



A. Public Hearing - Ordinance Second Reading - Amending Chapter 10-12 of the Municipal Code Relating to Oversized and Commercial Vehicles

Meeting	Agenda Group
Tuesday, February 10, 2026, 6:00 PM	Action Items Item: 7A.
Presented By	
Roger Plunkett, Deputy Chief of Police(Non step)	
Community Goals	
<input checked="" type="checkbox"/> Thriving, Diverse, Safe and Welcoming Community	

Overview

[View Correspondence](#) and visit BroomfieldVoice.com
[View Presentation](#)

Broomfield currently has parking restrictions that apply to all vehicles exceeding six feet in height (Broomfield Municipal Code 10-12). The proposed ordinance would prohibit the parking of any Recreational Vehicle (RV) on any public street for longer than 72 hours in any 14-day period. It also prohibits an RV from being parked on a public street while leaking any fluids or being connected to utilities and will prohibit any non-wheeled, detachable piece of recreational equipment used for temporary or permanent habitation from being placed on public streets.

Attachments

[Memo for Proposed Ordinance No. 2293, Amending Chapter 10-12 \(6\).pdf](#)
[Ordinance No. 2293, Recreational and Oversized Vehicles \(RVs\)\(3\).pdf](#)

Summary

[View Correspondence](#)

[View Presentation](#)

Broomfield currently has parking restrictions that apply to all vehicles exceeding six feet in height. B.M.C. 10-12.

Under the current municipal code, recreational vehicles (RVs) are not prohibited from being parked on a public street for any length of time as long as they are operable, have valid license plates, and are legally parked.

Under the current municipal code, recreational camping trailers are also not prohibited from being parked on a public street as long as the trailer is attached to a towing vehicle.

Residents and business owners have complained about prolonged parking of RVs and trailers on the public roadways in Broomfield neighborhoods, including oversized vehicles connected to a tow vehicle. Complaints have focused on parking availability, impaired trash collection, vision for drivers, bicyclist and pedestrian safety, as well as electric cords being placed across sidewalks. Complaints have also addressed the unpleasant aesthetics of these vehicles parked in neighborhoods for prolonged periods of time and concerns that non-residents could park oversized vehicles in Broomfield neighborhoods. There are also safety concerns with such large vehicles being parked on public streets impacting pedestrians and other vehicles.

On August 13, 2024, following a request for future action, Council directed staff to schedule a study session to discuss long-term parking of recreational vehicles or other similar large vehicles/campers on streets. On [April 15, 2025](#) April 15, 2025, RV and Motorhome Parking was an agenda item during the City Council Study Session. City Council directed staff to draft an ordinance for formal consideration.

The proposed ordinance would prohibit the parking of any RV on any public street for longer than 72 hours in any 14-day period. RVs may only be parked on a public street for purposes of loading, unloading, trip preparation, maintenance, or clean-up for up to 72 hours in any 14-day period. The current regulations already prohibit living in an RV parked on a public street and this will remain prohibited under the revised regulations.

The proposed ordinance also prohibits an RV from being parked on a public street while leaking any fluids or being connected to utilities.

The proposed ordinance will also prohibit any non-wheeled, detachable piece of recreational equipment used for temporary or permanent habitation from being placed on public streets.

The proposed ordinance defines penalties and authorizes towing of vehicles for violations of Chapter 10-12. Towing a major recreational vehicle will typically be a last-resort option as Code Compliance does make efforts to obtain voluntary compliance. Major recreational vehicles that pose a significant threat to public safety, involved in repeated violations, or that have been abandoned would be candidates for towing. A notice of violation would need to be issued, with seven days to comply, before a major recreational vehicle could be towed.

Homeowners Associations will remain able to regulate parking of RVs on private drives or commonly owned areas/parking lots. HOAs are limited in their ability to regulate parking on a public street. Under state law,

passed in 2022 ([HB 22-1139](#)), HOAs cannot regulate parking on a public street in a way that is more restrictive than a local ordinance. This means that an HOAs' regulations about parking cannot be more restrictive than Broomfield's Code.

Staff does not recommend implementing a permit process to permit RVs to park longer than 72 hours due to the administrative duties and staff resources needed to process, issue, and monitor permits.

It should be noted, the proposed ordinance specifically addresses the parking of oversized vehicles on public streets and does not address concerns regarding parking of RVs on private property, which would require a separate ordinance.

Comparison with other front range cities

Broomfield staff have researched ordinances related to RVs and updated this information in July 2025:

Comparison of Various RV and Motor Home Parking Requirements - Public Streets - Updated July 2025					
	Arvada	Lakewood	Longmont	Thornton	Westminster
Regulations for RV and Motor Homes on Public Streets?	Yes 54-174	Yes 10.33.075	Yes 11.12	Yes 38-430	Yes 10-1-12
Nomenclature	Major Recreational Vehicle (travel trailers, motor homes, tent-trailers and hauling trailers)	Recreational Vehicles and Travel Trailers	Sleeper Vehicle (camper coach, camper trailer, motor home, multi-purpose trailer, or trailer coach)	Recreational Vehicle and Motorhomes	Recreational Vehicle
Parking Timeframe	72 hours within any 7-day period of time Time is cumulative and need not be consecutive. Applies whether or not vehicles are moved from one location to another during the 7-day period	48 hours or less for loading or unloading 6 hours or less for any other purposes or stop by visitors	Only allowed to be parked on public street if "actively" loading or unloading	Only allowed to be parked on public street if "actively" loading or unloading	Only allowed to be parked on public street if "actively" loading or unloading
Additional Parking Criteria	While parked, such vehicles shall not be used for living, sleeping, or housekeeping purposes	48 hours for loading and unloading only applies to the homeowner and their registered RV or trailer			
Permits?	No	Yes Code Enforcement	Yes	Yes	No

		Division			
Permit Criteria	n/a	2-week permit issued to homeowner, but may be used for a visitor Only one 2 -week permit per year and the 2-weeks are consecutive days (not split up over time) Linked to the one vehicle only	Up to four 7-day permits per year can be obtained. Anyone can apply for the permit and allows the sleeper vehicle to be parked on any public street. It is not connected to the registered owner's address.	Up to four 7-day permits per year can be obtained.	n/a
Links	Code Language	Code Language	Code Language	Code Language	Code Language

Financial Considerations

Financial impacts will be associated with towing and disposal of vehicles in violation of the proposed ordinance. Towing and disposal of major recreational vehicles is expensive and funds will need to be budgeted for this cost beginning in 2027. Towing fees and possible disposal fees of major recreational vehicles have cost as much as \$1500 for a single recreation vehicle, depending on the quality of the vehicle. The fee is anticipated to increase in the future. At this time, it is difficult to estimate the impact of this ordinance on the number of recreational vehicles towed and disposed of on an annual basis. Towing will be a last-resort option and staff does not expect more than 5 tows for 2026. The below fund, Code Compliance Professional Services, can be used for any towing and disposal costs for 2026, as costs for towing recreational vehicles is currently not budgeted.

Sources and Uses of Funds	Amount
Fund 1 (01-24400-53170)	\$3,000.00
Abatements/Tows - estimating 0-5 tows for 2026 at \$1500 each	\$3,000.00
Projected Balance	0

Prior Council or Other Entity Actions

[January 13, 2026](#) - First reading of proposed ordinance no. 2293

[April 15, 2025](#) - City Council conducted a Study Session on this matter and directed staff to draft this ordinance.

Proposed Ordinance No. 2293, Amending Chapter 10-12 of the Broomfield Municipal Code Relating to Oversized and Commercial Vehicles - Second Reading and Public Hearing
Prepared By: Brandon Murray, Code Compliance Supervisor

[September 24, 2019](#) - Council considered an ordinance prohibiting long-term parking of RVs on any public street. Council postponed consideration of the ordinance indefinitely.

November 20, 2018 - City Council conducted a Study Session on this matter.

City Council Study Session item on April 19, 2011, focused solely on how long any vehicle could be parked on a public street without moving. After discussion, City Council declined to adopt a time limit on public street parking.

Boards and Commissions Prior Actions and Recommendations

N/A

Public Engagement

Following first reading, a [Broomfield Voice page](#) was created for this proposal. A public hearing will be held concurrent with the second reading of the Ordinance and any public comments received by email or via the BroomfieldVoice will be provided in the correspondence folder for this agenda item.

Proposed Actions / Recommendations

If Council desires to adopt the proposed ordinance on second reading, the appropriate motion is...

That Ordinance No. 2293 be adopted on second reading and ordinance published.

Alternatives

Make no changes to the Broomfield Municipal Code.

Make changes to the Broomfield Municipal Code as directed by the City Council.

Bold type indicates new material to be added to the Broomfield Municipal Code
~~Strikethrough type~~ indicates deletions from the Broomfield Municipal Code

ORDINANCE NO. 2293

An ordinance amending Chapter 10-12 Oversized and Commercial Vehicles

Be it ordained by the City Council of the City and County of Broomfield, Colorado:

Section 1.

Chapter 10-12 - Oversized and Commercial Vehicles is amended as follows:

10-12-005 - Major recreational and oversized vehicles defined

- (A) *Major Recreational Vehicle* shall mean any vehicle or trailer which includes living quarters designed to provide temporary or permanent occupancy as a dwelling or sleeping place. Major recreational vehicle also includes any non-wheeled, detachable piece of equipment used for temporary or permanent habitation, that has no independent motor power and that is capable of being placed on a vehicle but is not capable of being towed.
- (B) *Oversized vehicles* means any vehicle that is:
- (1) Eight feet or more in width; or
 - (2) Seven feet or more in height; or
 - (3) Twenty-seven feet or more in length; or
 - (4) A vehicle with an attached trailer whose combined length when attached is in excess of twenty-seven feet; or
 - (5) A vehicle whose gross vehicle weight exceeds 10,000 pounds excepting major recreational vehicles; or
 - (6) A vehicle whose gross vehicle weight rating exceeds 14,500 pounds excepting major recreational vehicles; or
 - (7) A truck tractor, semitrailer, or dump truck regardless of size, excluding pick-up trucks with standard beds that have been modified to dump loads

10-12-010 - Parking of major recreational and oversized vehicles on public right-of-way.

No person shall park a major recreational or oversized vehicle in any ~~any vehicle exceeding six feet in height~~ public rights-of-way: ~~in such a manner that any part of that vehicle which exceeds forty-two inches in height shall be:~~

- (A) Within thirty feet of an intersection or a crosswalk; or
- (B) Within ten feet of a public or private driveway.

10-12-015 - Long term parking of major recreational vehicles prohibited.

(A) It shall be unlawful to park any major recreational vehicle on any public rights of way of the city unless all of the following apply:

- (1) It is parked on a public street adjacent to the property owned or occupied by the owner or responsible person of the major recreational vehicle and is being loaded or unloaded; loading and unloading of a major recreational vehicle includes trip preparation or post-trip clean up or minor maintenance, and
- (2) Any loading or unloading, trip preparation, maintenance or clean-up shall be limited to a period of 72 hours in any 14 day period, and
- (3) Is not leaking, discharging, or draining any fluids, such as; sewage, gray water, or any other fluids, and
- (4) Is not connected to any utilities, including electric, water, and sewer.

(B) It shall be unlawful to move and re-park a major recreational vehicle in another public right of way for the principal purpose of evading the application of sub-section (A).

Amendment approved on second reading, 2/10/2026

(C) The City Manager or designee may issue a Visitor Permit for a major recreational vehicle that would permit parking otherwise prohibited by this section for up to seven (7) days for a major recreational vehicle that is parked on a public street adjacent to property owned or occupied by a person who has given permission to park to the owner or responsible person of the major recreational vehicle.

- (1) No more than four (4) Visitor Permits shall be issued for any one vehicle in a 12-month period.
- (2) Vehicles must be parked lawfully and, except as stated above, used in accordance with all other applicable laws.
- (3) The vehicle cannot be leaking, discharging, or draining any fluids, such as sewage, gray water, or any other fluids.
- (4) While permitted, the vehicle is allowed to have a temporary connection to water or electric only. Utility lines extending across any public sidewalk must be covered with a ramp style cable protector.
- (5) Nothing in this section shall be construed to allow junk vehicles prohibited by Chapter 8-20, as it may be amended.

Amendment introduced on second reading, 2/10/2026, and tabled for a final vote on third reading.

(D) The City Manager or designee may issue a Temporary Compliance Permit (“Green Pass”) for a major recreational vehicle that would permit parking and the use of the vehicle for living or sleeping otherwise prohibited by this section for up to 28 days for individuals demonstrating financial or other hardship or mechanical failure, provided the major recreational vehicle does not pose an immediate safety hazard.

- (1) Green Pass Parking Restrictions

- (a) No vehicle may remain in a single, specific parking spot for more than seven (7) days. Vehicles must be relocated to a new, lawful parking spot after seven (7) days.
- (b) No vehicle may remain in the same neighborhood for more than 14 days. Vehicles must be relocated to a new, lawful parking spot in a different neighborhood after 14 days.
- (c) The vehicle cannot be leaking, discharging, or draining any fluids, such as sewage, gray water, or any other fluids.
- (d) While permitted, the vehicle is allowed to have a temporary connection to water, electric only. Utility lines extending across any public sidewalk must be covered with a ramp style cable protector.
- (2) If a vehicle is in violation of the time requirements in subsection 1(a) or 1(b), a notice of violation may be issued. If another violation of (a) or (b) occurs after a notice of violation has been issued, the Green Pass may be immediately revoked.
- (3) Vehicles must be parked lawfully and, except as stated above, used in accordance with all other applicable laws.
- (4) No more than four (4) Green Pass permits shall be issued for any one vehicle in a 12-month period.
- (5) Nothing in this section shall be construed to allow junk vehicles prohibited by Chapter 8-20, as it may be amended.

10-12-020 - Parking of major recreational and oversized vehicles on private property.

No person shall park a major recreational or oversized vehicle ~~by a vehicle exceeding six feet in height on private property: in such a manner that any part of that vehicle which exceeds forty-two inches in height shall be:~~

- (A) Within five feet of the flow-line of public right-of-way; or
- (B) Within eighteen inches of the edge of any attached or detached sidewalk in a public right-of-way.

10-12-030 - Obstructing traffic control devices with major recreational or oversized vehicles.

No person shall park a major recreational or oversized vehicle in any public right-of-way ~~in such a manner that any part of the vehicle which exceeds six feet in height shall be within thirty feet upon the approach of any official traffic control device. -speed limit sign located at the side of a roadway. Section 11-1 (4) of the Model Traffic Code shall control parking in the approach of all other traffic control devices.~~

10-12-040 - Detached trailers.

Trailers, defined as any wheeled vehicle without motive power and designed to be drawn by a motor vehicle, shall not be parked detached from a towing vehicle in any public right-of-way in the city. The provisions of this section shall not apply to authorized police equipment while in use for official purposes.

10-12-050 - Exceptions to parking oversized vehicles.

Restrictions on parking of oversized vehicles prescribed in this chapter do not apply to the following circumstances:

- ~~(A) Oversized vehicles incidental to a commercial enterprise shall be permitted on the premises of such commercial enterprise in B-1, B-2, B-PUD, and A-1 districts.~~
- (A) Loading or unloading of moving vans or similar type vehicles used for moving of personal goods for a period of twenty-four hours or less.
- (B) Temporary parking for pickup and delivery purposes for a period of four hours or less.
- (C) Construction equipment or machinery employed in any public works project in the city parked at the site of and for the duration of such construction.

10-12-060 - Prohibited uses.

No bus, trailer coach, mobile home, self-propelled motor home, ~~or major recreational equipment vehicle, or oversized vehicle~~ shall be used for living or sleeping, ~~housekeeping, or preparation of food~~ on any street, traveled roadway, or public right-of-way within the city.

10-12-080 Notice of Removal, Removal, Assessing Costs

Amendment approved on second reading, 2/10/2026

- (A) If a vehicle is in violation of this section, the city may provide a written notice of removal and notice to pay to the owner, responsible party, or agent of the owner, manager, tenant, resident, lessee, renter, or occupant of such premises on which the vehicle is located, that the vehicle will be towed in accordance with this section. Such notice shall state the date the notice is issued, the violation involved, a time limit of seven days to remove the vehicle, explanation of costs and requirement to pay such costs, and be signed by the issuing officer. **Prior to the issuance of a Notice of Removal to a vehicle exhibiting signs of habitation, the city shall provide the registered owner or occupant with a list of available community resources and contact information for Broomfield Human Services.**
- (B) Service of the notice of removal and notice to pay may be by:
 - (1) electronic mail properly addressed to the person in charge or control of the vehicle or the property owner, or his or her agent, manager, tenant, resident, lessee, renter, or occupant of the premises on which such vehicle is located; or
 - (2) by first class mail properly addressed to the last known address of the registered owner of the vehicle; or
 - (3) by a conspicuous posting of the written notice of violation upon the dwelling or building located on the lot or tract of land in violation of this ordinance; or
 - (4) by a conspicuous posting of the written notice of violation upon the vehicle in violation of this ordinance.
- (C) Following proper notice in accordance with this section, when any owner, responsible party, or agent of the owner of any vehicle, manager, tenant, resident, lessee, renter, or occupant of such premises on which the vehicle is located fails to properly remove such vehicle within the stated time limits, the city manager, or designee, is authorized and empowered to tow and remove the same at the

expense of such owner, responsible party, or agent of the owner of any vehicle, manager, tenant, resident, lessee, renter, or occupant of such premises on which the vehicle is located, plus a sum of \$75.00 for the administrative expenses of the city.

(D) **Payment of Costs.** In case the owner, responsible party, agent of the owner, manager, tenant, resident, lessee, renter, or occupant of such premises on which the vehicle was located fails to pay such towing and removal costs within the thirty days after service of notice to pay, the city manager, or designee, may order the vehicle disposed of as an abandoned motor vehicle under Part 18 of the 2024 Model Traffic Code and report the same to the city clerk who shall assess the costs against the vehicle in question. Such assessment shall constitute a perpetual, first, and prior lien on the vehicle involved, subject to general taxes and prior special assessments. The city clerk shall certify to the county treasurer the assessments which are not paid within twenty days after the date of assessment. 10% of the amount shall be added to the assessments to pay the cost of collection.

10-12-110 Violation penalty

Any person who violates any provision of this Chapter may, in addition to the remedies stated above, be punishable in accordance with the administrative process set forth in chapter 1-13, B.M.C.

Section 2.

This ordinance is effective seven days after publication following final passage.

Introduced and approved after first reading on January 13, 2026, and ordered published in full.

Introduced a second time and approved on February 10, 2026, and ordered published.

The City and County of Broomfield, Colorado

Mayor

Attest:

Office of the City and County Clerk

Approved as to form:

City and County Attorney