

## Summary

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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 first reading.

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.

If adopted on first reading, a public hearing and second reading for Ordinance No. 2293 will be scheduled on February 10, 2026.

## 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
<b>Regulations for RV and Motor Homes on Public Streets?</b>	Yes 54-174	Yes 10.33.075	Yes 11.12	Yes 38-430	Yes 10-1-12
<b>Nomenclature</b>	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
<b>Parking Timeframe</b>	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
<b>Additional Parking Criteria</b>	While parked, such vehicles shall not be used for living, sleeping, or housekeeping	48 hours for loading and unloading only applies to the homeowner and their registered RV or			

	purposes	trailer			
<b>Permits?</b>	No	Yes Code Enforcement Division	Yes	Yes	No
<b>Permit Criteria</b>	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
<b>Links</b>	<a href="#">Code Language</a>	<a href="#">Code Language</a>	<a href="#">Code Language</a>	<a href="#">Code Language</a>	<a href="#">Code Language</a>

## 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

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

[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

A Broomfield Voice will be created for this proposal if it is approved on first reading. 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 first reading, the appropriate motion is...

**That Ordinance No. 2293 be adopted on first reading and ordinance published, and that a public hearing and second reading be held on February 10, 2026.**

## Alternatives

Make no changes to the Broomfield Municipal Code.

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