

Greenwood Village Residential Property Maintenance

*Our goal is to ensure clean, attractive and safe neighborhoods, maintain a peaceful and enjoyable community, and enhance the quality of life in Greenwood Village. The rules and regulations enacted by Greenwood Village City Council are for the benefit of the entire community. The Neighborhood Services Program is intended to assure that the use and maintenance of a residential property is in compliance with the values and standards of the community. Code enforcement is done on a **complaint basis** in residential areas. Properties with repeat offenses in the same 18-month period, as well as any properties with active construction, will be handled proactively by the Village if a violation is found. This guide summarizes some of the most common issues related to property maintenance and code enforcement in residential areas.*

How Does Residential Code Enforcement Work?

The Village's Code Enforcement officers work in both the Community Development Department and the Police Department. Inspections for violations are made based on receipt of a complaint. Residents may visit the City's website, phone, email, or come into City Hall to register a complaint. All complaints received are documented and subject to open records requests through the Colorado Open Records Act.

Upon validating a complaint, the property owner/resident is contacted and made aware of the violation. Many times, the violation exists simply because the owner is unaware of the provisions in the Zoning Ordinance. Upon first contact with an owner/resident, no notices or fines are levied and voluntary compliance with adopted codes is sought. The property owner is given a period of time to fix the problem, which is followed up on by an officer. If the required corrective action is not accomplished by the specified date, a Summons and Complaint to Municipal Court is issued and the property owner/resident is summoned to appear in Greenwood Village Municipal Court for a hearing.

What Penalties Can Be Imposed by The Municipal Court?

For those cases referred to the Court, penalties of up to \$499 can be imposed for each day the violation exists. The penalty imposed is at the sole discretion of the Municipal Court Judge.

Alternatively, the abatement of a property may be required if it is determined that a safety or health hazard exists. All costs incurred by the Village to correct the violation may then become a municipal lien on the property.



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Wildlife & Domestic Animals

Dogs running at large, animals disturbing the peace, sick or injured animals, abused or neglected animals, and wildlife issues are concerns addressed by Police Department Code Enforcement officers (303-773-2525). All dogs and cats over three months of age must be vaccinated against rabies. In addition, all dogs must wear a collar with their rabies tag firmly attached. Horses and other livestock are permitted in some residential zone districts. Proper care of animals and their accommodations is required.



Inoperable Vehicles

Inoperable vehicles are not allowed on private or public property unless the vehicle is completely enclosed within a building or structure on private property. Inoperable vehicles are defined as vehicles not displaying valid license plates; or vehicles lacking any part necessary for legal operation on a public street, including flat tires.

Recreational Vehicle Parking

It is illegal to park recreational vehicles, including boats on trailers and utility trailers, on a street for more than 24 hours. Agriculture vehicles and trailers used for agricultural purposes are allotted 72 hours. Recreational vehicles, boats and trailers may be parked or stored in a single-family residential district in a side or rear yard if all setbacks are met, and the vehicle is concealed from view of any public street or adjacent residence. The recreational vehicle may also be stored within a completely enclosed structure, such as a garage. Guests staying in a recreational vehicle may park on private property, or on the adjacent street for up to 2 weeks.

Exterior Maintenance

The exterior elements of a residence shall be maintained in good condition. Exterior maintenance violations include substantial peeling or faded paint; broken or missing shutters or fascia; damaged or missing roof shingles; missing windows; or broken and damaged fencing.

Litter and Refuse

Residents must promptly remove any accumulated materials, litter or refuse on the property such as but not limited to; household appliances; cardboard; yard clippings; leaves; abandoned or damaged household furnishings; old fencing; vehicle tires and parts.

Trash and recycling containers are required to be stored in a garage or other screened location. Containers may not be left at the curb for more than one day before the scheduled trash pick-up and removed from the curb no later than midnight following a scheduled pick-up.

Contractors are always required to keep the property in a clean and orderly manner. All building materials shall be neatly stored and promptly removed or discarded when they are no longer needed. All dumpsters, port-o-lets, equipment, trailers, construction materials, and landscape materials must be stored on site. Storage on city streets and right-of-way is strictly prohibited.

Environmental Pollution

Property maintenance also includes protection of residents from pollution from many sources, including smoke; stagnant ponds; pouring liquids onto streets and on lots; intentional or polluting of water supplies; and solid waste dumping. This includes the dumping of anti-freeze, or cleaning solvents, or draining oil. Any questionable liquid you see in gutters or in parking lots is a potential pollutant. If you suspect pollution, call the Neighborhood Services Program immediately with your concerns.

Noise

Complaints concerning excessive noise are investigated by either the Police Department or the Community Development Department. Acute noises, such as those from loud stereos or from parties are addressed by the Police Department. Noises such as mechanical equipment on buildings, is addressed by the Community Development Department. Operating tools or equipment in connection with construction is only allowed Monday-Friday 7:00 a.m. to 7:00 p.m., Saturday 8:00 a.m. to 7:00 p.m., and Sunday/holidays 10:00 a.m. to 7:00 p.m.

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Outdoor Storage

The storage of items not normally associated with the primary use of the property in an outdoor location in Greenwood Village is specifically prohibited. This means items such as bicycles, BBQ grills, and outdoor furniture are allowed in residential areas, but unused furniture, storage racks, and discarded items would not be allowed. Likewise, broken and unused appliances, tires and litter are not allowed. Should you observe anything stored outside not normally associated with the primary use of the property, you may call the Neighborhood Services Program.

Weed & Grass Growth

The Village has an aggressive program to minimize weed and grass problems. It is the responsibility of the property owner or resident to keep weeds and grass below eight (8) inches, except in the rural residential areas of the Village where longer grass is within the character of the neighborhood. Noxious weeds are weeds which are poisonous, aggressively invade landscape, carry diseases or are detrimental to the environment. Unlike regular weeds, these weeds are required to be effectively controlled by spraying, mowing and/or revegetation.

Dead or Overgrown Landscaping

Trees, shrubs, or other vegetation which are dead, broken, or infested by insects shall be removed from the property. Branches of trees, shrubs or any other plant material should never obstruct sidewalks or streets. This includes landscaping that overhangs in a manner that interferes with the safe and unobstructed movement of pedestrians or vehicles on any street or trail. (Trimming guidelines must be followed to prevent overgrown landscaping in the Village Right-of-Way.)

Stagnant Pond

Any cellar, vault, drain, sewer, pond of water, swimming pool or other place in the Village that is noxious, offensive, or injurious to others, through an accumulation or deposits of noxious, offensive or foul water or other substances, or to the breeding of mosquitoes, shall be deemed a nuisance.

Rodents and Pests

It is deemed a nuisance to allow any mice, rats, squirrels, skunks, rabbits, prairie dogs, gophers or groundhogs to infest any real property within the Village so as to encroach upon or cause damage to other property. Any abatement shall conform to applicable state law and Division of Wildlife regulations.

Snow Removal

The owner, occupant, lessee or person in possession or control of any single-family residential property having a sidewalk abutting the front or, in the case of a corner lot, the front and side of a residence shall maintain the sidewalk in a condition free from snow or ice and shall remove any accumulation of snow or ice from such sidewalks within forty-eight (48) hours after its accumulation. This responsibility does not extend to driveways or walkways leading from the sidewalk to the residence nor to sidewalks or trails abutting the rear property of a residence. Depositing snow or ice from the property onto any sidewalk, street or highway is strictly prohibited.



FAQs

Q: Are solicitors allowed to enter my property?

A: A valid solicitation permit is required and the solicitor must keep the permit with them at all times. They shall not solicit at any property where a "No Solicitors" or "No Trespassing" sign is posted at or near the entrance. Solicitation may not occur outside of the hours of 7:00 a.m. to 7:00 p.m. or sunset, even with a valid permit.

Q: Are short-term rentals allowed?

A: Short-term rental of non-principal residences is prohibited. It shall be unlawful to offer property as a short-term rental that is not the primary dwelling unit or habitable accessory structure of the property's owner or lease holder. Occupancy of a short-term rental shall not exceed the total of three unrelated persons.

Q: Can I have chickens or bees on my property?

A: Backyard Chickens or Honey Bees are allowed.

Q: Do I need a permit to make improvements on my property?

A: Although not all improvements require a permit, items such as decks, fences, plumbing, landscaping, electrical, and other projects do. It is recommended to email Community Development at comdev@greenwoodvillage.com to ensure a permit is not required.

Q: Do my trash bins need to be screened from the public?

A: Trash and recycling containers must be stored in such a position on the property to be reasonably screened from the view of those off the property.

Q: Am I required to have sanitation and waste facilities dedicated to construction?

A: Yes, these are intended to reduce the impact of the construction site on adjacent properties. Facilities shall not be located in the public right-of-way or closer than five feet from a side or rear property line. Sanitary facilities are to be screened and/or located in the least visible location to adjacent properties.

Q: Can construction material be stored on the street while the project is ongoing?

A: Materials are not to be stored on the public right-of-way. Furthermore, when possible, on-site parking for employees is encouraged. Parking on public and private streets is allowed when adequate on-site parking is not available. Construction is not to obstruct vehicle access for firefighting and other emergency vehicles.

Q: Do I need a permit for construction fencing?

A: Fencing is required for below-grade construction in excess of 30 inches that is unattended at any time or open overnight. Construction fencing will be allowed as part of the Building Permit.

Q: During what hours is construction noise allowed?

A: Monday - Friday: 7:00 a.m. to 7:00 p.m.

Saturday: 8:00 a.m. to 7:00 p.m.

Sunday / Holidays: 10:00 a.m. to 7:00 p.m.

Q: Do I need an asbestos report?

A: Buildings or those portions of a building constructed before October 12, 1988, require an asbestos report. Asbestos permits and requirements are monitored and set by the State of Colorado. Additional details may be found by visiting cdphe.colorado.gov

Village Contact:

For more information on zoning, code enforcement or building permits, please call Community Development at 303-486-5783 or email comdev@greenwoodvillage.com.

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