



TOWN OF FIRESTONE

ARTIFICIAL TURF – Single Family Residential

The Town of Firestone allows the use of artificial turf in the rear and side yards of single-family residential properties. The location, materials, appearance, installation, and maintenance of artificial turf areas must comply with all requirements of the Firestone Development Code (FDC) Section 16.6.4.F.2. In general, artificial turf shall be natural in appearance, integrated into the overall landscape design, as well as not be toxic to humans or pets or be harmful to the environment. A permit from the Town is required prior to installing artificial turf.

Artificial turf is defined as a manufactured substitute for organic turf, lawn, or sod which effectively simulates the appearance of a well-maintained lawn and meets all the quality, materials and installation standards outlined in the Development Regulations.

Please note: Many homeowners' association bylaws do not allow artificial turf. Applicants should check their homeowners' association (HOA) bylaws to confirm that the use of artificial turf is permitted prior to filling out a Town permit application. It is the applicant's responsibility to obtain permissions from an HOA.

Standards – 16.6.4.F.2 of the FDC

General Standards

- Location, materials, appearance, installation, and maintenance of artificial turf areas shall comply with all requirements of these development regulations.
- Artificial turf shall be natural in appearance and integrated into the overall landscape design.
- Turf material and aggregate or infill materials shall not be toxic to humans or pets or be harmful to the environment.

Location and Area

- Permitted in the rear and side yards of single-family dwellings when meeting the requirements of the FDC
- 25% of the rear and side yards must be permeable surfaces with living and organic landscape material. Up to 75% of the rear or side yard may be impervious surfaces (patios, decks, walks, etc.) and/or artificial turf.
- A 3-foot buffer comprised of permeable surfaces with living and organic landscape material is required between the edge of the artificial turf and any property line.
- Artificial turf is not to be installed on slopes greater than 5:1.
- Artificial turf shall avoid negative impacts to trees and therefore should not be placed under a tree's dripline.

Materials

- Blade and backing material must be lead-free polyethylene, polypropylene, vegetable based product. Felt backing is not permitted.
- Backing shall be permeable with holes spaced in a uniform grid pattern not to exceed 4" x 6" on center.
- Materials must have an 8 year warranty or longer.
- Materials shall not be flammable.

Appearance

- Blade yarn shall mimic the colors of natural turf with a green blade and tan thatch layer.
- Blade pile height shall be between 1.75 and 3 inches.

- Pile face weight shall be at least 70 ounces.

Installation

- Artificial turf must be installed in accordance with manufacturer specifications.
- Lot drainage patterns may not be impeded or altered.
- Artificial turf shall be installed over a compacted and porous aggregate base material that is at least 3” deep.
- The turf is to be anchored at all edges and seams and seams are to be taped or glued (not sewn). Edges must be concealed with a bender board, concrete curbing or similar material.

Maintenance

- Artificial turf is to be maintained in a manner to mimic healthy living turf. The turf areas may not contain weeds, holes, tears, stains, discolorations, excessive wear, odors or other forms of deterioration.
- The turf must be cleaned as necessary and groomed to maintain its appearance.
- Artificial turf must be replaced after its life expectancy has been reached.
- Infill material shall be non-toxic anti-microbial material.

Permit

- Any person seeking to install artificial turf must first apply for and obtain a permit from the Town. All permit applications shall be submitted on a form supplied by the Town, and no fee shall be required to issue a permit.

Permit Process

A permit from the Town of Firestone’s Planning & Development Department is required prior to installing artificial turf. There is no fee to obtain a permit.



1 The Applicant completes and submits a complete application form to the Planning & Development Department to declare that the standards have been read and will be followed in the installation and use of artificial turf; no additional materials need to be submitted.

2 Planning Staff tracks the request and provides the permit for the installation and use of artificial

Applicant Information Form

Please complete the attached application form to submit to the Planning & Development Department.



TOWN OF FIRESTONE
ARTIFICIAL TURF
Single Family Residential
APPLICATION FORM

Applicant Information

Name: _____

Subdivision: _____ Lot: _____ Block: _____

Address: _____

Mailing address: _____

Phone: _____

Email: _____

Applicant Certification

I hereby certify that I am the property owner of the single-family residential lot on which I plan to install artificial turf. In signing this permit application, I acknowledge and agree that the application is subject to all the terms and conditions for the use and installation of artificial turf found in Section 16.6.4.F.2 of the Town of Firestone Development Regulations. I understand that any false statements may result in denial or revocation of this permit. I further acknowledge that I have read the applicable regulations included in this permit application and those set forth in Section 16.6.4.F.2 of the Firestone Development Regulations and agree to fully comply with such regulations and any terms and conditions imposed by the decision making body as they relate to the use and installation of artificial turf. I understand that the Town has the right to inspections during and after installation of artificial turf.

Applicant Signature: _____ Date: _____

TOWN OF FIRESTONE USE ONLY

Permit Number: _____

Approval Signature : _____ Date: _____