



May 2019

RE: Weed management for properties of at least five acres

Dear Commerce City Resident/Property Owner,

This letter is to inform you of recent changes to the city's weed ordinance and clarify maintenance obligations for property owners of large lots (i.e. five acres or larger) to help prevent citations.

The city's weed ordinances include maintenance requirements based on property size and whether the property is developed or undeveloped. (Developed property means property upon which a structure has been constructed or is legally used for parking or storage). Property owners have a responsibility to maintain weeds on any property, developed or undeveloped.

For properties **five acres or larger**:

- Weeds and grasses on any DEVELOPED property, regardless of the area, must be maintained to no more than eight (8) inches tall anywhere on the property.
- Weeds and grasses on any UNDEVELOPED property must be maintained to no more than sixteen (16) inches tall on any portion of the property within twenty (20) feet of a property line, measured to an adjacent developed property, roadway, or alley.
- Property owners are also responsible for maintaining areas in the public right-of-way beyond property lines, including open areas around public sidewalks and curbs and extending to the center of the right-of-way (streets or alleys) next to the property.

Please view the diagrams on the back of this letter for additional explanation of these requirements.

The city will follow approved code enforcement measures for non-compliant cases. Learn more about the code enforcement process at c3gov.com/propertytips.

If you have questions or need additional clarification, please contact Neighborhood Services at 303-227-8860.

Sincerely,

Commerce City Neighborhood Services

Figure 1: Undeveloped property with 20 ft. of buffer space within the property line, measured next to any adjacent developed property, roadway, or alley.

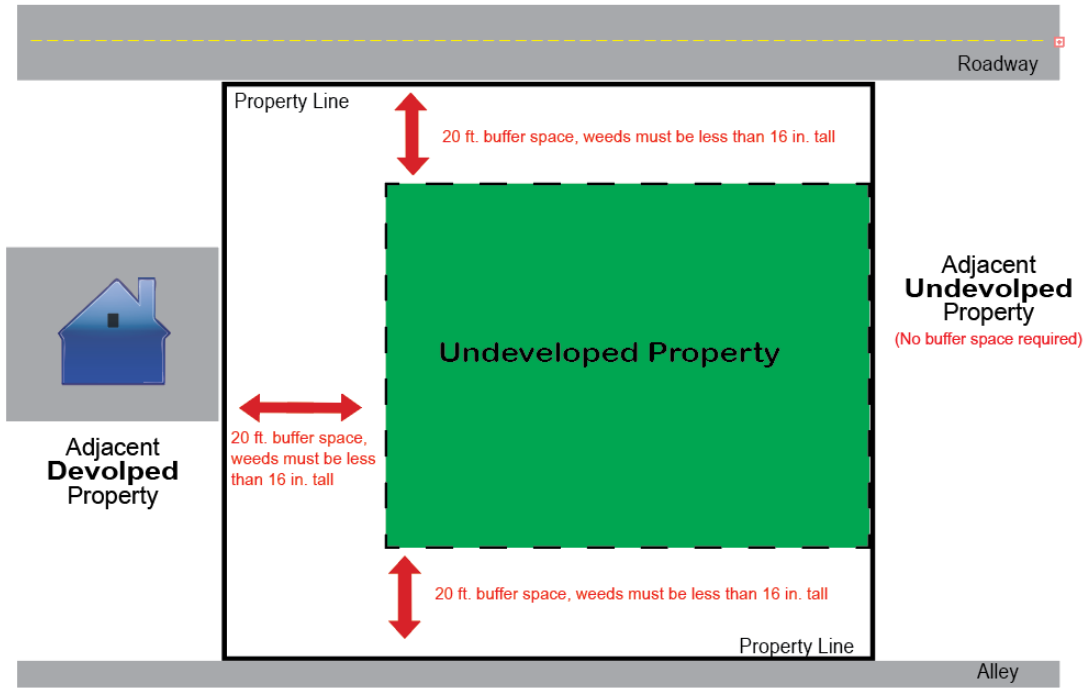


Figure 2 Property Owners are responsible for maintaining areas in the public right-of-way **beyond** property lines, extending to the **center** of the right-of-way next to the property.

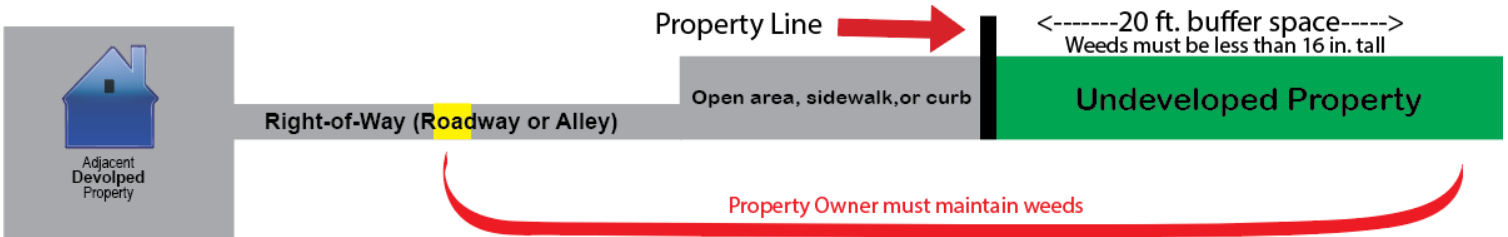


Figure 3 Example Images



Incorrect: There is no buffer space, and weeds are not maintained beyond the property line.



Correct: Buffer space exists and weeds are maintained beyond the property line.