

Property Maintenance Code Code Excerpt

Section 545.410: Weeds

No person shall permit or maintain any growth of weeds, grasses or lawns over eight (8) inches in height for any developed property or twelve (12) inches for undeveloped property, measured from the ground surface.

The following defined areas are exempt from the maximum height requirements:

1. Undeveloped property that is at least one hundred fifty (150) feet from any adjacent street or adjacent platted subdivision.
2. Property mowed for hay.
3. Property cultivated with a farm crop.
4. Property zoned "Agricultural".
5. Areas designated by the City as greenways.
6. Cultivated flowers, gardens or native landscapes in accordance with Section 545.411.
7. Erosion control areas--with the written approval of the City Flood Plain Administrator.
8. Governmental or educational programs--with the written approval of the City.
9. Parks and open space.
10. Wooded areas.
11. Wetlands.
12. Streams or natural drainageways.

Whenever private property abuts a public right-of-way or easement and there exists in such right-of-way or easement a tree, lawn or grassy area between the private property line and the edge of the street pavement, then such tree, lawn or grassy area shall be considered, for purposes of this Section, to be a part of the private lot which abuts the right-of-way or easement and it shall be the duty of those responsible under this Section for the maintenance of the private lot to

equally maintain the tree, lawn or grassy area within the abutting right-of-way or easement.

Exceptions:

Owners of properties abutting public right-of-way or easement along rural sections of arterial or collector roadways shall not be responsible under this Section for the maintenance of the public right-of-way or easement areas.

Section 545.411 Native Landscapes

In residential, industrial and commercial zoning categories native landscaping may be utilized in landscaped beds provided that:

1. The native planting area does not exceed twenty-five percent (25%) of the total lot area, including structure footprint, for lots one (1) acre or less.
2. The native planting area does not exceed forty percent (40%) of the total lot area, including structure footprint, for lots that exceed one (1) acre in size.
3. Native planting areas are evenly distributed on the entire lot so that not all the native planting blocks the home from the street frontage. No front yard native planting area may exceed twelve percent (12%) of the total lot area.
4. Native planting areas must be a minimum of ten (10) feet from the curb of any public street and may not hinder the sight triangle of any intersection.
5. All such native planting areas are defined by a landscaping border material such as a rock/stone border, fence, landscape timbers, mowed grass border or trail/pathway.
6. The native planting areas are maintained regularly.