

Well-maintained neighborhoods and business districts keep Xenia strong! An important part of property maintenance is ensuring that vegetation such as grass, trees, and shrubs are properly mowed and trimmed. This maintains good curb appeal and property values while preventing nuisances or unsafe conditions such as rodent harborage, inability of motorists to see oncoming traffic, or tree limbs falling on persons or property.

Below are the City's regulations for vegetation maintenance, as contained in Xenia Codified Ordinances Section 1490.03(b)(4).



- A. Grass and Weeds.** All premises and exterior property, whether residential, nonresidential, commercial or industrial, and whether occupied or vacant, on parcels of land less than ten thousand (10,000) square feet in area shall be maintained free from grass, weeds or plant growth in excess of ten inches (10"); provided, however, that for all vacant lots or parcels of land ten thousand (10,000) square feet or more in area, this division (b)(4)A. shall apply only to a fifty-foot (50') setback from developed areas. All other portions of such vacant parcels must be mowed on at least two (2) occasions every calendar year, with the first mowing to occur on or before April 30 and the second mowing to occur in September, on or before September 30. All noxious weeds, as defined by OAC 901:5-37-01, shall be prohibited.
- B. Trees, Plants and Shrubs.** All trees, plants or shrubs that overhang a public street or sidewalk shall be trimmed to a height of at least eight feet (8') above the sidewalk and thirteen feet (13') above the street. Any tree, shrub or part thereof which, as a result of death, decay, breaking, placement or neglect, is a hazard or endangers any person, animal or property, or causes a blighting effect on the neighborhood, shall be trimmed or removed.
- C. Annual Notice.** The Code Official shall cause annual notice to be published, no later than April 1<sup>st</sup> of each year, in a newspaper of general circulation in the county notifying City residents and property owners of the requirements of this division (b)(4). Such notice shall also be posted on the City's website.
- D. Notice of Violation.** When the Code Official determines that a premises or property is in violation of this division (b)(4)A. or B. of this section, he shall serve a written notice of violation upon the owner of the premises or property, in the manner provided by Section 1490.01(g) of this Code. If the address of the owner is unknown, it is sufficient to serve the owner by posting the notice in a conspicuous place in or about the premises or property. Only one (1) written notice is required per calendar year per lot, parcel, premises or property under this division (b)(4). If, after a written notice has been served in accordance with division (b)(4)D. of this section, the Code Official determines that a subsequent violation has occurred, the City may proceed with the remedy set forth in division (b)(4)G. of this section.
- E. Failure to Comply.** No owner shall fail to comply with the notice provided for in division (b)(4)D. of this section.
- F. Prima-Facie Violation.** It is a prima-facie violation of this division (b)(4)A. if grass or weeds in excess of ten inches (10') exist upon any premises, parcel or lot of less than ten thousand (10,000) square feet, or upon a vacant premises, parcel or lot of more than ten thousand (10,000) square feet within the required fifty-foot (50') setback between April 1<sup>st</sup> and November 1<sup>st</sup>.
- G. Abatement of Violation.** Upon failure of the owner to comply with a notice of violation, the Code Official may cause such weeds, grass, trees, plants, shrubs and/or other vegetation to be cut and removed. The costs incurred by the City to cut said weeds, grass, trees, plants, shrubs and/or other vegetation, including the cost to serve notice, shall be charged to the owner, together with an administrative fee of one hundred fifty dollars (\$150.00). An invoice for such costs and fee shall be served upon the owner in accordance with the notice provisions of Section 1490.01(g) of this Code. If the invoice is not paid by the owner within the time stated on such invoice, the City's Finance Director is hereby authorized and directed to certify the unpaid amount, together with a fifty dollar (\$50.00) penalty, to the Greene County Auditor for placement upon the tax duplicate, to be collected as other taxes are collected for return to the City.
- H. Penalties.** The procedure outlined in division (b)(4)G. of this section shall be the exclusive remedy of a violation of this division (b)(4).

### QUESTIONS?

Contact the Planning and Zoning Department at (937)376-7287  
107 East Main Street, Xenia, OH 45385 [www.explorexenia.com](http://www.explorexenia.com)

THANK YOU FOR HELPING TO  
KEEP XENIA STRONG!