

NOTICE OF PUBLIC HEARING

BEFORE THE
CITY AND COUNTY OF BROOMFIELD

DATE: MARCH 24, 2026
TIME: 6:00 p.m.
PLACE: Council Chambers, George Di Ciero City & County Building
One DesCombes Drive
Broomfield, Colorado 80020

Notice is hereby given that a public hearing will be held before the City and County of Broomfield on

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 on February 10, 2026, and ordered published.

APPROVED AS TO FORM:

/s/ Nancy Rodgers

City and County Attorney

*Bold type indicates new material to be added to the Broomfield Municipal Code.
Dashes through words indicate deletions from the Broomfield Municipal Code.*

Published by title in the Broomfield Enterprise on Sunday, February 15, 2026
Published in full on the Broomfield Website Friday, February 13, 2026