

Section 5-712 – Camping on Vacant Residential (MR, R, R-20, R-35) and Mining (M) Parcels.

Purpose. This section governs the review and conduct of camping on residential-zoned (R, MR, R-20, R-35) and Mining-zoned (M) parcels without a permitted dwelling unit. These regulations are necessary to ensure that the use is conducted in a manner that is consistent with the land use regulations, protects the public health and safety, and ensures compatibility with surrounding parcels, and that adequate safety and emergency services can be provided.

- A. Property owners shall be permitted to camp on their own property for up to fourteen (14) cumulative days in a calendar year without a permit.
- B. Property owners may be granted a permit to camp for up to thirty (30) consecutive days in a calendar year, with one (1) 30-day renewal in any calendar year, under the following conditions.
 - 1. No more than two camping units per lot are allowed.
 - 2. Camping activities shall comply with all structure setbacks for the zone district.
 - 3. Sewage shall be disposed of either at an off-site facility or by means of an on-site system. In either case, the facility or system must be currently permitted or approved by Park County.
 - 4. Trash shall be managed on-site, and removed from the site regularly during camping and upon completion of camping. Bear resistant containers are highly recommended.
 - 5. Camping units shall have current licensing and registration and be in operable road worthy condition, as applicable.
 - 6. Camping units must be removed when not being used under an active camping permit.
 - 7. Legal, permitted access is required per Article VII, Division 2, Section 7-204.
 - 8. Posted address is required in accordance with Article VII, Division 12, Section 7-1207.

One additional 30-day permit renewal may be granted if a permitted on-site wastewater treatment system, consisting of a septic tank and soil treatment area, is used for sanitation.

- D. Property owners with adjacent parcels cannot relocate to other parcels to circumvent the time limitations described in paragraphs B and C, above.
- E. Camping Permits. No-fee Temporary Use Permits for camping more than fourteen (14) cumulative days per year may be issued upon application to the Development Services Department. In addition to the Temporary Use Permit application requirements described in Article V, Division 6, and Sections 5-600 to 605, the following requirements apply.
 - 1. Applications must be submitted at least fourteen (14) days prior to commencement of camping.
 - 2. The permit shall be posted on the required address post, visible at all times.
 - 3. By applying for a camping permit, the applicant(s)/owner(s) authorizes the County to access the parcel(s) to verify compliance.
- F. Camping Units on property with no legal primary structure at the time of the passage of these regulations are hereby declared a non-conforming use, and must be removed from that property within six (6) months of that date. Camping Units remaining on the property after six months shall become an illegal non-conforming use, subject to enforcement by the County.