

AN ORDINANCE OF THE TOWN OF PITKIN, COLORADO, REGULATING THE OCCUPANCY OF RECREATIONAL VEHICLES USED FOR TEMPORARY RESIDENCY, VISITATION, CONSTRUCTION AND VARIOUS OTHER PURPOSES WITHIN THE BOUNDARIES OF THE TOWN.

**TOWN OF PITKIN, COLORADO
ORDINANCE 5, SERIES 2024**

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 C.R.S. 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 property with an approved, certified OWTS on the property for up to 30 days in any calendar year and/or consecutive 12-month period. Property owners may not allow the utilization of an RV as a guesthouse on any property not containing an OWTS.

No person or persons shall occupy a camper, trailer or recreational vehicle or camp anywhere within the limits of the Town of Pitkin, 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 Pitkin residents are exempt from these provisions, in accordance with the above OWTS requirement, for a period of 30 days in any consecutive 12-month period or calendar year period unless otherwise approved by the Board of Trustees of the Town of Pitkin.

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 an approved, certified OWTS installed before occupying the RV. 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 under the Town of Pitkin Zoning Code and have a valid building permit issued.

2. The RV used for a dwelling under this exception must be connected to the approved, certified OWTS, which system must be designed to protect from spillage when the RV

is not connected. All appropriate utilities and fees must be paid while dwelling in an RV under this exception. Where water and sewer service are 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.

Any necessary line extensions shall be installed and paid by the owner. Such persons shall likewise be responsible for monthly water/sewer fees, if any. 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 (30) days of occupancy to continue eligibility of residence for the RV for purposes of this paragraph.

D. Exception for qualified employees

1. The occupancy of Campers within the Town for qualified employees is allowed from May 15 to October 15 without any limitation to the number of days. All qualified employees must submit an application to the Town that includes the following:

- a. *Authorization:* Property owner shall provide written permission for employee to park a camper on their property; and
- b. *Employer Verification:* Employer shall provide written verification that the person is employed at least 30 hours/week or for four days/week. If the person is self-employed, then a business license or other document demonstrating employment shall be deemed acceptable for purposes of verifying the employment requirements.

2. Restrictions for campers for qualified employees. All Campers for Qualified Employees are subject to the following restrictions:

- a. *Vehicle types:* RVs, motorhomes (Types A, B, C), fifth-wheel trailers and truck campers are permitted; tear-drop trailers, tent campers, vans, tents and yurts are prohibited;
- b. *Zoning:* Allowed as a temporary use in the Residential and Commercial Districts / Commercial District only;
- c. *Density:* One (1) RV/camper per _____ square feet of lot area
- d. *Setbacks:* RV/camper shall be parked entirely on private property and shall comply with all structure setbacks;
- e. *License:* RVs/campers shall have a current vehicle license;
- f. *Facilities:* RV/campers shall be fully self-contained; and holding tanks shall be emptied on a regular basis at an approved dump station. Upon request by the Town of Pitkin, occupants shall demonstrate evidence of dumping at an approved dump station;

g. *Noise*: No generators or loud noises are allowed before 8:00 a.m. or after 9:00 p.m.;

h. *Trash*: Property shall be kept neat and orderly and free of trash/rubbish accumulation;

i. *Permit*: RVs/campers shall be issued a Town permit to be placed inside the front windshield of the vehicle;

j. *Expiration*: This Ordinance shall remain in full force and effect unless otherwise amended or terminated by the Town of Pitkin Board of Trustees;

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

F. 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.

G. Town of Pitkin Ordinance 3, Series 2013 is hereby repealed in its entirety.

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 Gunnison Country Times by title only this th day of, 2024.

ADOPTED THIS th day of 2024.

Tom Gibb, Mayor pro tem

ATTEST:

Sara Gibb, Town Clerk