.
- c. All areas of installation, artificial turf shall be treated as impervious surface area. The quantity of artificial turf to be incorporated into a project shall be limited by the maximum percentage of impervious surface for the subject property within the applicable zoning district.
- d. With the exception of those circumstances in which artificial turf is installed pursuant to subsection (a)(1) above, artificial turf shall not be:
 1. A part of any landscape buffers required by this article;
 2. Visible from a road or street;
 3. Installed within permanent drainage features (e.g., ponds, swales).
- e. Minimum material standards. All artificial turf shall comply with each of the following minimum standards:
 1. Artificial turf shall consist of green lifelike individual blades of grass that emulate natural turf in look and color.

2. Where artificial turf is utilized for institutional recreational uses (e.g., playgrounds, athletic fields), the artificial turf product installed shall be designed for the intended use and meet the appropriate additional standards.
3. Artificial turf installations shall have a minimum permeability of 30 inches per hour per square yard.
4. All artificial turf shall have a minimum eight year manufacturer's warranty that protects against color fading and a decrease in pile height.
5. Artificial turf shall be lead free.
6. All materials must include test documentation which declares that the artificial turf yarn and backing materials are disposable under normal conditions, at any U.S. landfill station (Total Content Leach Protocol (TCLP) test). Documentation must also be provided that identifies all components that are recyclable and all components that consist of recycled material.
7. The use of indoor or outdoor plastic or nylon carpeting as a replacement for artificial turf or natural turf shall be prohibited.

f. *Installation, maintenance and repair.*

1. All artificial turf shall, at a minimum, be installed according to the manufacturer's specifications.
2. All artificial turf installations shall be anchored to ensure that the turf will withstand the effects of wind.
3. All seams shall be secured and edges shall be trimmed to fit against all regular and irregular edges to resemble a natural look.
4. If artificial turf is planned to be installed immediately adjacent to a seawall, the artificial turf shall be pinned or staked behind the seawall. No artificial turf or installation mechanism shall be attached directly to or placed on a seawall or seawall cap.
5. Proper drainage shall be provided for all artificial turf installations to prevent excess runoff or pooling of water.
6. Artificial turf shall be visually level, with the grain pointing in a single direction.
7. An appropriate solid barrier device (e.g., concrete mow strip, bender board) is required to separate artificial turf from soil and live vegetation.
8. Precautions for installation around existing trees shall be monitored and may be restricted to ensure tree roots are not damaged with the installation of the base material and that the overall health of the tree will not be compromised.
9. All artificial turf shall be maintained in a green fadeless condition and shall be maintained free of dirt, mud, stains, weeds, debris, tears, holes, and impressions. Maintenance shall include, but not be limited to cleaning, brushing, debris removal; repairing of depressions and ruts to maintain a visually-level surface; elimination of any odors, flat or matted areas, weeds, and invasive roots; and all edges of the artificial turf shall not be loose and must be maintained with appropriate edging or stakes.
10. All artificial turf must be replaced if it falls into disrepair with fading or holes or loose areas. Replacement and/or repairs shall be done with like for like materials from the same manufacturer and done so in a manner that results in a repair that blends in with the existing artificial turf.

g. An owner or applicant shall obtain a duly-authorized building permit from the city's development services department prior to the installation of any artificial turf.

...

ARTICLE XIX. – DEFINITIONS

...

Sec. 94 – 611. – Definitions.

...

Artificial turf means an artificial product manufactured from synthetic materials that effectively simulate the appearance of live/natural turf, grass, sod, or lawn.

City of Marco Island

Chapter 30 – LAND DEVELOPMENT CODE

...

ARTICLE IV. – LANDSCAPING

...

Sec. 30-435. – Plant Material and Installation Standards.

...

(e) *Ground covers.* Prior to the issuance of a site permit, certificate of completion or certificate of occupancy for any single-family residence, multifamily, commercial, or institutional development, ground coverings, as described below, shall be installed.

...

(3) *Impervious surfaces, single-family districts.* No more than 67 percent of the total lot area within a single-family zoning district shall be covered with impervious surfaces. The use of pervious pavers and synthetic turf will be included in the calculation to the extent the applicant provides credible evidence of the permeability of the surface. Impervious surfaces may not cover a French drain, if required, except that up to two four-foot-wide walkways to a dock facility may be used;

...

(i) *Synthetic turf.*

(1) **Standards.**

- a. The use of artificial plants and surfaces painted to appear as plant material are prohibited in a landscaped area except as provided by this section.
- b. Synthetic turf that complies with the following standards may be permitted:
 - 1. Simulate the appearance of live turf, organic turf, grass, sod or lawn.
 - 2. Be of a type known as cut pile infill with pile fibers a minimum height of 1.75 inches and maximum height of 2.50 inches.
 - 3. Be a minimum 75 ounces per square yard.
 - 4. Be manufactured from polyethylene monofilament, Dual Yarn System.
 - 5. Be affixed to a permeable backing with a pervious subgrade equal or exceeding real turf permeability.
 - 6. Have a minimum 8-year "No Fade" warranty.
 - 7. Be a lead free.
 - 8. Be a product that is flame retardant.
 - 9. Turf shall not be permitted within 36 inches of an unfenced side property lot line. The 36-inch buffer shall be landscaped with living plant material.
- d. The use of indoor or outdoor plastic or nylon carpeting as a replacement for natural or synthetic turf shall be prohibited.
- e. A material other than polyethylene monofilament may be approved by the city manager or his/her designee if the product has been certified to meet applicable environmental and health regulations regarding lead content.
- f. Use of synthetic turf in the public right-of-way or swale is prohibited.
- g. Turf shall not be treated as a fill in material. but rather as a planned element of the landscape.

(2) **Installation.**

- a. Synthetic turf shall:
 - 1. Be installed by a licensed professional pursuant to manufacturer's requirements.
 - 2. Be installed over a subgrade prepared to provide positive drainage and an evenly graded mass of compacted, porous crushed rock aggregate material.
 - 3. Be anchored at all edges and seams.
- b. A drainage system shall be installed underneath the turf to prevent excessive runoff or pooling.
- c. Where multiple panels are used. the change from one panel to the next shall not be readily visible and seams shall be joined in a tight and secure manner.
- d. An infill medium consisting of clean silica sand or other approved mixture shall be brushed into the fibers to ensure that the fibers remain in an upright position and to provide ballast that will help hold the turf in place and provide a cushioning effect. Rubber is prohibited.

- e. Areas of living plant material shall be installed or maintained in conjunction with the installation of synthetic turf when utilized in the front yard area. Living plant material shall include shrubs, vines, trees and groundcovers in separate planter areas and tree wells.
- f. Synthetic turf shall be separated from planter areas and tree wells by a concrete mow strip, bender board, or other barrier with a minimum three-eighths inch thickness to prevent the intrusion of living plant material into the synthetic turf areas.
- g. Use of an irrigation system for non-active use turf shall be prohibited.
- h. An existing irrigation system that will not be utilized for the synthetic turf may remain, however, heads shall be removed, and pipes shall be capped below ground.

(3) Maintenance.

- a. Synthetic turf shall be maintained in a green fadeless condition and free of weeds, debris, tears, holes, and impressions.
- b. Synthetic turf shall be prohibited in the public rights-of-way and swales within the City of Marco Island. The city, city employees or its contractors or subcontractors are not responsible to repair or replace any synthetic turf located within the public right-of-way, swales or easements damaged as a result of an associated city project or work order. Replacement of any synthetic turf material removed or damaged to repair or maintain roadways or utilities in the public right-of-way, swales or easements shall be the responsibility of the property owner and such repairs shall be made within 30 days or result in a code compliance violation.

(4) Material specifications and plans.

- a. Materials specifications and plans shall be provided to the city manager or their designee for review and approval prior to the installation of the synthetic turf.
- b. The submittal shall include:
 - 1. A landscape plan showing the area of synthetic turf, area of living plant material, and separation material between these areas.
 - 2. A dimensioned cross section of proposed materials and installation details, including subgrade, drainage, base or leveling layer, and infill.
 - 3. Edge material and detail for treatment of seams; and
 - 4. Material description and specifications, including manufacturer, installer (with contact information), and warranty information.

(5) Exceptions.

- a. Sports courts.
 - 1. An exception to the material selection, design and installation specifications for synthetic turf shall be allowed for sports courts. Sports courts shall include putting greens, miniature golf courses, bocce courts,

lawn tennis courts, volleyball, badminton, soccer courts and other similar courts for sports typically played on grass surfaces. The material specifications and plans provided to the city manager or their designee for review and approval may include deviations from the requirements for synthetic turf that is designed to simulate lawn turf or grass. The specifications submitted shall show that the materials and installation are consistent with products designed specifically for sports courts.

2. Sports courts deviating from the synthetic turf standards above [subsection] (i)(1) will be considered impervious surface.
3. Sports courts shall not be between the front of the house and the right-of-way, except for corner and shoulder lots, which will be allowed in only one of the two front yards.

(Ord. No. 02-22, § 5, 7-15-2002; Ord. No. 05-02, § 1, 3-21-2005; Ord. No. 09-14, § 4, 10-19-2009; Ord. No. 10-04, § 2.5., 4-19-2010; Ord. No. 11-07, § 2, 6-20-2011; Ord. No. 15-04, § 1, 3-2-2015; Ord. No. 21-18, § 2, 12-6-2021)

City of Winter Park

Chapter 58 – LAND DEVELOPMENT CODE

...

ARTICLE III. – ZONING

...

Sec. 58-95. – Definitions.

...

Artificial turf or synthetic grass means an artificial grass mat manufactured with man-made materials such as polypropylene, polyethylene, and/or other materials, which is used to replicate the appearance of natural grass.

...

ARTICLE V. – ENVIRONMENTAL PROTECTION REGULATIONS

...

Sec. 171. – Artificial Turf Installation.

(a) *The following requirements shall govern the installation of artificial turf.*

- (1) A permit shall be required to install artificial turf. At a minimum, artificial turf must be installed according to the manufacturer's specifications and may be subject to further city stormwater requirements.
 - (2) Artificial turf must replicate a common species of natural grass utilized in the Central Florida area such as St. Augustine, Bahia, or Bermuda grass in color and appearance.
 - (3) New total impervious area coverage to include the artificial turf shall be submitted with the permit application.
 - (4) The first one inch of stormwater runoff from the artificial turf must be retained on site in accordance with [section 58-163](#).
 - (5) Installations are not allowed under tree canopies, or within the drip line of any existing tree canopy.
 - (6) Installations are not permitted within five feet of any side or rear property line.
 - (7) Installations are not permitted within ten feet from the front property line or within ten feet of any side street property line.
 - (8) Installation of artificial turf within public and private rights-of-way is prohibited.
 - (9) Artificial turf may not be installed within 50 feet of any artificial or natural water body.
 - (10) Artificial turf is prohibited within drainage features (e.g. retention ponds, swales, and etc.)
- (b) **Maintenance of artificial turf.** The property owner shall routinely maintain artificial turf, including cleaning, brushing, debris removal, repairing and replacement. Such maintenance activities shall ensure that artificial turf continues to function as designed and permitted. The aforesaid requirements of this subsection (b) apply to all artificial turf installed within the city limits whether such: (i) was installed prior or after the adoption of this subsection, or (ii) was not required to obtain a permit or enter into an agreement required by this section at the time of its installation. All artificial turf must be replaced if it falls into disrepair with fading, holes or loose areas. Replacement and repairs shall be done with like materials from the same manufacturer and done so in a manner that results in a repair that blends in with the existing artificial turf. The property owner's failure to maintain, repair and/or replace artificial turf in compliance with this section or any agreement entered into with the city as required herein shall constitute a violation of this subsection.

([Ord. No. 3267-23](#) , § 2, 3-8-23)

City of Orlando

Subtitle B – LAND DEVELOPMENT CODE

...

Chapter 60 – SUBDIVISION AND LANDSCAPING

...

PART 2. – LANDSCAPING AND TREE PROTECTION

...

2G. - SITE SPECIFIC PLANTINGS AND MATERIAL REQUIREMENTS

Sec. 60.224 – Artificial Turf.

The use of artificial turf is permitted subject to obtaining a permit from the Permitting Division and compliance with the provisions of this Section. All artificial turf shall, at a minimum, be installed according to the manufacturer's specifications and may be subject to further City stormwater requirements.

- (a) **Location.** The installation of artificial turf is permitted on residential, private parks and schools, commercial sites and limited to play areas of public parks and institutions subject to the requirements of this Section. Installation of artificial turf within public and private rights-of-way is prohibited. Artificial turf may not be installed within 50 feet of any artificial or natural water body. Within Historic Preservation Districts, artificial turf may not be installed where it is visible from any rights-of-way; further, a minor Certificate of Appropriateness is required when applicable. Artificial turf is prohibited within drainage features (e.g. retention ponds, swales, and etc.) Artificial turf must be installed outside of the drip line of any tree.
- (b) **Impervious Surface Ratio.** The installation of artificial turf shall be calculated as an impervious surface, as the intent of the Landscape Code is the installation of living, sub-tropical materials on pervious areas of the site. Total impervious area calculations shall be submitted with any artificial turf application. The quantity of artificial turf to be incorporated into the landscaping of a property shall be limited by the maximum impervious surface ratio (ISR) for the subject property within the applicable zoning district and location requirements above.
- (c) **Appearance.** Artificial turf shall consist of materials that appear natural in appearance and color from any public or private rights-of-way, neighboring properties or natural features (wetlands, lakes, parks, common areas etc.) Other generally accepted colors will be reviewed by the Appearance Review Officer. The use of indoor/outdoor plastic or nylon carpeting as an installation of artificial turf is prohibited.
- (d) **Maintenance.** All artificial turf shall be maintained in a fadeless condition and shall be kept free of dirt, mud, stains, weeds, debris, tears, holes and impressions. Maintenance shall include, but not be limited to: cleaning, brushing, debris removal; repairing of depressions and ruts to maintain a visually-level surface; elimination of any odors, flat or matted areas, weeds, and evasive roots; and all edges of the artificial turf shall not be loose and must be maintained with appropriate edging or stakes.

All artificial turf must be replaced if it falls into disrepair with fading, holes or loose areas. Replacement and repairs shall be done with like materials from the same manufacturer and done so in a manner that results in a repair that blends in with the existing artificial turf.

(Ord. No. 2013-74, § 1, 12-9-2013, Doc. #1312091207; [Ord. No. 2021-49](#), § 1, 8-23-2021, Doc. #2108231204)

...

Chapter 66 – DEFINITIONS

...

PART 2. – DEFINITIONS

...

Sec. 66-200. – Definitions.

...

Artificial Turf or artificial grass: An artificial grass mat manufactured with manmade materials such as polypropylene, polyethylene, and/or other materials, which is used to replicate the appearance of natural grass.

...

(Ord. of 9-16-1991, Doc. #25103; Ord. of 4-20-1992, Doc. #25639; Ord. of 7-26-1993, Doc. #26772; Ord. of 6-20-1994, Doc. #27636; Ord. of 7-11-1994, Doc. #27686; Ord. of 11-28-1994, Doc. #28068; Ord. of 8-28-1995, Doc. #28749; Ord. of 5-20-1996, Doc. #29364; Ord. of 5-11-1998, Doc. #31215; Ord. of 4-5-1999, § 6, Doc. #32007; Ord. of 8-23-1999, § 6, Doc. #32283; Ord. of 9-11-2000, § 31, Doc. #33225; Ord. of 11-13-2000, § 1, Doc. #33391; Ord. of 2-26-2001, § 3, Doc. #33617; Ord. of 6-4-2001, § 16, Doc. #33841; Ord. of 8-6-2001, § 10, Doc. #33970; Ord. of 10-29-2001, § 5, Doc. #011029703; Ord. of 1-27-2003, Doc. #030127712; Ord. of 1-26-2004, §§ 1—3, Doc. #040126910; Ord. of 1-24-2005, § 35, Doc. #050124909; Ord. of 12-15-2008, § 4, Doc. #0812151105; Ord. of 3-9-2009, § 4, Doc. #0903091103; Ord. of 4-27-2009, § 3, Doc. #0904271102; Ord. of 5-4-2009, § 2, Doc. #0905041101; Ord. of 10-5-2009, § 3, Doc. #0910051105; Ord. No. 2010-31, § 4, 8-30-2010, Doc. #1008301109; Ord. No. 2010-33, § 7, 8-30-2010, Doc. #1008301102; Ord. No. 2013-20, § 2, 5-6-2013, Doc. #1305061206; Ord. No. 2013-53, § 5, 11-25-2013, Doc. #1311251203; Ord. No. 2013-74, § 2, 12-9-2013, Doc. #1312091207; Ord. No. 2014-3, § 4, 2-24-2014, Doc. #1402241204; Ord. No. 2014-33, § 2, 9-29-2014, Doc. #1409291201; Ord. No. 2014-62, § 2, 12-8-2014, Doc. #1412081203; Ord. No. 2015-11, § 2, 4-6-2015, Doc. #1504061202; Ord. No. 2014-27, § 4, 9-8-2014, Doc. 3 1409081204; Ord. No. 2015-33, § 2, 7-13-2015, Doc. #1507131207; Ord. No. 2016-39, § 5, 4-18-2016, Doc. #1604181201; Ord. No. 2016-52, § 2, 7-25-2016, Doc. #1607251203; Ord. No. 2016-68, § 9, 11-14-2016, Doc. #1611141201; Ord. No. 2017-17, § 15, 4-10-2017, Doc. #1704101203; Ord. No. 2017-48, § 9, 8-8-2017, Doc. #1708081202; Ord. No. 2018-3, § 2, 2-12-2018, Doc. #1802121201; Ord. No. 2018-27, § 6, 5-29-2018, Doc. #1805291205; Ord. No. 2018-32, § 3, 6-11-2018, Doc. #1806111203; Ord. No. 2018-44, § 9, 9-4-2018, Doc. #1809041202; Ord. No. 2018-45, § 7, 8-20-2018, Doc. #1808201202; Ord. No. [2018-68](#), § 2, 1-14-2019, Doc. #1901141201; Ord. No. [2019-46](#), § 4, 10-7-2019, Doc. #1910071201; Ord. No. [2020-58](#), § 3, 1-11-2021, Doc. #2101111202; [Ord. No. 2021-44](#), § 3, 8-23-2021, Doc. #2108231201; [Ord. No. 2021-49](#), § 2, 8-23-2021, Doc. #2108231204; [Ord. No. 2022-45](#), § 6, 8-15-2022, Doc. #2208151209; [Ord. No. 2022-68](#), § 4, 12-5-2022, Doc. #2212051203; [Ord. No. 2022-66](#), § 4, 1-9-2023, Doc. #2301091201; [Ord. No. 2023-1](#), § 4, 3-20-2023, Doc. #2303201206)

Town of Ocean Ridge

SUBPART B – LAND DEVELOPMENT CODE

...

Chapter 66 – ENVIRONMENTAL REGULATIONS

...

ARTICLE IV. – LANDSCAPING

...

DIVISION 2. – WATER EFFICIENT LANDSCAPING

...

Sec. 66-142. - Artificial turf/synthetic grass.

- (a) **Minimum material standards.** All artificial turf also referred to as synthetic grass, shall comply with the following minimum standards:
- (1) Artificial turf shall consist of green lifelike individual blades of grass that emulate natural turf in look and color, as approved by the town building official, and shall have a minimum pile height of one and one-half inches, unless otherwise approved by the town building official, and shall have a minimum tufted weight of 56 ounces per square yard.
 - (2) Artificial turf installations shall have a minimum permeability of 30 inches per hour per square yard.
 - (3) All artificial turf shall have a minimum eight-year manufacturer's warranty that protects against color fading and a decrease in pile height.
 - (4) Artificial turf shall be lead free.
 - (5) All materials must include test documentation which declares that the artificial turf yarn and backing materials are disposable under normal conditions, at any U.S. landfill station (Total Content Leach Protocol (TCLP) test).
 - (6) The use of indoor or outdoor plastic or nylon carpeting as a replacement for artificial turf or natural turf shall be prohibited.
- (b) **Installation, maintenance and repair.**
- (1) All artificial turf shall at a minimum, be installed according to the manufacturer's specifications.
 - (2) All artificial turf installations shall be anchored to ensure that the turf will withstand the effects of wind.
 - (3) All seams shall be nailed and glued, not sewn, and edges shall be trimmed to fit against all regular and irregular edges to resemble a natural look.
 - (4) If artificial turf is planned to be installed immediately adjacent to a seawall, the artificial turf shall be pinned or staked behind the seawall. No artificial turf or installation mechanism shall be attached directly to or placed on a seawall or seawall cap.
 - (5) Proper drainage shall be provided for all artificial turf installations to prevent excess runoff or pooling of water.
 - (6) Artificial turf shall be visually level, with the grain pointing in a single direction.
 - (7) An appropriate barrier device (e.g., concrete mow strip, bender board, brick pavers, river rock, landscaping) is required to separate artificial turf from soil and live vegetation.

- (8) Precautions for installation around existing trees shall be monitored and may be restricted to ensure tree roots are not damaged with the installation of the base material and that the overall health of the tree will not be compromised.
 - (9) All artificial turf shall be maintained in a green fadeless condition and shall be maintained free of dirt, mud, stains, weeds, debris, tears, holes, and impressions. Maintenance shall include, but not be limited to cleaning, brushing, debris removal; repairing of depressions and ruts to maintain a visually-level surface; elimination of any odors, flat or matted areas, weeds, and evasive roots; and all edges of the artificial turf shall not be loose and must be maintained with appropriate edging or stakes.
 - (10) All artificial turf must be replaced if it falls into disrepair with fading or holes or loose areas. Replacement and/or repairs shall be done with like for like materials from the same manufacturer, if possible, and done so in a manner that results in a repair that blends in with the existing artificial turf.
 - (11) An owner or applicant shall obtain a duly-authorized building permit from the town's building department prior to the installation of any artificial turf.
 - (12) The town or other public entity or utility company may remove artificial turf at any time and for any reason, including but not limited to, in order to provide underground access for utility work. The property owner shall bear and pay any and all costs to replace or reinstall the artificial turf.
- (c) *Locations allowed.* Artificial turf/synthetic grass shall be allowed in rear and side yards, but not to exceed 25 percent of the total lot area (this area is defined as the total parcel area defined as a side or rear yard minus the area of the primary structure) of the rear and side yards. Artificial turf/synthetic grass shall not be allowed in any front yard areas or in any area visible from the public right-of-way (regardless of whether it is in the rear or side yard), unless it is placed in between paver blocks or similar items in a manner where the area for the artificial turf does not exceed four inches in width, provided that the synthetic turf area does not exceed 50 percent of the total area using the paver blocks. Screening, as approved by the building official, may be used in order to comply with the visibility requirement, further any turf/synthetic grass placed in between paver blocks shall not count toward the 25 percent maximum amount allowed. No artificial turf shall be installed in the public right-of-way.
- (d) *Existing artificial turf.* For those properties where artificial turf is currently installed that is not in compliance with this section, when the existing artificial turf is replaced or repaired, in an amount exceeding 50 percent, then compliance with this section shall be required. Further, all existing artificial turf, not in compliance with this section, must be replaced within ten years of the adoption of this ordinance [from which this section derives].
- (e) *Pervious area.* Artificial turf shall be considered as 100-percent pervious area.

(Ord. No. 2019-15, § 4, 3-2-2020)

Town of Surfside

CHAPTER 90 – ZONING

...

ARTICLE VIII. – LANDSCAPE REQUIREMENTS

...

Sec. 90-85. – General

...

Synthetic turf means a dense and continuous surface of synthetic fibers mounted on a permeable backing and of sufficient density and green color to replicate the appearance of healthy, natural grass.

...

Sec 90-87. – **Installation** of Landscape and Irrigation.

...

- (15) Synthetic turf.
- a. Synthetic turf may be permitted on all properties subject to the requirements and procedures set forth in this section.
 - b. Synthetic turf may be counted towards the minimum required pervious area coverage for H30A and H30B provided it complies with this subsection and all other requirements of this Code. In all other zoning districts synthetic turf may be permitted in accordance with this subsection, but shall not be counted towards the minimum required landscaped areas, buffers, foundation plantings or landscape islands.
 - c. Synthetic turf shall comply with all of the following design standards and shall:
 - i. Simulate the appearance of live turf, organic turf, grass, sod or lawn, and shall have a minimum eight-year "no fade" warranty.
 - ii. Be of a type known as cut pile infill with pile fibers of a minimum height of 1.75 inches and a maximum height of 2.5 inches.
 - iii. Have a minimum face weight of 75 ounces per square yard.
 - iv. Be manufactured from polyethylene monofilament, dual yarn system, and manufactured in the United States.
 - v. Have backing that is permeable.
 - vi. Be lead free and flame retardant.
 - d. Synthetic turf shall comply with all of the following **installation standards** and shall:
 - i. Be installed by a licensed contractor in a manner prescribed by the manufacturer.

- ii. Be installed over a subgrade prepared to provide positive drainage and an evenly graded, porous crushed rock aggregate material that is a minimum of three inches in depth.
 - iii. Be anchored at all edges and seams consistent with the manufacturer's specifications.
 - iv. Not have visible seams between multiple panels.
 - v. Have seams that are joined in a tight and secure manner.
 - vi. Have an infill medium consisting of clean silica sand, small rocks or other mixture. Rubber pellets are prohibited. The provided manufacturer's specifications shall state that the infill:
 - 1. Be brushed into the fibers to ensure that the fibers remain in an upright position;
 - 2. Provide ballast that will help hold the turf in place; and
 - 3. Provide a cushioning effect.
- e. **Synthetic turf shall comply with all of the following additional standards:**
- i. Areas of living plant material shall be installed and/or maintained in conjunction with the installation of synthetic turf. Trees and shrubs shall be provided per the minimum code requirements.
 - ii. Synthetic turf shall be separated from planter areas and tree wells by a concrete mow strip, bender board or other barrier with a minimum four-inch thickness to prevent the intrusion of living plant material into the synthetic turf.
 - iii. **In the front yard, corner yard, or secondary frontage:**
 - a. When entirely within private property. Synthetic turf shall be separated from the public right-of-way area by a vertical visual barrier at the property line, such as a hedge or fence. Any area outside the property line shall be landscaped with ground cover or living turf in the swale of the right-of-way.
 - b. **When extending into public right-of-way.** Synthetic turf installed within private property which also extends into the public right-of-way shall not require the vertical barrier at the property line, but shall require (1) a public works permit which may include additional conditions and requirements, including enhanced drainage mitigation to the satisfaction of the public works director to account for impact on the public right-of-way; and (2) a right-of-way encroachment agreement in form and substance acceptable to the town manager and town attorney. Synthetic turf must conform to the detail in Figure 1 "Town of Surfside Back of Curb French Drain Standard" dated May 2, 2023 as contained in the town's public works manual

available on the town's website and with the town clerk, as may be amended by the town from time to time.

- iv. Irrigation systems proximate to the synthetic turf shall be directed so that no irrigation affects the synthetic turf.

f. Synthetic turf shall comply with all of the following maintenance standards and shall:

- i. Be maintained in an attractive and clean condition, and shall not contain holes, tears, stains, discoloration, seam separations, uplifted surfaces or edges, heat degradation or excessive wear.
- ii. Be maintained in a green fadeless condition and free of weeds, debris, and impressions.
- iii. Synthetic turf must lay flat and resemble live grass.
- iv. For compliance with these maintenance standards and conditions of the respective permits, synthetic turf shall be inspected as follows: synthetic turf installed within the public right-of-way shall be inspected by the public works department at least every three years from the date of issuance of the right-of-way permit. Synthetic turf installed on private property shall be inspected by the code compliance department, at least every three years from the date of issuance of the building permit. Unpermitted synthetic turf described in subsection i., shall be inspected by the code compliance department at least every three years from the effective date of this ordinance.

g. The following uses are prohibited:

- i. Synthetic turf in the public rights-of-way or swales, except as may be permitted and maintained in accordance with this subsection.
- ii. Synthetic turf shall not be used as a screening material where screening is required by the Code.

h. All uses of synthetic turf shall require a building permit. The building permit application shall include, at a minimum, all of the following information:

- i. A complete landscape plan showing the area of synthetic turf, area of living plant material, and area and method of separation between these areas. Minimum landscape requirements shall include minimum required trees and shrubs for new construction and pervious area calculations for all properties.
- ii. Details regarding existing or proposed irrigation proximate to the synthetic turf.
- iii. Brand and type of synthetic turf, including all manufacturer specifications, warranties, and product lifespan.
- iv. A scaled cross section and details of the proposed materials and installation, including but not limited to subgrade, drainage, base or leveling layer, and infill.

- v. A survey of the property with a signed affidavit from the property owner that no changes have occurred since the date of the survey.
- i. Previously installed synthetic turf. Synthetic turf existing as of May 9, 2023, as documented by the town's code compliance department as to open and unresolved cases in a report attached to this ordinance as exhibit "A", may retain their synthetic turf located on private property subject to compliance with all maintenance standards in this subsection. For unpermitted synthetic turf installed in the public right-of-way, an adjacent property owner shall be required within 90 days of the adoption of this ordinance (July, 2023) to obtain a public works permit and comply with all requirements of this subsection for installation and maintenance of synthetic turf in the public right-of-way. Failure to comply with the permitting requirements of this subsection within the 90-day period shall constitute a continued violation of the Code and the property owner shall be required to immediately remove the synthetic turf from the right-of-way.

(Ord. No. 1558, § 2(Exh. A), 8-10-10; Ord. No. 1572, § 2, 4-12-11; [Ord. No. 18-1680](#), § 3, 4-10-18; [Ord. No. 19-1696](#), § 2, 6-11-19; Ord. No. [20-1709](#), § 3, 1-14-20; Ord. No. [23-1749](#), § 3, 7-11-23)