

# Recreational Vehicles



**Planning Division**  
1100 10<sup>th</sup> Street, Suite 202  
Greeley, CO 80631  
(970) 350-9780

**Building Inspection**  
1100 10<sup>th</sup> Street, Suite 114  
Greeley, CO 80631  
(970) 350-9830

**Code Compliance**  
1100 10<sup>th</sup> Street, Suite 216  
Greeley, CO 80631  
(970) 350-9833

[www.greeleygov.com](http://www.greeleygov.com)

**A PERMIT IS NOW REQUIRED FOR ALL FLATWORK (PAVING).**

**CONTACT THE BUILDING DIVISION AT 350-9830.**

## WHAT IS CONSIDERED A RECREATIONAL VEHICLE OR RECREATIONAL EQUIPMENT?

**Recreational vehicle** is a vehicle designed, intended and used for the purpose of an off-site temporary living accommodation for recreation, camping and travel use. It includes, but is not limited to, travel trailers, hard-sided truck campers, camping trailers, self-propelled motor homes and bus campers. For truck campers, the truck is not an RV.

Horse trailers used only for transporting large animals to and from a property are not considered an RV. Enclosed trailers are defined below in recreational equipment.

**Recreational equipment** is generally defined as equipment intended for outdoor recreational use including, but not limited to, snowmobiles, jet skis, all terrain vehicles, canoes, boats, pop-up campers, and trailers for transporting such equipment. Recreational Equipment is divided by size as follows:

**Major:** pop-up truck campers, boats that exceed 18 ft in length, utility trailers larger than 5 ft x 8 ft, and enclosed utility trailers that exceed the dimensions of 5 ft x 8 ft and are more than 3 ft in height.

**Minor:** boats that are 18 ft or less in length, utility trailers that are 5 ft x 8 ft in size or less, canoes, snowmobiles, jet skis, all terrain vehicles and similar small and low-profile outdoor recreational equipment.

Truck toppers or camper shells that are not higher than 8 inches above the cab of the vehicle are not considered an RV or recreational equipment. Toppers not installed on an operable vehicle shall not be stored in any required setback.

## WHERE CAN RECREATIONAL VEHICLES AND EQUIPMENT BE PARKED?

Recreational vehicles and equipment may not be parked on a street for more than 48 hours and shall not be parked in an alley. RVs or equipment shall be parked in a garage or outside on residentially zoned properties as follows:

**Front Yard (front setback area):** Not allowed past the living area of your home (or your neighbor's home if their living area is closer to the street).

**Side Yard next to a street (street side setback area):** May not be parked within 10 ft of the property line. When next to the front yard of a neighboring residence, it must be parked behind the front of the adjacent residence living area.

**Side Yard next to another lot (side setback area):** May be parked up to the side property line on gravel.\*

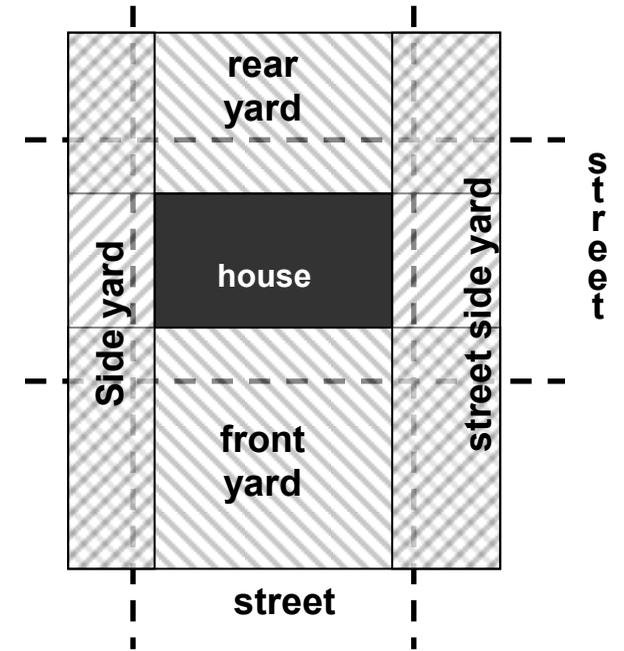
**Rear Yard (rear setback area):** Parking is allowed within 5 feet of the rear property line.

*\*Concrete, asphalt or pavers must be at least 3-feet from the side property line and a flatwork permit is required for concrete or asphalt. Pavers may be stacked near the RV for placement when the RV is moved.*

## MUST THE RECREATIONAL VEHICLES OR EQUIPMENT BE OPERABLE?

Yes, all recreational vehicles and equipment must be operable and currently licensed or registered.

## YARDS & SETBACKS



Required "yard"

- - - - Required setback line

Typical setbacks from property line:

Front	25 feet
Rear	20 feet
Side	5 feet
Street Side	15 feet

Note: the yard may be larger than the setback area

**HOW MANY RECREATIONAL VEHICLES OR EQUIPMENT ARE ALLOWED ON A RESIDENTIAL PROPERTY?**

**Recreational Vehicles:** One per residential property is allowed. If the lot is 13,000 sf or more and can accommodate additional vehicles, a landowner may request a variance from the Zoning Board of Appeals.

**Recreational Equipment - major:** one per residence

**Recreational Equipment - minor:** no limit on the number per residence

**IS IT POSSIBLE TO LIVE IN A RECREATIONAL VEHICLE?**

No, living in an RV is not allowed, even for guests. See Visitor Parking below.

**WHAT ABOUT VISITOR PARKING?**

Visitors traveling in RVs are allowed to park in the driveway of the residence for up to one week per calendar year per vehicle but may **not** live in (or cook or sleep in) the parked RV. City staff can provide an extension to this time if approved in advance and when it involves an exceptional condition (e.g. serious illness, death in family, etc.). The RV must be at least 3 feet back from the sidewalk or the front property line where no sidewalk exists. The clear vision zone shall not be blocked by the RV.

**IS MY TRUCK ALSO CONSIDERED AN RV OR RECREATIONAL EQUIPMENT WHEN MY CAMPER IS ATTACHED? HOW ABOUT A VAN?**

No; a truck or van is not a recreational vehicle or recreational equipment, regardless of how often it is used, and must be parked on a paved surface, not gravel.

**HOW MUCH TIME IS ALLOWED FOR PROVISIONING THE RV?**

RV owners may have up to 48 hours for preparing, cleaning or repair of their RV at the home. Such provisioning or repairs may take place in the driveway of the home as long as the vehicle or equipment is at least 3 ft from the public sidewalk or curb, whichever is closest to the house and does not in any other way create a safety hazard.

An owner may also use the public street for such activities for up to 48 hours, but only if the driveway of the house cannot accommodate the safe parking of the RV as noted above. If parked on the street, the RV must be in front of the owner's home and shall not interfere with driveways or in any other way create a safety hazard.

**CAN I PARK A UTILITY TRAILER ON THE STREET?**

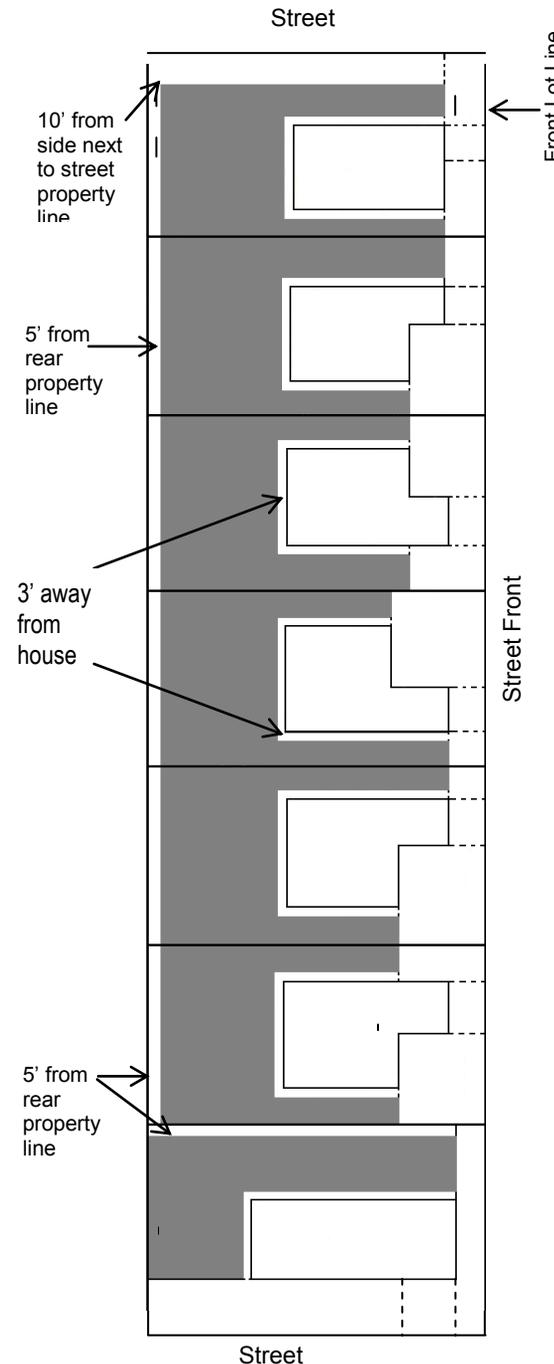
Boats, utility trailers and truck campers must be attached to a vehicle to be parked on a street and cannot be parked on the street for more than 48 hours. If the utility trailer is being stored, it is considered Major Recreational Equipment and must be stored in a garage or legal parking area.

**In no event** may the parking of vehicles cover or obstruct window wells or be closer than 3 feet to the house or garage.

Recreational vehicles or equipment do not have to be screened unless as a condition of a variance.

An RV owner may only park their vehicle on the property where they reside and all RVs and equipment must be currently licensed to the occupant or resident of the property where it is located.

**SHADED AREAS REPRESENT ALLOWED RV PARKING AREAS**



**WHAT TYPE OF SURFACE IS REQUIRED FOR RV & EQUIPMENT PARKING?**

**Storage parking area:** Must be asphalt, concrete, gravel or other all-weather surface (such as pavers). If gravel, it must be contained within a rigid, solid collar at least 6 inches in width and tall enough to fully contain the gravel (metal or plastic edging is not allowed). The amount of gravel provided in the parking area must be able to support the weight of the parked item and prevent weeds, grass or other vegetation from growing through the parking surface. RVs cannot be parked on mulch or landscape rock.

**Access to parking area:** Access to an RV storage parking area cannot be on bare dirt or landscaped areas. It must be on asphalt, concrete, gravel or other all-weather surface.\*\* Strips/ribbons of concrete or pavers are allowed for access for RVs and passenger vehicles but must extend so that the parking area is behind the front of the house.

**\*\*Paving or pavers cannot be closer than 3 feet to an interior side property line.**

**PAVING CANNOT BE CLOSER THAN 3 FEET FROM AN INTERIOR SIDE PROPERTY LINE.**

**Please call with questions or for more information:**

**Code Compliance  
350-9833**

**Planning  
350-9780**