



## **Synthetic Turf in Residential Front Yard WORKSHEET**

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### **Synthetic Turf Standards**

Please review the following criteria for synthetic turf installations in residential front yards. Upon application submittal, the applicant will be required to show proof that the proposed turf installation complies with ALL of the following:

#### **Coverage and Location:**

- Synthetic turf is limited to 70% of the required landscaped area in a front yard (and no more than 40% of the entire front yard)
- An eighteen inch landscaped buffer must be provided between the front property line and street-side property line and synthetic turf
- A three foot buffer must be provided between synthetic turf and a single- or multi-family building
- Synthetic turf is not allowed in the public right of way (in the parkway)
- Synthetic turf may not be installed within the dripline of any native or heritage tree

#### **Material: Synthetic turf must:**

- be of a type known as cut-pile infill
- consist of parallel-long slit blades that are manufactured from polyethylene or polypropylene (minimum two blade colors)
- have a blade length between 1 3/4 and 2 1/2 inches
- contain two different shades of green blades and a thatch layer that is beige or tan
- comply with all federal and state standards related to lead and heavy metal content
- be resistant to staining, weather, insects, rot, mildew and fungus growth
- contain an infill material of clean silica sand or zeolite (no rubber infill allowed)
- be affixed to a permeable backing with a tuft bind strength of at least 8 pounds
- have a drain rate of at least 30 inches per hour
- have a manufacturer's warranty lasting at least 8 years
- have a spacing between tufting rows of no more than 3/8 inch
- have a face weight of at least 60 as defined by the manufacturer
- have a tear grab strength of at least 200 pounds
- pass the pill burn test for flammability

***Please note, you must provide adequate information, including a specification sheet, regarding all of the criteria listed above prior to permit approval.***

**Installation:**

Synthetic turf must be installed pursuant to the manufacturer's requirements by a licensed professional who is trained in the installation of the turf. In addition:

- the turf shall be installed over 3 inches of a compacted aggregate base that provides adequate drainage
- seams shall be sewn and shall not be visible
- the synthetic turf shall be anchored over the entire coverage area and shall be installed with a nailer board or any such substitute recommended by the manufacturer
- all existing irrigation infrastructure in the area must be removed or capped and shall not be visible

***Proper installation will be verified by City staff upon inspection of the installation.***

**Maintenance:**

All Synthetic turf shall be maintained in an attractive and clean condition and shall not contain holes, tears, stains, discoloration, seam separations, uplifted surfaces, heat degradation, or excessive wear.

**Application Materials Required for Submittal:**

The following materials are required for submittal:

- A completed Building Permit Application
- A LANDSCAPE PLAN that includes:**
  - Indicate size of required front yard
  - Indicate type, size and location of existing and new plants and synthetic turf
  - Indicate brand and type of synthetic turf
  - Provide calculations showing that turf does not cover more than 70% of landscaped area or 40% of total front yard area
  - Provide pictures of the plant species proposed.
  - Label the location(s) of any proposed hardscape treatment and provide the area calculations of the hardscape (paving).
  - Indicate the location and size of any heritage or native tree, as well as the size of the tree dripline
  - drawings that include scaled cross sections of the proposed landscaping materials and details showing the methods of installation and attachment of the synthetic turf, as well as drainage information
- A sample of the synthetic turf
- Warranty information showing at least 8 year warranty for turf and information about the turf installer

***Please call 310.285.1141 to schedule an appointment to receive a permit for synthetic turf installation.***