

Artificial Turf Rules for Water-Wise Landscape Rebate

Design

The design and installation of all artificial turf is limited to back and side yards of single-family detached and single-family attached dwellings. [Please read City of Thornton code pertaining to artificial turf.](#)

Figure 452.1 from City of Thornton code

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

A [Minor Development Permit](#) is required prior to the installation of artificial turf as landscaping.

The use of artificial turf must include the following minimum standards.

Materials

1. City of Thornton's Water Resources Department will have available for public inspection a sample of various artificial turf products that meet this standard of appearance. Contact Water Resources at 720-977-6600 or email Water@ThorntonWater.com to make an appointment to view samples.
2. Acceptable artificial turf surface fibers include: Polyethylene (PE) Polypropylene (PP), Nylon (PA) with a minimum 6 year (Nylon (PA)) and 8 year (PE & PP) manufacturer warranty against UV degradation (fading and discoloration) and the style and color selection must compliment other adjacent natural lawn and landscaped grass within the community.
3. Acceptable backing materials include perforated, vertically draining, latex or polyurethane coated materials to provide optimum tuft bind and maximum permeability. Hole-punched backings shall have holes spaced in a uniform grid pattern with spacing not to exceeding four inches by six inches on center.
4. All materials used for surfaces must pass applicable fire retardant ratings.

5. Total surface installation must allow water to travel through artificial turf at rate of 25 inch/hour to prevent flooding.
6. Artificial turf products must include a minimum eight-year warranty against fading.
7. The use of indoor or outdoor carpeting in replacement of artificial turf, mulch or other plant material is not permitted.

Buffering

1. A buffering border with a minimum of three feet between the edges of the property lines and house foundation must be maintained.
2. 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.

Installation

1. Sod or existing groundcover will need to be removed prior to installation of any artificial turf.
2. Artificial turf must be installed in accordance with the manufacturer's specifications and maintained in a manner to mimic healthy living turf.
3. Sub-base must be a minimum 3" – 5" of appropriate compactable aggregate base, to be compacted within the minimum manufactures recommendations.
4. Artificial turf must be anchored at all edges and seams. Using pins/nails recommended by manufacturer.
5. All artificial turf seams will be glued and not sewn.
6. An infill consisting of ground rubber, clean washed sand 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. Infill materials, type and amount, per square foot, installed, as suggested by the turf manufacturer.
7. Artificial turf will not be allowed on slopes greater than six percent unless approved during the permitting process.

General Appearance

1. Artificial turf is to be installed and maintained to effectively simulate the appearance of a well-maintained lawn.
2. Artificial turf must be a green color, similar to natural grass.

Rebate Requirements

1. Qualifying projects must be between 200 -1,000 square feet and can be in the side or back yard.
2. A **Minor Development Permit** is required prior to the installation of artificial turf as landscaping. Please contact Water Resources for further details. E-mail Water@ThorntonWater.com or call 720-977-6600.
3. The use of artificial turf materials on existing hardscape such as patios or side-yard concrete driveways or pathways will not qualify for the rebate.
4. Submit design along with Part I of the Water-Wise Landscape rebate application.
5. Submit signed copy of IRS W9 form - <https://www.irs.gov/pub/irs-pdf/fw9.pdf>
6. Copy of Driver's License.
7. Receipts of all purchased material including but not limited to sub-base material, artificial turf, seaming materials along with infill materials if applicable for project must be submitted to be eligible for rebate.
8. If applicable, please provide professional installers contact information.
9. Get HOA Approval. Submit your design to your HOA for review and approval, if applicable.
10. Minimum 3" – 5" of appropriate compactable aggregate base is required to receive the rebate. The base should be compacted within the minimum manufactures recommendations.
11. Take "before, during and after" photos of your project area and submit with Part II of the Water-Wise Landscape Rebate application.

Have questions? E-mail Water@ThorntonWater.com or call 720-977-6600.