

ARTIFICIAL TURF INFORMATION

Artificial turf is allowed in specific locations in Thornton and must meet all applicable regulations. The full regulations for artificial turf are found in [Section 18-542](#). The design and installation of all artificial turf areas shall comply with the front, side, and rear yard landscaping requirements for single-family detached and single-family attached dwellings.

Some residential artificial turf projects qualify for a rebate through [Thornton Water](#). Please note that the application for a rebate must be submitted before starting the project. For additional information on rebates, please visit [Thorntonwater.com](#)

- **What:** Artificial tuft is a man-made substitute for organic turf, lawn, or sod which effectively simulates the appearance of a well-maintained lawn and meets all of the quality, materials and installation standards required by Thornton. The design and installation of all artificial turf areas shall comply with the front, side, and rear yard landscaping requirements for single-family detached and single-family attached dwellings.
- **Where:**
 - Allowed in the Singe Family Detached and Single Family Attached zoning districts
 - Prohibited in in all nonresidential zoning districts and in the multi-family district, manufactured home district, and Eastlake residential district.
 - Neighborhoods with the Planned Development Zoning District may have different guidelines. Contact [City Development](#) if the zoning is Planned Development for these regulations. You can check what the zoning is for a property by looking at the [Thornton Property and Zoning Information](#) map.

Front Yard	Side Yards	Rear Yards
Artificial turf not allowed.	Side yards that are not visible from the public right-of-way: artificial turf is allowed. Side yards that are visible from the public right-of-way: artificial turf is not allowed.	Artificial turf allowed.

- **Type/Materials:**
 - Artificial turf shall be of a type known as cut pile infill and shall be manufactured from polypropylene, polyethylene, or a blend of polypropylene and polyethylene fibers stitched onto a polypropylene or polyurethane meshed or hole-punched backing.
 - Hole-punched backings shall have holes spaced in a uniform grid pattern with spacing not to exceeding four inches by six inches on center.
 - The use of indoor or outdoor carpeting in lieu of artificial turf, mulch or other plant material is not permitted.
- **Buffering:** There shall be a buffer of a minimum of three feet between the edge of the artificial turf and any impervious surface.

- This buffer shall be organic landscape, planted with any combination of trees, shrubs, vines, groundcover, perennial or annual flowers, natural grass sod, and/or natural native grasses.
- The landscaped buffer may be located on the property with the artificial turf or on existing adjacent landscaped HOA common area or city property, or in some combination thereof.
- **Installation:** Artificial turf shall be installed in accordance with the manufacturer's specifications and maintained in a manner to mimic healthy living turf, including the following:
 - Sod or existing groundcover shall be removed prior to installation of any artificial turf.
 - Artificial turf shall be installed over a compacted and porous road base material that is a minimum of two inches deep.
 - Artificial turf shall be anchored at all edges and seams.
 - All artificial turf seams shall be glued and not sewn.
 - An infill medium consisting of ground rubber, ground coal slag, clean washed sand and/or ground rubber, or other approved mixture shall be brushed into the fibers to ensure that the fibers remain in an upright position and to provide ballast that will help hold the turf in place and provide a cushioning effect.
- **Slope Restrictions:** Artificial turf shall not be installed on slopes greater than six percent unless approved during the permitting process.
- **General appearance:** Artificial turf shall be installed and maintained to effectively simulate the appearance of a well-maintained lawn. The department shall maintain and make available for public inspection a sample of various artificial turf products that meet this standard of appearance.
 - Artificial turf products shall have a minimum eight-year warranty against fading.
 - Artificial turf must be a green color, similar to natural grass.
- **Maintenance:** General maintenance requirements are specified in [Section 18-556](#) of the Code. In addition, the following maintenance activities are required for artificial turf:
 - Cleaning, sanitizing, brushing, and removal of debris. Cleaning shall be done with biodegradable products.
 - Hand raking of worn turf areas on an as needed basis.
 - Repairing of depressions to maintain an even visual surface.
 - Brushing back any loose infill that has been washed or moved off the turf.
 - Regular maintenance to eliminate any odors, flat or matted areas, weeds, looseness at edges, seams, or elsewhere.
 - Replacement of the artificial turf when maintenance or repair is unable to simulate a healthy living turf.
- **Permits:** A [Minor Development Permit](#) is required prior to the installation of artificial turf.
 - The permit application should include a site plan showing that all buffering and location requirements are met, a letter stating/showing that other applicable turf material, slope requirements, and installation methods are met, and a sample of the turf to be used. More information may be required based on the site.