



**TOWN OF PALMER LAKE
BOARD OF TRUSTEES - AGENDA MEMO**

DATE: June 30, 2025	ITEM NO.	SUBJECT: Discussion/Direction Relating to Regulating Long Grass
Presented by: Town Administrator/Clerk		

Background

Following are sample code language to consider relating to regulation of long grass.

Action

Provide direction relating to regulation of long grass. Consider whether the Board wants to regulate the length of grass or possibly a mandatory cut date at the start of cutting season. Staff would caution to differentiate the native grass, field vs. lawn or commercial green space.

From **Firestone** -

8.03.210 - Grass and weeds.

A. Developed property. It is unlawful, and shall constitute a nuisance for any person who is an owner, owner's agent, occupant, or lessee of any developed property to permit or maintain on any such property, any accumulation, collection, presence or growth of any of the following:

1. Noxious weeds; or
2. Turf grass or weeds over eight (8) inches in height.

This subsection does not apply to natural grasses in open space and passive common areas; landscape or decorative grasses; flower or vegetable gardens, cultivated or tended shrubbery, xeriscape plants and materials; or agricultural crops on land zoned for agriculture, including, but not limited to, hay or grass grown for feed, fodder or forage.

B. Undeveloped property. It is unlawful, and shall constitute a nuisance for any person who is an owner, owner's agent, occupant, or lessee of any undeveloped property to permit or maintain on any such property, any accumulation, collection, presence or growth of weeds. Undeveloped property shall be allowed to grow native and other acceptable vegetation to their naturally occurring heights, as this practice is essential for accepted erosion control practices, wildlife habitat and natural suppression of weeds. This subsection does not apply to agricultural crops on land zoned for agriculture, including, but not limited to, hay or grass grown for feed, fodder or forage.

C. Weeds shall be controlled by cutting, spraying or other lawful and suitable methods of weed control.

D. The Board of Trustees may, by resolution, exempt certain areas in the Town, whether publicly or privately owned, from the prohibitions contained in this section, if the Town Board of Trustees determines that such areas are: natural open space, passive common areas, conservation areas, erosion control areas, agricultural zoned property or irrigation or drainage ditch rights-of-way.

([Ord. No. 1012](#), § 2, 6-8-2022)



From Wheat Ridge –

ARTICLE III. - WEEDS AND TALL GRASS

Sec. 24-50. - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. The terms defined below shall be broadly interpreted to achieve the purposes intended.

Ornamental grasses means those plants of the Gramineae family having ornamental value and commonly used in formal lawn landscapes.

Tall grass means grass in excess of twelve (12) inches in height with the exception of ornamental grasses.

Weed means weeds, grass, brush or other rank or noxious vegetation, and shall not include flower gardens, plots of shrubbery or vegetable gardens, nor shall it apply to or be construed to require removal of any weeds from the city's owned or leased greenbelt natural area.

(Ord. No. 1304, § 3, 7-28-03)

Sec. 24-51. - Weed and tall grass control.

(a) All owners and occupants of land shall prevent property owned or occupied by them from becoming overgrown with weeds or tall grass.

(b) It shall be unlawful for the owner or occupant of any undeveloped property zoned as agricultural, excluding the city's owned or leased greenbelt natural areas, to permit weeds or tall grass to grow on such property to a height of more than twelve (12) inches within a distance of one hundred (100) feet from any public street, highway or park, or within a distance of one hundred (100) feet from property lines adjoining any residential, commercial, industrial or open zone or use.

(c) Weeds and tall grass shall be controlled by cutting, spraying or other lawful and suitable method of control. Such methods shall include eradication, containment and/or suppression, as appropriate and as deemed by the city to be consistent with C.R.S. § 35-5.5-101 et seq.

(d) It shall be unlawful and shall be deemed a nuisance for the owner of any property, regardless of its zoning, to allow weeds or tall grass in excess of twelve (12) inches height to grow on the adjacent street or right-of-way, or to violate any other subsection of this section.

(e) The city may enforce and abate any violation of this section as authorized by Article V of [Chapter 2](#) of this Code and recover its abatement costs as authorized by Article II of [Chapter 15](#) of this Code. The enforcement process set forth in Article V of [Chapter 2](#) of the Code includes a ten-day period to cure violations and an opportunity for a hearing. the city is authorized to follow the abatement cost recovery process set forth in [section 15-11](#) of the Code to recover its abatement costs and fees for violations of this section. such abatement costs and fees are recoverable in addition to any administrative fine, fee or charge imposed for the same violation pursuant to [Chapter 2](#) of the Code.

(f) This section shall not apply to:

(1) Lots or parcels zoned for and also used for agricultural operations; or

(2) Lots or parcels larger than twelve thousand five hundred (12,500) square feet, under a single ownership, used for the growing and harvesting of agricultural crops, regardless of the zoning of the lots or parcels.

(g) The city may pursue the remedies set forth herein with or without also filing a complaint in the municipal court, at the city's sole discretion.

(h) For the purposes of this section, the following terms shall be defined:

Agricultural crop. Cultivated grain and non-grain plants grown for food or fiber, including vegetables, fruits, nuts, and nursery plants.

Agricultural operation. A purpose related to the production, harvest, exhibition, processing or manufacture of agricultural products by a natural person who cultivates, plants, propagates or nurtures the agricultural products.

(Ord. No. 2001-1219 § 1, 5-21-01; Ord. No. 1304, § 4, 7-28-03; Ord. No. 1335, § 1, 11-15-04; Ord. No. 1522, § 1, 9-10-12)



From Colorado Springs –

Common Code Violations

[Home](#)

Weeds and Grasses need to be kept below 9" in height. Remember, if your property borders an alley, you are responsible for the area from your property line to the middle of the alley.

Vehicles stored outside on private property must be operable and free from damage that renders them unlawful for operation on a roadway. **Recreational vehicles** must be parked at least ten feet away from the sidewalk or front property line. **All vehicles** must be parked on an improved surface (concrete, asphalt, or gravel).

Any dwelling rented or used for residential purposes must comply with **minimum housing standards**. This means the house or apartment must be free from pests and plumbing problems. The City Code also includes provision regulating heat, utilities, and required facilities.

Garbage and household waste needs to be discarded and stored in a clean and sanitary manner that prevents it from becoming a home for rodents or to keep it from putrefying. This includes picking up and discarding **pet waste** properly at home and in public places.

Firewood can be stored outside, but needs to be neatly stacked in the side or rear yards only.

Appliances, furniture, manufactured goods, and personal items needs to be stored inside an enclosed building or out of view in a rear yard.

In the case of snowstorms, **sidewalks adjacent to your property need to be cleared of snow and ice** within 24 hours of the end of the storm. But don't be a clock watcher! Sidewalks are used more than you know and should someone slip, fall, or otherwise injure themselves due to snow or ice accumulation, the property owner and occupant can be liable for damages. The best thing to do is to be a good neighbor and plan ahead, giving yourself extra time to shovel the walk for the good of the neighborhood. It's great exercise and if you are feeling up to it, doing your neighbor's without telling them it was you is an awesome feeling! Don't think that's true...give it a try and let us know how it turns out.

From Monument –

8.28.045 - Growth and accumulation of weeds.

- A. The growth of weeds not less than nine inches in height or the accumulation of cuttings, mowing or other debris, or non-removal of the same from premises whether commercial lots, individual privately owned sites, whether residential or non-residential, vacant or improved, located within the Town, is declared to be a nuisance.
- B. It is unlawful for any person having or being entitled to the ownership or possession of said premises, or any part thereof, to fail to cut or otherwise control and remove such weeds growing upon said premises or upon the sidewalks abutting said premises, or to remove any accumulation, from said premises and to fail to do so as often as necessary to assure compliance with this chapter.
- C. Nothing in this section is meant to preclude the use of grass clippings or other mulch and/or composting, provided that there is no odor objectionable to the senses of the average person or unsightly accumulation of the materials.
- D. The Town may determine that such areas are exempt: natural open space, natural park, conservation areas, erosion control areas, or irrigation and/or detention areas.

(Ord. No. 22-2010, 8-2-2010)

8.28.050 - Clogging of drainageways.

- A. The growth of weeds or the accumulation of cuttings, mowing or other debris, or the non-removal of the same from premises located within the Town is declared to be a nuisance whenever such growth or accumulation causes or results in the clogging of drainageways or any drainage structure which is used for the purpose of conveying stormwater drainage to safe outfall points.
- B. It shall be the duty of each owner of any premises located within the Town to at all times cut and mow the weeds on the respective premises, and to remove accumulations thereof, whenever that growth or accumulation clogs drainageways or other drainage structures which are designed to convey stormwater drainage flows to safe outfall points.