

# *TOWN of COAL CREEK, COLORADO*

## **ORDINANCE 4, SERIES 2019**

### **AN ORDINANCE AMENDING ORDINANCE 4, SERIES 2017, REGULATING THE ISSUE OF THE TEMPORARY PARKING AND OCCUPANCY OF RECREATIONAL VEHICLES ON PRIVATE PROPERTY FOR TEMPORARY RESIDENCY, VISITATION, CONSTRUCTION AND VARIOUS OTHER PURPOSES.**

#### Temporary Occupancy of Recreational Vehicles on Private Property.

##### A. Definitions:

For the purpose of this ordinance, "camping trailer", "fifth-wheel trailer", "motorhome", "recreational park trailer", "recreational vehicle", "travel trailer", and "truck camper" and any other description that falls under this guideline. Shall have the same meanings as defined in CRS 24-32-902 and shall be collectively referred to as "recreational vehicles" or RV's".

For purposes of this ordinance, camp means to reside or dwell temporarily in a place with shelter, and conduct activities of daily living, such as eating or sleeping, in such place. But the term does not include napping during the day or picnicking. The term shelter includes, without limitation, any cover or protection from the elements other than clothing. The phrase during the day means from one hour after sunrise until sunset.

##### B. Utilization of private property by RV's with owner's permission:

Property owners may utilize an RV as a guesthouse on their non-vacant property for up to 30-days in any calendar year and/or consecutive 12-month period.

No person or persons shall occupy a camper, trailer or recreational vehicle or camp anywhere within the limits of the Town of Coal Creek, with or without changing locations within the town, unless said camper, trailer or recreational vehicle is located in an authorized and approved park. Visitors to Coal Creek residents are exempt from these provisions for a period of 30 days in any consecutive 12 month period or calendar year period unless approved by the Board of Trustees of the Town of Coal Creek.

##### C. Property owners residing on their own property in RV's while constructing a dwelling:

1( Property owners, who locate an RV on their property while building a dwelling on such property, must have water and septic installed. Such persons shall obtain a permit from the Town Clerk and pay an annual registration fee (as determined by resolution of the Town Board of Trustees). Such property must conform to square foot area dimension for single family dwelling in the zoning code (12,000 square feet as defined in Resolution 7, Series 2019).

2( If water and septic is available to the property a water tap and sewer must be provided, and the appropriate water and sewer lines must be installed so that the RV can be connected to the Town's water and

an approved septic system. The system must be designed to protect the Town's water system when the RV is not connected. Monthly water and trash collection fees must be paid during the entire length of stay. Where water and sewer service is not available, the property owner must furnish to the Town evidence that he or she is legally obtaining water and is legally disposing of grey and black water in accordance with the rules and regulations of the Colorado Department of Health and Environment; in such case, the owner shall nevertheless be responsible for trash collection fees.

Any necessary line extensions shall be installed and paid by the owner. Such persons shall likewise be responsible for monthly water/sewer and trash collection fees. A permit for residence must be obtained in the same manner provided in paragraph (1) at the time such owner procures a building permit from the Town. Such owners shall demonstrate significant progress in construction during the first thirty days of occupancy to continue eligibility of residence for the RV for purposes of the paragraph.

D: No RV's shall be permanently placed nor have any skirting installed for any purposes other than described in this section.


E: No RV shall be placed in a public right of way or it shall be subject to immediate removal by way of towing at owner's expense.

**THE TOWN BOARD FINDS THAT THIS ORDINANCE IS NECESSARY TO THE IMMEDIATE PRESERVATION OF THE PUBLIC PEACE, HEALTH, AND SAFETY, AND SHALL TAKE EFFECT AND BE ENFORCED FROM AND AFTER THE FINAL PUBLICATION OF THIS ORDINANCE.**

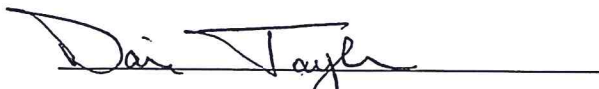
**INTRODUCED**, read in full, and passed on its first reading and ordered published in the Canon City Daily Record by title only this 14th day of November, 2019.

Passed on its second reading and

ADOPTED THIS 14<sup>th</sup> day of November, 2019 A.D.

  
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John Bechtelheimer, Mayor

ATTEST:

  
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Dani Taylor, Town Clerk