

Sec. 22-38. - Turf management.

(a) *Types of turf grasses .*

- (1) Turf grass means perennial ground cover plants and grasses that are adapted to regular mowing and traffic through management.
- (2) The following turf grasses are the only grasses permitted to be planted within the city limits for all new residential and commercial development:
 - a. Turf grasses shall be limited to Zoysia, Buffalo or Bermuda grasses or other grasses approved by the city manager or his designated representative.

(b) *Soil depth and water holding capacity (new residential and nonresidential) .*

- (1) All new landscapes (nonresidential and residential) are required to have a minimum of six (6) inches of soil depth in areas planted with turf grass. This requirement can be met without importing soil if the area designated for turf grass contains at least six (6) inches of soil depth or by making up the shortfall to achieve six (6) inches of depth including the layer of installed turf grass, if applicable. If soil has to be imported to meet the six (6) inch requirement, the soil must consist of at least twenty-five (25) percent compost or organic material in order to provide adequate water holding capacity. Documentation from a landscape architect or engineer can be submitted with the preliminary plat to satisfy this requirement. One such document can apply to an entire subdivision if appropriate. For other circumstances, code compliance will measure soil depth at various points in the area to verify the six (6) inch requirement has been met. The six inch depth requirement does not apply to the area between the drip line and trunk of existing trees, shrub beds or wildscape areas. Areas with existing native vegetation that remain undisturbed shall be exempt from the soil depth provision of this section; provided that native soil and vegetation in such area is fenced during construction and protected from disturbance and compaction during the construction process.

(c) *Irrigation .*

- (1) All irrigation systems installed or refurbished shall include rain sensors and will comply with the irrigation quality rules and standards established by the profession and as specified by the TCEQ rules for irrigation licensure.
- (2) The use of drip irrigation systems, where possible, and the design of all irrigation systems with water conservation features such as sprinkler heads which emit large drops of water rather than fine mist and sprinkler layouts that limit the impact of wind are encouraged.
- (3) Commercial establishments are encouraged to use drip irrigation for landscape watering, when practical.

(d) *Estate Lots .*

- (1) Residential lots in excess of 12,500 square feet shall only landscape with irrigated turf listed in section (b)(1), above, in the area within seventy-five (75) feet of the main residence.
- (2) The geometry of the irrigation area that would be within the seventy-five (75) foot perimeter of the main residence may be adjusted to accommodate topography, easements, rights of way, and other factors that would preclude the practical use of the irrigation system. The adjusted irrigation area shall not exceed the total area that would have been provided by the seventy-five (75) foot perimeter around the main residence.

(e) *Replanting of damaged turf .* Nothing in this article shall be taken to prevent restoration of a damaged lawn with like kind to existing turf grass to the extent of not more than fifty (50) percent of the lawn area. Lawns damaged in excess of fifty (50) percent must be replanted with a permitted turf as listed in subsection (a)(1) of this section.

(f) *Penalty .* Any person violating any provision of this article shall be fined not more than one thousand dollars (\$1,000.00) for each offense.

(Ord. No. 2004-20, 4-27-04; Ord. No. 2009-44, 1-12-10)