

**ARTICLE 23  
LANDSCAPING AND SCREENING**

**Section A. Landscaping.**

- 1) In all districts where setbacks exist or are required, all developed uses shall provide a landscaped yard, including grass or decorative stones, or shrubs and trees, along all streets. This yard shall be kept clear of all structures, storage and off-street parking. Except for driveways, the yard shall extend along the entire frontage of the lot, and along both streets in the case of a corner lot; such yard shall have a depth of at least ten (10) feet.
- 2) In all districts, all structures and areas requiring landscaping and fences shall be maintained so as not to be unsightly or present harmful health or safety conditions.
- 3) The screening required in this section may consist of a fence, trees, shrubs and berms, but shall not extend within fifteen (15) feet of any street or driveway. The screening shall be placed along property lines or in case of screening along a street, twenty (20) feet from the street right-of-way with landscaping between the screening and pavement. Planting of a type approved by the City Council may also be required in addition to or in lieu of fencing.

**Section B. General Fencing.**

- 1) It shall be the responsibility of the property owner to locate all property lines.
- 2) No fence, wall, or hedge may extend beyond or across a property line unless in joint agreement with the abutting property owner.
- 3) No fence, hedge or wall shall be placed closer than 18 inches to any property line, except where there is an agreement with the adjoining property owner, or public sidewalk, or within five feet of any alley right-of-way.
- 4) A finished side of a fence shall face the outer perimeters of the fence owner's property.
- 5) Fences and walls shall not be less than three (3) feet in height above the elevation of the surface of the ground at any point and shall not exceed six (6) feet in height above the elevation of the surface of the ground at any point.
- 6) No fence, wall or hedge shall be placed closer than ten (10) feet to the intersection of a driveway with any right-of-way used for vehicular traffic, including alleys.

- 7) Fences shall be maintained in reasonable repair. If painted, a fence must be completely painted and must not violate the aesthetics of the neighborhood.
- 8) Previous references to walls shall apply to freestanding walls only. Walls erected for the purpose of landscaping or protection slopes shall be permitted as regulated with the Building Code.
- 9) Except as otherwise provided in this Code, and for houses on corner lots, fences may be erected on any part of a lot which is behind the front line of the principal building. For corner lots, for the side yards, there must be at least a fifteen (15) foot setback from the road right-of-way or eighteen (18) inches from the sidewalk (if there is a sidewalk) whichever is greater.
- 10) Fences can be built of the property line as long as the adjacent landowner agrees in writing and a copy of that agreement kept on file with the city. It will be the sole responsibility of the landowner building the fence to find the proper boundary.
- 11) Decorative fences in the front yard cannot be more than 3½ feet high and must be at least 50% open for vision and air movement. They cannot be used to keep persons, pets, or property in a yard or out of a yard. There must be a gap of at least one foot between decorative fences. Decorative fences cannot cover more than 20 percent of the front yard space.
- 12) Any fence constructed in an easement shall be constructed at the owner's sole risk. In the event that the City or a utility requires the use of the easement, any damages done to the fence shall be the sole responsibility of the owner to repair.