

RESIDENTIAL PARKING

ZONING CODE REGULATIONS



The following information applies to all recreation vehicles and trailers on residential property in the City of Wheat Ridge. This information is a summary of section 26-501.G of the municipal code.

Commercial Vehicles

Definition: Any vehicle used for a commercial purpose

- **Maximum allowed**
 - 1 vehicle per property, so long as it does not exceed a 1-ton chassis (check with your manufacturer)
- **Location**
 - Must be parked on the property on a paved surface or on the street directly in front of the property
 - Trailers used for commercial purposes are prohibited to be parked in the street (public right-of-way)
- **Other Provisions**
 - The vehicle owner must reside on the property
 - No buses or licenced tractor trailers used for commercial purposes are allowed to be parked in residential areas

Parking Surface

The parking of RVs and recreational trailers must be on an improved surface:

- This includes concrete, asphalt, brick pavers, compacted/ crushed stone, compacted gravel, open and closed pavers, recycled asphalt, turf block pavers, or other similar pavers.
- If gravel is used, the vehicle parking or storage area must be built so that the gravel is contained within the parking pad or storage area
 - This may include but is not limited to the use of concrete curbs, railroad ties, landscape timbers, or similar materials

Recreational Vehicles (RVs)

Definition: Any vehicle, motorized or not, used for recreational purposes, including but not limited to tent campers, pickup truck shells, truck campers, travel trailers, motor homes, snowmobiles, ATVs, boats, personal water craft, and off-road motorcycles.

- **Maximum allowed**
 - 2 total - refer to location requirements below
- **Location**
 - 1 RV or detached trailer may be parked in a front yard
 - Must be parked on an improved surface
 - Subject to setback requirements
 - 1 RV or detached trailer may be parked in a side or rear yard
 - Must be parked on an improved surface
 - May be subject to setback requirements
- Parking of RVs and trailers on the street is limited to **72** hours
 - **All trailers** in the street **must be** attached to vehicles and have a valid license.
- **Other Provisions**
 - The vehicle owner **must reside on the property**
 - Additional vehicles or trailers may be stored between a structure and side property line or in the back yard IF the vehicle is less than **6** feet tall and is not visible from the street (screened by fence or landscaping)
 - Permanent or temporary carports, frame covered structures, tents, or other temporary structures may not be used to park recreational vehicles or trailers *in excess of* the maximum number permitted.

Setback Requirements

For RVs and trailers stored in a front yard:

- At least **6** feet inside the front property line, on a paved surface
- If the property line is unknown, it can be assumed to be **10** feet from the edge of pavement or back of curb or **2** feet from back of sidewalk

For RVs and trailers stored in a side or rear yard:

- If less than **6** feet in height: No setback requirements
- If taller than **6** feet in height: Subject to accessory structure setback requirements for the zone district (contact the Community Development Department)

Temporary Parking Permit

Vehicle owners wishing to park a RV or detached trailer within **6** feet of the street or in the street for more than **72** hours will be required to obtain a Temporary Parking Permit. The permit may be applied for through the Community Development Department. Temporary Parking Permits are issued with the following conditions:

- The permit does not exceed **14** days
- The request does not exceed **1** permit each **6** months for the same vehicle
- The purpose of the permit is for parking only, and no other activities (such as lodging)
- The vehicle must be safely and legally parked, not obstructing the sight distance triangle.
- The permit must be placed inside the windshield or side window
- The vehicle has valid license plates

Miscellaneous regulations

- **No RV may be occupied** for permanent or temporary living quarters unless parked in an RV park.
- Truck-mounted campers that are mounted on the truck are exempted from these requirements IF the vehicle is parked legally.
- RVs and trailers on multifamily residential property are permitted if the vehicle owner lives on the premises and the RV or trailer does not displace required parking spaces.

For Questions

Please contact the Community Development Department:

City of Wheat Ridge Community Development Department
7500 W. 29th Avenue · Wheat Ridge, CO · 80033
Phone: 303-235-2846 · www.ci.wheatridge.co.us