

VOT ARTIFICIAL TURF REGULATIONS

Are you considering artificial turf for your property but is unsure on how to proceed or what it is allowed? **Installing artificial turf requires a building permit from the Building Department.** As we strive for sustainable and aesthetically pleasing landscapes, it's important to highlight the current Village's regulations regarding the use of artificial turf adopted in December 2023. These guidelines ensure that our green spaces remain vibrant, eco-friendly, and compliant with the highest standards.

Permitted Locations

Artificial turf is permitted on properties with single-family or two-family dwellings. For commercial or mixed-use zones, special exception approval is needed prior to obtaining the required building permit. Front yards can have turf as a decorative grid alongside approved pavement materials only, while side and rear yards are permitted when concealed from view from the adjacent right-of-way. If you choose to use artificial turf, inclusive of putting greens, it may cover up to a maximum of ten percent of the required landscape area on any lot.

Quality Standards

We emphasize quality in artificial turf installations. Artificial turf shall consist of green life-like individual blades that should emulate natural grass in color, texture, and size. It must meet specific criteria such as a minimum pile height, tufted weight, and permeability to uphold durability and functionality.

Installation and Maintenance

Once you obtain a permit from the Building department, make sure to follow the manufacturer's specifications. From anchoring against wind effects to ensuring adequate drainage, every step is crucial for longevity. Our guidelines also outline strict maintenance practices to keep turf areas clean, weed-free, and visually appealing.

Putting Greens

If you're planning on a backyard putting greens, our regulations provide clear guidelines on size limits, drainage plans, and permit requirements. These measures that putting greens blend seamlessly into the landscape.

Existing Turf Considerations

We understand that some properties may already have artificial turf that was installed prior to adoption of these regulations and therefore it doesn't meet current code. Turf can remain until replacement time, at which point full compliance is required.

Remember, **installing artificial turf requires a building permit from the Building Department.** You can find detailed specifications and all the regulations in our [Code of Ordinances Sec. 78-396.5](#). For assistance with your permit application, contact the Building Department at 561-768-0450 or via email at permits@tequesta.org.

