

width and length of the walk must be cleared to the outside edge of the gutter. Snow removed from private property may not be placed in the street, gutter or on a sidewalk. If the snow is not removed within 24 hours, the City will have the snow removed and bill the costs plus administrative fees to the property owner. (GMC 18-196)

Why Are There City Codes?

In order to maintain a safe, healthy and attractive neighborhood and community, the City of Greeley has adopted rules and regulations regarding property maintenance, parking, and other activities. Every land owner must keep their property free of weeds, trash, inoperable vehicles, organic yard waste, animal feces and other debris.

How Are Codes Enforced?

If the City receives a complaint verified by a Code Compliance Inspector or an inspector observes a violation, the land owner, tenant and/or agent will receive a Notice of Violation which will require you to appear before an Administrative Hearing Officer to determine if fines and/or corrective action will be ordered.

Who's Responsible for Violations?

Owners, tenants and/or agents are responsible for keeping properties in compliance with City codes. If you have a property which needs maintenance attention, trees or shrubs trimmed, trash removed, etc. this is the perfect time to get the place cleaned up and avoid getting a Notice of Violation. The enclosed information is provided to help you be a good neighbor.

How Do I Make a Complaint?

If you have questions or would like to report a property that appears to have parking problems, operates frequent garage sales, has sanitation or weed problems, or other property issues, please call the Code Compliance office at 970-350-9833. You may leave a message 24 hours a day, 7 days a week. You may e-mail complaints to codeenforcement@greeleygov.com or visit our website at <http://greeleygov.com/services/code-compliance>



RESIDENTIAL PROPERTY MAINTENANCE AND USE

City of Greeley

*A City Achieving
Community Excellence*

Community Development

**Code Compliance
1100 10th Street
Greeley, CO 80631
www.greeleygov.com**

**Phone: (970) 350-9833
Email: code.compliance@greeleygov.com**

Residential Property Maintenance and Use

Landscape Maintenance/Weeds

Developed properties must have landscaping maintained in a healthy condition including regular mowing, fertilizing, watering, removal and replacement of dead plants, and repair of irrigation systems. Properties must also have a minimum of 50% live landscaping in any required yard. (GMC 24-1143/1144)

Every property in the City must be kept free of weed growth. Weeds include nuisance plants and designated noxious weeds. Each developed lot is required to have landscaping free of weed growth. Vacant lots must be maintained with weeds cut frequently to prevent spreading to other properties. (GMC 12-606)

Parking

Vehicles must be parked on a paved surface in an approved location on a property. For residential properties a car may be parked on a paved driveway, in a garage or on another parking slab if it is properly located. The only area in a front yard in which parking is acceptable is on the paved driveway. It is not permissible to park cars on landscaped areas, bare dirt, or on gravel. Expansion of parking areas in the front yard of a residence beyond the driveway area is not allowed without approval from the Planning Division. Storage of recreational vehicles, such as boats, campers, and RVs may not occur in the front yard or driveway, but may occur at the side or rear of a residence under

certain conditions. The purpose of these rules is to prevent front yards from being consumed in parking and negatively impacting neighboring properties. An exception may be made for properties where the parking was legally established prior to 1976. (GMC 24-1098/24-1104 Inoperable Vehicles)

An inoperable vehicle may be a car, truck, RV, boat, camper or other similar motorized vehicle which is broken down in some way, not connected to a motorized vehicle or is not properly licensed. It is illegal to keep such vehicles on a public street or right-of-way or on a residential property unless it is completely enclosed within a garage. The Greeley Police Department will ticket any inoperable vehicle found on a public street; the Code Compliance Division will issue a warning to landowners who have one inoperable vehicle on their properties that are not inside a structure giving them a brief period of time to correct the situation. If there is more than one inoperable vehicle or the owner fails to comply, a Notice of Violation will be issued.

Garage Sales

Each residence in Greeley may have up to 2 garage sales in a calendar year for the purpose of disposing of common household items that tend to accumulate over time. Each event may last up to 3 consecutive days. These limits are in place to prevent undue traffic and other impacts in residential areas while allowing for the occasional yard sale. (GMC 24-1267)

Trash/Refuse

It is the responsibility of each land owner or tenant to keep their property in a neat and orderly manner. Trash may be placed at the curb for one 24-hour period each week for removal but may otherwise not accumulate on a property. If you are in need of trash service, please look in the Yellow pages of the phone book under "Garbage & Rubbish Collection". (GMC 12-269, 270, 271)

Furniture which was not manufactured for outdoor use must not be kept in outdoor areas where it is visible to public view. This includes porches, patios or other unenclosed areas that are subject to weather. These objects are considered refuse. Other items include tires, lumber, appliances, branches, vehicle parts and more. (GMC 20-974)

Overgrown Vegetation

Trees and shrubs must be trimmed so that they are contained behind the inside edge of sidewalks and curbs, at least 8' over the sidewalk and 13' over the street. On corner lots, "clear vision zones" must also be kept clear of vegetation which may obstruct views for pedestrians and vehicles. (GMC 24-1143) All tree work on public rights-of-way must be done by a licensed contractor. (GMC 18-331)

Snow Removal

Sidewalks in front of and adjacent to the property must be cleared of snow and ice within 24-hours after a snow event and remain cleared. The entire