

## TITLE III – PUBLIC ORDER AND SAFETY (Chapters 20-25)

**CHAPTER 25****REGULATING TEMPORARY RESIDENTIAL USE OF CAMPERS AND  
RECREATIONAL VEHICLES ON PRIVATE PROPERTY IN WARREN COUNTY  
(CAMPER AND RV ORDINANCE)**

25.01	Purpose.	25.06	Enforcement and Penalties.
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25.05	Temporary Hardship Exceptions.		

**25.01 PURPOSE.**

The Warren County Board of Supervisors finds it necessary to regulate the temporary residential use of campers, recreational vehicles and similar temporary structures on private property in the unincorporated areas of Warren County, in order to protect public health and safety, ensure proper sanitation and building standards, preserve rural and residential character of unincorporated areas of the County, and promote orderly development and permanent housing construction.

The Ordinance may be referred to by its short title, *Camper and RV Ordinance*.

**25.02 DEFINITIONS.**

For use in this chapter, the following terms are defined:

1. “Camper and Recreational Vehicle” means a motorized or towable vehicle designed for temporary human habitation, including but not limited to motorhomes, travel trailers, fifth-wheel trailers, truck campers and recreational vehicles (RVs).
2. “Permanent Dwelling” A structure intended for year-around occupancy, constructed in accordance with applicable building codes and permitted by Warren County.
3. “Occupancy” means residing in, sleeping in, or using a camper or RV for habitation for more than four (4) hours in a 24-hour period.
4. “Building Permit” means an active, valid permit issued by Warren County for the construction of a permanent dwelling on the same parcel of land.

**25.03 REGULATION OF TEMPORARY OCCUPANCY.**

No person shall occupy, and no property owner shall allow the occupancy of, any camper or recreational vehicle as a residence on private property within unincorporated Warren County for more than *fourteen (14) continuous days, and shall not exceed a total of twenty-eight (28) days in a single year*, unless one of the following conditions is met:

1. A valid Warren County building permit has been issued for the construction of a permanent dwelling on the parcel, and work has commenced or is ongoing; or
2. The camper or RV is located in a licensed campground or RV park authorized under County Zoning Ordinance; or
3. A temporary hardship exception has been approved by the Warren County Zoning Administrator pursuant to Section 25.05 of this Ordinance.

**25.04 CONDITIONS FOR AUTHORIZED TEMPORARY OCCUPANCY.**

Where temporary occupancy is authorized by Warren County, the following minimum standards must be met:

1. All waste, including sewage and gray water, must be disposed of in compliance with Chapter 69 of the Iowa Administrative Code and Warren County Public Health and applicable County Ordinances.
2. Water and electrical connections must meet the Iowa State Building Code and be approved by the appropriate utility or inspection authority.
3. The camper or RV must be kept *Licensed* and in roadworthy, habitable condition and not constitute a nuisance or health hazard.

**25.05 TEMPORARY HARDSHIP EXEMPTIONS.**

A property owner must apply for a no cost Temporary Hardship Exemption for up to six (6) months in the following situations:

1. *Catastrophes and Emergency Situations: If a catastrophe or similar type of event occurs that leads to residents being unable to reside within their permanent dwelling and requires them to temporarily reside within a recreational vehicle, An inspection of electric and sewer connections must be made before occupancy can be granted for this purpose.*
2. Ongoing construction under an active building permit delayed by factors beyond the applicant's control.

3. ***Temporary Guests: Family or friends of residents with a permanent dwelling who come to visit may temporarily occupy a camper vehicle situated on the resident's property.***

All exemption requests shall be submitted in writing to the Warren County Zoning Administrator, including the reason for the requested Temporary Hardship Exemption, expected duration, and any supporting documentation.

The Zoning Administrator may approve, deny, or approve with conditions any such request. A one-time extension of up to 90 days may be granted upon written request and approval. The Zoning Administrator shall issue a written decision.

#### **25.06 ENFORCEMENT AND PENALTIES.**

1. Violations of this Ordinance shall be enforced as County infractions pursuant to Chapter 2 of the Warren County Code of Ordinances.
2. Each day of violation constitutes a separate offence.
3. ***The Warren County Zoning Department is authorized to enforce this ordinance with assistance from other applicable departments. (i.e. Warren County Sheriff, Warren County Attorney, Warren County Public Health)***

#### **25.07 SEVERABILITY CLAUSE.**

If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, paragraph, provision or part thereof not adjudged invalid or unconstitutional.

#### **25.08 EFFECTIVE DATE.**

***The effective date of this Ordinance is January 1<sup>st</sup> 2026.***