

**COMMUNITY DEVELOPMENT MEMORANDUM**  
**#07-02**

May 9, 2007

**TO:** Honorable Mayor Kathleen M. Novak and City Council Members

**FROM:** A.J. Krieger, City Manager  
Travis Reynolds, Senior Planner  
Shannon Turk, Planner

**SUBJECT:** CB 1619, Commercial Trailers in Residential Zones

**BACKGROUND:**

Attached to this memorandum is a proposed ordinance which, if approved, would prohibit the storage and parking of unenclosed commercial trailers in residential zones.

The Zoning Ordinance requires that “all proposed amendments to the ordinance be referred to the Planning Commission for study, consideration, and recommendation prior to final action by Council.”

At the regularly scheduled Planning Commission meeting, held May 8, 2007, the proposed Council Bill 1619 to amend Article 7 of Chapter 11 of the City Zoning Ordinance was introduced.

The Commissioners recommend the following amendment to the proposed language:

Change Section 11-7-3(b) of CB 1619 to read as follows; No unenclosed commercial trailer, even if covered or otherwise enclosed, shall be stored or parked except while making deliveries or otherwise loading or unloading *and not more than 48 hours*.

The Planning commission requests that you consider these proposed language changes during the second reading of CB 1619.

**POTENTIAL OBJECTION:**

City staff is not aware of any opposition to the proposed amendment to the ordinance.

**BUDGET/TIME IMPLICATIONS:**

This amendment to the ordinance has no budgetary impacts.

**STAFF REFERENCE:**

If Council members have any comments or questions they may contact Travis Reynolds, [treynolds@northglenn.org](mailto:treynolds@northglenn.org), or Shannon Turk, [sturk@northglenn.org](mailto:sturk@northglenn.org).

**EXPLANATORY COVER SHEET**

COUNCILMAN'S BILL NO. CB-1619

SPONSOR: COUNCILMEMBER GARNER

TITLE: A BILL FOR AN ORDINANCE ADDING A NEW SUBSECTION 11-7-3(k) TO THE NORTHGLENN ZONING ORDINANCE PROHIBITING THE STORAGE AND PARKING OF UNENCLOSED COMMERCIAL TRAILERS IN RESIDENTIAL ZONES

PURPOSE: TO PROHIBIT THE STORAGE OF UNENCLOSED COMMERCIAL TRAILERS IN RESIDENTIAL ZONE DISTRICTS

ADDITIONAL EXPLANATORY REMARKS:

THE PROPOSED ORDINANCE ATTEMPTS TO MIRROR THE PROHIBITION ON HOME OCCUPATIONS HAVING TRAILERS PARKED OR STORED IN A RESIDENTIAL AREA BY SIMILARLY PROHIBITING UNENCLOSED COMMERCIAL TRAILERS THAT ARE NOT PART OF A HOME OCCUPATION FROM BEING PARKED OR STORED IN A RESIDENTIAL ZONE

SPONSORED BY: COUNCIL MEMBER GARNER

COUNCILMAN'S BILL

ORDINANCE NO.

No. CB-1619  
Series of 2007

\_\_\_\_\_  
Series of 2007

A BILL FOR AN ORDINANCE ADDING A NEW SUBSECTION 11-7-3(k) TO THE NORTHGLENN ZONING ORDINANCE PROHIBITING THE STORAGE AND PARKING OF UNENCLOSED COMMERCIAL TRAILERS IN RESIDENTIAL ZONES

WHEREAS, unenclosed trailers stored or parked so as to be visible from other public or private property constitute interference with the comfortable enjoyment of life and property;

WHEREAS, the City of Northglenn currently prohibits the outside storage of trailers used to conduct a home occupation;

WHEREAS, unenclosed trailers stored or parked on private property that are not used to conduct a home occupation cause the same interference with the comfortable enjoyment of life and property as trailers used to conduct a home occupation; and

WHEREAS, the City therefore desires to prohibit the storage and parking of unenclosed commercial trailers in residential zones of the City.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

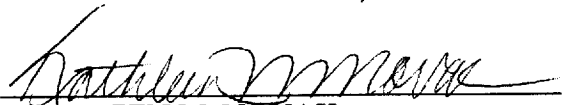
Section 1. Section 11-5-2(b) of the Municipal Code of the City of Northglenn, is hereby amended by the addition thereto of a new sub-subsection (b)(175.5) to read as follows

(175.5) Unenclosed Commercial Trailer. Every unenclosed vehicle and vehicular portable structure, without motive power, designed to carry property used for the purpose of profit such as building materials, landscaping materials, and similar materials and to be drawn by a motor vehicle, and which is of such size and weight so as not to require special highway movement permits under the laws of this State. For purposes of this definition, "unenclosed" shall mean a trailer originally manufactured to be unenclosed or modified to be unenclosed.


Section 2. Section 11-7-3, of the Municipal Code of the City of Northglenn, is hereby amended by the addition thereto of a new subsection (k) to read as follows:

(k) No unenclosed commercial trailer, even if covered or otherwise enclosed, shall be stored or parked except while making deliveries or otherwise loading or unloading. When not being loaded or unloaded, any unenclosed commercial trailer(s) shall be stored in a garage or behind an opaque fence not less than six (6) feet in height so as not to be visible from any other public or private property.

INTRODUCED, READ AND ORDERED POSTED this 26<sup>th</sup> day of April,  
2007.

  
KATHLEEN M. NOVAK  
Mayor

ATTEST:

  
DIANA L. LENTZ, CMC  
City Clerk


PASSED ON SECOND AND FINAL READING this \_\_\_\_ day of \_\_\_\_\_,  
2007.

\_\_\_\_\_  
KATHLEEN M. NOVAK  
Mayor

ATTEST:

\_\_\_\_\_  
DIANA L. LENTZ, CMC  
City Clerk

APPROVED AS TO FORM:

  
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COREY Y. HOFFMANN  
City Attorney