

CRAFTSMAN VILLAGE (NORTH)

Landscaping and Fencing Improvements

All improvements to the exterior of homes and lots at Mountain View Meadows, by Covenants, require DRC approval. Before installing any landscaping, fencing or other exterior improvement to your home or lot, you need a signed, dated and approved plan from the DRC.

For landscaping improvements, you may submit a simple hand-drawn plan outlining the house and any other improvements such as driveways, fences, decks, sheds, and patios. Include dimensions and shapes of planting beds and the dimensions, location, color and type of all ground materials. Noting the varieties of flowers, plants and shrubs in planting beds is not required. However, all trees must be clearly identified along with the spacing between and beside trees including distances from lot lines, driveways, sidewalks, utility boxes and lamp poles. Bark and rock planting bed mulch must be neutral in color. No shiny, red or white mulch permitted. Edging is not required to separate planting beds from sod, but if used, include the color, type and location. Metal and flat concrete curbing is permitted but no rubber or plastic edging. All landscaping must be serviced by a professionally installed underground water system. Initial landscaping must be completed within one year of closing on your new home. Adding to your planting beds over time does not require approval. However, additions of new planting beds, trees or changes in ground cover requires a new plan submittal.

Approved Boulevard Trees include Prairie Expedition or Accolade Elm Trees for homes with front load garages and Canada Red Choke Cherries for homes with rear load garages. Little Leaf Linden trees are approved for boulevards between the Fun & Fitness Trail and Alpine View Drive. The DRC will provide additional information on boulevard landscaping in the bulb-out sections along S. Alice St. and will reimburse homeowners for the cost of the DRC approved trees and vegetation with the homeowner paying for installation including the UG water system. All Boulevard trees must be a minimum of 1 ½" caliper with black mesh deer protectors and staked for two years. As required by City ordinance, homeowners are responsible for the care and maintenance of all boulevards adjacent to their lots.

Fencing your yard is optional. However, should you elect to fence now, include fencing information on your landscape plan. If you elect later to fence, submit a separate plan for approval. Your plan must show all existing buildings and other lot improvements along with the location, material, type, style, color and height of fencing. Side-yard fencing must be set a minimum of 4' back from the front corners of the house. Rear-yard fencing must be placed 4' back from asphalt rights-of-way with approved landscaping between the fence and the paved surface. This includes fencing along carriage lanes (alleys) as well as asphalt bike/pedestrian pathways. Acceptable fence materials, type and colors include vinyl semi-private and privacy fences in white, tan, or cream. Black open rail square-tubed iron/metal fences may be approved depending on location. Heights for side and rear yard fencing may not exceed 6'. Decorative front yard fencing no higher than 4' may be considered for approval based on style and color. Open rail square-tubed iron/metal railing in white, black, or bronze permitted on porches, decks and stairs. Wood fences are not permitted in Craftsman Village. Due to the variety of fencing options, please be aware that a privacy fence may be erected next to an open metal rail fence or semi-private fence or that fencing of a different color height or style may be installed on adjacent lots. When possible discuss options with adjacent lot owners.

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Detailed Landscaping and Fencing Guidelines

Front Yard Landscaping and Fencing: A minimum 36" deep planting bed with any combination of flowers, bushes and decorative grasses is required along the front of the home. Planting bed shapes may be square or gently curved but not "meandering" in design. The remainder of the front yard must be covered in sod or a combination of sod and additional planting beds. Semi-xeriscape may be approved in front yards depending on design. Large deciduous or evergreen trees are not permitted between the sidewalk and the house. Fencing along sidewalks require a one-foot set back from the sidewalk noted as such on plans.

Side and Rear Yard Landscaping and Fencing: Side and rear yards may be any combination of sod and plant material. However, it is required that either a rock mulch planting bed or a minimum 2' of gravel rock mulch line the exposed sides and rear foundations of the home so that water spray from the sprinkler system does not damage the siding or erode dirt around foundations. Rock mulch xeriscaping is acceptable between houses so long as front-yard sod or plant coverage extends a minimum of 8' back from the front of the house into the side yard. Rock mulch xeriscape is also permitted within an approved privacy fence. Semi-xeriscape is permitted in rear yards with DRC approval based on acceptable plant coverage and acceptable landscape rock type, color and size. Rear yard rock may not be the same as the rock mulch approved for between buildings unless contained within a privacy fence. Fencing along sidewalks require a one-foot set back from the sidewalk noted as such on plans.

Front Yard Boulevard: Front boulevards are to be landscaped in sod and typically require two (2) DRC approved trees spaced no less than 20' and no greater than 30' apart for homes with rear load garages and no less than 25' and not greater than 35' apart for homes with front load garages. However, the actual number of boulevard trees required will be determined by lot widths and utility placements. The base of each tree must be surrounded by a 2' diameter bark mulch ring or by a 2' diameter artificial mulch ring. Four foot (4') high black mesh trunk protectors and staking are required for the first two years of growth to protect from animal and wind damage.

Rear Carriage Lane (Alley) Right-of-way Landscaping: A 4' wide landscape band in approved rock mulch is required in the rear right-of-way along the Carriage Lane (alley). The approved rock mulch may not be the same as rear yard xeriscape rock unless the rear yard is contained within a privacy fence. Carriage lane landscaping elements may vary but must include a minimally acceptable number of bushes and/or decorative grasses as determined by the DRC and at least one ornamental tree along with several reasonably-spaced small boulders intended to prevent damage to plants or fences caused by drivers. By City Ordinance, homeowners must maintain all rights-of-way adjacent to their lots.

Landscaping and Fencing Along the Fun & Fitness Trail: Lots that back onto the Fun & Fitness Trail (The asphalt-paved bike/pedestrian pathway) should be landscaped to the pavement. However, if the rear yard is fenced, the fence must be placed 4' from the Trail with well-maintained rock-mulch between the fence and the Trail. The homeowner is responsible also for landscaping and maintaining the boulevard side of the Trail with approved trees and plants to achieve the city's requirement of 60% green coverage over the course of 5 years.

Corner Lot Boulevard Landscaping: If your home is located on a corner, you will need to landscape and maintain the side boulevard and street corner in addition to the front boulevard. Side boulevards are to be landscaped in sod with approved boulevard trees spaced approximately 30' apart, with the first tree starting 20' from the ADA ramp. Five (5) white daylilies set in approved rock mulch are required in the triangular opening in the ADA ramps on all street corners.