

**TOWN OF SILVER CLIFF
ORDINANCE #07-2020**

**AN ORDINANCE OF THE TOWN OF SILVER CLIFF, COLORADO, AMENDING TITLE 16:
ZONING, CHAPTER 5: ZONING ORDINANCE OF THE SILVER CLIFF MUNICIPAL CODE.**

**BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILVER CLIFF,
COLORADO THAT:**

Section 1: TITLE 16 CHAPTER 5 is amended as follows (~~Strike Through~~ indicates deletions; Double Underlines indicates additions) (Sections not mentioned are not altered by this Ordinance):

**CHAPTER 5. MANUFACTURED, MODULAR, ~~AND MOBILE HOME~~ AND RECREATIONAL
VEHICLE (RV) STANDARDS**

Section 16-5-30. Recreational vehicles restricted.

(a) Recreational vehicles, including travel trailers, truck campers, motorhomes and other camping vehicles, are not considered manufactured homes, modular homes or mobile homes and are not allowed as permanent year-round dwelling units. Recreational vehicles, travel trailers, truck campers, motorhomes and other camping vehicles are allowed in approved recreational vehicle parks and campgrounds for a limited time period. Recreational vehicles may be stored on residential, commercial, or industrially zoned parcels of land in approved parking or recreational vehicle storage areas in conformance with the provisions of this Title. ~~Recreational vehicles may be used for camping and/or vacation purposes on vacant land by the property owner, for a maximum stay of 60 days. Recreational vehicles may be used as a temporary residence for the duration of an active building permit, while the property owner completes construction of a permanent dwelling.~~

(~~Prior Code, § 10-9-5~~)

(b) No recreational vehicle shall be parked on a Town street, alley, or any other Town property.

(c) Recreational vehicles shall not be used as a residence in any Town Zoning district unless such vehicle is utilized within a legally established recreational vehicle park or campground designed and designated for the temporary placement of recreational vehicles.

(d) Property owners may utilize a recreational vehicle as a guesthouse on the owner's non-vacant property for up to Thirty (30) days during one (1) calendar year.

(e) Property owners are not permitted to allow guest recreational vehicles on their vacant property.

(f) Property owners may locate a recreational vehicle on their property while building a dwelling on such property. The owner must first obtain a building permit for such use from the Building & Zoning Department, and then must show significant progress in construction during the first Ninety (90) days of occupancy to continue eligibility to reside in the recreational vehicle. The Building Permit and use of the Recreational Vehicle expire after one (1) year. All contiguous

lots owned by the property owner shall be considered one (1) parcel of land for the purposes of this provision.

(g) A recreational vehicle may be used for camping and/or vacation purposes on vacant land by the property owner, for a maximum stay of 90 days. A recreational vehicle is not a full-time dwelling unit.

(h) No recreational vehicle shall be permanently placed nor have any skirting installed for any purpose.

(i) It is the purpose of this section to promote the public health, safety, and general welfare of the Town citizens. Dumping of gray or black water from a recreational vehicle upon any property is prohibited.

(j) Dumping stations must be authorized and must provide and keep copies of receipts. The receipt must include the dumping station business name, its address and its phone number. The receipt must also include the name of person dumping, the date and time of the dumping, and the license plate number of the recreational vehicle.

(Prior Code, § 10-9-5; Ord. 07-2020)

Section 2: The officials of the Town of Silver Cliff are authorized to take any and all actions to effectuate the enactment of these changes to the Municipal Code, including publishing in the official copies of the Municipal Code kept at Town Hall and published electronically online.

Introduced as an Ordinance, passed, assigned an Ordinance number and ordered published this ____ day of December, 2020.

H.A. "Buck" Wenzel, Mayor

ATTEST:

Ileen Squire, Town Clerk

(SEAL)