

## CHBIOA Rules and Standards for Synthetic Turf

(Approved by CAC 2/9/15)

- **Architectural Applications are required for all synthetic turf installations**, and will be considered on a case by case basis.
- **Existing rules regarding minimum planted areas will be enforced.** Community rules require a minimum 60% planted area in the front yard and a minimum 20% planted area in the rear yard. (Project Architectural Rules may be more restrictive, and may require a higher percentage.)
- **Synthetic turf is not live plant material;** it will be considered hardscape (non-planted area) when determining minimum planted area requirements.
- **Synthetic Turf must be realistic and natural in appearance and color.** A sample of the proposed material must be provided with the application submission. (Recommend blades/backing be made of polyethylene, with a blade height of 1-5/8" to 2-1/4".)
- **Professional installation is required.** Detailed method of installation must also be included with the application submission, and must meet the following requirements:
  - Infill material must be certified non-toxic.
  - Ground must be dug a minimum 3-4" in depth. Care should be taken to avoid injury to tree roots.
  - Installation must not negatively affect drainage.
  - Surfaces must appear natural and seamless. Synthetic turf installed adjacent to natural turf may require a border.
- **Owners are responsible for the appearance and the maintenance of their installation.** If the product requires maintenance (such as cleaning or raking), deteriorates, or becomes unsightly, owner may be subject to violation to address the problem.