

Planning Director Determination

23.716.060 Special Landscape Provisions:

Section 23.716.060 B: The term “pervious landscape materials” has been determined to include the use of artificial turf as acceptable ground cover material in residential areas. The approval of this material shall be determined on a case by case basis to ensure quality design and a sample must be provided to Planning for review before installation.

Artificial Turf: Means a man-made substitute for organic turf, lawn, or sod which effectively simulates the appearance of a well-maintained lawn and meets all of the quality, materials and installation standards as follows:

- (a). Must have a minimum 8 year no-fade warranty as issued by the manufacturer.
- (b). Must be manufactured from polypropylene, polyethylene or a blend of the two fibers and must be green in color, similar to natural grass. A minimum blade length of 1.25 inches (or as determined by the Planning Director) is required.
- (c). Nylon or plastic based grass blades are not permitted. The use of indoor/outdoor carpeting, artificial shrubs, flowers, trees, vines is also prohibited.
- (d). Must have a cut-pile infill medium that consists of rubber, rubber coated sand or other approved mixtures, and must be brushed into the fibers of the turf to ensure fibers remain in upright position and provide stability.
- (e). Installation must be completed by a licensed professional and should be installed in a manner that ensures adequate drainage and prevents pooling and runoff into adjacent properties.
- (f). Artificial Turf must be consistently maintained in a green and fadeless condition and secured free of weeds, debris, damage, odors, and looseness at edges or seams. Damaged or worn areas must be repaired or replaced in a manner that preserves the consistency of appearance with the existing turf.
- (g). Vehicle parking on artificial turf is prohibited.
- (h). Development shall also comply with Chapter 22.180 RCMC (Water Use and Conservation). [Ord. 13-2013 § 4 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.6.060)].