

PALMER LAKE, COLORADO

ORDINANCE NO. 22 - 2023

AN ORDINANCE AMENDING CHAPTER 10.14 OF TITLE 10 OF THE PALMER LAKE MUNICIPAL CODE BY ADDING NEW SECTIONS, SECTIONS 10.14.030, 10.14.040, AND 10.14.060, REGULATING STORAGE AND USE OF RECREATIONAL VEHICLES WITHIN THE TOWN OF PALMER LAKE

WHEREAS, the Board of Trustees of the Town of Palmer Lake, Colorado, pursuant to Colorado statute and the Town of Palmer Lake Municipal Code, is vested with the authority of administering the affairs of the Town of Palmer Lake, Colorado;

WHEREAS, the Board previously adopted regulations relating to vehicles and traffic, with such regulations appearing in Title 10 of the Palmer Lake Town Code;

WHEREAS, the Board of Trustees desires to establish regulations to provide for the safe and reasonable use and storage of RVs within the Town without allowing RVs to become permanent residences or accessory dwelling units; and,

WHEREAS, the Board of Trustees has determined that it is necessary to establish regulations for the use and storage of Recreational Vehicles within the Town in order to preserve the health safety, and general welfare of the citizens of the Town of Palmer Lake.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE, COLORADO, THAT:

Section 1.

Chapter 10.14 of Title 10 of the Palmer Lake Municipal Code is hereby amended by adding new Sections, Sections 10.14.030, 10.14.040, and 10.14.060, with such Sections to read in their entirety as follows:

10.14.030. – Storage of Recreational Vehicles on Private Property.

- A. Recreational Vehicles may be stored on Private Property provided there is a primary residence with a valid certificate of occupancy on the property.
- B. Recreational Vehicles may be connected to electric, via an extension cord, and to water via garden hose, but may not be connected to the sewer system.
- C. The RV must be brought to the property via a developed right of way or street. A RV may not be brought onto a property that does not have a developed right of way or street providing access to the property upon which the RV is to be used.

10.14.040. – Use of Recreational Vehicles on Private Property.

- A. Recreational Vehicles may be used on Private Property which has a primary residence with a certificate of occupancy on the property so long as the use of the RV does not constitute a permanent residence or an accessory dwelling unit.
- B. Recreational Vehicles may be used on Private Property which does not have a primary residence with a certificate of occupancy only under the following conditions:
 - 1. The property must have a valid Land Use Permit issued before the RV is used, with such RV use indicated on the Land Use Permit application.
 - 2. The ability to use an RV under this Section 10.14.040(B) may be revoked, after notice to the property owner and an opportunity to be heard, if the Board of Trustees determines that the use of the RV on the property is contrary to the health, safety, and/or general welfare of the surrounding property owners or is contrary to this Chapter 10.14.
 - 3. The RV must be brought to the property via a developed right of way or street. A RV may not be brought onto a property that does not have a developed right of way or street providing access to the property upon which the RV is to be used.

10.14.060. RV use not to constitute permanent residence or accessory dwelling unit.

No provision of this Chapter 10.14 shall be construed to allow the use of RVs in a manner that would constitute a permanent residence or accessory dwelling unit. The use of RVs pursuant to the provisions of this Chapter 10.14 shall only be temporary in nature.

Section 2.

Severability. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Town Board hereby declares that it would have passed this ordinance and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

Section 3.

Repeal. Existing ordinances or parts of ordinances covering the same matters embraced in this ordinance are hereby repealed and all ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed except that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this ordinance.

INTRODUCED, READ AND PASSED AT A FIRST READING AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE ON THIS 28TH DAY OF SEPTEMBER 2023.

ATTEST:

TOWN OF PALMER LAKE, COLORADO

Dawn A. Collins
Town Administrator/Clerk

BY: _____
Glant Havenar
Mayor