

## **ARTIFICIAL TURF PERMIT SUBMITTAL REQUIREMENTS**



- Building Permit Application
- Site Plan indicating the location of the turf
- Grading Plan indicating elevation points of the yard and the drainage flow direction
- Provide the total square feet of turf area being installed
- Provide type of existing fence materials for all sides of residential lot (opaque (ie. wood/solid) or transparent (ie. wrought iron or every-other picket)
- Provide specification sheets of the product being installed – Non PFAS (Perfluorinated Alkylated Substances)

**Residential Property.** Artificial or synthetic plant materials (e.g. artificial grass, turf, trees, and/or shrubs) shall be prohibited on all residentially zoned or used property in:

[1] the required front yard (i.e. the area that extends from the front property line to the front façade of the primary structure);

[2] in areas of the required side or rear yard that are visible from public right-of-way, open space, or public parkland;

[3] in public rights-of-way; and

[4] in easements;



If the backyard is screened by a solid wood or vinyl fence and the turf area is not located in any easements, the entire rear yard may be covered in turf

However, a maximum of 400 square feet of non-PFAS (i.e. Perfluorinated Alkylated Substances) artificial grass or turf shall be permitted in the rear yard of all residentially zoned or used property regardless of visibility or screening.

**Non-Residential Property.** Artificial or synthetic plant materials (e.g. artificial grass, turf, trees, and/or shrubs) shall be prohibited on all non-residentially zoned or used property in the City of Rockwall; however, the Planning and Zoning Commission can grant an Exception in accordance with the procedures contained in Subsection 09.01, Exceptions to the General Standards, of Article 11, Development Applications and Review Procedures, of this Unified Development Code (UDC) where it is found that the artificial plant materials are integral to the operations of the proposed non-residential land use or where it will serve as an on-site amenity to the nonresidential land use.

