

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Matthew Fertal
From: Susan Emery
Dept: City Manager
Dept: Community Development
Subject: CONSIDERATION OF OPTIONS FOR A CODE AMENDMENT TO ALLOW ARTIFICIAL TURF IN THE SINGLE-FAMILY RESIDENTIAL ZONE
Date: September 9, 2008

OBJECTIVE

Consider options in regard to allowing artificial turf in the Single-Family Residential Zone as requested by City Council.

BACKGROUND

At the City Council meeting on July 29, 2008, Council reviewed issues and concerns regarding the application of allowing artificial turf on single-family residential properties. Staff presented City Council with a brief overview of artificial turf applications in residential neighborhoods and parks. After receiving public input and considering staff's presentation, Council directed staff to return with options on amending the Zoning Code to allow artificial turf in the R-1 Single-Family Residential Zone.

DISCUSSION

Attached to this memo are several proposed options for amending the zoning code to allow artificial turf. The options range from having no requirements to having specific requirements in order to allow the application of the artificial turf in both the front and rear yards of single-family homes.

FINANCIAL IMPACT

Not applicable.

COMMUNITY VISION IMPLEMENTATION

Not applicable.

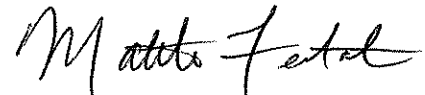
RECOMMENDATION

It is recommended that the City Council direct staff to process a Code Amendment to allow artificial turf in the R-1 Single-Family Residential Zone based on the directed development option(s) for such application.


SUSAN EMERY
Community Development Director


By: Karl Hill
Planning Services Manager

Approved for Agenda Listing


Matthew Fertal
Director

Currently City Code prohibits the use of artificial plants and synthetic groundcovers. In order to allow the installation of artificial turf it is recommended that the below Sections of Title 9 of the Municipal Code be modified as follows (changes shown in bold):

Section 9.16.160 H. Groundcover

1. All areas required to be landscaped shall be covered with turf, non-deciduous groundcover or other types of plantings. **Artificial turf may be used as a ground cover within the R-1 (Single-Family Residential) zone.**

Section 9.16.160 L. Substitute Landscaping

1. Materials such as crushed rock, redwood chips, pebbles and stone may not be used in lieu of live plant materials, although their limited use may be approved by the hearing body through the site plan review process. Artificial plants and synthetic groundcovers are prohibited **except where allowed within the R-1 (Single-Family Residential) zone, subject to the following standards:**

Below are different options for standards that could be incorporated into the above Section to provide additional direction. Aside from the first option, the successive options expound from the previous one and are so highlighted in bold print.

OPTION 1:

No standards.

OPTION 2:

- a. Artificial turf shall be permitted within the front and rear yards and shall comply with the following criteria:
 1. Artificial turf shall have a minimum 8-year "No Fade" warranty.
 2. Artificial turf shall be installed by a licensed professional and shall be installed pursuant to manufacturer's requirements.
 3. Artificial turf shall be installed and maintained to effectively simulate the appearance of a well-maintained lawn. The turf shall be maintained in a green fadeless condition and shall be maintained free of weeds, debris, tears, holes, and impressions.
 4. The use of indoor or outdoor plastic or nylon carpeting as a replacement of artificial turf or natural turf shall be prohibited. Artificial shrubs, flowers, trees, and vines in-lieu of living plant material shall be prohibited.

OPTION 3:

- a. Artificial turf shall be permitted within the front and rear yards and shall comply with the following criteria:
 1. Artificial turf shall have a minimum 8-year "No Fade" warranty.
 2. Artificial turf shall be installed by a licensed professional and shall be installed pursuant to manufacturer's requirements.
 3. Artificial turf shall be installed and maintained to effectively simulate the appearance of a well-maintained lawn. The turf shall be maintained in a green fadeless condition and shall be maintained free of weeds, debris, tears, holes, and impressions.
 4. The use of indoor or outdoor plastic or nylon carpeting as a replacement of artificial turf or natural turf shall be prohibited. Artificial shrubs, flowers, trees, and vines in-lieu of living plant material shall be prohibited.
 5. **Areas of living plant material (i.e. flower beds, tree wells, etc.) within the front area shall be included within the overall landscape design when installing artificial turf. Living plant material shall include shrubs, vines, trees, and flowering ground covers.**
 6. **Artificial turf shall be separated from flowerbeds by a concrete mow strip, bender board, or other barrier acceptable to the City in order to prevent intrusion of living plant material into the artificial turf.**

OPTION 4:

- a. Artificial turf shall be permitted within the front and rear yards and shall comply with the following criteria:
 1. Artificial turf shall have a minimum 8-year "No Fade" warranty.
 2. Artificial turf shall be installed by a licensed professional and shall be installed pursuant to manufacturer's requirements.
 3. Artificial turf shall be installed and maintained to effectively simulate the appearance of a well-maintained lawn. The turf shall be maintained in a green fadeless condition and shall be maintained free of weeds, debris, tears, holes, and impressions.
 4. The use of indoor or outdoor plastic or nylon carpeting as a replacement of artificial turf or natural turf shall be prohibited. Artificial shrubs, flowers, trees, and vines in-lieu of living plant material shall be prohibited.
 5. Areas of living plant material (i.e. flowerbeds, tree wells, etc.) within the front and rear yards shall be included within the overall landscape design when installing artificial turf. Living plant material shall include shrubs, vines, trees, and flowering ground covers.

6. Artificial turf shall be separated from flowerbeds by a concrete mow strip, bender board, or other barrier acceptable to the City in order to prevent intrusion of living plant material into the artificial turf.
7. **Within the front yard area, artificial turf shall not comprise more than 50% of the required front yard landscape area.**
8. **Prior to installation of artificial turf, plans shall be submitted to the Planning Division for review and approval by the Planning Director or his/her designee.**