

Purpose Stockpiling Assessment of Peer Communities - 2016

Community	Summary of Definition of Stockpiling	Prohibitions on Stockpiling in a Residential Setting: 1. Do you prohibit? (Y/N) 2. Physical structure? Allowances, Amount?	Enforcement: 1. Backyard enforcement? 2. To what degree is this issue? (# Complaints)	Contact Information
Centennial	Generally defined as any stockpile, pile, stack, stand, collection, assembly or other accumulation of earth, dirt, stone, rock, sand, concrete, asphalt, cinders, lumber, wood, shingles, used or discarded building or construction materials, tires, inoperable equipment, household appliances, scrap metal, scrap plastic, rubbish, refuse, waste or junk	Generally, prohibited in a residential setting except where it is fully enclosed in a structure or building. Earth, dirt, stone or rock may be integrated into a permanent landscape feature on a residential property. Two (2) cords of stacked wood may be stored on a residential property.	Enforced where it is visible from the public ROW. Received XX complaints for stockpiling in XXXX (our Code Compliance staff will help you fill in these blanks).	
Arapahoe County	OUTDOOR STORAGE. The storage of any material outside of the principal permitted structure on any parcel, which material is either wholly or partially visible. INOPERABLE VEHICLE. Any vehicle lacking a current valid registration that is displayed on the vehicle or trailer and/or whose operation is not currently possible due to the disassembly of vehicle parts preventing vehicle operation. Inoperable vehicles shall not be permitted on residential properties and/or on the public right-of-way immediately adjacent to said residential property.	1. Yes. The other items enforced are trash cans, roll-offs and storage containers 2. There is no limit on the amount of firewood as long as it is stacked and clearly for the use of firewood (ie they must have a wood burning fireplace)	1. Years ago the definitions read "visible from the R.O.W., which have since been removed. If the violation can be seen from a neighbor's yard or from windows in their home (with their permission) or in the course of going to knock on the door, this is sufficient for our attorneys. 2. Over 50% of the County's violations are in back yards and typically the neighbors are more than happy to let the County in their yard or their home to take pictures from upstairs windows. The County will accept dated and signed pictures from neighbors as sufficient evidence to send a violation notice. This typically gets the dialogue started between the officer and the homeowner.	Contact: Tammy King tking@co.arapahoe.co.us 720 874-6711
Arvada	Rubbish- Combustible and noncombustible waste materials, except garbage, and including, but not limited to the residue from the burning of wood, coal, coke and other combustible materials, and paper, pastic, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery, dust and other similar materials regardless of whether the item could be put to any reasonable use or has any claimed value. Rubbish shall also include household appliances, furniture, machinery, and car parts that are not stored within an enclosed structure. Items may be deemed to be rubbish regardless of whether the item could be put to any reasonable use or has any claimed value.	1. Yes. It is unlawful to accumulate and store rubbish, garbage and debris on property. Sec. 18.8-308.4. I.P.M.C. - Section 308.4, Removal of rubbish or garbage. 18.8-308.4. Removal of rubbish or garbage. The owner, lessee, tenant or any other person having the right to possession of all or a portion of any premises shall provide for the removal of all rubbish or garbage from the premises at regular intervals. Removal of rubbish or garbage shall occur no less than once every thirty days, or more often if necessary to prevent a nuisance. (Ord. No. 4334, § 12, 4-16-2012) 2. There are no official allowances, but the code enforcement officer has the right to make a reasonable judgement on items such as wood piles.	1. Backyard enforcement takes place if the issue is visible from the right of way. Additionally, if a neighbor makes a complaint, it must be visible from the neighbor's property. All proceedings to determine abate, or remove rubbish and/or garbage shall be done in accordance with article III, Abatement procedures for rubbish and garbage, of chapter 90, Solid Waste, of the Arvada City Code. 2. One of the top violations each year with several hundred complaints per year. No official statistics are available at this time.	Contact: Greg Carr 720-898-7474 gcarr@arvada.org

Aurora	Rubbish or debris means all accumulations of waste; refuse; rejected animal, mineral, or vegetable matter; manure; ashes; wastepaper; cans; bottles; broken china; sawdust; leaves; grass cuttings; shrubbery and tree trimmings; shavings and packing materials; weeds; partially wrecked, junked, or discarded vehicles; appliances, or parts thereof, which are not or cannot be used for their intended purposes; sweepings; liquid or chemical waste; or any other waste material, including construction or demolition waste.	<p>1. Yes</p> <p>Any building or portion thereof or the premises on which the building or portion thereof is located in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety or welfare of the public or the occupants thereof shall be deemed to be and is declared substandard.</p> <p>Premises on which are found weeds; vegetation; junk, to include but not be limited to abandoned, unused or nonoperational appliances, such as vehicles, machinery and household furnishings or parts thereof; debris; garbage; offal; rat harborages; stagnant water; combustible materials; and similar materials or conditions which constitute fire, health or safety hazards.</p>	<p>1. The same regulations are enforced the back if it can be seen from the right-of-way or if a neighbor wants to complain and allow the City into the backyard to view the violation. Code doesn't mention backyard enforcement</p> <p>Inspector will come out and issue notice of abatement if nuisance discovered</p>	Contact: Ron Moore rmoore@auroragov.org 303 739-7463
Denver		<p>1. Yes</p> <p>Items intended for outdoor use on a residential property such as picnic tables, children's toys and bicycles are allowed to be kept outdoors. Items intended for indoor use such as upholstered furniture and household appliances may not be stored outside. Tools, equipment and supplies utilized for automobile repair or construction may not be stored outside.</p>		
Douglas County	Junk, trash, rubbish, refuse of any kind, remnants of wood, metal, or plastic, discarded materials, inoperative vehicles or dismantled machinery.	<p>1. Yes</p> <p>No land may be used as an outside storage area for the purpose of collecting, dismantling, storing, or selling of junk, trash, rubbish, refuse of any kind, remnants of wood, metal, or plastic, discarded materials, inoperative vehicles or dismantled machinery, whether or not the same could be put to any reasonable use, unless approved as a use by special review in the GI zoning district.</p>	<p>1. The County does not have any specific prohibitions in backyards. Items stored on a residential property would need to be accessory to that use, such as storage of one's own vehicles, RVs, trailers, lawnmower, etc.</p> <p>2. On average, 25% of the complaints each year are in the category of trash, junk and inoperative vehicles.</p>	Contact: Michael Cairy mcairy@douglas.co.us 303-814-4353
Englewood	Junk is defined as, but is not limited to: car parts, furniture designed for indoor use, old appliances, scrap metal, tires, used lumber, etc. This also includes items that are no longer being used for their intended purpose (i.e. a bike missing a tire, broken machinery, etc.).	<p>1. Yes</p> <p>It shall be unlawful for any person to store any personal property in the front yard, as defined in 16-4-17(c)(2) EMC as amended, front porch, or area visible from the street of any residentially zoned property in the City, except as provided by subsection 3 of this section.</p> <p>2. No allowance if the items or materials being stored or accumulated are found under ordinance definitions of trash or junk or personal property.</p>	<p>Ordinance enforcement pertains to the entire private property and our inspection vantage points are from any public right-of-way.</p> <p>Trash and junk violations are common, statistics not available at this time.</p>	Contact: Caroline Faseruk cfaseruk@englewoodgov.org 303-762-2332

Greenwood Village	<p>Refuse means and includes any grass clippings, leaves, hay, straw, manure, shavings, excelsior, paper, ashes, rubbish containers, boxes, glass, cans, bottles, garbage, waste and discarded building and construction materials, including but not limited to plaster, broken concrete, bricks, cinder blocks, stones, wood, roofing material, wire or metal binding, sacks or loose discarded or unused material; all rubbish of any kind or nature whatsoever; and any other materials commonly known as rubbish or refuse of any kind or character or by any means known.</p>	<p>1. Yes</p> <p>7-1-30: ...Any activity, operation, condition, building, structure, place, premises or thing which is injurious to the health, safety or welfare of the citizens of the City, or which is indecent or offensive to the senses of the ordinary person, so as to interfere with the comfortable enjoyment of life or property.</p> <p>7-1-20: It shall be the policy of the City that every public nuisance shall be unlawful, and shall be restrained, prevented, abated and enjoined.</p> <p>The City doesn't have a limitation of fire wood, however when a call like that comes in, it is usually addressed from the rat, mice, snake and infestation angle.</p>	<p>1. If the back yard is visible from another property then the City will enforce it.</p> <p>Most everything is handled the in same way. the City will advise the property owner of the violation, give them a time frame to get into compliance (7 days), if the violation continues, the City will mail a letter that is very specific to the property owner detailing each violation along with the Code. The ending of the letter states if the issue cannot be resolved, then the City will proceed with the penalty provisions of the Municipal Code (summons or abatement).</p> <p>2. Outdoor storage and refuse complaints last year were 24. The City is not proactive in residential neighborhoods, and the City pays for weekly trash removal & recycle for every resident and offers large item pick up (free) any time. If anyone just calls in , the City will have it removed within a couple of days.</p>	<p>Contact: Sheryl Jaramillo jaramillo@greenwoodvillage.com 303-486-5793</p>
Lakewood	<p>"Outdoor Storage" is the use of an outdoor area for the keeping of possessions, belongings, goods, materials, or other items.</p>	<p>1. Yes</p> <p>The existence or outdoor storage of junk or rubbish or a nuisance upon any such premises, or part thereof, or on the sidewalk or the alleys abutting such premises for seven (7) days or more...</p> <p>2. Outdoor storage is not allowed on residential properties. Items such as a barbeque grill, patio furniture and stacked firewood are allowed. Other items, such as appliances, auto parts, waste building materials and household furnishings, must be stored in a garage or shed.</p>	<p>1. Backyard enforcement takes place if the issue is visible from the right of way. Additionally, if a neighbor makes a complaint, it must be visible from the neighbor's property.</p> <p>2. There are a large number of complaints, but no statistics are kept. Over the years, Lakewood has updated its language, and it has found that the term "outdoor storage" has been helpful in making things more clear for its citizens</p>	<p>Contact: Gail Spencer gspencer@lakewoodco.org 303-987-7565</p>
Littleton	<p>RUBBISH: All nonputrescible waste, both combustible and noncombustible, and includes, without limitation, ashes, cans, paper, wrappings, cigarettes, cardboard, yard clippings, leaves, branches, wood, waste building materials, glass, bedding, crockery, abandoned or unusable household furnishings, abandoned or unusable automotive or other mechanical parts or objects. (Section 7-4-2)</p>	<p>1. Yes</p> <p>2. Some allowances- fire wood amount is not specifically defined but we require that it be neatly stacked and a reasonable amount that would not pose a fire hazard.</p>	<p>1. Yes- the City may have to view from a neighboring property or (less common) the City will contact resident and request inspection.</p> <p>2. Rubbish violations are common, most are not backyards. Approximately half of all complaints received are rubbish related. There is no exact number for rubbish complaints.</p>	<p>Contact: Rebecca Thompson rthompson@littletongov.org</p>

Lone Tree	Refuse means trash, waste, junk, litter or other material placed, discarded or otherwise left on property or improvements.	<p>1. Yes</p> <p>No land may be used as an outside storage area for the purpose of collecting, dismantling, storing or selling of junk, trash, rubbish, refuse of any kind, remnants of wood, metal or plastic, discarded materials, inoperative vehicles or dismantled machinery, whether or not the same could be put to any reasonable use, unless otherwise authorized by the City. On- or off-street parking of unlicensed or inoperable vehicles is prohibited in all residential zoning districts and Planned Developments where residential uses are permitted.</p>	1. Inspector will come out and issue notice of abatement if nuisance discovered	Contact: Julius Zsako 720-509-1269 julius.zsako@cityoflonetree.com
Parker	Junk means trash, waste, rubbish and other discarded things and salvage materials, including, without limitation, scrap copper, brass, iron, steel or other metals, tires, wheels, household appliances, furniture, rope, rags, batteries, glass, rubber debris, plastic debris, construction debris, remnants of wood, plumbing fixtures, port-o-potties, paint, concrete, cinderblock, bricks, asphalt or any discarded, dismantled, wrecked or scrapped motor vehicle or other machinery or parts thereof.	<p>1. Yes</p> <p>It shall be the policy of the Town to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of the Town; and, therefore, the Town Council declares that every public nuisance shall be unlawful and shall be restrained, prevented, abated and enjoined.</p> <p>2. No exceptions for storage of valuable items.</p>	<p>1. No backyard enforcement if there is a privacy fence.</p> <p>2. There are not many complains because there are only two neighborhoods in Parker that are not HOA enforced. Neighborhood Services Officer drives through those neighborhoods proactively to enforce any front yard violations.</p>	Contact: Carolee Thailing cthailing@parkeronline.org 303-805-3286
Thornton	Junk means any manufactured goods, appliances, fixtures, furniture, machinery, motor vehicles or trailers which are abandoned, demolished, dismantled or that are so worn or deteriorated or in such a condition as to be unusable in their existing state, salvage material, scrap metal, scrap material, waste, bottles, tin cans, paper, boxes, crates, rags, used lumber and building materials, motor vehicle and machinery parts, and used tires.	<p>1. Yes</p> <p>It shall be unlawful for any person to allow, upon any lot or piece of ground under such person's ownership or control within the city limits, any damaged merchandise, litter, trash, rubbish, garbage or an accumulation of junk of any type, except in areas specifically zoned by the zoning ordinance for such purposes or otherwise designed by the city for such purposes. The existence of any such material or item shall constitute a nuisance and be in violation of this division.</p> <p>There are no specific exceptions/allowances in the code, although in practice, the City will try to be reasonable. For example, if someone has firewood stacked by their home, the City would allow them to keep that, but if they just have piles of limbs that they claim are for firewood, the City would make them stack it accordingly or we would call it an accumulation of trash/junk.</p>	<p>1. Yes, the code is enforced throughout the entire property, if the City can see a violation from a place they are authorized to be. The City will typically start with a simple warning and then proceed through the Blighted Property Rehabilitation Code process. (See Sections 18-16 through 18-20 of the code.) In short, the City schedule an administrative hearing, post notice of the hearing on the property and mail it to the property owner, attend the hearing, request (and typically receive) an order from the hearing officer that the property come into compliance by a date/time certain, and then we reinspect. If the property is not in compliance, the order authorizes abatement action, and the City will bill the costs of the abatement to the owner.</p> <p>2. In 2015, the City responded to 290 complaints about junk/litter concerns. There were many additional situations proactively addressed by code officers. There were 15 abatements involving junk removal last year. (For perspective, there were 111 weed abatements last year.)</p>	Contact: Robin Brown Robin.Brown@cityofthornton.net 303 538-7579

<p><u>Westminster</u></p>	<p>Junk or debris shall mean any material or object, used or new, which is not presently useable or designed to be used in their existing condition or location such as scrap metals, rubber pieces, rope, asphalt, concrete, plaster, tile, bricks, crates, cartons, barrels, boxes, tree limbs, leaves, dead plants and trees, trimmings from plants and trees, grass clippings, tools, fixtures, utensils, lumber, pipe and pipe fittings, machinery or parts thereof, appliances, vending machines, furniture, motor vehicle parts or tires, or any waste material from the premises, including building materials for or produced from remodeling or construction, and material.</p>	<p>1. Yes</p> <p>Keeping of junk or debris: It shall be unlawful for any person to cause, maintain or permit to remain, or store, keep or allow to be stored or kept, any junk or debris on any lot or parcel of land unless such junk or debris is kept in a building/garage, except junk or debris may be stored for a period of time not to exceed fourteen (14) days in/on a trailer or in a truck bed, fully covered and secured.</p>	<p>1. The code is enforced on any location of any parcel. If the City cannot obtain a legal vantage point based on a complaint, the City must have permission from the reporting party to enter their premise to get the legal view for enforcement. Without that, the City cannot enforce.</p> <p>Violation: Any person found guilty of violating any of the provisions of this Chapter shall, upon conviction thereof, be punished by a fine pursuant to Section 1-8-1 of this Code. Each day that a violation of any of the provisions of this Chapter continues to exist shall be deemed to be a separate and distinct violation.</p>	<p>Contact: Joy Tallarico jtallari@cityofwestminster.us 303-658-4438</p>
		<p>2. Allowances are made on a case by case basis. For example, the City allows fire wood as long as it were neatly stored and not excessive. The City works with reporting parties a lot on cases such as this to help them understand the difference between "junk" and usable items being stored in a reasonable manner.</p>	<p>2. This is an issue is a very large number of cases. Neighbors call in back yard violation as often if not more often than front or side yard violations.</p> <p>The stats are recorded by "junk/debris" status, and not by front or back yard location. The total number of junk complaints this past year was 860 out of 6958 total cases</p>	