



PLANNING & DEVELOPMENT DEPARTMENT  
CODE ENFORCEMENT

121 5<sup>th</sup> Avenue N  
Edmonds WA 98020  
P: 425.771.0220

Email: [codeenforcement@edmondswa.gov](mailto:codeenforcement@edmondswa.gov)  
[www.edmondswa.gov](http://www.edmondswa.gov)

# VEHICLES

- Vehicles in residential zones
- Commercial vehicles in residential zones
- Overnight parking in residential zones
- Abandoning vehicles

## How many vehicles can there be at a property? How many recreational vehicles?

### ECDC 17.60.040 Vehicles in residential zones

- A. No more than 4 motor vehicles shall be parked on a residential lot. Each motor vehicle must be currently licensed and operable.
1. Exemptions.
    - a. If more than five licensed drivers reside at the same address, an additional motor vehicle for each licensed driver over five may be parked at that particular address; however, each licensed driver must have that particular address on his or her license.
    - b. This regulation does not apply to:
      - i. Motor vehicles when parked in a rear yard and screened from adjacent properties and the public right-of-way by a five-foot opaque fence or by a vegetative barrier that is between five feet and eight feet in height and provides a visual barrier equivalent to an opaque fence. Corner lots and flag lots which have no rear yard may establish a screening area which qualifies for this exemption in a side yard.
      - ii. Temporary parking for a duration not to exceed seventy-two hours.

- iii. Apartment or other complex with an approved building and parking plan;
- iv. Permitted construction areas; or
- v. Motorcycles or mopeds.

- B. No more than two recreational vehicles of any kind may be parked outside an approved enclosed structure anywhere on a property. If the recreational vehicle cannot be stored as described in ECDC 17.60.040(D), due to site constraints, the recreational vehicle shall be parked off-site during those extended times when not in use. Only one side yard may be used for storage of recreational vehicles. For the purposes of this chapter, "recreational vehicle" means a vehicular-type unit primarily designed for recreational camping or travel use that has its own motive power or is mounted on or towed by another vehicle. The units include travel trailers, fifth-wheel trailers, folding camping trailers, truck campers, and motor homes.

## How can commercial vehicles be parked in residential zones?

More than one commercial vehicle or commercial vehicles over 10,000 pounds gross weight require a conditional use permit to park in a residential zone as follows:

ECCDC 17.50.100 Commercial vehicle regulations.

- A. No person shall park or store more than one commercial vehicle or any commercial vehicle over 10,000 pounds licensed gross vehicle weight per dwelling unit on any lot in any R zoned district unless he/she has first obtained a conditional use permit. For the purposes of this section, "commercial vehicle" means any motor vehicle, the principal use of which is the transportation of commodities, merchandise, produce, freight, vehicles, animals, passengers for hire, or which is used primarily in construction or farming, including but not limited to bulldozers, backhoes, tractors and cranes.
- B. The provisions of this section shall not apply to commercial vehicles which are being loaded or unloaded. {Ord. 3496 § 2, 2004}.

**What happens to vehicles parked on the City right-of-way for days?**

Vehicles parked on the right-of-way are considered abandoned if parked in the same spot for more than 72 hours. Vehicle parking is also restricted on cul-de-sacs, uncurbed streets and streets of limited width as follows:

ECC 8.50.120 Abandoning vehicles is unlawful.

No person shall leave or permit a vehicle to remain on any highway or private property without the permission of the owner longer than 24 hours; provided, however, said vehicles may remain on the highway for a period not to exceed 72 hours if it is lawfully parked. [Ord. 2076 § 1, 1979].

ECC 8.48.162 Moving vehicle to avoid limit.

No person shall move and re-park a vehicle on either side of a street within the same block in order to avoid a parking time limit. A violation of this section constitutes a parking infraction subject to the penalties and processes of this chapter. [Ord. 3564 § 1, 2005].

ECC 8.48.190 Stopping, standing or parking prohibited along certain roadways.

- A. Except as otherwise permitted by the Edmonds City Code, no person may stop, park or leave standing any vehicle, whether attended or unattended, upon any paved portion of the uncurbed street.

- B. Except as otherwise permitted by the Edmonds City Code, no person may stop, park or leave standing any vehicle, whether attended or unattended, upon any paved portion of an uncurbed street in the following manner:
  - 1. Upon street lanes, when such action reduces the street land width to less than 10 feet for vehicles traveling in the same direction; or
  - 2. Upon cul-de-sacs, when such action reduces the radius of the cul-de-sac to less than 35 feet. [Ord. 3564 § 1, 2005].

**Can travel trailers, work trailers and other commercial vehicles park in the City right-of-way overnight in residential zones?**

Trailers or any towed vehicles are not permitted to park overnight on any street or highway in a residential zone as follows:

ECC 8.48.180 Overnight parking prohibited in residential areas.

It is unlawful and a violation of the traffic code to park or otherwise leave overnight, or between the hours of one minute after 12:00 midnight and 6:00 a.m., on any street or highway in the city of Edmonds within or abutting an area classified as residential (RS, RD, RML, or RMH) or open space (OS) by the official zoning ordinance the following types of trailers, trailer homes and/or vehicles:

- A. All types of trailers designed to be drawn by a motor vehicle including but not limited to boat trailers, trailer homes and mobile homes; and
- B. Vehicles over 10,000 pounds licensed gross vehicle weight, the principal use of which is the transportation of commodities, merchandise, produce, freight, animals, vehicles, passengers for hire, or which are used primarily in construction or farming, including but not limited to bulldozers, backhoes, tractors and cranes.

It is not necessary that restricted parking or other traffic signs be erected for the purpose of enforcing this section. [Ord. 3564 § 1, 2005].

*The complete Traffic and Parking Code can be found in Chapter 8 of the Edmonds City of Code at [edmonds.municipal.codes](http://edmonds.municipal.codes).*