

Welcome!

Welcome to our Fort Collins neighborhoods. We are happy you are a neighbor in our community! As a city, we want all citizens to be able to live happily in their homes, whether as a renter or an owner. This brochure will help you understand our city codes and ordinances which affect you and the quality of life in your neighborhood.

Each one of these codes and ordinances were adopted to aid in sustaining the high quality of life we appreciate in Fort Collins. We strongly suggest you take time to read each one, understand the consequences, and know how to report a violation.

Pet Patrol

How Many Pets Can One Have?

There is no legal number limit on owning domestic animals, providing they have adequate care. Dogs, cats, ferrets, and all other legally-permitted pets must be licensed, vaccinated, and leashed if they are not confined to a back yard. Animal Control Officers are available 24 hours-a-day to respond to injured, aggressive, and stray animals.

What's That? I Can't Hear You Over That Barking.

Dogs often bark when alone, and their guardians may not be aware of this behavior. If a dog is barking uncontrollably, call Animal Control at 970-226-3647 and a citation may be issued.

What's The Scoop On Pet Waste?

Animal guardians are also responsible for immediately picking up animal waste. Complaints about waste accumulations should also be directed to Animal Control at 970-226-3647.



Parking & Storing Vehicles, Trailers, & Campers

Whose Street Is It?

Streets are for everyone's use and vehicles can be parked in any legal parking place. It is not illegal for someone to park in front of your home, although we urge everyone to be courteous and not take all their neighbors' parking places.

Park The Right Way.

Vehicles must be parked facing the correct direction at all times, and cannot block driveways or sidewalks (even your own) at any time. To report, call Police Services at 970-221-6540.

How Long is Too Long?

A vehicle may be parked in the same place on a street for 48 hours. After that, it can be considered abandoned and is required to be moved. Police enforcement is via complaint, call 970-221-6540.

Inoperable Vehicles Must Be Unseen.

Inoperable vehicles, not currently licensed or incapable of operating, may not be stored on your property unless they are screened from public view. If you would like to report a visible inoperable vehicle on private property call the Nuisance Hotline at 970-416-2200. If there is an inoperable vehicle on a public street please report it to Police Services at 970-221-6540.

Wheels Stay Off The Yard.

Vehicles, including trailers and campers, may not be parked on yards. Parking must be on an improved area with either a rock, gravel, concrete or asphalt surface and a permanent border to define the area. To report, call the Nuisance Hotline at 416-2200.

What About Trailers & Trucks?

Trailers of any kind cannot be stored on the street. Semi trailers and truck tractors exceeding 20 feet in length cannot be parked or stored on residential streets. To report, call Police Services at 970-221-6540.

Backyard Camping.

Camping on private property (camper or tent) is permitted for no longer than 7 consecutive days and no more than 14 days per year.



Nuisance Hotline

There is one number – the Nuisance Hotline – which people can call to report a variety of neighborhood issues. Call 416-2200 to report the following:



1. More than 3 unrelated parties living in 1 housing unit
2. Concerns about the safety of rental units
3. Wood smoke, weed, rubbish or sidewalk snow violations
4. Inoperable vehicles or parking on yards
5. Industrial noise
6. Storm water pollution
7. Public nuisance violations
8. Noise violations
9. Barking dogs
10. Signs in the right-of-way
11. Smoking in public places

From 8am to 5pm, Monday-Friday, the hotline is staffed by Neighborhood Services. After hours and on weekends, the hotline goes to a recorded information system that prompts callers to the appropriate voice mail box. Messages are answered the morning of the next business day. Call 911 for an emergency.

For More Information



Visit our webpages at fcgov.com/neighborhoodservices

To read our municipal code, visit www.colocode.com/ftcollins/municipal

This information is brought to you by the Neighborhood Task Force, made up of staff from the City's Neighborhood & Building Services, Code Compliance, Attorney's Office, Police Services, the Fort Collins Housing Authority, and Larimer Humane Society Animal Control. This group meets once a month to work collaboratively in resolving problem property issues.

Quality Neighborhoods



City of
Fort Collins

fcgov.com/neighborhoodservices

Noise

It's Too Loud

The City does not use decibel measurements to determine unreasonable noise except in the case of mechanical or industrial noise. Typically, noise heard beyond property lines is too loud.

When loud noise persists, call Police Services at 970-221-6540, do not call 911. Once police arrive, they will determine if the level of noise is unreasonable by considering the time of day, type of noise, and other factors. A ticket may be issued. Violators are subject to fines of up to \$1,000 for a first offense.

Repeated violations can also be prosecuted under the Public Nuisance Ordinance (more on this, read on). When talking to a police dispatcher it is helpful to leave your name and to emphasize you want the officer to follow-up and contact you with the outcome of your call. The officer may also want to contact you for additional information.

Say It, Don't Spray It - Graffiti Hotline

You can report graffiti on any property by calling 970-416-2400. With your call, a report is made to the police; if necessary, the property owner is contacted. Every effort is made to clean-up graffiti within 24 hours. If you find graffiti on your property, it is extremely important to cover it up as soon as possible. Even if you cannot properly paint over the graffiti right away, you should at least use a primer coat or another color to cover it up. For graffiti in progress, call 911. For graffiti removal tips and more information, call Police Services at 970-221-6540.

Trash, Yard & Sidewalk Maintenance

Trash, Weeds, & Outdoor Storage

The City has specific codes to address trash, grass, weeds and rubbish, and outdoor storage. Please familiarize yourself with the following codes so you can help keep your neighborhood looking its best.

1. Accumulations of rubbish (ie vehicle parts, tires, scrap lumber, construction materials, appliances, leaves and branches) in your yard are not permitted.
2. No furniture designed for indoor use can be placed in your yard or on an unenclosed porch.
3. Leaves and branches may be piled temporarily for disposal, but cannot remain in your yard indefinitely.
4. Weeds/grass cannot exceed a height of 6" in yards/alleys or 12" in fields or undeveloped lots.
5. Noxious weeds and brush piles are prohibited.
6. Trash must be stored in plastic/metal cans with tight-fitting lids, or in sealed plastic bags and cannot be left out for more than 12 hours before or after collection.
7. Trash containers must be stored in areas screened from view of the street.
8. Trash cannot be placed on the street or sidewalk where it can interfere with bicyclists, pedestrians and vehicles.

When a complaint is made, a City Code Inspector investigates. If warranted, a violation notice is issued to the property owner, and if applicable, the tenant. The owner/tenant will have 7 days to correct the violation. If not corrected, the City may hire a contractor to do the work and the property owner will be billed for the service and/or a civil citation may be issued requesting correction and assessing a fine.

The Snow Know

Everyone is required to shovel sidewalks within 24 hours after a snowfall ends. If sidewalks are not completely cleared of snow and ice, the City may shovel or apply ice melt and this cost is billed to the property owner. If your cleared walks are buried by our snowplows we will re-clear. If we forget, call Streets at 970-221-6615.

Repeat Offenders & Enough Is Enough

Multiple Violations

In 2000, a Public Nuisance Ordinance (PNO) was established to remedy problematic properties. We consider a property problematic when citations occur on a regular basis. We consider property owners accountable for the use of their properties and the behavior of tenants.

The PNO affects a property when any of the following occurs:

- Two tickets are issued for the same code violation within 6 months or,
- Three or more separate code violation tickets are issued within 12 months or;
- Five or more separate code violation tickets are issued within 24 months.

After the first ticket is issued, and for any subsequent ticket, the violator, property owner and manager will receive a letter from us explaining the PNO consequences and encouraging positive resolution so hopefully no additional tickets are issued. Please call 970-221-6676 with any questions.

Community Mediation Program

This program is a free, confidential service designed to resolve neighborhood problems. Mediation offers an alternative to traditional dispute resolution such as legal intervention. Issues resolved through mediation typically include noise, pets, property maintenance, parking, and landlord/tenant disputes. Mediation is a voluntary process in which participants, with the guidance of professional mediators, come together in a neutral setting to resolve their conflict in a way that encourages communication and compromise. All parties present their side of the dispute and develop options for a permanent, peaceful resolution. Call 970-224-6022 for more information. 95% of the disputes handled through this program are permanently resolved.

Rentals & Occupancy

Rental Housing Standards

We have Rental Housing Standards holding land lords responsible for certain basic elements considered necessary for safe housing. Examples are, but not limited to: adequate heating facilities, safe electrical systems, emergency exits, and functional sanitation facilities. For questions or to request an inspection, contact Building Services at 970-416-2618.

The 3-Unrelated Ordinance

Frequently citizens ask to see the "3-unrelated" law or ordinance. This ordinance states: "Occupancy in a residential dwelling unit (singlefamily, duplex, and multifamily) is restricted to:

- one family (Section 5.1.2) and not more than one additional person
- or two adults and their dependents, if any, and not more than one additional person."

Homes in appropriate zones can qualify for an Extra Occupancy Rental permit. For details please visit www.fcgov.com/nbs.

If you are concerned about over-occupancy of a unit, you may file an Occupancy Investigation Form with Building Services and a housing inspector will conduct an investigation. This form is available by visiting www.fcgov.com/neighborhoodservices/3-unrelated.php or calling 970-416-2618.

