



City of Coral Gables

Implementing Order of the City Manager

Implementing Order No.: 2019-01 Title: Artificial Turf

Ordered: 2/12/19 Effective: 2/12/19

Amended: 7/15/19 Effective as Amended:

AUTHORITY: Ordinance No.2019-09 codified as City of Coral Gables Official Zoning Code, article 5, 'development standards', division 11, 'landscaping', section 5-1104, 'general requirements'.

PURPOSE

The purpose of this Implementing Order is to outline the process for the installation of artificial turf, as per Ordinance No.2019-09, codified in the Coral Gables Zoning Code as article 5 'development standards', division 11, 'landscaping', section 5-1104 'general requirements'.

APPLICABILITY

This policy applies to all rights-of-way (R.O.W.) and private properties within the City.

DEFINITION

Artificial turf means any of the various synthetic, carpet-like materials made to resemble turf and used as a playing surface for football and baseball fields, to cover patios, and other exterior uses.

SECTION 1. PERMITTED USES

1.1 Areas of recyclable artificial turf are allowed as a component of the overall design for landscape requirements in single family SFR and multi-family MFI zoning districts as outlined below.

- a. Artificial turf shall be considered a pervious material when used in landscaped areas at grade as a replacement for natural sod. Artificial turf shall be considered an impervious material when used as a substitute for paving in the open joints of pavements in driveways, terraces, and walkways. When proposed in open joints of pavements, a hardscape curb or border must be provided to separate the artificial turf area from other landscaping.
- b. Artificial turf is permitted in the rear yard with an acceptable buffer as determined by the Public Works Landscape Services Division. The buffer can be composed of landscape materials, fences, walls, or a combination of all, and is meant to conceal the area of artificial turf from the street view into the property. For properties abutting a waterway, artificial turf areas shall be separated from the seawall or dock by landscaping to provide a visual separation. The maintenance of the buffer used next to artificial turf within private property is the responsibility of the owner.

c. Other locations will be permitted only if site conditions limit landscape options, as determined by staff from the Public Works Landscape Services Division. Such limitations may include environmental and or functional limitations that will prevent natural sod or plant materials from surviving. Aesthetic elements, such as the style of turf material, shall be reviewed by the Board of Architects.

1.2 Locations such as in children's playgrounds, recreational ball fields, surfacing for rooftop gardens, or open joints in concrete or paver pavement in any area of the site may be approved as part of the site plan review process. Examples of open joints in pavements are where wide joint openings are intentionally designed into driveways, walkways or terraces in order to provide a non-paved space for water percolation or to act as a visual element to break up large expanses of pavement. Joint openings in driveways shall not exceed 4" wide for artificial turf to be approved for that use.

1.3 All other zoning districts: Artificial turf will not be allowed at ground level.

SECTION 2. PERMIT REVIEW PROCESS

2.1 The installation of artificial turf will require a permit. Applications shall include a landscape plan showing proposed landscaping design in conjunction with the proposed artificial turf area clearly indicating the existing structures and utilities, including septic tank and drain field location, limits of scope of work, photographs of the existing conditions of the site, and artificial turf specifications. Landscape open space calculations must be shown on the landscape plan as required in the Coral Gables Zoning Code, article 5, division 11.

Material samples shall be required for Board of Architects review.

- a. For installation of artificial turf in the rear yard in single family SFR and multi-family MFI zoning districts, the applicant shall submit an application to the to the Development Services permit counter for the Landscape Services Division to review and determine whether an appropriate buffer is being utilized.
 - b. For installation of artificial turf in the front or side yard in single family SFR and multi-family MFI zoning districts, the applicant shall submit an application to the Development Services permit counter for the Landscape Services Division to perform a preliminary review. The Landscape Services Division's preliminary review will determine whether site conditions limit alternative landscape options by assessing whether 1) the area is too shady to grow natural grass 2) there are any constraints to planting the area with shade tolerant ground covers 3) there are other viable areas that can sustain grass on the property 4) other relevant conditions exist. The Landscape Services Division shall also review the plan for an appropriate buffer. Upon preliminary approval by the Landscape Services Division, the applicant shall submit the application to the Board of Architects to review aesthetic components of the installation, including artificial turf material.
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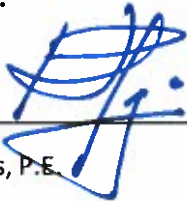
SECTION 3. APPROVED MATERIALS

3.1 The board of architects will review applications proposing the following material brand and specifications or equal brand, depending on intended use:

For playgrounds and ballfields- Forever Lawn 'XStatic -Antistatic Technology'

Playgroundgrass.com / 866-992-7876

APPROVED BY:



Peter J. Iglesias, P.E.

City Manager



Date