

Chapter 5 Short Term Recreational Vehicle Use

4-5-1 Short Title

4-5-2 Purpose

4-5-3 Definitions

4-5-4 License Requirements

4-5-5 Permit Types

4-5-6 Permit Process

4-5-7 Fees

4-5-8 Enforcement

4-5-9 Penalties And Fines

4-5-10 Sunset

4-5-1 Short Title

This chapter shall be known and may be cited as the *NEW MEADOWS SHORT TERM RECREATIONAL VEHICLE USE ORDINANCE*. (Ord. 357-2019, 5-20-2019)

4-5-2 Purpose

The purpose of this chapter is for the health, safety, sanitation and orderly growth of the City of New Meadows as it relates to the use of recreational vehicles used for temporary housing outside of RV parks. The New Meadows City Council does not feel that living in an RV is the optimum living arrangement due to the weather conditions and severe cold in our area. (Ord. 357-2019, 5-20-2019)

4-5-3 Definitions

RECREATIONAL VEHICLES (RVs): A motor home, travel trailer, or truck camper with or without motive power designed for human habitation for recreational or emergency occupancy. (Ord. 357-2019, 5-20-2019)

4-5-4 License Requirements

All recreational vehicles located in the City limits must have a valid license and registration. (Ord. 357-2019, 5-20-2019)

4-5-5 Permit Types

1. Permit E Emergency RV Use: Emergency RV use (as per the current Zoning Code) is permitted when the occupants have been displaced from their residence due to an emergency such as fire, wind, flood, earthquake or other such disaster. The RV must be located on the property owner's property and inhabited by the property owner in order for emergency RV use to be permitted, or within written permission of the property owner. Renters of property that is uninhabitable due to an emergency shall not be allowed to live in an RV on the rented property. Initial permit for thirty (30) to ninety (90) days with one extension available for an additional 30 - 90 days if necessary. Proof of the emergency

shall be required such as pictures of areas affected, contracts with repair and maintenance contractors, etc. RVs are allowed to be parked in an easement, but not the street from May 1 to October 31. No parking will be allowed in the easement or street from November 1 to April 30.

2. Permit T Transitional RV Use: Transitional RV use is permitted when a new home is being constructed on property within New Meadows City limits and the owners of the land and new home are living in the RV on site temporarily. Initial permit for ninety (90) to one hundred eighty (180) days shall be issued with proof of building permit and building contract or manufactured home purchase. One extension of ninety (90) days is available if need for additional time is proven. RVs are allowed to be parked in an easement, but not the street from May 1 to October 31. No parking will be allowed in the easement or street from November 1 to April 30.
3. Permit D Displacement RV Use: Documented displacement RV use is permitted when occupants are unable to find adequate housing but have a regular monthly source of income, either from a job in the area or retirement. The RV to be permitted must be fully operational and must be tied into the City's water and sewer service permanently. The RV must comply with Zoning Codes for set-back and must be placed on a level pad of concrete or gravel and only be located in a Residential Zone. The design and plan must be approved by Planning and Zoning prior to permitting. Off-street parking must be included at the site for one vehicle. Application for the permit must include a statement of employment from a local employer. The permit must be renewed every ninety (90) days and verification of housing search and income are required at each renewal.
4. Permit V Vacation RV Use: Vacation RV use permits, whether rental or otherwise to travelers for up to fourteen (14) days, as per the current Zoning Ordinance will be allowed. RV area must be set up for vacation use as defined in the RV section of the Zoning Ordinance. This includes family members coming to visit for a few days. Vacation use may only be used for up to a consecutive 14-day period on any single property with no more than thirty (30) calendar days in a twelve-month period. The RV shall not be connected to the City sewer system nor may the RV be located in a street or easement. (Ord. 357-2019, 5-20-2019)

4-5-6 Permit Process

Land owners are required to complete an application process prior to a permit being issued. The permit shall include the location of the land where the RV is to be placed and where on the land it will be placed, the permit type desired, photos and exhibits as necessary, a copy of the registration of the RV, photo identification of the property owner, a copy of the deed for the property or other proof of ownership and a signed affidavit indicating the truth and correctness of the application along with all fees necessary or being charged.

Permits may be issued by the City Clerk's Office for emergency RV use, transitional RV use and vacation RV use.

The City Clerk may deny a permit based only on lack of required information.

Displacement RV use permits will be issued by the New Meadows City Council after being reviewed by the New Meadows Planning and Zoning Commission (or City Council if P&Z is not active) and compared to the current or adopted New Meadows Zoning Code. The New Meadows City Council decision is final.

When an application is approved, a permit shall be issued that bears the type of permit being issued, the date in which it is valid and its expiration date. The permit shall be displayed in the window of the RV that can be seen from the abutting street. (Ord. 357-2019, 5-20-2019)

4-5-7 Fees

Fees will be set by New Meadows City Council by resolution from time to time. Transitional RV use and the emergency RV use permit shall not have a fee for the permit. All fees shall be paid into the City of New Meadows Treasury. (Ord. 357-2019, 5-20-2019)

4-5-8 Enforcement

Recreational vehicles not bearing a valid non-expired permit, shall be removed from the property at the owner's expense. Any City Enforcement Officer duly authorized by the Mayor and City Council shall enforce this chapter, including sworn law enforcement officers and the Adams County Prosecutor. (Ord. 357-2019, 5-20-2019)

4-5-9 Penalties And Fines

Violation of this chapter carries an initial penalty of a Written Notice of Violation to the land owner. The second violation carries a civil penalty of twenty five dollars (\$25.00) per day paid to the City Treasurer for any day after three (3) days up to fifteen (15) days, assessed to the land owner. If the violation continues to occur, another civil penalty will be assessed to the land owner in the amount of fifty dollars (\$50.00) per day paid to the City Treasurer for any day after sixteen (16) up to thirty (30) days. If a violation continues after the thirty (30) days, the land owner will be charged with a misdemeanor, punishable by up to six (6) months in jail and a one thousand dollar (\$1,000.00) fine for every day a violation occurs, including all legal costs incurred by the City. (Ord. 357-2019, 5-20-2019)

4-5-10 Sunset

The displacement RV use clause above, shall sunset after twenty four (24) months from the approval of this chapter unless it is further extended by the New Meadows City Council by an amending ordinance. (Ord. 357-2019, 5-20-2019)