

## BUILDING CODES

The International Codes are adopted and enforced. Stop work orders will be issued for work without permits and/or for dangerous construction situations.

## FAILURE TO COMPLY PENALTIES

For noncompliance, a summons and complaint to appear in Littleton Municipal Court will be issued. If a summons is issued, the case will be scheduled for a hearing by the Littleton Municipal Court. Penalties may be as high as \$2650 and/or one year in jail for a code violation.

## ANIMALS

Animal concerns should be directed to the Littleton Police non-emergency dispatch at 303-794-1551.

**For more information on City of Littleton Property Maintenance and Environmental codes or to report possible violations call:**

West of Windermere Street      303-795-3831

East of Windermere Street      303-795-3808

Property Maintenance/  
Housing Inspections      303-795-3831

Police Non-Emergency/  
Parking/Animal Control      303-794-1551

This is not a comprehensive list of all codes in the City of Littleton. To view the Littleton Municipal Code in its entirety, please visit our web site at [www.littletongov.org](http://www.littletongov.org).

Littleton's Municipal Code is also available at the Bemis Public Library.



Community Development  
Building and Development Services  
2255 West Berry Avenue  
Littleton, Colorado 80120  
[www.littletongov.org](http://www.littletongov.org)

# Code Enforcement & Property Maintenance

## For Residential Properties



To promote the health, safety and welfare of the community through education, community involvement and enforcement of ordinances. Our goal is to ensure safe, attractive neighborhoods, vibrant businesses and a peaceful, enjoyable community for everyone.

## **INTERIOR & EXTERIOR PROPERTY MAINTENANCE**

Properties shall be maintained in accordance with the International Property Maintenance Code. The Code provides for the regulation and safe use of existing structures; and establishes a standard for equipment, light, ventilation, heating, sanitation and fire safety.

## **VEHICLES**

Vehicles on the street or private property shall be operable and street legal. License plates shall be current and displayed on front and rear of the vehicle. (Residential Zone District exceptions: vehicles stored in a fully enclosed garage; or in a carport provided the vehicle is completely covered with a canvas or other opaque covering.)

## **DRIVEWAYS / PARKING SURFACES**

Vehicles shall be parked on approved surfaces and may not be parked on dirt or vegetation. Specifications for approved surfaces are detailed in the code

## **VEHICLE REPAIR**

Major repair and restoration of occupant owned vehicles may occur only within a fully enclosed garage.

## **VEHICLES FOR SALE**

Vehicles may not be displayed for sale on public streets or in parking lots.

## **PARKING**

Concerns about vehicle parking on public streets should be directed to Littleton Police non-emergency at 303-794-1551.

## **OUTDOOR STORAGE**

The outdoor storage of materials, equipment, supplies or other miscellaneous items is prohibited. Prohibited items may include, but are not limited to, indoor furniture, appliances, building materials, automotive parts and chemicals.

## **RUBBISH**

Properties shall be kept clear of all rubbish. Rubbish is waste material including, but not limited to, paper, cardboard, yard clippings, tree branches, scrap wood and metal, plastics, household furnishings, unusable automotive or other mechanical parts.

## **GARBAGE & CONTAINERS**

Garbage shall be placed in approved containers with tight fitting lids. Containers shall be stored behind the front set back of the primary structure and in no case closer than 20 feet from a public right of way or sidewalk. The area in which the containers are stored must be kept clean. Containers may be placed temporarily at the curb for pick up and must be removed the same day of service.

## **WEEDS**

Weeds and grass that have grown to maturity or that are over eight (8) inches in height shall be cut and removed. Owners must take steps to control noxious vegetation in the city.

## **SIDEWALKS / SNOW REMOVAL**

Sidewalks shall be maintained in a proper state of repair and free from hazardous conditions. Snow and ice are required to be removed from sidewalks within 24 hours after a snowfall.

## **STREET & SIDEWALK OBSTRUCTIONS**

Trees, shrubs, debris and all vegetation must be trimmed back from the public right-of-way in order to allow for safe passage of pedestrians and vehicles. The required clearance is 10 feet above the sidewalk and 14 feet above the street. No items, including basketball hoops, may be placed or stored on a public right of way.

## **FENCES AND WALLS**

Fences and walls shall be safe, structurally sound and uniform or compatible in color and structure. New fences and some walls require building permits.

## **GRAFFITI**

It is the responsibility of all property owners and residents to remove graffiti immediately. Prior to removal, residents are asked to make a police report by calling 303-794-1551. For information on graffiti removal procedures and products, please contact Code Enforcement.

## **ADDRESSES**

All dwellings must have addresses that are clearly visible from the street or road fronting the property.

## **HOME OCCUPATIONS**

Certain home occupations are permitted in residential zone districts with zoning approval. The neighborhood integrity and residential character are preserved by meeting the requirements of the code.

## **GARAGE SALES**

Properties are limited to one garage sale per calendar year, not to exceed two (2) days.