



Senate Bill 24-005 Non-Functional Turfgrass Update

Development Services

September 22, 2025

Our Team

City of Loveland



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Other Project Team Departments

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- Parks
- Stormwater
- Streets
- Water Utilities
- LFRA

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Agenda

Objective:

- Address Planning Commission questions from August 25 Study Session
- Summarize code changes
- Receive feedback on suggested updates to ensure alignment

Background

Reminder Summary of SB24-005

Overview of Necessary Changes

Details on Proposed UDC Updates

Details on Proposed Plant List Updates

Discussion

Why & What

Why are we here?

The Unified Development Code (UDC) must be revised to comply with Senate Bill 24-005, which focuses on water conservation in our state by prohibiting landscape practices that waste our valuable water resources.

What are we asking?

- Has staff adequately addressed Planning Commission questions discussed at the August 25 study session?
- Is the City of Loveland meeting the intent of the Bill?
- Do the proposed changes align with Loveland's long-term vision, values, and environmental stewardship goals?
- Has Staff considered processes implications due to proposed UDC changes?

Reminder SB24-005 Overview

- **Mandated state legislation passed during the 2024 cycle**
- **Prohibition of nonfunctional turf, artificial turf, and invasive plant species in specific applications**
- **Changes must be in place on and after January 1, 2026**
- **<https://leg.colorado.gov/bills/sb24-005>**



Reminder SB24-005 Definitions



Functional Turfgrass

- Turfgrass in a recreational use area or other space that is regularly used for civic, community, or recreational purposes.
- Examples: sports fields, playgrounds, stormwater measures

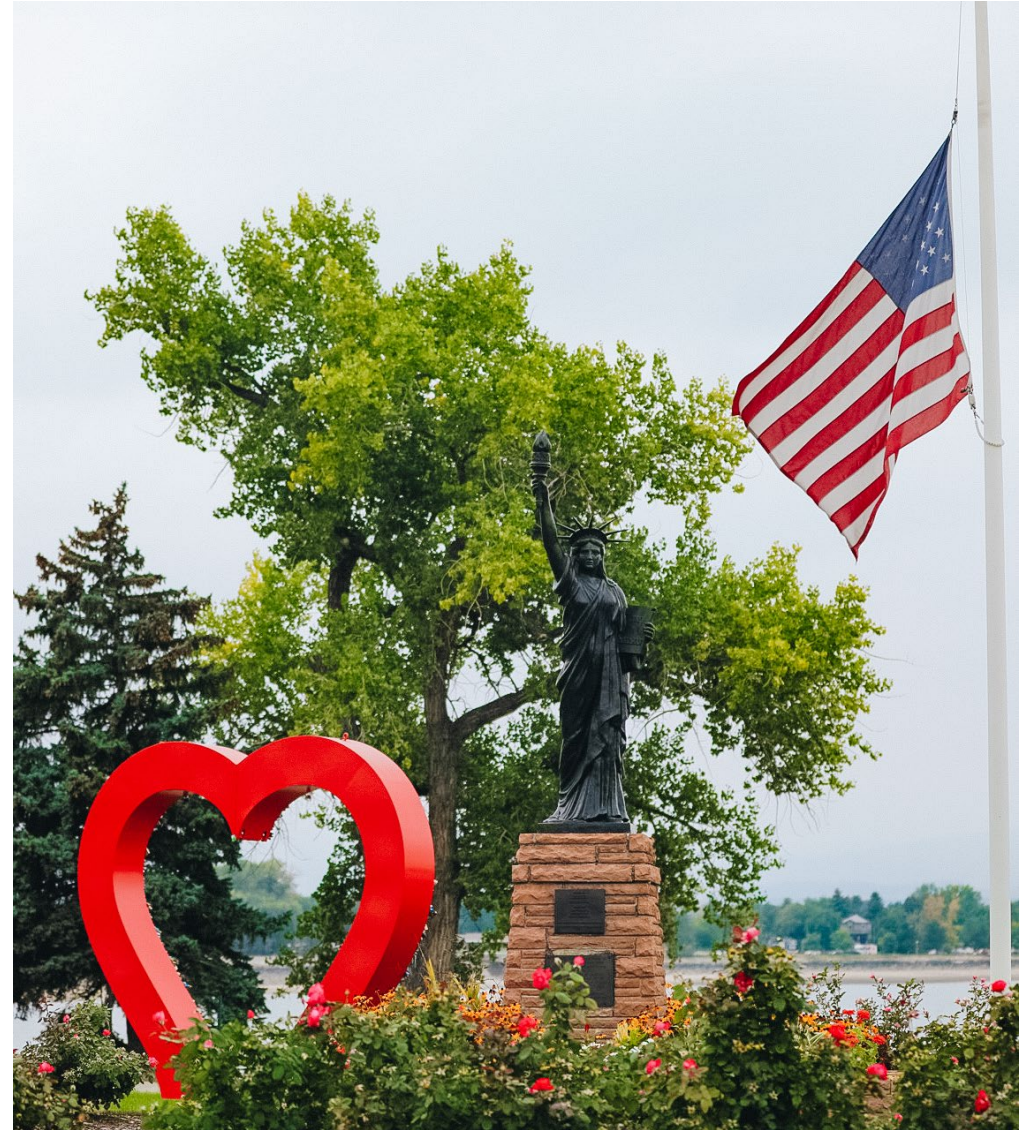


Non-Functional Turfgrass

- Turfgrass that serves no practical purpose, provides no recreational benefit for the community and is therefore purely aesthetic.
- Examples: turfgrass in medians, lawn areas with no recreational purpose

Reminder SB24-005 Applications

- Applies to **new development** of **commercial, institutional, industrial, common interest (HOA), street right of-ways, parking lots, medians, and transportation corridors**
- Applies to **redevelopment** of the above categories
 - Applies when a permit or design review is submitted and over 50% of the total landscape area is disturbed.
- Does **not** apply to **private residential** lots



Necessary Changes

- ✓ Update **definitions** to align with bill language
- ✓ Update **approved and prohibited plant lists** to align with bill
- ✓ Align **redevelopment definition and process** with bill language
- ✓ Add **water-wise landscape** definition and specify requirements
- ✓ Clarify **functional turfgrass** requirements and prohibit non-functional turfgrass and non-functional artificial turfgrass



Feedback to Date

Developer Sessions

- Maintenance and establishment challenges for water-wise landscapes
- Clarity and consistency in code definitions and application
- Desire to have Wildland-Urban Interface (WUI) align with the plant list
- Technical guidance and landscaping education is needed for landscapers, developers, and the public

City Council Study Session

- Importance of considering implications in the Wildland-Urban Interface (WUI)
- Discussion on who will lead implementation and enforcement
- Interest in providing educational materials for landscapers

Planning Commission Study Session

- Address which amendments are required to comply with SB24-005, which changes are necessary to make the required changes work with Loveland's standards and processes, and which amendments are optional or unrelated to SB24-005.
- Consider maintenance and cost implications to developers.
- Clarify soil amendment affidavit requirements.
- Clarify applicability of requirements to redevelopment proposals and changes to approved landscape plans.
- Refine the list of recommended turfgrass species.

UDC AMENDMENTS

14 sections of the UDC

In all following slides:

- *Blue related/optional changes*
- *Required changes*

AMENDED SECTIONS

Part 2 Revisions (unrelated to SB24-005 requirements):

1. Fences and Walls (18.04.07.06)

Part 3 Revisions:

1. Flexible Development Standards (18.06.10.06, 18.06.11.06)
2. Sidewalks and Trails (18.07.03.02)
3. Approved and Prohibited Plant Lists (18.08.02.01)
4. Substitution of Plant Types (18.08.02.02)
5. Identification of Landscape Areas (18.08.02.04)
6. Water-Wise Landscaping Requirement (18.08.02.07)
7. Street Bufferyards (18.08.03.05)
8. Parking Bufferyards (18.08.03.06)
9. Street Trees (18.08.04.01)
10. Street Trees and Plazas in DT Zone and in Neighborhood Activity Centers in Complete Neighborhoods (18.08.04.02)
11. Parking Lots (18.08.04.03)
12. Trees, Ground Covers, and Mulch (18.08.06.01)

Part 5 Revisions:

1. Division 18.19.03 Definitions

Division 18.19.03 New Definitions

Terms to Add	Justification
Artificial Turfgrass	Comply with SB24-005
Common Amenities	Clarify SB24-005 applicability
Common Green	Comply with SB24-005
Common Interest Community Property	Clarify SB24-005 applicability
Functional Artificial Turfgrass	Comply with SB24-005
Functional Turfgrass	Comply with SB24-005
Nonfunctional Artificial Turfgrass	Comply with SB24-005
Nonfunctional Turfgrass	Comply with SB24-005
Parkway	Replace “Tree Lawn” to improve clarity and regional alignment
Rock Mulch	Provide clarity in options for complying with SB24-005
Restoration Blend	Provide clarity in options for complying with SB24-005
Sidewalk Cutout	Provide clarity in options for complying with SB24-005
Transportation Corridor	Comply with SB24-005
Turfgrass	Comply with SB24-005; note that Loveland has historically used “Turfgrass” instead of “Turf”
Water-wise Landscape	Comply with SB24-005
Wood Mulch	Provide clarity in options for complying with SB24-005

Division 18.19.03 Modified/Removed Definitions

Terms to Modify	Justification
Accessory Structure	General clean-up unrelated to SB24-005
Glare	General clean-up unrelated to SB24-005
Water-Efficient Landscape Plan	Improve flexibility for Hydrozone
Tree Lawn	Remove to improve clarity (replace with “Parkway”)

18.08.02 Landscape and Buffering Standards

Section	Summary of Proposed Amendments	Justification
18.08.02.01 Approved and Prohibited Plant Lists and 18.08.02.02 Substitution of Landscape Materials	<ul style="list-style-type: none">References updated Approved and Prohibited Plant ListClarifies processes for approval for unlisted plants and substitution of landscape materialReinforces Wildland Urban Interface Overlay Zone standards as they relate to approved plant list	Comply with SB24-005 and increase options and improve clarity for complying with new standards
18.08.02.04 Identification of Landscape Areas	<ul style="list-style-type: none">Requires functional “turfgrass areas” and functional use(s) to be identified on all landscape plansClarifies that nonfunctional turfgrass and nonfunctional artificial turfgrass in common landscape areas is prohibited	Comply with SB24-005
18.08.02.07 Water-Wise Landscape Requirement	<ul style="list-style-type: none">Requires plants to be grouped based on their water requirements and irrigated accordinglyClarifies how “establishment” is measured for seeded areas	Need to evaluate landscape plans effectively

18.08.04 Standards for Landscape Areas

Section	Summary of Proposed Amendments	Justification
18.08.04.01 Street Trees	<ul style="list-style-type: none"> • Updates Parkway Requirements <ul style="list-style-type: none"> ○ Remove requirement to have 75% turfgrass ○ Require 75% water-wise landscaping, eliminating turfgrass in most situations ○ Require parkways to have at least 3 of the 5 following: <ul style="list-style-type: none"> ○ Water-wise landscaping ○ Varied Rock Mulch ○ Decorative Boulders or Hardscape Features ○ Native Seeding or Restoration Blend ○ Defining Planting Zones with Drip Irrigation • Adds standards for the use of rock or mulch in alignment with Larimer County Urban Area Street Standards • Allows nonfunctional turfgrass approval on a limited basis if no other options are feasible • Provides option for Director to approve alternative surface treatment (including non-functional turfgrass if no suitable alternative is feasible) 	Provide options for parkway design since 75% turfgrass is no longer allowed
18.08.04.02 Street Trees and Plazas in DT Zone and in Neighborhood Activity Centers in Complete Neighborhoods	<ul style="list-style-type: none"> • Establishes a threshold for when landscape improvements are required in these areas 	Comply with SB24-005
18.08.04.03 Parking Lots	<ul style="list-style-type: none"> • Requires water-wise material for 75% of landscaped areas • Requires one-foot setback for parking lot islands adjacent to parking stalls • Removes stipulation that living ground cover must be irrigated • Clarifies that living ground cover should be comprised of water-wise plants (not turfgrass) • Adds footstep access standards 	Provide options for parking lot landscape area design since 75% turfgrass is no longer allowed

18.08.06 Landscape Elements, Maintenance & Warranties

Section	Summary of Proposed Amendments	Justification
18.08.06.01 Trees, Ground Covers, and Mulch	<ul style="list-style-type: none">Clarifies that approved water-wise turfgrass species shall not be mowed unless required by Wildland Urban Interface Overlay Zone compliance	Add best practices for maintenance
18.08.06.02 Irrigation	<ul style="list-style-type: none">Requires temporary irrigation for at least three years for seed mix establishment, unless a shorter period is approved by the Director	Add best practices for irrigation
18.08.06.03 Soil Amendments	<ul style="list-style-type: none">Requires soil amendment affidavit	Add best practices for soil amendment
18.08.06.05 Landscape Maintenance	<ul style="list-style-type: none">Adds additional stipulations around maintenance	Add best practices for maintenance
18.08.06.07 Required Warranty	<ul style="list-style-type: none">Updates warranty term from two years to three yearsClarifies that warranty applies to installation of seed mixes	Align warranty to maturation timeline for water-wise plantings

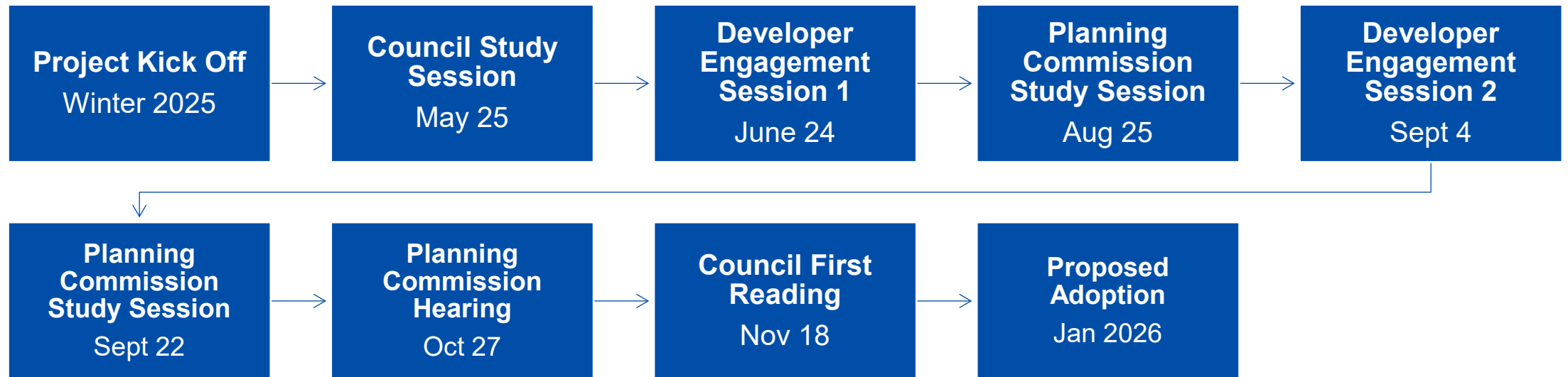
Summary of Plant List Changes

Section	Summary of Proposed Amendments	Justification
All	Adds references throughout to the Wildland Urban Interface Overlay Zone	Improve clarity
All	Adds additional plant material options to all sections	Add options
Turfgrass	Adds a new section for “turfgrass” including additional details on water-wise, high-water use, and seed mixes	Improve clarity and add options

18.04 Lots, Buildings, and Structures

Section	Summary of Proposed Amendments	Justification
18.04.07.06 Fences and Walls	<p>Updates fence setbacks by height:</p> <ul style="list-style-type: none">• Adjacent to trails: 3 ft (Director approval for lesser)• Adjacent to sidewalks:<ul style="list-style-type: none">○ Over 4 ft tall: 2 ft or on property line, whichever is greater○ Under 4 ft tall: 18 in or on property line, whichever is greater	<p>General clean up unrelated to SB24-005.</p> <p>Increase buildable area on lots</p>

Project Timeline & Next Steps





Thank you & Discussion!