

## Section 5.8 Neighborhood Preservation Standards

### A. Intent

To provide standards that address unique neighborhood concerns regarding quality of life in Eastvale by:

1. Supplementing general maintenance requirements on public properties within the neighborhood.
2. Restricting uses on private properties beyond the general requirements of the underlying zone.
3. Providing regulatory framework for effective code enforcement efforts.

### B. Applicability

Applicable to all residentially zoned property within the City.

### C. Definitions

Refer to Chapter 6 Glossary for definitions of the following terms:

1. Accessory Structures
2. Attractive Nuisances
3. Business Sign
4. Commercial Vehicle
5. Covenants, Conditions, and Restrictions (CC&Rs)
6. Decorative Fence
7. Holiday Display
8. Home Occupation Sign
9. Overlay Zone
10. Temporary Exterior Display

### D. Neighborhood Preservation Standards

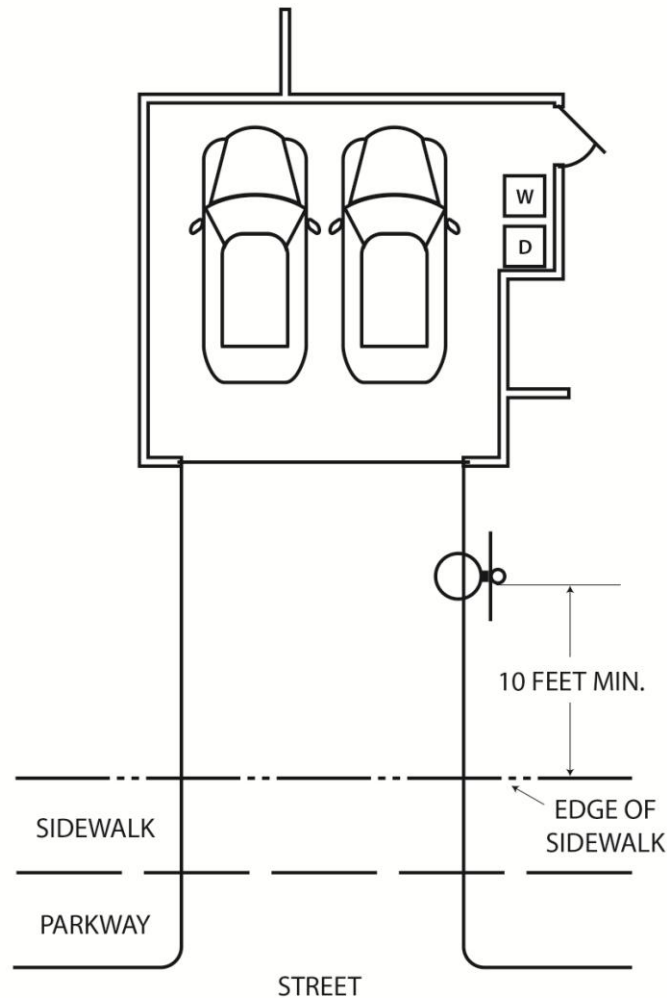
In order to maintain a safe, clean, orderly, sanitary, and aesthetically pleasing neighborhood character, the following standards of physical environment shall apply within the Eastvale Neighborhood Preservation Overlay (ENPO) zone boundary.

1. **Street Environment**
  - a. Public streets and sidewalks shall be kept free from any type of obstructions such as planters, landscaping, fences, temporary signs, or similar structures;
  - b. All landscaped areas in a public street, sidewalk, or right-of-way that is abutting a residential property shall be maintained by the adjoining property owner, unless it is maintained through another mechanism such as Community Facilities District or Landscape Maintenance District;

- c. Trash, garbage, recycling or green waste containers (cans, bins, boxes or other such containers) shall not be kept in any front yard, driveway, walkway, sidewalk, street or right-of-way for more than thirty-six (36) sequential hours in any seven (7)-day period, including trash and recycling pick-up day. Trash containers used for construction or remodeling of the property shall be exempt provided that they are removed within forty-five (45) days following issuance of building permits, unless additional time is granted or approved by the Department of Building and Safety;
- d. For single-family residential developments, the trash or recycling containers shall be stored in garage, side yard, or rear yard, in a manner that they are not visible from any public street;
- e. For multifamily residential developments, the trash enclosures shall be constructed of sturdy and opaque materials (with trash receptacles screened from public view) that are in harmony with the architecture and materials of the main buildings;
- f. Permanent basketball goals shall not be permitted in or upon any street, sidewalk or public right of way. Basketball goals may be permanently installed to the home and basketball goals may be permanently installed in the front yard, street side yard, rear yard, or adjacent to the driveway of private property subject to the locational requirements specified in subsection g below. For the purpose of this subsection, the following definitions apply:
  - 1) "Basketball goal" or "hoop" means, except where the context clearly indicates some specific part, any part of a back-board, hoop, net, or supporting apparatus.
- g. To ensure the safety of players and the public, permanent equipment shall be properly maintained. The following standards apply to the permanent installation of basketball goals permitted under subsection f:
  - 2) For front yards, unenclosed street side yards, or unenclosed rear yards abutting a street, basketball goals must be located so that the distance from the supporting apparatus to the edge of the sidewalk closest to the home is at least ten (10) feet.
  - 3) For street side yards and rear yards fully enclosed by a fence or wall 5 feet in height or more, basketball goals may be located anywhere within the enclosed portion of the street side yard or rear yard, provided that no portion of the basketball goal extends beyond the fence or wall.
  - 4) No part of a permanent supporting apparatus may be located in the driveway.

The figure below illustrates these standards.

### Basketball Goal Location Standards



- h. Moveable recreational equipment, including but not limited to basketball goals, may be placed for use in a front yard, street side yard, or rear yard abutting a street, on the driveway or any other appropriate surface which is permitted by this Zoning Code, provided that the minimum distance specified above is maintained. Moveable recreational equipment, including but not limited to basketball goals, may be used in any side or rear yard area, provided that enough space is provided for the safe use of the equipment.

## 2. Parking

- a. No vehicle shall be parked upon a public street for more than seventy-two (72) consecutive hours within a radius of five hundred (500) yards and shall be subject to citation and/or removal by the City as provided for in state law;
- b. No person shall construct, repair, grease, lubricate, or dismantle any vehicle, or any part thereof, upon a public street, sidewalk or right-of-way, except for temporary emergency purposes;
- c. No vehicle, such as a car, truck, or motorized bike, shall be parked in any landscaped area, but may be parked in a garage or carport, or upon driveway or other improved parking area;

- d. The improved parking area, and driveway, shall be constructed of concrete cement and shall not cover more than 50 percent of the required front and/or side yard area. The improved parking area and driveway that existed on or were approved prior to the effective date of this code shall be exempt from this provision;
- e. No commercial vehicle(s), or any part thereof, shall be parked upon a public street, sidewalk, right-of-way, private yard or private driveway, except when it is actively used for loading or unloading purposes, or while the owner of such commercial vehicle is working at the property where such vehicle is parked. No overnight parking of commercial vehicles is permitted;
- f. No recreational vehicle(s) shall be parked in any front yard area of a property. No recreational vehicle, or any part thereof, shall encroach upon a public street, sidewalk, or right-of-way. Recreational vehicles shall be allowed, if they are screened behind a fence or wall of at least five (5) feet height and parked in a garage, side yard or rear yard. A recreational vehicle may be parked in a public right-of-way or approved parking area for a period of not more than forty eight (48) hours twice a month for the purposes of loading or unloading said vehicle;
- g. Parking upon a public street or right-of-way shall be restricted for a designated day during the week in order to clear the curb-side for street sweeping. This parking restriction shall be applicable only after a street-sweeping schedule for the ENPO zone is established and legal notification of such restriction has been properly provided.

### **3. Yard Maintenance**

- a. Any front yard, and side yard that is visible from any public street or area, shall be landscaped and maintained in an aesthetically consistent manner with rest of the neighborhood;
- b. All landscaping shall be maintained in a manner that does not cause a potential fire hazard or cause threat to public health, welfare and safety;
- c. An attractive nuisance shall not be harbored in a public street, sidewalk, right-of-way, or a private property;
- d. Outdoor storage shall not be permitted in a front yard, or side yard that is visible from any street, and shall not impede vehicular or pedestrian traffic in a public street, sidewalk, or right-of-way;
- e. Landscaping within a yard shall not obstruct a public street, intersection, sidewalk, or right-of-way, either physically or visually;
- f. Dying, decayed, untrimmed or hazardous trees, shrubbery, or other landscaping in any front yard, or side yard that is visible from any public area, shall be addressed and remediated within seven (7) days of issuance of a Code Enforcement Notice of Violation, or as specified therein;
- g. No accessory structure shall be permitted in a front yard. However, an accessory structure may be constructed in a side yard or rear yard if it is constructed according to the requirements of this code and screened from the public view. An accessory structure, which is determined by the Building and Safety Department to be substandard, unstable, dilapidated, constitute a fire hazard or otherwise be potentially dangerous to public health, welfare and safety, shall be removed from the property within thirty (30) days of issuance of a Code Enforcement Notice of Violation, or as specified therein.

**4. Fences and walls**

- a. All fences and walls shall be properly maintained in order to preserve their structural integrity and to provide a neat appearance. All fences and walls shall be kept free from graffiti, undergrowth, weeds or other similar conditions at all times. All fences and walls shall be of materials and colors that are compatible with the architectural design of the buildings in the neighborhood. No fence, wall or a portion thereof, shall be constructed or altered to add razor wire, barbed wire, metal spikes, broken glass, readily flammable material, or other similar material;
- b. Chain link fences shall not be erected or constructed in any front yard, or side yard that is visible from any public area, for lots less than one-half (1/2) acre net in area. Chain link fences that exist on, or were approved prior to, the effective date of this code shall be exempt from this provision;
- c. Any fence or wall, including decorative fence, shall not obstruct a public street, intersection, sidewalk, or right-of-way, either physically or visually;
- d. Any fence or wall, including decorative fence, located in the front yard or within thirty (30) feet of an intersection, shall not be higher than four (4) feet. Fences and walls that existed on or were approved prior to the effective date of this code shall be exempt from this provision. Vertical calculation of the height of the fence or wall shall be made by vertical measurement along the length of the outside face when measured from final finished grade;
- e. The height of a gate, the gate posts, or columns, located in a front yard or side yard that is visible from any street shall not exceed 120 percent of the maximum height of the fence or wall;
- f. Any approved fence or gate for a temporary use and swimming pool shall be exempt from the provisions of this section.

**5. Façade treatment**

- a. Any part of a building façade, such as siding, shingles, roof covering, railings, fences, walls, ceilings, porches, doors, windows, screens, and other exterior parts shall be maintained in weather-tight, sound condition and good repair.
- b. Any compromising building conditions, including but not limited to peeling exterior paint, broken windows or doors, or partially constructed/demolished structure(s), shall be repaired within thirty (30) days of issuance of a Code Enforcement Notice of Violation, or as specified therein;
- c. Any ground-mounted mechanical equipment, including but not limited to air conditioning unit or heating pump, shall be visually screened from public view;
- d. Plywood, plastic sheeting, tarp, aluminum foil, or similar materials shall not be used to cover windows and other openings, unless otherwise approved by the Department of Building and Safety.

**6. Outdoor lighting**

- a. Lighting fixtures shall be located such that no light or reflected glare is directed off-site. Lighting fixtures shall provide that no light is directed above a horizontal plane passing through the bottom of the fixture;

- b. All on-site lighting shall be stationary, directed away from adjacent properties and public rights-of-way. Incandescent lighting fixtures, greater than one hundred (100) watts or one thousand seven hundred (1,700) lumens, shall require proper shielding to minimize their impact on neighboring properties;
- c. To minimize the impact on neighboring properties, any outdoor security lighting shall require proper shielding, and should utilize both motion-sensitive, and time-sensitive, fixtures.

**7. Signage**

- a. All signs shall be of materials and colors that are compatible with the architectural design of the buildings in the neighborhood;
- b. One (1) home occupation sign may be allowed per dwelling unit, if the sign is in accordance with other provisions of this code;
- c. Any business signs, pennants, reflective, flashing, or movable signs shall not be allowed;
- d. Any home-occupation or other sign that relates to an abandoned or discontinued use shall be removed;
- e. See Section 1.5-H Sign Permit and Section 5.7-E Nonconforming and Abandoned Signs for additional regulations related to permanent and temporary signs.

**8. Temporary exterior display and holiday display**

- a. Any temporary exterior display or holiday display shall not physically impede vehicular or pedestrian traffic on any street, sidewalk, or right-of-way;
- b. Any temporary exterior display or holiday display shall be allowed for a period not to exceed forty-five (45) consecutive days;
- c. Any and all applicable City, state or other permits shall be obtained prior to installing such a temporary display;
- d. Any temporary outdoor event (e.g., community fair, music festival, or yard sale) may be exempted by the Planning Department from the provisions of this section (Section 1.5-G).