

EXCERPTS FROM THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS*

4-02-02-02 No Outdoor Storage: No junk or waste shall be stored outdoors except as otherwise authorized by these standards and regulations.

4-02-02-03 Trash in the Front Yard and Trash Containers: No trash container, firewood, or other related waste or materials shall be located within the front yard of any dwelling for more than a 24-hour period. All trash containers shall be covered. The requirements of this section do not apply in the A-3 Zone District.

4-02-02-07 Obstruction of Views Along a Public Right-Of-Way: The erection of any fence, tree, shrub, hedge or any object, which obstructs the view of traffic, authorized traffic control devices, or otherwise constitutes a hazard to drivers or pedestrians is prohibited. Should said obstruction occur, the Director of Public Works shall send a letter requiring the owner of the property abutting the right-of-way to trim or remove within ten (10) days, at the owner's expense, any object which constitutes a traffic hazard.

4-03-03-02-14 (1) Storing and Parking Vehicles: Vehicles that are allowed to be stored or parked in agricultural and residential zone districts, include but are not limited to boats, boat trailers, trailers, campers, fifth-wheel trailers, motor homes, stock cars, ski mobiles. The storage or parking of any vehicle in any zone district must meet the standards listed in this section.

4-03-03-02-14 (2) Total Number Vehicles Stored: a. Lots less than 1 Acre: A total of two (2) vehicles, may be stored outdoors. b. Lots of 1 Acre or More: A total of two (2) vehicles per acre, with a maximum of five (5) vehicles may be stored outdoors. c. A vehicle is "stored" on a property when it is located on the same property for a period of seventy-two (72) hours or more.

4-03-03-02-14 (4) Inhabiting Recreational Vehicles: Motor homes, trailers, 5th wheels, and other recreational vehicles may be inhabited one time for a maximum of thirty (30) consecutive days within a calendar year. The use of a motor home, trailer, 5th wheel, or other recreational vehicle must be in conjunction with a residence.

4-03-03-02-14 (5) Right-of-Way Parking: Recreational vehicles and any type of trailer may only be parked on any public right-of-way for a maximum period of twenty-four (24) hours. The same recreational vehicle or trailer may not be moved and re-parked within a five (5) mile vicinity for six (6) months. Unlicensed and inoperable vehicles may not be stored or parked on any public right-of-way for any time period.

4-03-03-02-14 (6) Inoperable and Unlicensed Vehicles: Inoperable vehicles and unlicensed vehicles without a properly displayed and valid State Motor Vehicle Registration Certificate may not be stored or parked outdoors.

4-03-03-02-14 (7) Storage on an Approved Surface: In residential zone districts, all storage of vehicles and machines listed in this section shall be located on an approved, hard surface of asphalt or concrete and no parking of vehicles is allowed in the back yard or any landscaped area. In the A-1 zone district, all storage of vehicles and machines listed in this section may be located on gravel or recycled asphalt and no parking of vehicles is allowed in the back yard or on any landscaped area. Gravel or recycled asphalt areas within the rear or side setback is not considered part of the back yard and parking is permitted.

4-03-03-02-14 (8) Commercial Vehicles: a. Permit Required. Commercial vehicle parking and/or storage accessory to a residential use requires a permit. This R-1-C zoned property is not eligible for the required permit.

4-20-01 (2)(3) Duty to Control Weeds/Maximum Height of Weeds: It is the duty of every owner or occupant to abate weeds and offending vegetation on all premises. Weeds and offending vegetation greater than twelve (12) inches in height, on all premises, shall be cut to and maintained at a height of six (6) inches or less according to the following: a. In Residential (except RE), Commercial, and Industrial Zone Districts, within the entire lot or parcel. b. In the A-1 and RE Zone Districts, within the established front building setback and within the required side and rear setback for principal dwellings. If no structure exists on the property, then the minimum required principal dwelling setbacks. In the A-2 and A-3 Zone Districts, within the required or established principal dwelling setbacks. In all Agricultural and the RE Zone Districts a minimum of a twenty (20) foot perimeter around the existing principal dwelling and all accessory structures. c. In CO, PL, AV, and DIA Zone Districts, no requirements. d. Notwithstanding the forgoing, any weeds classified as noxious by the State of Colorado or Adams County must be completely abated in accordance with the requirements of the State of Colorado or Adams County, as applicable.

4-20-02 (1) Duty to Control Dangerous Trees: Any owner or occupant of a lot shall cause to be cut or removed any dangerous trees located on the lot which may be considered troublesome, a hindrance to the general public, or which in any way endangers the security and usefulness of any public road, highway, aviation facility, alley, utility, sidewalk, or bicycle trail.

4-20-02 (2) Tree Branch Clear Height: a. Roads, Alleys, and Highways: All trees located on a lot shall be trimmed to a clear height of twelve (12) feet above the surface of public roads, alleys or highways when the branch extends into the established right-of-way or existing roadway. b. Public Sidewalks and Bicycle Trails: All trees shall be trimmed to a clear height of eight (8) feet above public sidewalks or bicycle trails when the branch extends into or over the sidewalk or trail. All tree limbs shall be trimmed so as not to interfere with sight distance triangles in accordance with these standards and regulations.