

**Village of Royal Palm Beach  
Village Council  
Agenda Item Summary**

**Agenda Item:**

**PUBLIC HEARING TO CONSIDER ORDINANCE NO. 1038 ON FIRST READING, AMENDING VILLAGE CODE SECTION 15-2 TO ADD A NEW DEFINITION FOR THE TERM “ARTIFICIAL TURF”; SECTION 15-141 TO ELIMINATE THE CURRENT PROHIBITION ON THE USE OF ARTIFICIAL TURF; AND ADD A NEW SECTION 15-144 ARTIFICIAL TURF TO ESTABLISH CERTAIN PERFORMANCE STANDARDS FOR ARTIFICIAL TURF. BY: DIRECTOR OF PLANNING AND ZONING, BRADFORD O’BRIEN.**

**Issue:**

The intent of the Text Amendment is to amend Village Code Section 15-2 *Definitions* to add a new definition for the term “Artificial Turf”; Section 15-141 *General Landscape Requirements; Irrigation; Xeriscape* to eliminate the current prohibition of the use of artificial turf; and add an entirely new Section 15-144 *Artificial Turf* to establish certain Performance Standards for artificial turf. Village Staff is proposing the following:

- Amend Section 15-2 *Definitions* in order add a new definition of the Term “Artificial Turf as follows:

*Artificial Turf* - 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.

- Amend Section 15-141 *General Landscape Requirements; Irrigation; Xeriscape* specifically subparagraph 15-141 (a)(c)(6) to read as follows:

The use of artificial or inorganic plant material (plastic, fabric, etc.) to meet the requirements of this chapter ~~is prohibited~~, including the use of artificial turf and/or ground cover, is allowed subject to section 15-144.

- Add an entirely new Section 15-144 *Artificial Turf* to provide Performance Standards for artificial turf, summarized as follows:

1. The use and location of artificial turf shall be limited to residential lots when located in the rear yard and side yard areas only, behind the front façade of the adjacent home or structure and screened from public view; as part of a Village

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owned recreation or amenity area; or in multifamily residential or mixed use developments as part of a recreation or amenity area.

2. The owner shall obtain a building permit prior to installation of any artificial turf and installed only pursuant to the procedures and standards set forth in Section 15-144 Artificial turf. Please refer to **Attachment A** for these standards in their entirety.
3. Artificial turf shall be treated as pervious surface area; shall not occur within 2.5 feet of existing rear and side property lines; and shall not alter approved shared drainage plans.
4. Artificial turf shall meet minimum material standards as it pertains to look, minimum water permeability rate, minimum manufacturer's warranty, be lead and pesticide free, and meet minimum material standards (please refer to Section 15-144 (5) in **Attachment A** for the minimum material standards in their entirety).
5. Artificial turf shall also meet certain installation, maintenance and repair standards. Please refer to Section 15-144 (6) in **Attachment A** for a full description of the installation, maintenance, and repair standards.

The Local Planning Agency considered Ordinance 1038 on February 27, 2024 and recommended Approval by a vote of 5-0.

**Recommended Action:**

Staff is recommending Approval of Ordinance No. 1038 on first reading.

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**Attachment A**  
**Chapter 15 Landscaping Artificial Turf**  
**Ordinance No. 1038**

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, AMENDING CHAPTER 15. LANDSCAPING AND VEGETATION MANAGEMENT. OF THE CODE OF ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH AT ARTICLE I. IN GENERAL. AT SECTION 15-2. DEFINITIONS. TO ADD AN ENTIRELY NEW DEFINITION FOR THE TERM ARTIFICIAL TURF; AT ARTICLE VI. MATERIAL AND INSTALLATION STANDARDS. AT SEC. 15-141. GENERAL LANDSCAPE REQUIREMENTS; IRRIGATION; XERISCAPE. TO ELIMINATE THE CURRENT PROHIBITION ON THE USE OF ARTIFICIAL TURF AND ALLOW SUCH USE SUBJECT TO CERTAIN REQUIREMENTS; AND AT ARTICLE VI. MATERIAL AND INSTALLATION STANDARDS. TO ADD ENTIRELY NEW SECTION 15-144. ARTIFICIAL TURF. TO ALLOW FOR THE USE OF ARTIFICIAL TURF IN CERTAIN CIRCUMSTANCES AND PROVIDE REGULATIONS APPLICABLE TO ARTIFICIAL TURF INSTALLED WITHIN THE VILLAGE; PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUB-SECTION OF CHAPTER 15. LANDSCAPING AND VEGETATION MANAGEMENT. SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ADOPTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Village Council desires to update Chapter 15. Landscaping and Vegetation Management. of the Village Code of Ordinances in order to allow for the use of artificial turf in certain areas within the Village and provide regulations addressing minimum material standards, and the installation, maintenance and repair of artificial turf installed within the Village; and

WHEREAS, the Village of Royal Palm Beach has held all required public hearings and has provided public notice in accordance with applicable State statutes and Village ordinances; and

WHEREAS, the Village Council of the Village of Royal Palm Beach has determined that the proposed revisions to Chapter 15 of the Village Code of Ordinances are in the best interests of the general welfare of the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, THAT:

**Section 1:** Chapter 15. Landscaping and Vegetation Management. of the Code of

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Ordinances of the Village of Royal Palm Beach is hereby amended at Article I. In General. at Sec. 15-2. Definitions. to add an entirely new definition for the term artificial turf; providing that Sec. 15-2. Definitions. shall hereafter read as follows:

**Sec. 15-2. - Definitions.**

The following words, terms, and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Artificial turf:* 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.

[All other definitions shall remain the same as previously adopted.]

**Section 2:** Chapter 15. Landscaping and Vegetation Management. of the Code of Ordinances of the Village of Royal Palm Beach is hereby amended at Article VI. Material and Installation Standards. at Sec. 15-141. General landscape requirements; irrigation; xeriscape. to eliminate the current prohibition on the use of artificial turf and allow such use subject to certain requirements; providing that Sec. 15-141. General landscape requirements; irrigation; xeriscape. shall hereafter read as follows:

**Sec. 15-141. - General landscape requirements; irrigation; xeriscape.**

(a) Maintenance.

(1) The owner, tenant, and their agent, if any, shall be jointly and severally responsible for the maintenance and protection of all landscaping existing or hereafter installed. Landscaping shall be maintained in a healthy growing condition and shall be kept free from refuse, debris, harmful insects, and disease. Maintenance shall include watering, except during declared drought conditions, weeding, mowing, fertilizing, treating, mulching, pruning, removal/replacement of dead or diseased landscaping and removal of refuse and debris on a regular basis so as to provide a neat, trim, and well-kept appearance at all times.

(2) The general maintenance and pruning of trees shall not include the practice of "hatracking", wherein a top of a tree is flat-cut severing the leader or leaders, making internodal cuts to lateral limbs or pruning a tree by stubbing off mature wood larger

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than three (3) inches in diameter. This method of pruning is strictly prohibited except for treatment of diseased trees or other necessary pruning to maintain or restore the health and viability of a tree by a certified arborist or landscape architect, or unless the trees are on the prohibited vegetation list. This method of pruning is deemed to be irreparable and irreversible in nature.

- (b) Inspection. The community development department to ensure proper maintenance shall inspect landscaping periodically and shall notify the owner, tenant, or agent in writing of any areas that are not being properly maintained. The owner, tenant, or agent shall, be given a reasonable time period from the time of notification to restore landscape to a healthy condition. If restoration is not accomplished the given time period, a notice to appear before the code enforcement board or special magistrate will be given to the owner, tenant, or agent.
- (c) Irrigation and xeriscape. To further preserve water resources, the use of native plant material in landscape designing through xeriscape techniques is highly encouraged. The water requirements of native plant materials are adjusted to local weather cycles and result in lower water usage than that of non-native plant materials. Materials on xeriscape landscaping with native plant material are available at the planning and zoning department. Applicants are encouraged to review these materials and incorporate xeriscape design in all proposed landscape plans. The planning and zoning department shall require the installation of at a minimum of fifty (50) percent of plant material to be installed to be of a native, cold, and drought-hardy variety.
  - (1) Plans providing sufficient irrigation, as determined by a license landscape architect, professional engineer, or qualified licensed irrigation contractor, for the requirements of the plant material selected, shall be submitted by the applicant for approval by the planning and zoning director.
  - (2) A licensed master plumber, licensed sprinkler/irrigation contractor, or owner/builder with a valid village occupational license, pursuant to a valid and current village permit, shall install all irrigation systems.
  - (3) Irrigation systems shall be installed and at all times maintained so as to minimize spray upon any public access sidewalk, street, or abutting property.

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- (4) Prior to the issuance of a certificate of occupancy by the community development department, a complete set of as-built irrigation plans shall be submitted and approved by said department.
- (5) The use of irrigation quality (IQ) effluent water (gray or reused water) shall be encouraged for irrigation purposes where such use may be deemed practical and where such water is available to a site and where such reuse is approved by the appropriate regulatory agencies.
- (6) The use of artificial or inorganic plant material (plastic, fabric, etc.) to meet the requirements of this chapter ~~is prohibited~~, including the use of artificial turf and/or ground cover, is allowed subject to section 15-144.
- (7) After April 4, 2002, new installations of automatic irrigation systems shall be equipped with a water sensing device which will automatically discontinue irrigation during periods of rainfall and such devices must operate and be maintained accordingly. See also section 24-64.

**Section 3:** Chapter 15. Landscaping and Vegetation Management. of the Code of Ordinances of the Village of Royal Palm Beach is hereby amended at Article VI. Material and Installation Standards. to add entirely new Sec. 15-144. Artificial turf. to allow for the use of artificial turf in certain circumstances and provide regulations applicable to artificial turf installed within the Village; providing that Sec. 15-144. Artificial turf. shall hereafter read as follows:

**Sec. 15-144. – Artificial turf.**

- (1) The use and location of artificial turf shall be limited to the following:
  - a. On residential lots in the rear yard and side yard areas only, behind the front façade of the adjacent home or structure and screened from public view;
  - b. As part of a village-owned recreation or amenity area; or
  - c. In multifamily residential or mixed use developments as part of a recreation or amenity area.
- (2) Artificial turf proposed under the provision of subsection (1)(a) above shall be installed only pursuant to the procedures and standards set forth in this chapter. In addition, a

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property owner shall obtain a building permit prior to the installation of any artificial turf.

(3) In all areas of installation, artificial turf shall be treated as pervious surface area. Installation of artificial turf or fill materials shall not occur within 2.5 feet of existing shared rear and side property lines and shall not alter approved shared drainage plans.

(4) With the exception of those circumstances in which artificial turf is installed pursuant to subsection (1)(a) above, artificial turf shall not be:

a. A part of any front yard, measured from the front property line to the front façades of the adjacent home or structure;

b. Visible from a public right-of-way, if necessary, artificial turf in a side yard or rear yard shall be screened from view by a gate, wall, fence, hedge, or combination thereof; or

c. Installed within any right-of-way or swale areas.

(5) Minimum material standards. Artificial turf shall comply with each of the following minimum material standards:

a. Artificial turf shall consist of green lifelike individual blades of grass that emulate natural turf in look and color.

b. Artificial turf installation systems shall have a minimum water permeability rate of fifteen (15) inches of water per hour per square foot. In addition, all artificial turf systems shall meet the minimum following manufacturer’s specifications at installation:

| <b><u>Manufacturer Specifications</u></b>                                       |   |  |
|---|---|--|
| <b><u>Specifications Provide Minimum Allowable Requirements<sup>1</sup></u></b> |   |  |
| <b><u>Product Properties</u></b>  |   |  |
| <b><u>Property</u></b>  | <b><u>Unit</u></b>  | <b><u>Description</u></b>  |
| <u>Standard color</u>   | <u>==</u>   | <u>Green life-like grass colors</u>                                      |
| <u>Fiber type</u>   | <u>==</u>   | <u>100% polyethylene or 100% nylon</u>                                   |
| <u>Fiber mass</u>   | <u>==</u>   | <u>TXT thatch, Wave 3D Monofilament, green/tan thatch, or equivalent</u> |
| <u>Tufted pile height</u>   | <u>1½ to 3 inches, unless recreation or pet turf, which shall have a minimum of 1¼ inches</u> | <u>Finished pile height</u>  |
| <u>Tufting gauge</u>  | <u>¼ inch to ½ inch</u>   | <u>ASTM D418</u>   |

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| <u>Tufted face weight</u>  | <u>60—120 oz./yd.<sup>2</sup></u>  | <u>ASTM D418</u>  |
| <u>Primary backing</u>   | <u>7 oz./yd.<sup>2</sup></u>   | <u>Stabilized dual layered or multi-layered woven polypropylene</u>   |
| <u>Secondary backing</u>   | <u>20 oz./yd.<sup>2</sup></u>  | <u>Urethane</u>   |
| <u>Total weight</u>  | <u>87—147 oz./yd.<sup>2</sup></u>  | <u>ASTM D418</u>  |
| <u>Warranty</u>  | <u>8 years</u>   | <u>Manufacturer's warranty</u>  |
| <b><u>Performance Properties</u></b>   |  |   |
| <b><u>Property</u></b>   | <b><u>Minimum</u></b>  | <b><u>Description</u></b>   |
| <u>Permeability</u>  | <u>15 inches of water per hour per sq. ft.</u>   | <u>Water permeability rate</u>  |
| <b><u>Installation Requirements - per Manufacturers Specifications<sup>2</sup></u></b>   |  |   |
| <b><u>Property</u></b>   | <b><u>Minimum</u></b>  | <b><u>Description</u></b>   |
| <u>Infill</u>  | <u>2—4 lbs per sq. ft.</u>   | <u>Sand/silica, Zeolit, Walnut Shell, Coconut iCoir, Rubber or any combination.</u>   |
| <u>Aggregate base</u>  | <u>2½ inches of ¼ inch aggregate</u>   | <u>Leveling layer per local requirements</u>  |
| <u>Geotextile</u>  | <u>Optional fabric layer</u>   | <u>Per manufacturer's specifications</u>  |
| <u>Natural subgrade</u>  | <u>Compacted</u>   | <u>Per local requirements</u>   |
| <u>Grading and drainage</u>  | <u>Approved grading and drainage plan not to be altered unless prepared by a licensed professional engineer (PE) submitted and approved by Village Engineer.</u> | <u>Final grading and drainage survey, including drainage assurance, by licensed professional engineer (PE) to be approved by the Village Engineer</u> |
| <u><sup>1</sup> The manufacturer's specifications in the table are the minimum allowable requirements for artificial turf in the village. The minimum requirements allow a range in the specifications to provide a variety of selections based on the application of the material.</u>      |  |   |
| <u><sup>2</sup> All grading, drainage, storm-water management, aggregate base, and subgrade requirements are per local requirements. Subgrade design and engineering requirements are separate and apart from the manufacturer's specifications, which are for the turf components only.</u> |  |   |

- 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 and pesticide free.
- e. All materials must include test documentation that declares all 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 are one hundred percent (100%) recyclable.

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- f. The use of indoor or outdoor plastic or nylon carpeting as a replacement for artificial turf or natural turf shall be prohibited.
- g. As part of the building permit application required by subsection (2) above, a scaled cross section and details of the proposed materials and installation, including but not limited to subgrade, drainage, base or leveling layer and proposed infill shall be provided.

(6) 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 the turf will withstand the effects of high wind(s).
- c. All seams shall be secured 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 invasive roots; and all

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edges of the artificial turf shall not be loose and must be maintained with appropriate edging or stakes.

j. All artificial turf shall be replaced by the property owner if it falls into disrepair with fading, holes, or loose areas. Replacement and/or repairs shall be done with like for like materials and in a manner that results in a repair that blends in with the existing artificial turf.

k. 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 fifty percent (50%), then compliance with this section shall be required.

**Section 4:** Each and every other Section and Sub-section of Chapter 15. Landscaping and Vegetation Management. shall remain in full force and effect as previously enacted.

**Section 5:** All Ordinances or parts of Ordinances in conflict be and the same are hereby repealed.

**Section 6:** Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

**Section 7:** Specific authority is hereby granted to codify this Ordinance.

**Section 8:** This Ordinance shall take effect immediately upon passage.

FIRST READING this \_\_\_\_ day of \_\_\_\_\_, 2024.

SECOND AND FINAL READING this \_\_\_\_ day of \_\_\_\_\_, 2024.

VILLAGE OF ROYAL PALM BEACH

\_\_\_\_\_  
MAYOR FRED PINTO

ATTEST:

(Seal)

\_\_\_\_\_  
DIANE DISANTO, VILLAGE CLERK

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**ORDINANCE NO. 1038**

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, AMENDING CHAPTER 15. LANDSCAPING AND VEGETATION MANAGEMENT. OF THE CODE OF ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH AT ARTICLE I. IN GENERAL. AT SECTION 15-2. DEFINITIONS. TO ADD AN ENTIRELY NEW DEFINITION FOR THE TERM ARTIFICIAL TURF; AT ARTICLE VI. MATERIAL AND INSTALLATION STANDARDS. AT SEC. 15-141. GENERAL LANDSCAPE REQUIREMENTS; IRRIGATION; XERISCAPE. TO ELIMINATE THE CURRENT PROHIBITION ON THE USE OF ARTIFICIAL TURF AND ALLOW SUCH USE SUBJECT TO CERTAIN REQUIREMENTS; AND AT ARTICLE VI. MATERIAL AND INSTALLATION STANDARDS. TO ADD ENTIRELY NEW SECTION 15-144. ARTIFICIAL TURF. TO ALLOW FOR THE USE OF ARTIFICIAL TURF IN CERTAIN CIRCUMSTANCES AND PROVIDE REGULATIONS APPLICABLE TO ARTIFICIAL TURF INSTALLED WITHIN THE VILLAGE; PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUB-SECTION OF CHAPTER 15. LANDSCAPING AND VEGETATION MANAGEMENT. SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ADOPTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Village Council desires to update Chapter 15. Landscaping and Vegetation Management. of the Village Code of Ordinances in order to allow for the use of artificial turf in certain areas within the Village and provide regulations addressing minimum material standards, and the installation, maintenance and repair of artificial turf installed within the Village; and

WHEREAS, the Village of Royal Palm Beach has held all required public hearings and has provided public notice in accordance with applicable State statutes and Village ordinances; and

WHEREAS, the Village Council of the Village of Royal Palm Beach has determined that the proposed revisions to Chapter 15 of the Village Code of Ordinances are in the best interests of the general welfare of the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, THAT:

**Section 1:** Chapter 15. Landscaping and Vegetation Management. of the Code of Ordinances of the Village of Royal Palm Beach is hereby amended at Article I. In General. at Sec. 15-2. Definitions. to add an entirely new definition for the term artificial turf; providing that Sec.

15-2. Definitions. shall hereafter read as follows:

**Sec. 15-2. - Definitions.**

The following words, terms, and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Artificial turf:* 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.

[All other definitions shall remain the same as previously adopted.]

**Section 2:** Chapter 15. Landscaping and Vegetation Management. of the Code of Ordinances of the Village of Royal Palm Beach is hereby amended at Article VI. Material and Installation Standards. at Sec. 15-141. General landscape requirements; irrigation; xeriscape. to eliminate the current prohibition on the use of artificial turf and allow such use subject to certain requirements; providing that Sec. 15-141. General landscape requirements; irrigation; xeriscape. shall hereafter read as follows:

**Sec. 15-141. - General landscape requirements; irrigation; xeriscape.**

(a) Maintenance.

- (1) The owner, tenant, and their agent, if any, shall be jointly and severally responsible for the maintenance and protection of all landscaping existing or hereafter installed. Landscaping shall be maintained in a healthy growing condition and shall be kept free from refuse, debris, harmful insects, and disease. Maintenance shall include watering, except during declared drought conditions, weeding, mowing, fertilizing, treating, mulching, pruning, removal/replacement of dead or diseased landscaping and removal of refuse and debris on a regular basis so as to provide a neat, trim, and well-kept appearance at all times.
- (2) The general maintenance and pruning of trees shall not include the practice of "hatracking", wherein a top of a tree is flat-cut severing the leader or leaders, making internodal cuts to lateral limbs or pruning a tree by stubbing off mature wood larger than three (3) inches in diameter. This method of pruning is strictly prohibited except for treatment of diseased trees or other necessary pruning to maintain or restore the

health and viability of a tree by a certified arborist or landscape architect, or unless the trees are on the prohibited vegetation list. This method of pruning is deemed to be irreparable and irreversible in nature.

- (b) Inspection. The community development department to ensure proper maintenance shall inspect landscaping periodically and shall notify the owner, tenant, or agent in writing of any areas that are not being properly maintained. The owner, tenant, or agent shall, be given a reasonable time period from the time of notification to restore landscape to a healthy condition. If restoration is not accomplished the given time period, a notice to appear before the code enforcement board or special magistrate will be given to the owner, tenant, or agent.
- (c) Irrigation and xeriscape. To further preserve water resources, the use of native plant material in landscape designing through xeriscape techniques is highly encouraged. The water requirements of native plant materials are adjusted to local weather cycles and result in lower water usage than that of non-native plant materials. Materials on xeriscape landscaping with native plant material are available at the planning and zoning department. Applicants are encouraged to review these materials and incorporate xeriscape design in all proposed landscape plans. The planning and zoning department shall require the installation of at a minimum of fifty (50) percent of plant material to be installed to be of a native, cold, and drought-hardy variety.
  - (1) Plans providing sufficient irrigation, as determined by a license landscape architect, professional engineer, or qualified licensed irrigation contractor, for the requirements of the plant material selected, shall be submitted by the applicant for approval by the planning and zoning director.
  - (2) A licensed master plumber, licensed sprinkler/irrigation contractor, or owner/builder with a valid village occupational license, pursuant to a valid and current village permit, shall install all irrigation systems.
  - (3) Irrigation systems shall be installed and at all times maintained so as to minimize spray upon any public access sidewalk, street, or abutting property.
  - (4) Prior to the issuance of a certificate of occupancy by the community development department, a complete set of as-built irrigation plans shall be submitted and approved by said department.

- (5) The use of irrigation quality (IQ) effluent water (gray or reused water) shall be encouraged for irrigation purposes where such use may be deemed practical and where such water is available to a site and where such reuse is approved by the appropriate regulatory agencies.
- (6) The use of artificial or inorganic plant material (plastic, fabric, etc.) to meet the requirements of this chapter ~~is prohibited~~, including the use of artificial turf and/or ground cover, is allowed subject to section 15-144.
- (7) After April 4, 2002, new installations of automatic irrigation systems shall be equipped with a water sensing device which will automatically discontinue irrigation during periods of rainfall and such devices must operate and be maintained accordingly. See also section 24-64.

**Section 3:** Chapter 15. Landscaping and Vegetation Management. of the Code of Ordinances of the Village of Royal Palm Beach is hereby amended at Article VI. Material and Installation Standards. to add entirely new Sec. 15-144. Artificial turf. to allow for the use of artificial turf in certain circumstances and provide regulations applicable to artificial turf installed within the Village; providing that Sec. 15-144. Artificial turf. shall hereafter read as follows:

**Sec. 15-144. – Artificial turf.**

- (1) The use and location of artificial turf shall be limited to the following:
  - a. On residential lots in the rear yard and side yard areas only, behind the front façade of the adjacent home or structure and screened from public view;
  - b. As part of a village-owned recreation or amenity area; or
  - c. In multifamily residential or mixed use developments as part of a recreation or amenity area.
- (2) Artificial turf proposed under the provision of subsection (1)(a) above shall be installed only pursuant to the procedures and standards set forth in this chapter. In addition, a property owner shall obtain a building permit prior to the installation of any artificial turf.
- (3) In all areas of installation, artificial turf shall be treated as pervious surface area. Installation of artificial turf or fill materials shall not occur within 2.5 feet of existing shared rear and side property lines and shall not alter approved shared drainage plans.

(4) With the exception of those circumstances in which artificial turf is installed pursuant to subsection (1)(a) above, artificial turf shall not be:

- a. A part of any front yard, measured from the front property line to the front façades of the adjacent home or structure;
- b. Visible from a public right-of-way, if necessary, artificial turf in a side yard or rear yard shall be screened from view by a gate, wall, fence, hedge, or combination thereof; or
- c. Installed within any right-of-way or swale areas.

(5) Minimum material standards. Artificial turf shall comply with each of the following minimum material standards:

- a. Artificial turf shall consist of green lifelike individual blades of grass that emulate natural turf in look and color.
- b. Artificial turf installation systems shall have a minimum water permeability rate of fifteen (15) inches of water per hour per square foot. In addition, all artificial turf systems shall meet the minimum following manufacturer’s specifications at installation:

| <u>Manufacturer Specifications</u>                                       |   |  |
|--|---|--|
| <u>Specifications Provide Minimum Allowable Requirements<sup>1</sup></u> |   |  |
| <u>Product Properties</u>  |   |  |
| <u>Property</u>  | <u>Unit</u>   | <u>Description</u>   |
| <u>Standard color</u>  | <u>==</u>   | <u>Green life-like grass colors</u>                                      |
| <u>Fiber type</u>  | <u>==</u>   | <u>100% polyethylene or 100% nylon</u>                                   |
| <u>Fiber mass</u>  | <u>==</u>   | <u>TXT thatch, Wave 3D Monofilament, green/tan thatch, or equivalent</u> |
| <u>Tufted pile height</u>  | <u>1½ to 3 inches, unless recreation or pet turf, which shall have a minimum of 1⅛ inches</u> | <u>Finished pile height</u>  |
| <u>Tufting gauge</u>   | <u>¼ inch to ½ inch</u>   | <u>ASTM D418</u>   |
| <u>Tufted face weight</u>  | <u>60—120 oz./yd.<sup>2</sup></u>   | <u>ASTM D418</u>   |
| <u>Primary backing</u>   | <u>7 oz./yd.<sup>2</sup></u>  | <u>Stabilized dual layered or multi-layered woven polypropylene</u>      |
| <u>Secondary backing</u>   | <u>20 oz./yd.<sup>2</sup></u>   | <u>Urethane</u>  |
| <u>Total weight</u>  | <u>87—147 oz./yd.<sup>2</sup></u>   | <u>ASTM D418</u>   |
| <u>Warranty</u>  | <u>8 years</u>  | <u>Manufacturer’s warranty</u>   |
| <u>Performance Properties</u>  |   |  |
| <u>Property</u>  | <u>Minimum</u>  | <u>Description</u>   |
| <u>Permeability</u>  | <u>15 inches of water per hour per</u>  | <u>Water permeability rate</u>   |

|  |  |   |
|--|--|---|
|  | sq. ft.  |   |
| <b><u>Installation Requirements - per Manufacturers Specifications<sup>2</sup></u></b>   |  |   |
| <b><u>Property</u></b>   | <b><u>Minimum</u></b>  | <b><u>Description</u></b>   |
| <u>Infill</u>  | <u>2—4 lbs per sq. ft.</u>   | <u>Sand/silica, Zeolit, Walnut Shell, Coconut iCoir, Rubber or any combination.</u>   |
| <u>Aggregate base</u>  | <u>2½ inches of ¼ inch aggregate</u>   | <u>Leveling layer per local requirements</u>  |
| <u>Geotextile</u>  | <u>Optional fabric layer</u>   | <u>Per manufacturer's specifications</u>  |
| <u>Natural subgrade</u>  | <u>Compacted</u>   | <u>Per local requirements</u>   |
| <u>Grading and drainage</u>  | <u>Approved grading and drainage plan not to be altered unless prepared by a licensed professional engineer (PE) submitted and approved by Village Engineer.</u> | <u>Final grading and drainage survey, including drainage assurance, by licensed professional engineer (PE) to be approved by the Village Engineer</u> |
| <sup>1</sup> <u>The manufacturer's specifications in the table are the minimum allowable requirements for artificial turf in the village. The minimum requirements allow a range in the specifications to provide a variety of selections based on the application of the material.</u>      |  |   |
| <sup>2</sup> <u>All grading, drainage, storm-water management, aggregate base, and subgrade requirements are per local requirements. Subgrade design and engineering requirements are separate and apart from the manufacturer's specifications, which are for the turf components only.</u> |  |   |

- 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 and pesticide free.
  - e. All materials must include test documentation that declares all 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 are one hundred percent (100%) recyclable.
  - f. The use of indoor or outdoor plastic or nylon carpeting as a replacement for artificial turf or natural turf shall be prohibited.
  - g. As part of the building permit application required by subsection (2) above, a scaled cross section and details of the proposed materials and installation, including but not limited to subgrade, drainage, base or leveling layer and proposed infill shall be provided.
- (6) 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 the turf will withstand the effects of high wind(s).
- c. All seams shall be secured 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 invasive 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 shall be replaced by the property owner if it falls into disrepair with fading, holes, or loose areas. Replacement and/or repairs shall be done with like for like materials and in a manner that results in a repair that blends in with the existing artificial turf.
- k. 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 fifty percent (50%), then compliance with this section shall be required.

**Section 4:** Each and every other Section and Sub-section of Chapter 15. Landscaping and Vegetation Management. shall remain in full force and effect as previously enacted.

**Section 5:** All Ordinances or parts of Ordinances in conflict be and the same are hereby repealed.

**Section 6:** Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

**Section 7:** Specific authority is hereby granted to codify this Ordinance.

**Section 8:** This Ordinance shall take effect immediately upon passage.

FIRST READING this 21<sup>st</sup> day of March, 2024.

SECOND AND FINAL READING this 18<sup>th</sup> day of April, 2024.

VILLAGE OF ROYAL PALM BEACH

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MAYOR FRED PINTO

ATTEST:

(Seal)

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DIANE DISANTO, VILLAGE CLERK