



## 1. Landscape Maintenance Standards

Landscaping should be maintained to present a neat, healthy, and orderly appearance free of weeds, overgrowth, and dead/decaying vegetation. Maintenance of yards and swales/rights-of-way abutting property are the responsibility of the property owner. The right-of-way must be free of obstructions caused by trees, vegetation, or other objects. Tree preservation should be maintained.

## 2. Derelict and Unregistered Vehicles

Inoperative and/or derelict vehicles are not permitted. A vehicle should be operational and capable of being used as intended and not in a state of disrepair. Current vehicle registration tag should be displayed.

## 3. Building Exterior Maintenance

The building exterior shall be cleaned and maintained in a secure and attractive manner. Any wood, siding, shingles, roof, railings, driveways, fences, walls, ceilings, porches, doors, windows, screens, and other exterior parts of a structure must be maintained in a weather tight, rodent proof, sound condition and in good repair. An owner may need to board up a vacant structure

## 4. Junk, Trash, Debris, and Outdoor Storage

Junk, auto parts, furniture, household appliances, trash, tires, building materials, tree trimmings, and any other debris cannot be left outside on and around the property and must be properly disposed of.

## 5. Parking

Overnight parking on the street is permitted for passenger cars and motorcycles in residential properties only on a legal driveway or in a garage.

## 6. Trash Hours and Screening

Trash and recycling containers are to be screened away from public view and placed for pickup no earlier than 7:00 p.m. the evening before on the day of actual pickup and removed no later than 11:00 p.m. the evening of pickup.

## 7. Air Condition, Mechanical, and Maintenance Equipment Screening

Air conditioning, mechanical, and maintenance equipment in any yard must be screened or walled to remain hidden from public view and cannot be roof-mounted unless fully screened from public and neighboring views.



Michelle J. Gomez  
Mayor



Morey Wright  
Vice Mayor, District 2



Marlon D. Bolton  
District 1 Commissioner



Elvin Villalobos  
District 3 Commissioner



Dr. Kricia Daniel  
District 4 Commissioner

# MECHANICAL EQUIPMENT & TRASH/RECYCLE CAN SCREENING SPEC SHEET

## Residential Property Maintenance - Neighborhood beautification

The purpose and intent of the neighborhood beautification code is to create and establish specific regulations in addition to those requirements contained within this Code that will serve to preserve the neighborhood character, promote its high quality and appearance, maintain property values, and protect the public health, safety and welfare. The neighborhood beautification code is intended to provide guidelines to ensure the preservation of the community's visual integrity, as well as ensure that every property is maintained in accordance with the community standards.

### Sec. 9-130:

Air conditioning or other mechanical equipment placed in any front, side or rear yard shall be screened or walled in so as not to be visible from the public rights-of-way and shall not be placed on the roof of any building or structure unless such air conditioning or mechanical equipment is completely screened or walled in so as not to be visible from the public rights-of-way or adjoining properties.

### MATERIALS ALLOWED:

1. LIVE FOLIAGE (SHRIBS, PLANT, FLOWERES, ETC.)
2. Wood (lattice, shadow box, etc.)
3. PVC
4. Brick
5. Fabricated stone
6. Potted plants are allowed

### SIZE:

**Live Foliage** – Approximately 18” inches at planting with the capacity to grow to a height that would adequately screen equipment

### Construction Tips

1. To avoid the need of a building permit, please be careful to make sure the screening is not attached to the ground; is only minimally attached to a wall, can allow wind to pass through, and is less than 36” inches in height and length. Anything outside of this, please inquire about a permit at the **building department (954) 597- 3421**, before construction.
2. Make sure screening is aesthetically pleasing (painted, level, neat in appearance.)



LATTICE



LIVE FOLIAGE



POTTED PLANTS