



Legislation Text

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ITEM: ORDINANCE NO. 2021-25 (ARTIFICIAL TURF - ZONING TEXT AMENDMENT TO WELLINGTON'S LAND DEVELOPMENT REGULATIONS)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO MODIFY SECTION 3.2 - DEFINITIONS, OF ARTICLE 3, TO PROVIDE A DEFINITION FOR ARTIFICIAL TURF; TO MODIFY SECTION 6.4.2 - RESIDENTIAL DISTRICT/PUD SPECIFIC DEVELOPMENT STANDARDS, OF ARTICLE 6, TO PROVIDE STANDARDS FOR IMPERVIOUS SURFACE AREAS; AND TO MODIFY SECTION 7.8.1 - GENERAL LANDSCAPE STANDARDS, OF ARTICLE 7, TO ALLOW THE LIMITED USE OF ARTIFICIAL TURF FOR RESIDENTIAL AND NON-RESIDENTIAL USES, AS MORE SPECIFICALLY CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

PUBLIC HEARING: YES

QUASI-JUDICIAL: NO

EXPLANATION: Currently LDR Section 7.8.1.K limits the installation of artificial turf to governmental use and does not allow its use to meet the landscaping requirements. The use of artificial turf and the request to use turf on residential lots in back yards and within commercial centers has increased. 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.

The below revisions were made based on input/discussion at the October 13, 2021 Planning, Zoning and Adjustment Board workshop meeting:

- Remove the requirement for artificial turf to have a 15-year warranty from a United States manufacturer. There are still standards to ensure the artificial turf surface fibers/blade and backing are made of durable materials.
- Provide limitation on the area allowed for artificial turf. Clarification is provided that a maximum

- 75% impervious surface area is allowed in the rear and side yard of residential properties,
- Include a three (3) feet setback for the side yard on residential properties to continue the landscape strip. The setback will be required when a residential property has 15 feet or more setback/separation between the side property line(s) and on-site building(s)/structure(s).

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.