



### **YARD MAINTENANCE**



Glendale requires that all front yard areas be fully landscaped and maintained in a neat, orderly manner. Yard maintenance is the responsibility of the property owner and includes the maintenance of any street or alley adjacent to the property. Tree branches extending over any sidewalk, street, alley or other public way should be trimmed so they do not obstruct vision or the travel of motorists and people. Overgrown and dry weeds, bushes, trees, grass and vegetation are unsightly and are Fire and safety hazards. Clotheslines in the front yard or next to the street are not authorized. Trash containers must be stored outside of the front setback. Trash containers may be taken out after sunset the day before pick-up and should be removed no later than sunset of pick-up day.

### **JUNK, LITTER AND DEBRIS**



Junk, litter and debris cannot be left in the yard, but instead must be disposed of promptly and properly. This includes junk auto parts, appliances, furniture, building and/or landscaping material, tires, discarded paper, cardboard, plastics, tree trimmings, fallen tree limbs, or any other items that have been discarded. It is illegal to bury or burn trash or garbage in Glendale. To report furniture or debris abandoned in the street area, call Integrated Waste Management at (818) 548-3916, for a free bulky item pick-up.

### **PARKING AND STORAGE OF MOTOR VEHICLES**



Vehicles must be parked on a driveway or in a garage. Driveways may be used for parking vehicles temporarily, including service vehicles while loading and unloading on business calls, provided such parking is done on a temporary basis and only on improved, paved surfaces. Parking operable vehicles anywhere other than these designated areas may be a violation. It is unlawful to store an inoperable, dismantled or wrecked motor vehicle outside a fully enclosed building and where it can be seen from the street or other public or private property.

## **GARAGE CONVERSIONS**

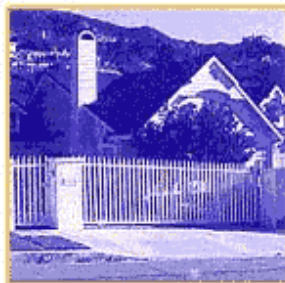
Conversion of a garage to another use is not authorized. A garage conversion includes any un-permitted alteration or modification of a garage for purposes other than for storing vehicles. In addition, any home remodeling or improvement requires a City permit.

## **OUTSIDE STORAGE**



Outside storage of material of any kind is not permitted on any front or side yard. Also, no side yard shall be used to store any motor vehicle, trailer, camper, boat or similar equipment. Storage of boats, campers and other similar personal items in the rear yard in a limited, paved area is authorized. However, no inoperable vehicles may be stored outside of an enclosed garage.

## **FENCES**



The City of Glendale prides itself on the aesthetic appearance of its residential neighborhoods by requiring front yards to be open and unfenced. In residential areas, only retaining walls, planters and curbs less than 18 inches in height are permitted in the required front yard. Fences are prohibited. Fences may be constructed along the interior side property lines and in the rear yard, but not within the front or street side setbacks. Building permits are required, and fencing and screening walls must be sound, weather tight and free from deterioration at all times.

## **VACANT OR ABANDONED BUILDINGS**



The property owner is responsible for maintaining buildings, structures and grounds of his or her property. Windows, doors and other openings must be kept secure so they cannot be opened from the outside. A property owner may be required to board up a building/structure if it becomes vacant and is not secure. Accessory structures such as storage sheds and garages must also be secured to city specifications. Dilapidated buildings must be repaired or demolished

## **FRONT YARD PAVING**

At least fifty two percent (52%) of the front yard must be landscaped. Paving (Ratwork) in the front yard area is limited to driveways and walkways. Additional paving for extra parking areas or spaces in the front yard is prohibited. Maintaining landscaping features contributes to a healthy and aesthetic environment. Permissible driveway widths vary from nine feet (9') to eleven feet (11'), depending on the total lot width.

## **GRAFFITI**



City Council has mandated that Glendale shall be a graffiti-free community. Graffiti removal on private property is the responsibility of the property owner. Graffiti must be promptly removed from all sidewalks, walls, fences, signs and other structures or surfaces visible from beyond the bounds of the property. Graffiti is a visual blight, and removing it quickly contributes to a safe, clean and beautiful neighborhood.

## **PROPERTY MAINTENANCE STANDARDS**

Minimum building and maintenance standards are established for residential property to protect and promote the health, safety and welfare of community residents. It is the responsibility of apartment and homeowners to ensure that their property meets these minimum standards. All residential units should be free of leaking plumbing pipes and hazardous electrical conditions. Deteriorated roofs and broken windows should be repaired or replaced as soon as possible. Chipping paint on the walls or woodwork should also be repaired.