

Costilla County Land Use Code, March 2013 (Use of Recreational Vehicles)

The Local Government Land Use Control Enabling Act (C.R.S. § 29-20-101, et seq.) grants counties and municipalities broad authority to plan for and regulate the use of land.

The Costilla County Board of Commissioners adopted a new Land Use Code to protect the quality of life and the residents of Costilla County; to provide for the orderly development of the County; to preserve property values within the County; and to protect and enhance agricultural uses and the rural characteristics of the County.

Division 1 Zoning

Article 2 Definitions

Section 2.10 Definitions of Words and Phrases. For the purposes of this Land Use Code, the following words and phrases are defined as follows:

Campground. A land parcel in single ownership that has been developed for occupancy for recreational purposes by tents and **recreational vehicles** on a temporary basis.

Nuisance. A source of annoyance, irritation; act of annoyance. For the purposes of this Code, any structure, **recreational vehicle**, or mobile home that is being used as a permanent or temporary residence without a land use permit for such use is hereby defined as a nuisance.

Recreational Vehicle (RV). A transportable structure or self-propelled vehicle with or without flexible, removable, or collapsible walls and partitions, designed to be used as a temporary dwelling for travel, recreation or vacation uses. The term "**recreational vehicle**" shall include motor home, camper bus and travel trailer, but shall not include pickup trucks with camper shells that extend one foot or less above the cab of the truck.

Article 5 Development Standards and Review Criteria

Section 5.30 Review Criteria

C. Review Criteria for Mobile Homes, Mobile Home Parks, and RV Park/Campground

1. **Permit required.** A Land Use Permit is required to establish a mobile home park or **recreational vehicle** park/campground, and for additions to existing parks and campgrounds. To establish a mobile home park or **recreational vehicle** park or for additions to existing parks, the provisions set forth in this Article are in addition to the Special Review application, review and approval procedures.

2. Hook-up Permit Required.

c. No **Recreational Vehicle** Park/Campground space shall be occupied if the space has not received the appropriate hook-up permits.

3. Restricted Use.

b. **Recreational Vehicle Use Restricted.** Use of a **recreational vehicle** for storage purposes, as an accessory structure, or as a dwelling space for any purpose other than temporary dwelling for travel, recreation or vacation use is prohibited.

c. **Long-Term Camping in a Recreational Vehicle is Restricted.** Use of a **recreational vehicle** or other camping shelter for longer than a total of 14 days during any consecutive three months on the same parcel shall require a Long-Term Camping Permit, which may be obtained from the Planning Department.

Note: The Planning Department has been instructed by the Board of County Commissioners to cease issuing Long-Term Camping Permits as of 7/21/2015.