

# TOWN OF BLUE RIVER, COLORADO

## STAFF REPORT

TO: Mayor & Board of Trustees  
THROUGH: Michelle Eddy, Town Manager  
FROM: Molly Schultz, Deputy Town Attorney  
DATE: November 21, 2023

SUBJECTS: **Ordinance No. 2023-04.** Camping & RV Parking.

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The attached Ordinance is proposed for the Board of Trustees' consideration to amend the Land Use Code. The Ordinance clarifies that camping and recreational vehicle (RV) use is prohibited in the Town unless expressly authorized by the Town.

There is currently nothing in the Town Code that would prevent a person from renting out their property for camping or use of a vehicle/RV for overnight accommodations. The Board of Trustees should be aware of the potential for property owners to lease their properties for camping sites or to allow for the parking of RVs on residential property for profit. This type of commercial use of property is likely given the attractiveness of Blue River for these uses and can change the character of the Town.

The purpose of the Ordinance is to preserve the mountain character and residential nature of the Town and to preserve the environment. Camping has the potential to create:

- Congestion
- Unwanted noise
- Sanitation problems
- Unsightly visual condition; and
- Risk of fire

Recreational vehicles used for overnight accommodation present the same concerns.

With this Ordinance, staff is seeking to protect the integrity of neighborhoods, preserve public streets, rights-of-way, and parks for their intended public purposes, ensure the proper use of property in conformity with zoning and land use, and promote public health and safety.

The limited exceptions provided in the Ordinance allow for a residential property owner or lessee to use their own property for camping or overnight stay in a RV or to allow friends or family to use their property for a limited amount of time for camping or overnight vehicle accommodation. Specifically, the Ordinance as drafted permits camping or overnight vehicle accommodation for eight (8) total days a month and for no more than two (2) consecutive days.

Examples of activities permitted under the Ordinance:

- Children of property owner sleeping in a tent in the yard on a Friday and Saturday night
- Property owner allows friend traveling through Town to stay in an RV on the Property for one or two nights for free
- Camping with a special permit if authorized by the Board of Trustees

Examples of activities not permitted under the Ordinance:

- Camping or overnight vehicle accommodation on vacant or commercial lots
- Allowing a person to camp on a residential property or in a residential driveway for a fee
- Allowing a person to camp on a residential property or in a residential driveway in exchange for gifts
- Camping on a property for more than two consecutive nights
- Camping on a residential property or in a residential driveway for more than eight days in month
- Camping on a property being used as a short-term rental

The Board should note that the authorization for limited camping or overnight RV stays will **not** apply to any property that is actively being used as a short-term rental. This prohibition will ensure that persons renting a residence as a short-term rental will not also add greater impacts by inviting others to camp or use an RV for overnight accommodations during the rental period.

As with all ordinances, the Board of Trustees may amend, modify, or repeal ordinances any time after adoption. Should issues arise in the administration of this Ordinance after adoption, the Board can readily change the Ordinance to address the issues.