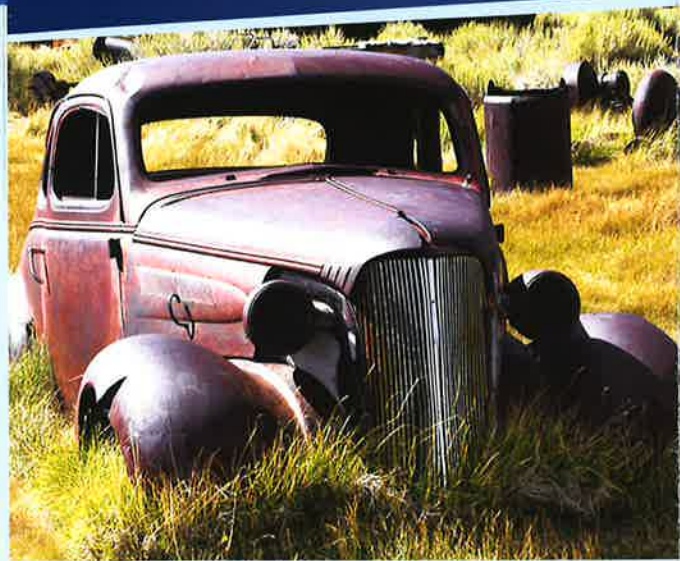




City of Lakewood
Code Enforcement
Civic Center North
480 S. Allison Parkway
Lakewood, CO 80226
303-987-7566
www.Lakewood.org



Property Codes made easy



Lakewood
Code Enforcement



Lakewood residents can take an active part in maintaining and improving the quality and condition of properties in their neighborhoods by following Lakewood's Municipal Code and Zoning Ordinance. These codes provide regulations to safeguard life, health, property and the public's welfare.

This brochure provides an outline of information about common residential concerns. If you would like to know more about these codes, please contact Code Enforcement at 303-987-7566 or view the Municipal Code and Zoning Ordinance on our website at Lakewood.org.

Address numbers required

Address numbers are required to be displayed on all residences, offices, and other commercial buildings. Numbers need to be between 4 and 12 inches in height and of a contrasting color with the background. Numbers need to be clearly visible from public streets, private drives and alleys. For more information on building numbering, contact Code Enforcement at 303-987-7566.

Graffiti

Owners of defaced property must clean up graffiti within five days. It is important to remove graffiti as soon as possible. If left in place, graffiti adds to the deterioration of a neighborhood and invites a response from rival gangs or taggers.

Get involved in the fight against graffiti — report it! To report graffiti painting in progress, call 911. To report a location where graffiti has been identified, go to Request Lakewood at www.Lakewood.org/RequestLakewood.

Snow removal from sidewalks

Residents and business owners are required to remove snow from sidewalks adjacent to their properties within 24 hours of the snowfall ending. Call the Public Works Department at 303-987-7975 to report a sidewalk that has not been cleared.

Fence permits required

A fence permit is required when building a new fence, replacing or repairing 8 linear feet or more of an existing fence. Call Code Enforcement at 303-987-7566 for additional information on fence regulations.

Animals

The maximum number of household pets permitted for each household is five. No more than three of any species are allowed per household. Servant animals such as seeing-eye dogs are allowed in addition to household pets. Animals cannot be allowed to excessively bark, howl or make other noise that disturbs neighbors. To report a violation of the above rules, or to report a concern about an abused or neglected animal, contact Animal Control at 303-987-7173, Option 1.

Animal feces must be cleaned up regularly and must not cause excessive odor. Call Code Enforcement at 303-987-7566 to report a violation of this type.

Weeds and grass

Weeds and grass on residential and commercial properties must not exceed 6 inches in height. Vegetation on vacant lots must be maintained at 12 inches or below.

Inoperable vehicles

Up to two unlicensed or inoperable vehicles are allowed on a residential property. Each must be stored on an improved surface (see residential parking section) in the side yard or backyard and be screened from public view. Screening options are a 6-foot tall privacy fence or a fitted car cover. Contact Code Enforcement at 303-987-7566 to report inoperable vehicle violations in yards.

Unlicensed and inoperable vehicles are prohibited at apartments or other multi-family complexes.

Inoperable vehicles, including those that are not currently licensed, cannot be parked on city streets. Contact the Police Department's nonemergency number, 303-987-7300, to report inoperable vehicles parked on city streets.

Recreational vehicles and travel trailers

All recreational vehicles or travel trailers must be parked on an improved surface when parked on private property. There is a 48 hour or less provision to load or unload the vehicle if it's necessary to park on the City street, and only if it is parked directly in front of the dwelling unit of the vehicle's registered owner.

Trailer

All boat, horse and utility trailers must be parked on an improved surface when parked on private property. There is a six hour or less provision to park on the street if it is necessary.

Vehicles or trailers cannot block sidewalks or driveways

Residential parking

Up to seven vehicles, which include trailers, boats and recreational vehicles, are allowed on each single-family residential property. Four vehicles per unit are allowed on duplex properties. The total number of vehicles allowed can include up to two inoperable vehicles (see inoperable vehicles for storage requirements).

There are no restrictions on the number of operable vehicles that can park on the street (see the recreational vehicles section for restrictions on these vehicles).

All vehicles must be parked on an improved surface such as concrete, asphalt or gravel. Gravel surfaces need to be a minimum depth of 3 inches and kept free of weeds and other vegetation.

Up to 50 percent of the front yard and 50 percent of the backyard may be used for parking areas.

Prohibited vehicles

The following vehicles cannot park on residential property: semitrucks, tow trucks, dump trucks, buses, vehicles 25 feet or longer or 10 feet or more in height.

Trees and bushes

Trees and bushes must not encroach onto the public right of way or obstruct public street signs such as street names and stop signs.

To report obstructions of sidewalks or signs and obstructions caused by overhanging trees or bushes, call the City of Lakewood Forestry Division at 720-963-5240.

Outside storage

Outside storage of items such as tires, auto parts, waste building materials, trash and indoor furniture is not allowed. These items should be kept in a garage or storage shed. Typical outdoor items such as a barbecue, patio furniture and toys are allowed.

Trash

Trash must be removed from private property at least once a week to prevent an accumulation. Trash containers can be metal or plastic with tight fitting lids or commercial-type dumpsters. Trash bags that are strong enough not to rip under normal handling may be used. However, if the bags are repeatedly being ripped by animals or are not sufficient to keep the trash secured, trash cans must be used.

All containers must be stored on private property and may be placed curbside no more than 48 hours before collection. The area around the trash storage area must be kept clean.