

CITY CODE RESPONSIBILITIES for all of Colorado Springs

This is a short list of city codes pertaining to situations that arise in our area.
The full definition must be read and considered when determining compliance.
<http://www.sterlingcodifiers.com/codebook/index.php>

“City Codes” are supplementary to our covenants
and are enforced through the “Responsible Governance Policy”.

7.4.319: MAINTENANCE OF REQUIRED LANDSCAPING:

Maintenance shall consist of all regular and normal maintenance practices of landscaping including weeding, irrigation, fertilizing, pruning and mowing.

Sidewalks and property below the fences along Murray Blvd and along South Carefree is the responsibility of that homeowner to maintain and remove snow.

3.4.103: RESPONSIBILITY OF REAL PROPERTY OWNERS AND OCCUPANTS:

A. Cleaning Sidewalks: Every owner and occupant of real property within the City shall keep the public sidewalks adjacent to their real property, in a clean condition free from projections and obstructions across the surface, debris, litter, or dangerous conditions not involving the structural integrity of the sidewalk.

7.4.324: STREET TREES IN PARKWAYS:

B. Authority: The City Forester shall administer the standards for street trees and review the species selection, sizes, locations, and spacing.

4.4.104: DUTY TO PRUNE:

The owner of any house, building or property within the City shall not permit the branches of any shade, ornamental or other tree to project over any street, avenue or sidewalk, in front of or alongside of the house, building or property, lower than eight feet (8') from the surface of the sidewalk

According to the city this also applies to any plant, shrub, or tree that grows along a sidewalk or street. Please keep sidewalks clear of growth.

WEEDS**9.6.302: DEFINITIONS:**

C. Will attain a large growth of not less than nine inches (9") in height or grows or accumulates so as to become a fire, traffic or pedestrian hazard when mature.

Max height of weeds is 9" tall

9.6.303: FIRE HAZARDS:

A. The growth of weeds or the accumulation of cuttings, mowings or other debris...
(fallen branches, leaves, pine tree needles) is declared to be a fire hazard

B. It is the duty of each owner of any premises located within the City to at all times cut and mow the weeds, or remove accumulations of cuttings, mowings or other debris, which are within fifty five feet (55') of any building or structure *(fire mitigation)*

9.6.304: TRAFFIC AND PEDESTRIAN HAZARDS:

A. The growth of weeds or the accumulation of cuttings, mowings or other debris...
is declared to be a traffic and pedestrian hazard if the growth or accumulations have the effect of obstructing the sight or line of sight of any traffic control device or the safe movement of traffic or pedestrians within the City.

B. The growth of weeds or the accumulation of cuttings, mowings or other debris, extends beyond the edge of the street or street curb into the property, regardless of the presence of sidewalks, and which interferes with the movement of pedestrians is hereby declared to be a traffic and pedestrian hazard.

C. It is the duty of each owner of any premises within the City to maintain landscaping at all times and to cut and mow weeds, or remove any accumulations, on the owner's property and in the space between the property line and the edge of the street or street curb in the front, rear or side of the owner's property whenever growth or accumulations constitute a traffic or pedestrian hazard. Sidewalks and property below the fences along Murray Blvd and along South Carefree is the responsibility of that homeowner to maintain and remove snow.

3.4.202: SNOW REMOVAL REQUIRED; TIME LIMITS:

A. It shall be unlawful for the owner to permit snow or ice or both to remain on the sidewalk 1. For residential property, twenty four (24) hours after the termination of the falling snow.

6.12.404: PEST EXTERMINATION:

Every owner of a dwelling, dwelling unit or rooming unit shall keep the premises free of any insects, rodents, vermin or other pests.

It shall be unlawful for any person to allow conditions to exist which provide shelter or protection for rats, rodents or other vermin Piles of rubbish (yard debris, leaf piles, trash, junk accumulation and building debris), garbage, weeds or grass over nine inches (9") tall and junk or unlicensed vehicles must be removed from the property.

All garbage must be stored in solid containers with tightfitting lids and removed at least weekly. All animal feces must be removed from the exterior of the property every three (3) to seven (7) days. The Administrator has the discretion to order more frequent trash or animal feces removal.

JUNK: Any manufactured goods, appliance, fixture, furniture, machinery, vehicle, personal property or any other thing or part, whether of value or valueless, or demolished, discarded, dismantled, partially dismantled, dilapidated, or so worn, deteriorated or in a condition that it would not be normally usable in its current state for its original manufactured use. This shall include, by way of illustration only and without limitation, wood, used lumber, paper, glass, bottles, rags, rubber, scrap metal, tin cans, scrap material, waste, concrete, rubble, boxes, crates, building materials, or machinery or automobile parts.

4.4.202: THE CONTROL OF DISEASED, INFESTED, DANGEROUS OR NUISANCE TREES AND SHRUBS:

A. All diseased, infested, dangerous or nuisance trees and shrubs are declared to be a threat and a hazard to trees and shrubs in the City, and may constitute a safety hazard to the public health and welfare. If the trees, shrubs or parts thereof, are found to exist, the owner of the property shall be served with a notice and order by the City Forester to take the necessary remedial action including insect and disease control, pruning, and if necessary, the removal of trees, and shrubs in whole or part within a specified period of time.

E. It shall be the duty of the City Forester to order the owner or agent of the owner of any premises in the City containing any dead trees or overhanging boughs dangerous to life, limb or property to remove the same within a reasonable time. In the event the owner or agent of the owner fails to follow the requirements of the notice and order, it shall be the duty of the City Forester to remove or destroy the trees or boughs or otherwise correct the offending condition at the expense of the owner of the affected property. (Ord. 82-54; Ord. 88-265; Ord. 01-42)

4.4.201: RIGHT OF ENTRY:

A. Where the City Forester has reasonable cause to believe that there may exist on any public or private premises, located within the City, any infested, diseased, dead or nuisance trees and shrubs, the City Forester may enter upon the property at any reasonable hour for the purpose of inspecting, abating, removing or otherwise preventing any threatening or hazardous condition endangering other public or private trees and shrubs, or the public health, safety and welfare.

Pikes Peak Regional Building Code 2011 edition

SECTION RBC314 - SWIMMING POOLS

RBC314.2 DEFINITION.

Swimming Pool. Any structure intended for swimming, recreational bathing or wading that contains water over twenty-four (24) inches deep having a surface area of more than one hundred (100) square feet. This includes, but is not limited to in-ground, above-ground and on-ground pools; hot tubs; spas and fixed-in-place wading pools.

RBC314.5 SAFETY EQUIPMENT

shall be equipped with not less than one lightweight reaching pole of not less than twelve (12) feet in length, and not less than one life ring fifteen (15) inches in diameter

RBC314.6 ENCLOSURES; FENCES REQUIRED.

shall be completely enclosed by a fence or a wall not less than five (5) feet in height.
The enclosure around one- and two-family residential pools may be around the perimeter of the pool or the whole perimeter of the property or any part thereof.

REGULATION OF ANIMALS

9.9.302: DOGS, DOMESTIC ANIMALS AT LARGE:

A. It is unlawful for any person to lead or allow to be loose any animal upon park premises; dogs, however, may be led or carried but not allowed loose.

6.7.106: ANIMALS KEPT ON PREMISES; SANITARY REQUIREMENTS:

A. All fecal waste shall be removed as necessary from premises and placed in closed fly-tight containers, at least every three (3) to seven (7) days..

B. The premises upon which animals are kept shall be maintained in a clean and sanitary condition

F. The maximum number of dogs or cats kept on the premises shall not exceed four (4) each after attaining the age of four (4) months, except in properly zoned and licensed kennels.

A. Roosters; Cocks: It shall be unlawful for any person to own or keep any rooster or cock within the City.

B. Hogs; Pigs: It shall be unlawful for any person to own or keep any hogs or pigs within the City.

D. Any shelter provided for rabbits or fowl shall contain an area of at least four (4) square feet for each rabbit or fowl. An adequate area outside the shelter must be provided for any rabbits or fowl. The maximum number of rabbits or fowl maintained on a premises shall not exceed ten (10) each of the age of six (6) months or older.

Bluffs Filing no.2

No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, or other household pets may be kept provided they are not kept, bred, or maintained for any commercial purpose.

6.7.115: NOISY PETS OR ANIMALS PROHIBITED:

A. It shall be unlawful for any person to own or keep any pet or hoofed animal which by any unreasonably loud and persistent barking, howling, baying, yelping, crowing, crying or other utterance disturbs the peace and quiet of the neighborhood.

6.7.111: EXOTIC ANIMALS; PERMIT REQUIRED:

No person shall own or keep within the City any animal which is not commonly domesticated

6.7.108: DANGEROUS ANIMALS:

A. Prohibited: No person who owns, keeps or exercises control over any animal shall allow the animal to do the following:

1. To attack or threaten to attack or bite any person or domestic animal not on the premises of the owner or keeper.
2. To attack or threaten to attack or bite any person or domestic animal upon the premises of the residence of the owner

6.7.107: DUTY TO RESTRAIN ANIMALS:

A. It shall be the duty of any owner or keeper of any dog or hoofed animal to restrain the dog or hoofed animal by means of confinement, collar and leash, or bridle from running at large upon any public place in the City, and to prevent the dog or hoofed animal from becoming a danger to persons or property, or from trespassing upon the property of another. The animal is hereby declared a nuisance and may be taken up and impounded or confined, as provided in article 10 of this chapter.

Marijuana

7.3.105: ADDITIONAL STANDARDS FOR SPECIFIC USES ALLOWED IN RESIDENTIAL ZONES: Marijuana And Medical Marijuana

P. Personal Cultivation Of Marijuana And Medical Marijuana: Pursuant to Colorado Constitution article XVIII, sections 14 and 16, patients, caregivers, and persons over twenty one (21) years of age may lawfully grow a limited amount of marijuana. No more than twelve (12) medical marijuana plants, marijuana plants for personal use, or any combination thereof, with one-half ($\frac{1}{2}$) or fewer being mature, flowering plants can be grown in a single residential unit or an accessory structure to a single residential unit, regardless of the number of patients, caregivers, or persons over twenty one (21) years of age, or any combination thereof, that reside in the residential unit. These activities are allowed as accessory uses in all residential zone districts or residential units so long as:

1. No marijuana is dispensed, except to registered patients pursuant to Colorado Constitution article XVIII, section 14;
2. No marijuana or medical marijuana infused products are manufactured or sold;

3. No marijuana or medical marijuana is cultivated outdoors;
4. No signs regarding medical marijuana are displayed;
5. No more than one caregiver cultivating medical marijuana resides in the dwelling unit;
6. A ventilation and filtration system ensures odors from the cultivation activities are not detectible by a person with a typical sense of smell from any adjoining lot, parcel, tract, public right of way, building unit or residential unit;
7. Marijuana and medical marijuana plants are grown in an enclosed and locked space;
8. All personal cultivation of marijuana and medical marijuana shall be limited to an area of one hundred fifty (150) square feet for a single-family dwelling detached or seventy five (75) square feet for all other dwelling unit types and accessory structures;
10. The residential unit or accessory structure shall be and remain at all times in compliance with all applicable City regulations including, but not limited to, Zoning, Building, Housing and Fire Codes. (Ord. 94-107; Ord. 01-42; Ord. 02-98; Ord. 02-125; Ord. 02-153; Ord. 03-74; Ord. 03-127; Ord. 03-157; Ord. 06-161; Ord. 09-70; Ord. 09-80; Ord. 10-42; Ord. 10-107; Ord. 11-19; Ord. 12-76; Ord. 14-8; Ord. 16-52)

9.6.107: OPEN BURNING PROHIBITED:

It is unlawful for any person to conduct open burning activities without a permit as set forth in section 4.108 of the Fire Code as adopted and amended in [chapter 8](#) of this Code. (Ord. 01-42)

10.25.102: ILLEGAL PARKING: & 10.25.101:

C. Any vehicle is left unattended upon a street or parked illegally so as to constitute a definite hazard or obstruction to the normal movement of traffic, or when left on any public street with engine running, or with key in the ignition, or both, or when parked in any area designated by the Traffic Engineer as a "Tow-Away" area; or when any vehicle is left unattended or parked so as to block ingress or egress from driveways so as to obstruct sidewalk pedestrian traffic.

D. A vehicle, or trailer, is left parked in the same place upon a street, highway or alley continuously for a period of seventy two (72) hours

S. If an inoperable or unlicensed vehicle, within the meaning of section [9.6.502](#) of this Code or the City's Zoning Code, is being maintained on property within this City in violation of this Code, the vehicle shall be removed by private contractor retained by the Police Department or other City agency, upon the request of the Code Enforcement Administrator,

T. Any commercial vehicle with a gross vehicle weight rating (GVWR) of ten thousand one (10,001) pounds or greater parked on a public right of way in a residential zone district.

U. Any recreational vehicle parked on a public right of way in a residential area for a period of time greater than that necessary for the expeditious loading and unloading of passengers or property. (1968 Code §6-25-1; Ord. 75-86; Ord. 83-319; Ord. 84-169; Ord. 87-11; Ord. 88-190; Ord. 90-121; Ord. 00-59; Ord. 01-42; Ord. 03-124; Ord. 14-68)

7.3.205: 3. Outside storage of automotive parts or junk vehicles is prohibited; and

9.6.502: DEFINITIONS:

INOPERABLE VEHICLE: Any motor vehicle or other self-propelled vehicle which is incapable of moving under its own power and which the owner or possessor cannot establish as being capable of travel under its own power, in its existing condition, in a safe and lawful manner upon public streets and highways.

UNLICENSED VEHICLE: A vehicle which has a license plate that has been expired for over thirty (30) days, or no license plate is visible.

City Code Fence maintenance

6.12.401: MAINTENANCE REQUIREMENTS:

A. Accessory Structure: All accessory structures, detached garages, sheds, fences and walls shall be maintained structurally sound and in good repair. Interiors of the accessory structure must be kept in a sanitary condition and rodent free.

6.12.405: WORKMANLIKE REPAIRS:

Any repairs, installation or maintenance work required by the enforcement of this chapter shall be executed in a skilled manner and are subject to the Administrator's approval. The Administrator shall approve workmanlike repairs which protect the public health, safety and welfare. (Ord. 03-121)