



RV Variance Application

(\$50.00 Application Fee)

Date application was submitted:	
Printed name of applicant:	
Applicant's phone number:	Mailing Address:
Address pertaining to application:	
Is the applicant the property owner? Yes or No If no, attach a letter from the property owner.	
<p>1. Request permission to live in a RV (Camper, Motorhome, Bus, etc.) per Ordinance 289 Title VI - 1 - 4 for more than 30-days in any consecutive 12-month period. A variance is for 180 days and will need to be renewed after the 180 days.</p> <p>2. Explain details and circumstances about your variance request to include specific dates:</p>	
<p>Understanding the Process - The variance request will be reviewed by the Town Board of Trustees. The Board will grant approval or disapproval. The Board meets the second and forth Tuesday of the month.</p>	
Signature of Applicant:	
//////////////////// Section Below for Town of Naturita Staff Only //////////////////////	
Date Variance was approved?	
Date Variance was disapproved?	
Did Applicant pay the \$50.00 application fee? Yes or No	
Signature of Town Mayor:	Date:

ORDINANCE 289

TITLE VI – 1-4: DEFINITIONS OF RECREATION VEHICLES

AN ORDINANCE AMENDING THE PORTION OF ORDINANCE 289, TITLE VI, SECTION VI-1-4: DEFINITIONS OF RECREATIONAL VEHICLES

BE IT ORDAINED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF NATURITA, COLORADO, AS FOLLOWS:

AMENDING SECTION VI-1-4: DEFINITIONS OF RECREATIONAL VEHICLES of the Town of Naturita, Colorado, is hereby amended concerning the definition of recreational vehicles and the use of recreational vehicles used as a residence AS:.

ADOPTING SECTION VI-1-4: DEFINITIONS OF RECREATIONAL VEHICLES AND USE OF RECREATIONAL VEHICLES BEING USED AS A RESIDENCE Ordinance 289 of The Town of Naturita, Colorado, has hereby ordained the definition of a recreational vehicle and use of recreational vehicle being used as a residence.

- A. **"Recreational vehicle"** means a vehicular-type unit designed for temporary living quarters for recreational, camping, or travel use, which either has its own motor or is drawn by another vehicle.
- B. The term **"recreational vehicle"** shall include, but not be limited to, the following:
 - 1. **Travel Trailer.** A vehicular, portable structure built on a chassis and drawn by a motorized vehicle, and which is designed to be used as a temporary dwelling for travel, recreational and vacation uses.
 - 2. **Camper.** A structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreational and vacation uses.
 - 3. **Motor Home.** A portable, temporary dwelling to be used for travel, recreational and vacation uses, and which is constructed as an integral part of a self-propelled vehicle.
 - 4. **Camping Trailer.** A folding structure mounted on wheels and designed for travel, recreational and vacation uses.
 - 5. **Park Trailer.** A trailer-type unit that is primarily designed to provide temporary living quarters for recreational, camping, or seasonal use, which meets the following criteria:
 - a. Built on a single chassis, mounted on wheels.
 - b. Having a gross trailer area not exceeding 400 square feet (37.15 square meters) in the setup mode; and

c. Certified by the manufacturer as complying with ANSI A119.5;

6. **Tents.** An enclosed structure or shelter fabricated entirely or in major part of cloth, canvas, plastic, or similar material which is erected for periods not exceeding 30 days for recreational or vacation purposes. For this code, a tent shall be considered as a dependent camping vehicle.

. Recreational Vehicles [RV] on Private Property

1. RV may be parked/ stored on private property.
2. May be used by family and friends for a period not to exceed {60} sixty days. No money or exchange of valuable goods should change hands during the use by family or friends.
3. Must be connected to city water and city sewer and electricity, generators are not acceptable as continuous power supply.

C. Use of an RV on private property as a residence.

1. Must be connected to city water and city sewer and public electricity. These services must be maintained during the occupancy of said RV. [i.e., water and sewer bill must be paid and kept up to date.] Use of a generator as a continuous source of electricity is unacceptable except in an emergency situation: i.e.: as in no power because of an outage. .
2. the RV must be tied down and underpinned with an acceptable material. Hay is not considered acceptable. Foam board may be utilized however must remain in good condition and be affixed so that it will not blow around.
3. **Property owner/ Owner** must meet all setbacks in accordance with Town of Naturita building codes and all Town Ordinances.
4. **Parking areas.** All parking areas shall be maintained free of potholes, weeds, dust, trash, and debris. The property owner and occupant shall be responsible for maintaining the parking areas adequately for all-weather use.
5. **A trash removal service must be maintained.** Either provided by the landlord or property owner or tenant and trash shall be removed weekly.
6. **Trash.** Trash enclosures (Polycarts are an example of an acceptable enclosure.) shall be installed and maintained as required by the Code. All trash shall be kept inside the enclosure. Oversized trash that will not fit within the trash enclosure shall be removed from the property.

7. **The accumulation of weeds**, vegetation, junk (to include, but not be limited to, abandoned, unused or non-operational appliances, equipment, vehicles, machinery, or household furnishings), dead organic matter, debris, garbage, stagnant water, combustible materials or similar materials or conditions shall be prohibited.

8. **Water lines, sanitary sewer lines, and storm sewer facilities.** All onsite private water lines, sanitary sewer lines, and storm sewer facilities shall function properly and be maintained in sound operating condition. Maintenance and repair required by this section shall include, but not be limited to: Mains, laterals, valves, manholes, inlets, outfalls, and detention ponds

9. **Propane cylinders** shall be stored in a safe and secure manner.

10. Variances regarding the use of a Recreational Vehicle [RV] as a permanent / or rented living space.

Prior to the RV being moved onto a property as a permanent living space. The property Owner shall Contact Town of Naturita, (Town Hall) to fill out an application requesting permission for a RV to be placed on their property that will be used as a living structure or a period not exceeding [180] one hundred eighty days

There is an application fee of (\$50) Fifty Dollars and it will be paid to Town hall upon the approval of the variance by Naturita Town Board. The variance will be good for a period not to exceed six months (180 days) or when the RV is moved. (Whichever comes first) If a tenant/ owner moves the RV, and a different one is moved in, a new variance will have to be granted and a \$50.00 fee will be charged.

Failure to abide by these procedures will result in a negative action and void any considerations for a variance for a period of 180 Days) and/or a monetary fine not to exceed(\$500.00) Five Hundred dollars.

Passed on this 9th day of May 2023, with a public hearing for adoption on the 23rd day of May 2023.

TOWN OF NATURITA, COLORADO

By: _____
Eugene Greenwood, Mayor

ATTESTED:

By: _____
Diana Starks, Town Clerk

CERTIFICATE

I, Diana Starks, do hereby certify that I am the Town Clerk for the Town of Naturita, Colorado, and the foregoing Ordinance designated as Ordinance 289 was passed by the Board of Trustees for the Town of Naturita, Colorado, on the 9th day of May 2023 and thereafter published by Title in the San Miguel Basin Forum, a legal newspaper, published in the Town of Nucla, Colorado, distributed in the Town of Naturita, on the 10th & 17th day of May 2023.

Diana Starks, Town Clerk