

# GUIDELINES FOR SITE IMPROVEMENTS & LANDSCAPING



**Front Yard:** The area extending fully across the lot and situated between the front lot line and a line parallel to the front of the primary structure and terminates at the intersection of any side lot line.

**Rear Yard:** The area extending fully across the lot and situated between the rear lot line and a line parallel to the rear of the primary structure and terminates at the intersection of any side lot line.

**Side Yard:** The area not encompassed by the front or rear yards.

## SUBJECT TO REVIEW AND APPROVAL

- **Patios, decks, play equipment, dog houses/runs, swimming pools, and hot tubs** in yards that have frontage on streets<sup>1</sup> and in vacant lots.
- **Fencing** in front and side yards and on vacant lots.
- **Sidewalk cafes.**
- **Creation of new parking surfaces** in front of buildings and on vacant lots (see guidelines for “Parking Surfaces,” page 113).
- **Installation, alteration, or removal of streets, alleys, and sidewalks** (see guidelines for “Public Infrastructure,” page 115).
- **Removal of trees** in the public right-of-way.

<sup>1</sup> Please see Appendix A (page 127) for a listing of what constitutes a “street” for the purposes of this plan.

## NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to site development and landscaping is exempt, except as noted in “Subject to Review and Approval.” Examples of exemptions include:

- **Installation and removal of all plant materials** on private property.
- **Installation of trees** in the public right-of-way.
- **Small yard decorations** anywhere.
- **Patios, decks, play equipment, dog houses/runs, swimming pools, and hot tubs** in back yards.
- **Fencing** in rear yards (zoning requirements still apply).
- **Parking surfaces** behind buildings (zoning requirements still apply).

## GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are “Subject to Review and Approval.” These guidelines may be less comprehensive and less restrictive than for an Historic District.

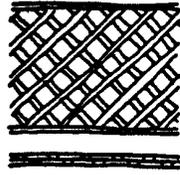
**RECOMMENDED**

1. Front yard fencing should be compatible with the historic character of the area. Generally, front yard fences should not be higher than 42 inches and should be open in style. Chain link and vinyl fencing are not appropriate.
2. Sidewalk cafes shall be in compliance with the requirements set forth in the municipal code of the City of Indianapolis, Ch. 961 Sidewalk Carts and Cafes. The municipal code pertaining to regulations for sidewalk cafes may be viewed via the internet at [www.municode.com](http://www.municode.com) (refer to Indianapolis-Marion County Code of Ordinances, Chapter 961).
3. The outdoor eating area for sidewalk cafes should remain adjacent to the building.
4. Barriers for sidewalk cafes should be open, low, removable, and compatible with the architecture of the building.

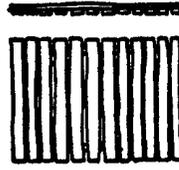
**NOT RECOMMENDED**

1. Placement of patios, decks, play equipment, dog house/runs, swimming pools, or other large features in front yards.
2. Rear privacy fences that begin any closer to the street than a line parallel to the front of the primary structure.
3. Privacy fences that are over six (6) feet high.
4. Inappropriate fence types such as chain link or vinyl.

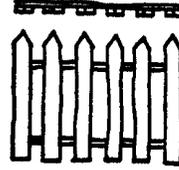
APPROPRIATE WOOD FENCES



LATTICE

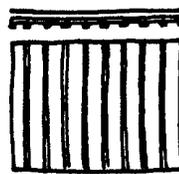


SLAT

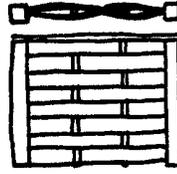


PICKET

INAPPROPRIATE WOOD FENCES



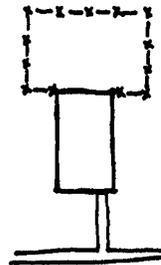
BOARD & BATTEN



BASKETWEAVE



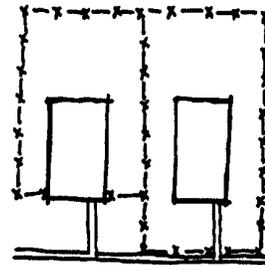
LOUVER



APPROPRIATE



MAYBE



INAPPROPRIATE