



Land Use Code

Phase 2: Campgrounds &
Recreational Vehicle Parks

Table 3-1: Table of Allowed Principal Uses – Rural											
R = Allowed by Right SP = Site Plan AS = Administrative Special Review S = Special Review											
Blank Cell = Prohibited use											
CHARACTER AREA	CONSERVATION & AGRICULTURE				RURAL			MIXED CENTER			Use-Specific Standards
District	NR	FO	A	ACE	RR-1	RR-2	O	IR	RC	Cf	
Personal Service				SP					SP		
Recreation & Entertainment											
Campground	S	S	S	SP	S	S		S	S	\$6.4.4 SP	
Primitive	AS	AS	AS	AS						\$6.4.4	3.3.5.C
Modern	S	S	S	S	S	S		S	S	\$6.4.4	3.3.5.C
Membership Club or Clubhouse		S	S	SP	S	S	S	S	SP		
Rafting Business		AS	AS						SP		
Recreation Facility, Indoor				AS					SP		
Recreational Vehicle Park		S	S	SPS	S	S		S	SPS	\$6.4.4	3.3.5.D
Riding Stable		AS	AS	SP	AS	AS	AS		SP		3.3.5.E
Seasonal Camp		S	S		S	S		S			
Shooting Range											
Indoor Only	AS	AS	AS		AS	AS		AS	SP		
With Outdoor Activity	S	S	S		S	S					
Retail Sales											
Building Material & Supply Store				SP					SP		
Fireworks Sales, Permanent											
Flea Market				SP					SP		
With Outdoor Activity				AS					AS		
General Retail											
≤ 10,000 SF				SP					SP		
10,000 to 25,000 SF				AS					AS		
> 25,000 SF				S					S		
Outdoor Display and Sales				AS					AS		3.3.5.F
Transportation											
Airport										S	3.3.5.G
Fleet Services									SP		
Helipad										S	3.3.5.H
Parking Lot or Garage									SP		
Transit Terminal or Station							S				3.3.5.I
Transportation Depot				AS							3.3.5.J
Vehicles and Equipment											
Truck Stop									SP		

Table 3-2: Table of Allowed Principal Uses – Urban

R = Allowed by Right SP = Site Plan AS = Administrative Special Review S = Special Review
Blank Cell = Prohibited use

CHARACTER AREA	URBAN													Use-Specific Standards	
	District	UR-1	UR-2	UR-3	MR	MHP ²	MU-N	MU-C	CC	CN	CD	IL	IH		AP
Medical Marijuana Optional Premises Cultivation Operation															Code of Ordinances
Private Marijuana Clubs															
Retail Marijuana Cultivation Facility										SP		SP			
Retail Marijuana Product Manufacturing Facility										SP		SP			
Retail Marijuana Store									SP			SP			
Retail Marijuana Testing Facility									SP			SP			
Office, Business & Professional Services															
Financial Institution								SP	SP	SP	SP	SP		S	
Professional Office								SP	SP	SP	SP	SP		S	
Personal Services															
Instructional Facility								SP	SP	SP	SP	SP		S	
Personal Service							SP	SP	SP	SP	SP	SP		S	
Recreation & Entertainment															
Campground															3.3.5.C
<u>Primitive</u>															
<u>Modern</u>	<u>S</u>	<u>S</u>	<u>S</u>				<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>		<u>S</u>	
Membership Club or Clubhouse								SP	SP	SP	SP	SP		S	
Rafting Business								SP	SP	SP	SP	SP			
Recreation Facility, Indoor								SP	SP	SP	SP	SP		\$6.4.4 <u>S</u>	
Recreational Vehicle Park								S	S	S	S	S		3.3.5.D	
Riding Stable								SP	SP		SP			3.3.5.E	
Seasonal Camp															
Shooting Range															
Indoor Only									SP			SP			
With Outdoor Activity								SP	SP	SP	SP	SP			
Retail Sales															
Building Material & Supply Store								SP	SP	SP	SP	SP		S	
Fireworks Sales, Permanent												S	S		
Flea Market									SP			SP			

3.2.9. Tables of Allowed Temporary Uses

Table 3-5: Table of Allowed Temporary Uses – Rural											
T = Temporary		Blank Cell = Prohibited									
CHARACTER AREA	CONSERVATION & AGRICULTURE				RURAL			MIXED CENTER			
District	NR	FO	A	ACE	RR-1	RR-2	O	IR	RC	CF	Use-Specific Standards
TEMPORARY USES											
Agritourism Enterprise, Temporary			T		T	T					3.5.3.A
Christmas Tree Stand											3.5.3.B
Fireworks Stand											3.5.3.C
Manufactured Home		T	T		T	T	T	T	T		3.5.3.D
Office, Temporary		T	T		T	T	T	T	T		3.5.3.E
Recreational Vehicle	I	I	I	I	I	I	I	I	I	I	3.5.3.F
Storage for Construction Projects, Temporary		T	T	T	T	T	T	T	T	T	3.5.3.G

Table 3-6: Table of Allowed Temporary Uses – Urban

T = Temporary Blank Cell = Prohibited use

CHARACTER AREA		URBAN												Use-Specific Standards	
District	UR-1	UR-2	UR-3	MR	MHP	MU-N	MU-C	CC	CN	CD	IL	IH	AP		
TEMPORARY USES															
Agritourism Enterprise, Temporary															3.5.3.A
Christmas Tree Stand								T	T		T	T			3.5.3.B
Fireworks Stand								T	T		T	T			3.5.3.C
Manufactured Home	T	T	T	T	T	T	T								3.5.3.D
Office, Temporary	T	T	T	T	T	T	T								3.5.3.E
<u>Recreational Vehicle</u>	I	I	I	I	I	I	I	I	I	I	I	I	I		3.5.3.F
Storage for Construction Projects	T	T	T	T	T	T	T	T	T	T	T	T	T		3.5.3.G 3.5.3.F

3.3. Use-Specific Standards

3.3.1. General Standards

- A. The use-specific standards listed in this section shall apply to those uses listed on the same line of the use tables in §3.2.6 and §3.2.7, regardless of their respective level of permission.
- B. Use-specific standards in this section apply to all zoning districts unless otherwise stated.
- C. Should any use-specific standards conflict with the standards in Article 4.0, *Development Standards*, these use-specific standards shall apply unless otherwise stated.

- e. The short-term rental shall not be located within an established floodplain, and if located within a floodplain shall require compliance with the applicable requirements of §2.7.1, *Floodplain Overlay (FP-O)*.
- f. The short-term rental shall include maps installed onto or adjacent to the doorway of each habitable room, illustrating how to exit the building. The map should include the address, GPS coordinates and the phone number of the short-term rental.
- g. The short-term rental shall be equipped with an operations manual/users guide that is in a visible location (such as a kitchen counter or entry table).
- h. The short-term rental shall have a plan for garbage storage and removal. The plan shall clearly illustrate the location of garbage storage areas, the method and frequency of regular garbage pick-up/disposal, and screening of the outdoor storage area.
- i. Accessory Living Areas, Extended Family Dwellings, and Farmstead Accessory Dwellings shall not be utilized as a short-term rental.
- j. Solid fuel (such as wood or coal) fire pits shall not be allowed in identified wildfire hazard areas.
- k. Cooking areas within the short-term rental shall be equipped with a stove top fire stop or approved alternative.
- l. Unless already equipped with an approved automatic fire sprinkler system, approved fire extinguishers shall be installed in a readily accessible and visible locations for immediate use in the following locations within the STR:
 - i. In each room with a cooking appliance, fireplace, heating appliance or water heater.
 - ii. Inside and adjacent to the door leading to a deck, porch, or patio with such appliances.
 - iii. At least one on each story.

3. Standards for Short-Term Rentals with More than Ten Occupants

In addition to the §6.4.3.D, *Review Criteria for Administrative Special Review*, applications for short-term rentals with more than ten occupants shall comply with the following standards:

- a. All the standards required for a short-term rental identified in 3.3.5.B.2 above, excluding 3.3.5.B.2.l.
- b. The short-term rental shall be equipped with a fire sprinkler system.

C. Campground

1. Applicability and Permit Requirements

- a. No person shall construct, alter, extend, maintain, or operate any campground in unincorporated Larimer County ~~unless a valid campground permit issued by the Director in the name of that person for that campground is held without the appropriate approval per the Tables of Allowed Uses in §§3.2.6 and 3.2.7.~~
- b. Application for a campground ~~permit~~ shall be made to the Community Development Department prior to the commencement of any construction, alteration, extension, maintenance or use of the campground.
- ~~c.—The application shall be accompanied by a plot plan drawn to a scale of one inch equals 50 feet or one inch equals 100 feet upon a reproducible medium and contain:~~

- ~~i.~~—The legal description of the site; dimensions of the site perimeter; north point; and total land area within the site perimeters;
- ~~ii.~~—The date of preparation and name and address of the applicant;
- ~~iii.~~—The location and width of all roads and wheel barriers within the site perimeters along with the location and type of proposed accessory uses; the location of the campground entrance; the location of existing and proposed utility, water, and sewer lines; and the location of comfort stations and outside water outlets;
- ~~iv.~~—The location and dimensions of proposed parking areas and location of and total number of proposed campsites;
- ~~v.~~—The ownership of the campground site and the ownership of the immediately adjoining property;
- ~~vi.~~—A description of the adjoining land use and topography and an illustration of watercourses or bodies of water on adjoining property within a distance of at least 300 feet from the campground's boundaries;
- ~~vii.~~—The existing zoning district of the campground and the existing zoning districts adjacent to the site for a distance of 600 feet from the site perimeter;
- ~~viii.c.~~ _____ A vicinity sketch map drawn to a scale of at least one inch equals 600 feet that shows street and highway locations in the campground's vicinity. be submitted in accordance with the LUC Supplemental Materials.
- d. The plot plan application shall comply with §§6.4.2, *Special Review* or 6.4.3, *Administrative Special Review* of this Code as applicable, and all other applicable laws and regulations. ~~After review of the application and plot plan for compliance, a building permit will be issued for construction of the campground. After construction is completed and a final inspection and approval by the Director, a campground permit will be issued.~~
- e. ~~Campground permits~~An approval for a campground established through a valid County process ~~are is~~ transferable to subsequent property owners and remains valid as long as the campground for which the approval permit was issued is constructed within the time designated on the permit and remains in existence and complies with this Code.
- ~~f.~~—Any expansion or extension of a nonconforming campground shall comply with this Code.
- f. Any public project shall meet the standards and follow the procedures set forth in See §6.4.4, *Location and Extent* and shall be followed by an internal Technical Review.
- g. All campgrounds located in the floodplain shall meet the standards set forth in §12.1.5.G, *Campgrounds*.

2. Nonconformities

- a. No unlawful use of property, structures or recreational vehicles existing on the effective date of this Code will be considered a legal nonconforming use, structure, or campground.
- b. Any expansion or extension of a nonconforming campground shall comply with this Code.

3. Campground Types

For the purpose of this Code, campgrounds shall be designated as primitive or modern based on the definitions set forth in §20.2.4.G.1, *Campground*.

4. General Standards

In addition to the standards in this subsection, all campgrounds shall comply with all applicable state and federal requirements, adopted building codes, fire district requirements, and other applicable codes as adopted by the County and shall be approved by the Director.

a. Exceptions

Primitive campgrounds shall be exempt from all provisions except:

- i. Paragraphs b., c., and e. of §3.3.5.C.6, *Roads and Setback Requirements*;
- i.ii. 3.3.5.C.7, *Landscaping*;
- iii. Paragraph a. of §3.3.5.C.9
- iv. 3.3.5.C.11, *Refuse Disposal*; and
- v. 3.3.5.C.12, *Fire Safety*.

3.b. Size and Density

i. The minimum campground area shall be the same as the minimum lot size for the zoning district in which it is located, including variations in acreage based on availability and service to the property of public water and sewer, unless the Director determines:

1) The lot was legally established before the effective date of this Code and can adequately and safely accommodate a campground area without meeting the minimum lot size; or

i.—The lot meets the minimum lot size, but cannot adequately and safely accommodate a campground area. A campground shall have an area of at least eight acres and at least 15 campsites.

2)

4.ii. The maximum density in a campground is eight sites per acre.—The area in roadways within the campground is included in determining the density.

~~a.—No recreational vehicle or tent can be parked or attached to the ground or any other parked vehicle within any public right-of-way or within 100 feet of the boundary of any public right-of-way for overnight accommodation.~~

c. Occupancy

No person shall stay in any campground more than 180 days per calendar year. The Director may grant an extension for any additional 90-day period if a formal written request is submitted by the owner or manager of the campground.

5.d. Campsites

i. All recreational vehicles or tents parked or attached to the ground in a campground for use as an overnight accommodation shall be parked or attached to the ground upon a campsite as defined by this Code. However, an

area not exceeding ten percent of the gross area of the campground, including roadways, may be designated and used for an overflow area.

- ~~a.ii.~~ Each campsite shall provide at least 1,260 square feet of space for tent-only campsites and 1,750 square feet for campsites that accommodate RVs, including the required parking space as described in subsection iv. below.
- ~~b.iii.~~ Each campsite shall be equipped with a numbered and color-coded sign clearly marked and identified with an indicator of at least four square inches and attached to a post or tree on or near the campsite, indicating the type of recreational vehicle that may be parked on the campsite, if any.
- ~~c.iv.~~ Each campsite shall include a parking space of at least 200 square feet for one vehicle other than a recreational vehicle. That parking space shall be constructed so no portion of the vehicle extends onto any roadway within the campground.
- ~~v.~~ Group sites are allowed within a campground; however, they shall be at least 15,000 square feet, excluding roadways; and provide a minimum of 400 square feet of parking area for vehicles other than recreational vehicles for every two sites in the group site.
- ~~vi.~~ Each campsite, except primitive campsites, shall front upon a conforming road, and each campsite not fronting directly upon a conforming road shall have a clear and unobstructed access of not less than 10 feet in width to a conforming road.
- ~~vii.~~ Temporary structures such as canvas awnings, screened enclosures, or platforms, which are normal camping equipment, may be erected but must be removed when the campsite is vacated.
- ~~d.—~~

5. Walkways

- ~~a.~~ An internal pedestrian circulation system shall be provided.
- ~~b.~~ Constructed walkways within the campground area shall be at least five feet wide, with an all-weather surface.
- ~~c.~~ Walkways shall be adequately lighted in accordance with the standards in §4.10, Exterior Lighting.

6. Roads and Setback Requirements

- ~~a.~~ Road systems within a campground are required. Road systems shall form a loop system only and be constructed in the same manner and to the same standards as an access road. If the road system is for one-way traffic only, directional signs shall be installed.
- ~~b.~~ Access roads to campgrounds shall be 16 feet wide for one-way traffic and 24 feet wide for two-way traffic. They shall be surfaced with granular material of no greater than 1½ inch grade in accordance with the Rural Area Road Standards or Urban Area Road Standards as applicable.
- ~~c.~~ Entrances into campgrounds or onto campground access roads off state or federal highways shall be rounded by at least a 40-foot radius arc to provide convenient and safe ingress and egress to the highways without traffic obstruction. Intersections shall also be maintained free from visibility obstruction for a distance of 125 feet along the access road or entrance from its intersection with the highway. Interior

roadways shall be lighted at intersections and at a minimum of every 400 feet. All lighting fixtures shall comply with the standards in §4.10, Exterior Lighting. This requirement may be waived or modified if electricity is not available or to protect the rural character or natural setting of the area.

- d. Campsites within a campground and recreational vehicles parked within a campground shall comply with these minimum setback requirements:

Table 3-9: Campsite Setback Requirements	
Description	Setback
From the perimeter of the campground	75-25 feet
From existing single family residences or tourist accommodations, unless the same are accessory uses within the campground <u>residentially developed or residentially zoned properties</u>	250 feet
From the boundary of a public right-of-way	200-100 feet
<u>From interior roadways</u>	<u>10 feet</u>

7. Landscaping

- a. The boundary of a campground shall maintain an adequate existing buffer or constructed buffer, as defined in §4.8.1, Buffering and Screening, with landscaping, hedging, trees, shrubbery, walls or fences, or a combination of two or more elements.
- b. One tree shall be provided for every two campsite and shall be located in close proximity to those spaces. Existing trees on the site may be used to satisfy this requirement. If the location is not suited to the planting of trees, a shade structure measuring at least ten feet in each dimension shall be provided for each campsite.

7.8. Comfort Stations/Sanitary Facilities

- a. Every campground shall include a minimum of one unisex sanitary facility.
- b. All sanitary facilities shall comply with the requirements of the Americans with Disabilities Act (ADA) and the ADA Standards for Accessible Design.
- c. Required toilet, lavatory, and bathing fixtures shall be provided in the minimum numbers unless otherwise approved by the Director:
 - a. ~~Every campground shall contain at least one comfort station.~~

Comfort stations in campgrounds shall have the minimum facilities noted in the following table:

Table 3.10: Minimum Campsite Sanitary Facility Requirements			
Sites	Toilets	Lavatories or Hand Sinks [1]	Showers
<u>15</u>	<u>2</u>	<u>1</u>	<u>1</u>
<u>16–30</u>	<u>2</u>	<u>1</u>	<u>1</u>
<u>31–45</u>	<u>3</u>	<u>3</u>	<u>1</u>
<u>46–60</u>	<u>4</u>	<u>3</u>	<u>2</u>
<u>61–80</u>	<u>5</u>	<u>4</u>	<u>2</u>

Table 3-10: Minimum Campsite Sanitary Facility Requirements

Sites	Toilets	Lavatories or Hand Sinks [1]	Showers
81-100	5	4	3

Notes:
 [1] Lavatories or hand sinks shall be included when full sanitary facilities are required.

b. _____

Table 3-9: Minimum Campsite Comfort Station Requirements

Sites	Toilets		Urinals	Lavatories		Showers	
	Male	Female	Male	Male	Female	Male	Female
15	1	2	1	1	1	1	1
16-30	1	2	1	1	1	1	1
31-45	2	3	1	3	3	1	1
46-60	2	4	2	3	3	2	2
61-80	3	5	2	4	4	2	2
81-100	3	5	2	4	4	3	3

c.d. _____ For every 30 additional sites in excess of 100 sites, ~~one two~~ additional ~~male~~ toilets, ~~female toilet~~, ~~male lavatory~~, and ~~two female additional~~ lavatories shall be provided. For every 40 additional sites in excess of 100 sites, ~~one two~~ additional ~~male shower and female~~ showers shall be provided. For every 100 additional sites in excess of 100 sites, ~~one two~~ additional ~~urinal and one female~~ toilets shall be provided.

e. ~~A comfort station~~ Sanitary facilities shall be maintained primarily for the use of campground occupants. The general public shall not be invited by advertisement or otherwise to use the ~~comfort stations~~ sanitary facilities.

d. _____

8.9. Water and Sanitary Stations Supply

a. The water supply system shall be designed, constructed, and maintained in compliance with Colorado Department of Health regulations and recommendations to provide a safe, potable and adequate supply of water.

a.b. _____ Except where no recreational vehicles other than tent trailers are accommodated within a campground, ~~Every site within a each~~ campground shall ~~be~~ within a 200 foot radius ~~have of~~ at least one ~~potable~~ water station ~~hydrant~~, including ~~water faucets on posts and handpump hydrants, for common use~~. Campgrounds with more than 100 campsites shall have one water station for every 100 campsites. Additional hydrants shall be provided based on the number of campsites, design of the campground, or other site conditions as determined during the applicable review process.

- ~~c.~~ Potable water hookups for individual connections to recreational vehicles ~~Every water station shall be equipped with two or more hydrants meet the adopted plumbing code standards including backflow prevention, , water fountain; sump; vacuum breaker to prevent siphoning; shut-off valve to control water flow rate,; and be equipped with~~ a flexible hose to reach the inlet of recreational vehicle water storage tanks.
- ~~b-d.~~ The Each potable water station hydrant and hookup shall be constructed to allow good drainage and prevent freezing.

10. Sanitary Waste Station

- a. Where recreational vehicles are accommodated within a campground, a minimum of one sanitary waste station shall be provided when campsites are not equipped with individual sewer connections.
- b. Sanitary waste stations that are not connected to a central wastewater treatment system or public sewer shall meet the design requirements for a septic system permit issued by the Larimer County Department of Health and Environment.
- c. The drainage basin of the sanitary waste station shall be constructed of an impervious material. Sanitary waste stations draining into an impervious vault shall include a capacity alarm system.
- d. The sanitary waste station shall be connected to the campground water supply and provide facilities for washing recreational vehicle waste-holding tanks and for cleaning the general area of the sanitary station.

11. Refuse Disposal

- a. The storage, collection, and disposal of refuse shall be performed so as to minimize accidents, fire hazards, air pollution, odors, insects, rodents, or other nuisance conditions.
- b. All trash collection areas shall be screened and trash containers shall be wildlife-proof.

12. Fire Safety

- a. Fires will be permitted only in facilities that have been provided for such purposes or where open fires are allowed.
- b. Approved designated outdoor campfire locations, if provided, shall be in areas where they will not constitute fire hazards to vegetation, undergrowth, trees, recreational vehicles, camping units, and structures.
- c. Each campground shall have a written evacuation plan approved as part of an application submittal.

D. Recreational Vehicle Park

1. Applicability and Permits

- a. No person shall construct, alter, extend, maintain, or operate any recreational vehicle park in unincorporated Larimer County without the appropriate approval per the Tables of Allowed Uses in §§3.2.6 and 3.2.7.
- ~~a-b.~~ Application for a recreational vehicle park shall be made to the Community Development Department prior to the commencement of any cConstruction, alteration, extension, maintenance, or operation of a recreational vehicle park.

requires a valid recreational vehicle park permit issued by the Director and a County Health Department sanitation permit.

- ~~b.~~ Except as otherwise expressly stated in this Code, application for a recreational vehicle park permit shall be made to the Director prior to any construction, alteration, extension, maintenance or use of the recreational vehicle park.
- ~~c.~~ The application shall include a plot plan drawn to a scale of one inch equals 50 feet or one inch equals 100 feet upon a reproducible medium and contain the following information:
 - ~~i.~~ Legal description of the site; dimensions of the site perimeter; north point; and total land area within the site perimeters;
 - ~~ii.~~ Date of preparation and name and address of the applicant;
 - ~~iii.~~ Location and width of all roads within the site perimeters, together with the location and type of proposed accessory uses; the location of the entrance to the recreational vehicle park; the location of existing and proposed utility, water, and sewer lines; and the location of comfort stations and outside water outlets;
 - ~~iv.~~ Location and dimensions of proposed parking areas and location of the total number of proposed recreational vehicle sites;
 - ~~v.~~ Ownership of the recreational vehicle park and the immediately adjoining property;
 - ~~vi.~~ Description of the adjoining land use and topography and illustration of watercourses or bodies of water on adjoining property within a distance of at least 300 feet from the boundaries of the recreational vehicle park;
 - ~~vii.~~ Existing zoning district of the recreational vehicle park and existing zoning districts adjacent to the site for a distance of 600 feet from the site perimeter;
 - ~~viii.~~ Vicinity sketch map drawn to a scale of at least one inch equals 600 feet and illustrating street and highway locations in the recreational vehicle park vicinity; [and]
- ~~ix.c.~~ Landscaping plan that complies with §4.7, *Landscaping*, be submitted in accordance with the LUC Supplemental Materials.
- d. The plot plan application and the landscaping plan shall comply with this Code and all other applicable laws and regulations. After review of the application and plot plan for compliance, a building permit will be issued for construction of the recreational vehicle park. After construction of the recreational vehicle park and final inspection and approval by the Director, shall comply with §§6.4.2, *Special Review* or 6.4.3, *Administrative Special Review* of this Code as applicable, and all other applicable laws and regulations. a recreational vehicle park permit will be issued.
- e. An approval for a Recreational recreational vehicle park permits established through a valid County process are-is transferable to subsequent property owners of the site and remain valid as long as the recreational vehicle park for which such permit approval is issued is constructed within the time designated on the permit and remains in existence and complies with this Code.
- ~~f.~~ Any public project shall meet the standards and follow the procedures set forth in See §6.4.4, *Location and Extent* and shall be followed by an internal Technical Review.

~~f.g.~~ All recreational vehicle parks located in the floodplain shall meet the standards set forth in §12.1.5.F, *Recreational Vehicles (RVs) and RV Parks*.

2. Nonconformities

- a. No unlawful use of property, structures or recreational vehicles existing on the effective date of this Code will be considered a legal nonconforming use, structure, or recreational vehicle park.
- b. Any expansion or extension of a nonconforming recreational vehicle park shall comply with this Code.

3. General Standards

In addition to the standards in this subsection, all recreational vehicle parks shall comply with all applicable state and federal requirements, adopted building codes, fire district requirements, and other applicable codes as adopted by the County and shall be approved by the Director.

2.a. Size and Density

- i. The minimum recreational vehicle area shall be the same as the minimum lot size for the zoning district in which it is located, including variations in acreage based on availability and service to the property of public water and sewer, unless the Director determines:
 - 1) The lot was legally established before the effective date of this Code and can adequately and safely accommodate a recreational vehicle park without meeting the minimum lot size; or
 - 2) The lot meets the minimum lot size, but cannot adequately and safely accommodate a recreational vehicle park.
- i. ~~A recreational vehicle park shall have an area of at least five acres and sites for at least 15 recreational vehicles.~~
- ii. The maximum density in a recreational vehicle park is 20 sites per acre. The area in roadways within the recreational vehicle park is included in determining the density.

Occupancy~~All types of recreational vehicles and tents may be accommodated in a recreational vehicle park.~~

b.

Recreational vehicle sites with full utility hookups to a state or County approved water, electricity, and gas supply and a state or County approved sewage disposal system are eligible for occupancy with no time limit.

3.c. Sites

- i. All types of recreational vehicles and tents may be accommodated in a recreational vehicle park.
- a.ii. All recreational vehicles parked in a recreational vehicle park for use as an overnight accommodation shall be parked on a site as defined by this Code.
- b.iii. Each site within a recreational vehicle park shall be a minimum of 1,750~~1,350~~ square feet, excluding roadways.

~~c.~~**iv.** Each site shall be equipped with an electrical hookup for a recreational vehicle.

- d. Roads and pedestrian walkways within the recreational vehicle park, buildings, comfort stations and other areas or facilities with nighttime use shall be lighted for safe use.
- e. A minimum of ~~eight~~**10** percent of the gross area within the perimeters of a recreational vehicle park shall be maintained as an outdoor recreation area. Outdoor recreation areas include adult recreation and child play areas ~~and, comfort stations~~ but do not include sanitary facilities and parking areas.

4. Roads and Setback Requirements

- a. Access to a recreational vehicle park shall not be through any developed residential area or land platted for residential subdivision, unless the plat has been recorded with the County Clerk and Recorder for more than three years and no residential buildings have been constructed on any platted lots.
- b. Road systems within a recreational vehicle park are required. Road systems shall form a loop system only and be constructed in the same manner and to the same standards as an access road. If a road system is for one-way traffic only, directional signs shall be installed.
- c. Access roads to recreational vehicle parks shall be 16 feet wide for one-way traffic and 24 feet wide for two-way traffic. The roads shall be surfaced in accordance with the Rural Area Road Standards or Urban Area Road Standards as applicable, with granular material of no greater than 1½-inch grade.
- d. Interior roadways shall be lighted at intersections and at a minimum of every 400 feet. All lighting fixtures shall comply with the standards in §4.10, *Exterior Lighting*. This requirement may be waived or modified if electricity is not available or to protect the rural character or natural setting of the area.
- e.** Sites in a recreational vehicle park have the following recreational vehicle minimum setback requirements:

Table 3 11. Recreational Vehicle Site Setback Requirements	
Description	Setback
<u>From the perimeter of the recreational vehicle park</u>	<u>25 feet</u>
<u>From existing residentially developed or residentially zoned properties</u>	<u>250 feet</u>
<u>From the boundary of a public right-of-way</u>	<u>100 feet</u>
<u>From interior roadways</u>	<u>10 feet</u>

5. Landscaping

- a. The boundary of a campground shall maintain an adequate existing buffer or constructed buffer, as defined in §4.8.1, *Buffering and Screening*, with landscaping, hedging, trees, shrubbery, walls or fences, or a combination of two or more elements.

- b. One tree shall be provided for every two sites and shall be located in close proximity to those two sites. Existing trees on the site may be used to satisfy this requirement. If the location is not suited for the planting of trees, a shade structure measuring at least 10 feet in each dimension shall be provided for each site.

6. Walkways

- a. An internal pedestrian circulation system shall be provided.
- b. Constructed walkways within the campground area shall be at least five feet wide, with an all-weather surface.
- c. Walkways shall be adequately lighted in accordance with the standards in §4.10, Exterior Lighting.

5-7. Comfort Sanitary Stations/Facilities

- a. Every recreational vehicle park shall include a minimum of one unisex sanitary facility as approved by the Larimer County Department of Health and Environment.
- b. All sanitary facilities shall comply with the requirements of the Americans with Disabilities Act (ADA) and the ADA Standards for Accessible Design.
- c. Required toilet, lavatory, and bathing fixtures shall be provided in the minimum numbers unless otherwise approved by the Larimer County Department of Health and Environment:

Table 3-12: Minimum Sanitary Facility Requirements

Sites	Toilets	Lavatories or Hand Sinks [1]	Showers
15	2	1	1
16-30	2	1	1
31-45	3	3	1
46-60	4	3	2
61-80	5	4	2
81-100	5	4	3

Notes:
 [1] Lavatories or hand sinks shall be included only when full sanitary facilities are required.

- a. A recreational vehicle park shall contain at least one comfort station.
- b. Comfort stations in recreational vehicle parks shall have the facilities noted in the following table:

Table 3-10: Minimum Recreational Vehicle Park Comfort Station Requirements

Sites	Toilets		Urinals	Lavatories		Showers	
	Male	Female	Male	Male	Female	Male	Female
15	1	2	1	1	1	1	1

Table 3-10: Minimum Recreational Vehicle Park Comfort Station Requirements

Sites	Toilets		Urinals	Lavatories		Showers	
	Male	Female	Male	Male	Female	Male	Female
16—30	1	2	1	1	1	1	1
31—45	2	3	1	3	3	1	1
46—60	2	4	2	3	3	2	2
61—80	3	5	2	4	4	2	2
81—100	3	5	2	4	4	3	3

- ~~c.~~
- d. A sanitary facility shall be maintained primarily for the use of recreational vehicle park occupants. The general public shall not be invited by advertisement or otherwise to use the sanitary facility.
- e. Every site within a recreational vehicle park shall be within a radius of at least 400 feet from a sanitary facility; however, in no event can a sanitary facility be located nearer than 25 feet from any site.
- ~~6.~~ For every 30 additional sites in excess of 100 sites, one additional male toilet, female toilet, male lavatory, and female lavatory shall be provided. For every 40 additional sites in excess of 100 sites, one additional male shower and female shower shall be provided. For every 100 additional sites in excess of 100 sites, one additional urinal and one female toilet shall be provided.

7.8. Water Stations Supply

- a. The water supply system shall be designed, constructed, and maintained in compliance with Colorado Department of Health regulations and recommendations to provide a safe, potable and adequate supply of water.
- ~~a.b.~~ Each recreational vehicle park shall have at least one potable water station hydrant, including water faucets on posts and handpump hydrants, for common use. Recreational vehicle parks having more than 100 sites shall have one water station for every 100 sites.
- c. Every Potable water station hookups for individual connections to recreational vehicles shall be equipped with two or more hydrants meet the adopted plumbing code standards including backflow prevention, ,; water fountain; sump; vacuum breaker to prevent siphoning; shut-off valve to control rate of water flow, ; and be equipped with flexible hose to reach the inlet of recreational vehicle water storage tanks.
- d. If individual connections are not provided for each site in the recreational vehicle park, every site shall be within a 200 foot radius have of at least one potable water hydrant.
- ~~b.e.~~ Each potable The water station hydrant and hookup shall be constructed to allow good drainage and prevent freezing.

9. Sanitary Waste Station

- a. A minimum of one sanitary waste station shall be provided in all new recreational vehicle parks where individual sewer hookups are not available for all sites. Recreational vehicle parks with more than 100 sites shall have one sanitary waste

station for every 100 sites when individual sewer connections are not provided for all sites.

- b. Sanitary waste stations that are not connected to central wastewater treatment or public sewer shall meet the design requirements for a septic system permit issued by the County Health Department. Sanitary waste stations draining to an impervious vault shall include a capacity alarm system as required for vaulted septic systems.
- c. The sanitary waste station shall be connected to the recreational vehicle park water supply and provide facilities for washing recreational vehicle waste holding tanks and for cleaning the general area of the sanitary waste station.

10. Refuse Disposal

- a. The storage, collection, and disposal of refuse shall be performed so as to minimize accidents, fire hazards, air pollution, odors, insects, rodents, or other nuisance conditions.
- b. All trash collection areas shall be screened and trash containers shall be wildlife-proof.

11. Fire Safety

- a. Fires will be permitted only in facilities that have been provided for such purposes or where open fires are allowed.
- b. Approved designated outdoor campfire locations, if provided, shall be in areas where they will not constitute fire hazards to vegetation, undergrowth, trees, recreational vehicles, camping units, and structures.
- c. Each recreational vehicle park shall have a written evacuation plan approved as part of an application submittal.

~~8-12.~~ Recreational Vehicles in Recreational Vehicle Parks

- ~~a. Recreational vehicle sites with hookups to a state or County approved water supply and a state or County approved sewage disposal system are eligible for occupancy with no time limit.~~
- ~~b.a.~~ _____ Recreational vehicles shall remain readily mobile. No structures may be attached to a recreational vehicle or placed in a manner that would prevent or hinder the immediate removal of the recreational vehicle.
- ~~c.b.~~ _____ Recreational vehicles shall be placed at least ~~six-ten~~ feet from other recreational vehicles and buildings, such as storage sheds.
- ~~d.c.~~ _____ All recreational vehicles, recreational vehicle sites and recreational vehicle parks shall be in compliance with all applicable building, fire, electrical, mechanical, and related codes.
- ~~e.d.~~ _____ The owner of each recreational vehicle is responsible for having current registration tags on the recreational vehicle.
- ~~E.~~ _____ A limited amount of storage of recreational vehicles, boats, snow mobiles and other similar items is permitted in a recreational vehicle park provided the storage does not exceed one item stored for every ~~ten-10~~ recreational vehicle sites in the park.
- e. _____

1.—Recreational Vehicles Outside County-Approved Recreational Vehicle Parks and Campgrounds

a.—Generally

The following standards apply to all recreational vehicles located pursuant to this section of the Code whether a permit is required or not:

- i.—Recreational vehicles shall remain readily mobile. Nothing may be attached to a recreational vehicle or placed in a manner that would prevent or hinder the immediate removal of the recreational vehicle;
- ii.—Recreational vehicles shall be placed at least six feet from all buildings and other recreational vehicles;
- iii.—An address shall be assigned to the lot or parcel and the address shall be displayed pursuant to County requirements;
- iv.—The site of and hook-ups to the recreational vehicle shall be in compliance with all applicable building, fire, electrical, mechanical, and related codes; and
- v.—The recreational vehicle shall have a current registration and vehicle license.

b.—Temporary Dwelling during Construction

A recreational vehicle may be located as a temporary dwelling during the construction of a single-family dwelling on the same lot or parcel subject to the following conditions:

- i.—A valid building permit for the permanent residence on the site shall be in effect during the entire time that the recreational vehicle is located on the site;
- ii.—The recreational vehicle is connected to the sewage disposal system that will serve the single-family dwelling, unless other arrangements have been approved by the County Health Department; and
- iii.—In the wildfire hazard area the recreational vehicle will be located at least 20 feet from continuous vegetation.

c.—Vacation and Recreational Use of Recreational Vehicles on Vacant Lots

One recreational vehicle may be located on a vacant lot for recreational or vacation purposes by the owner or lessee of the property subject to the following conditions:

- i.—Recreational vehicles located for occupancy outside a recreational vehicle park or campground for a period not to exceed 180 days in any 12-month period do not require a permit.
- ii.—These vehicles shall be transported to a sanitary dump station as needed to empty both gray water and toilet waste tanks or connected to a sewage disposal system approved by the Larimer County Department of Health and Environment.

d.—Recreational Vehicles on Properties with Dwellings

- i.—Recreational vehicles that are owned by the occupant of the dwelling may be used by family members on a temporary basis.
- ii.—Recreational vehicles that are not owned by the occupant of the dwelling are allowed to stay on the property for 30 days when visiting the occupants of the dwelling.
- iii.—Recreational vehicles on any property outside of an approved recreational vehicle park or campground cannot be rented.

e.—Seasonal Worker Housing

Housing for seasonal workers is allowed in recreational vehicles in the RR-1 and RR-2, Rural Residential; and FO, Forestry zoning districts under the following conditions:

- i.—Seasonal worker housing for up to five recreational vehicles requires approval through the administrative special review process using the standards contained in §3.3.5.E, *Recreational Vehicle Park*.
- ii.—Seasonal worker housing for more than five recreational vehicles requires approval through the special review process using the standards in §3.3.5.E, *Recreational Vehicle Park*.

f.—Storage of Unoccupied Recreational Vehicles

The storage of unoccupied recreational vehicles as an accessory use to a single-family dwelling is addressed in §3.4, *Accessory Uses and Structures*. The storage of recreational vehicles as a business requires property that is zoned CC, Commercial Corridor; IL, Industrial Light; or IH, Industrial Heavy.

F.E. Riding Stable

In the MU-C, CC, and CD zoning districts, all buildings, corrals, and storage areas for odor and dust-producing substances shall be located at least 250 feet from the centerline of all rights-of-way and at least 200 feet from all property lines.

G.F. Outdoor Display and Sales

1. Outdoor display and sales areas shall be maintained in an orderly manner with no trash, junk or debris as defined by the County Rubbish Ordinance.
2. Outdoor display and sales areas shall effectively screen the side and rear of the display areas from adjacent properties that are zoned to allow residential uses. See §4.7, *Landscaping*.
3. Outdoor display and sales areas shall maintain adequate emergency access lanes around and through the outdoor display and sales areas.
4. Outdoor display and sales areas shall be outside any parking, traffic circulation, right-of-way or landscaping area that serves the site.
5. Outdoor display and sales areas shall be located outside the sight triangle at any intersection or driveway as determined by the urban area street standards or the Rural Area Road standards.

H.G. Airport

See §6.4.4, *Location and Extent*, for public projects. Non-public projects shall be evaluated through the appropriate review process (site plan, administrative special review, or special review) indicated in the tables of allowed uses.

I.H. Helipad

See §6.4.4, *Location and Extent*, for public projects. Non-public projects shall be evaluated through the appropriate review process (site plan, administrative special review, or special review) indicated in the tables of allowed uses.

E. Office, Business and Professional Services

Uses in this category provide executive management, administrative, governmental, or professional services, but do not sell merchandise except as incidental to a permitted use. Specific use types include:

1. Financial Institution

An establishment that provides retail banking, mortgage lending, and financial services to individuals and businesses, and including check-cashing facilities. Accessory uses may include automatic teller machines, drive-through service, offices, and parking.

2. Professional Office

A place used primarily to conduct the affairs of a business, profession, service, industry, government, or other similar activity and where the indoor storage and sale of merchandise is secondary to the conduct of the business or profession. Typical uses include real estate, insurance, property management, investment, employment, travel advertising, law, architecture, design, engineering, accounting, call centers, and similar offices. Accessory uses may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the firm or building.

F. Personal Services

Uses in this category are primarily engaged in the provision of informational, instructional, personal improvement, personal care, and similar services such as portrait shops, photography studios, art and music schools, licensed massage therapists, driving schools, riding academies, health and fitness studios, handicraft or hobby instruction, laundry and dry-cleaning retail outlets, beauty and barber shops, shoe repair, and tailor/alterations shops. Specific use types include:

1. Instructional Facility

A facility offering specialized instruction in such things as a trade, music, dance, martial arts, or business.

2. Personal Service

A facility primarily engaged in providing services involving the care of a person and their apparel, appearance, or personal goods.

G. Recreation and Entertainment

Uses in this category include indoor and outdoor recreation and entertainment activities. Accessory uses may include limited retail, concessions, parking, and maintenance facilities. Specific use types include:

1. Campground

a. Primitive Campground

A parcel of land on which two or more camping sites are located, established, or maintained for occupancy by camping units for the general public as temporary living quarters for vacation or recreation purposes. Primitive campgrounds are characterized by limited or no sanitary facilities and campsites are typically accessible only by walk-in, pack-in and pack-out, equestrian, or motorized trail vehicles.

1.b. Modern Campground

A parcel of land on which two or more recreational vehicle sites and/or camping sites are located, established, or maintained for occupancy by recreational vehicles or camping units of the general public as temporary living quarters for vacation or recreation purposes. Modern Campgrounds do not require, but may provide electrical hookups for recreational vehicles on each site. Modern campgrounds are characterized by accessibility by vehicular traffic and substantially developed campsites with tables, refuse containers, flush toilets, bathing facilities, and water provided.

2. Membership Club or Clubhouse

A facility to accommodate a group of people organized for a common purpose to pursue common goals, interests or activities and characterized by certain attributes, including membership qualifications, payment of fees and dues, regular meetings and/or a constitution and by-laws.

3. Rafting Business

A facility for the operation of a commercial rafting business where vehicles, rafts and other equipment are stored and where customers congregate to change clothes and be transported to and from the put in and take out sites.

4. Recreation Facility, Indoor

An enclosed facility for entertainment, sports, and recreational activities such as health clubs, game arcades, bowling, skating, swimming, tennis, health and fitness centers, gyms, and similar indoor activities. Accessory uses may include limited retail, concessions, and maintenance facilities.

5. Recreational Vehicle Park

A parcel of land on which two or more recreational vehicle sites and/or camping sites are located, established, or maintained for occupancy by recreational vehicles or camping units of the general public as temporary living quarters for vacation or recreation purposes. Recreational Vehicle Parks require electrical hookups for recreational vehicles on each site.

6. Riding Stable

A facility where horses are harbored and the general public may, for a fee, hire horses for riding.

7. Seasonal Camp

A land parcel under single ownership and management having tents, buildings, or other shelters (not including recreational vehicles or mobile homes) for recreational or educational purposes, or portions thereof.

8. Shooting Range

A facility designed and arranged to accommodate fixed or moving targets for shooting practice with firearms or bow and arrow.

3. Adequate sanitation facilities have been approved by the County Health Department; and
4. A specific time frame is established for the use. The maximum length of time for a temporary agritourism enterprise use is four months;
5. The temporary recreational use is located on the site of an existing agricultural use; and
6. The applicant submits and obtains approval of a site plan that adequately addresses all the requirements noted above.

B. Christmas Tree Stand

Temporary Christmas tree stands are allowed from the day after Thanksgiving to the day after Christmas.

C. Fireworks Stand

1. Temporary fireworks stands are allowed from June 16 to July 5.
2. A building permit is required for each temporary fireworks stand.

D. Manufactured Home

1. Manufactured homes, whether transportable as a single, complete dwelling unit or not, may be used to provide temporary housing for the owner of the property during the construction of a single-family dwelling on the site.
2. The duration of this temporary housing cannot exceed 18 months and requires a building permit issued by the Larimer County Building Department at the same time the building permit for the permanent structure is issued.
3. The manufactured home shall be removed from the site at the end of the 18-month period or upon completion of the construction, whichever occurs first.
4. The Chief Building Official may grant an extension of 18 months for the temporary housing upon a finding that significant progress has been made in the construction of the permanent structure or there have been circumstances, beyond the control of the property owner, that have delayed construction.

E. Temporary Office

Factory-built non-residential structures shall bear the “Commercial Modular Identification” seal issued by the Colorado Housing Authority to be used as offices or other commercial purposes.

F. Recreational Vehicle

1. Generally

The following standards apply to all recreational vehicles and tiny houses on wheels located outside County-approved recreational vehicle parks and campgrounds pursuant to this section of the Code whether a permit is required or not.

- a. Recreational vehicles shall remain fully operable, licensed, and ready for highway use within two hours as determined by the Director or the authorized enforcing official. To be considered fully operable and ready for highway use, the RV must be on its wheels or jacking system, able to be self-propelled or towed quickly from the site, attached to the site only by quick-disconnect utilities, and have no permanently attached additions;
- b. Recreational vehicles shall be placed at least 10 feet from all buildings and other recreational vehicles;

- c. An address shall be assigned to the lot or parcel and the address shall be displayed pursuant to County requirements;
- d. The site of and hook-ups to the recreational vehicle shall be in compliance with all applicable building, fire, electrical, mechanical, healthy and related codes; and
- e. The recreational vehicle shall have a current registration and vehicle license.
- f. Recreational vehicles shall be transported to a sanitary waste station as needed to empty both gray water and toilet waste tanks or connected to a sewage disposal system approved by the County Department of Health and Environment.
- g. All recreational vehicles located in the floodplain shall meet the standards set forth in §12.1.5.F, *Recreational Vehicles (RVs) and RV Parks*.

2. Temporary Dwelling During Construction

A recreational vehicle may be located as a temporary dwelling during the construction of a single-family dwelling on the same lot or parcel subject to the following conditions:

- a. A valid building permit for the permanent residence on the site shall be in effect during the entire time that the recreational vehicle is located on the site;
- b. The recreational vehicle is connected to the sewage disposal system that will serve the single-family dwelling, unless other arrangements have been approved by the County Health Department; and
- c. In the wildfire hazard area the recreational vehicle will be located at least 20 feet from continuous vegetation.

3. Vacation and Recreational Use of Recreational Vehicles on Vacant Lots

The use of recreational vehicles for vacation or recreational purposes on vacant lots shall meeting the following standards.

- a. The owner or lessee of the property shall be allowed to occupy one recreational vehicle on a vacant lot. Any family members or guests of the property owner or lessee shall not occupy a recreational vehicle on the lot without the owner being present and shall not exceed a total of 45 days in a calendar year.
- b. Recreational vehicles shall not be located for occupancy outside a recreational vehicle park or campground for a period not to exceed 180 days in any 12-month period.
- c. The total number of additional recreational vehicles allowed for family members or guests shall be based on the total size of the vacant lot as follows:
 - i. 5,000 to 15,000 square feet – one recreational vehicle
 - ii. 15,000 to 100,000 square feet – two recreational vehicles
 - iii. Greater than 100,000 square feet – three recreational vehicles

4. Recreational Vehicles on Properties with Dwellings

- a. Recreational vehicles that are owned by the occupant of the dwelling may be used by family members for a period not to exceed 30 days.

- b. Recreational vehicles that are not owned by the occupant of the dwelling are allowed to stay on the property for 30 days when visiting the occupants of the dwelling.
- c. Recreational vehicles on any property outside of an approved recreational vehicle park or campground cannot be rented.

5. Seasonal Worker Housing

Housing for seasonal workers is allowed in recreational vehicles in the RR-1 and RR-2, and FO zoning districts under the following conditions:

- a. Seasonal worker housing for up to five recreational vehicles requires approval through the administrative special review process using the standards contained in §3.3.5.D, *Recreational Vehicle Park*.
- b. Seasonal worker housing for more than five recreational vehicles requires approval through the special review process using the standards in §3.3.5.D, *Recreational Vehicle Park*.

6. Storage of Unoccupied Recreational Vehicles

The storage of unoccupied recreational vehicles as an accessory use to a single-family dwelling is addressed in §3.4, *Accessory Uses and Structures*. The storage of recreational vehicles as a business is considered Outdoor Storage and is addressed in §3.2.6, *Table of Allowed Principal Uses – Rural* and §3.2.7, *Table of Allowed Principal Uses – Urban*.

F.G. Storage for Construction Projects, Temporary

The temporary storage of vehicles, materials, equipment, field offices and the excavation of fill material that are accessory to a construction project are a permitted temporary use with the following conditions:

1. The project is for the construction of a highway, road, utility, or other public improvement under a federal, state, county, town, city, rural water association or special district contract;
2. The storage site is used for a maximum of one year. The Director may approve an extension of six months upon a written request that details reasons for the requested extension;
3. Disposal of solid and hazardous waste such as fuels, solvents, lubricants, and construction materials shall comply with applicable federal and state rules and regulations. On-site disposal of wastes is prohibited;
4. Vehicles, materials, equipment, and field offices shall be stored or located at least 200 feet from existing dwellings unless the owner(s) of the dwellings waive this requirement in writing. This condition does not apply to materials intended for use on the parcel or right-of-way where they are temporarily stored;
5. Asphalt and concrete batch plants and rock-crushing facilities shall be located on or adjacent to the parcel or right-of-way being improved;
6. Borrow or fill material excavation sites shall be located within 1,320 feet of the parcel or right-of-way being improved. Excavation sites more than 1,320 feet but less than one mile from the parcel or right-of-way being improved may be approved by the County Commissioners pursuant to the appeal process in §6.7.2, *Appeals*. Excavation sites more

3.C. Temporary Storage for a Construction Project

The construction of temporary structures, fences, or screening to be used in conjunction with a construction project.

4.D. Fireworks Stand

A location used for the sale of fireworks.

5.E. Manufactured Home

See §20.2.2.A.9.

6.F. Office, Temporary

7. A manufactured home, recreational vehicle or modular unit used as a temporary office facility. Temporary offices may include: construction supervision offices on a construction site or off-site construction yard; a temporary on-site real estate office for a development project; or a temporary business office in advance of permanent facility construction.

G. Recreational Vehicle

A vehicle designed to be used primarily as temporary living quarters for recreational, camping, travel, emergency, or seasonal use that either has its own motor power or is mounted on or towed by another vehicle, including camping trailers, fifth wheel trailers, motor homes, travel trailers, truck campers, and tiny houses on wheels.

8.H. Storage for Construction Projects, Temporary

9. The temporary storage of vehicles, materials, equipment, field offices and the excavation of fill material that are accessory to a construction project.

20.3. Other Terms Defined

The following words, terms, and phrases used in this Code shall have the meanings ascribed to them in this article, except where the context clearly indicates a different meaning:

Abandonment

The voluntary discontinuance of a use or the occupancy of a structure.

Accessory Use

A use of land or of a building or portion thereof customarily incidental and subordinate to the principal use of the land or building and located on the same lot with the principal use.

Adequate Firefighting Water Supply

A public or community water supply that can supply water to a fire hydrant at a pressure and flow rate of 1,000/1,500 gpm in GMA/urban areas and 500 gpm in outside of GMA areas. The residual pressure shall be 20 pounds per square inch (psi). This typically requires a minimum six-inch diameter water line that is designed to supply fire hydrants and may require looping or other connections within a water system to ensure pressure and flow rates.

Adverse Impact

A condition that creates, imposes, aggravates, or leads to a negative condition on a site proposed for development or on off-site property or facilities. For example, a proposed building that blocks a

Roof Form

The type, arrangement of ridges or parapet walls, or materials used on a roof.

Rural Area Road Standards

The Larimer County Rural Area Road Standards as adopted in §4.13, *Supplementary Engineering Regulations*.

Sanitary Facility

For the purpose of campground and recreational vehicle park regulations, toilets, privies, lavatories, showers, and drinking fountains, and the service building containing these units.

Sanitary Waste Station

For the purpose of campground and recreational vehicle park regulations, a facility used for removing and disposing of wastes from self-contained camping vehicle sewage holding tanks.

Semi-Opaque

Severely limiting vision by planting trees and shrubs in multiple rows or with reduced spacing between plants.

Setback

The minimum required distance, measured at the shortest distance perpendicular or radial from, a lot line, waterway, street, or road, between a building and the lot line, waterway, street, or road.

Setback, Side

A setback extending from the front setback to the rear setback between the side lot line and the closest projection of a building or structure along a line at right angles to the side lot line.

Setback, Rear

A setback extending across the full width of the lot between the rear lot line and the closest projection of a building or structure along a line at right angles to the lot line.

Setback, Front

The setback extending across the full width of the lot between the front lot line and the closest projection of a building or structure along a line at right angles to the lot line.

Shade Tree

A large tree that will be at least 30 feet tall when mature with at least a 30-foot wide mature crown.

Sign

Any object, device or structure, or part thereof, which is visible beyond the boundaries of the property upon which it is located, and which advertises, identifies, directs, or attracts the attention of the public to a business, institution, product, organization, event, or location by any means, including, but not limited to, words, letters, graphics, fixtures, symbols, colors, motion, illumination, and projected images. The term "sign" shall not include the following:

1. Works of fine art which in no way identify a product or business and which are not displayed in conjunction with a commercial enterprise, which enterprise may benefit or realize direct commercial gain from such display;
2. Temporary decorations or displays clearly incidental and customary and commonly associated with national, local, or religious holiday celebrations;