

Artificial Turf Zoning Text Amendment

SUMMARY: The Planning and Zoning Division recommends approval of Ordinance No. 2021-25 to amend Wellington's LDR modifying regulations to allow the limited use of artificial turf for residential and non-residential properties.

EXPLANATION: Currently LDR Section 7.8.1.K limits the installation of artificial turf to governmental use. We have seen an increase use of artificial turf on residential lots in back yards and within commercial centers. On September 28, 2021, Council approved a Zoning in Progress (Resolution No. R2021-60) imposing a moratorium on the acceptance and processing of new applications for the installation of artificial turf for non-governmental uses for a period of 180 days, to allow time for research and draft proposed code amendment.

Proposed changes to the LDR will allow limited use of artificial turf to include:

- Residential properties, in rear and side yards only.
- Residential common areas, in recreation/amenity areas.
- Commercial, not allowed in landscape buffers, or areas visible from rights-of-way.
- Recreational areas, athletic/activity fields.