

## PARK COUNTY CAMPING REGULATIONS 2021

Per Resolution No. 2021-02 concerning all Residential and Mining zone districts in unincorporated Park County; and to all parcels less than 35 acres in the Agricultural zone district:

### Definitions

- Camping: Establishing temporary, part-time, or full-time occupancy in a camping unit, whether for recreational or other purposes; and the presence, maintenance, or storage of such camping units.
- Camping unit: Any vehicle or tent designed for part-time occupancy that is being or may be used for camping and associated activities, including recreational or other vehicles, motor homes, campers, trailers, and, yurts.

### Regulations and Restrictions

- Camping on Vacant Property. Camping on any vacant property, including but not limited to a vacant lot, parcel, tract or mining claim, is permitted only when the following requirements are met.

1. The number of camping units per lot, parcel, tract or mining claim allowed is as follows:

Parcel Size (acres)	Number of Camping Units Allowed
<1	*1, only for 14 days per year
1 to 19.99	*2
20 to 35+	*4

2. Recreational and other vehicles, camp trailers, and 5th wheels must have current registration and be in an operable, road-worthy condition.
3. Trash must be managed on-site, and removed from the site regularly during camping and upon completion of camping.
4. The lot, parcel, tract, or mining claim on which camping occurs must be maintained in a safe, clean and sanitary manner, and must not be a nuisance or create adverse impacts to surrounding property, land or land uses.
5. The property access (driveway) must be permitted and final approval granted by Park County. The property address must be visible from the road.
6. Compliance with all minimum setbacks for the zone district must be met.
7. Sewage must be disposed of at an off-site facility approved by the Park County Environmental & Code Compliance department or State of Colorado; by means of proper connection to a permitted and properly installed on-site wastewater disposal system; or by an incinerating, composting, or portable toilet properly disposed.
8. Camping on vacant land by persons other than the property owner and/or their invited, non- paying guests is prohibited. All camping by persons other than the property owner must have written proof of permission of the property owner, including the owner's name, address, and phone number.

## Camping Permit

1. A camping permit is not required for camping on vacant property for up to fourteen (14) cumulative days in a calendar year. Storage of camping units on vacant property is considered camping, and is included in the 14-day limit.
2. Property owners may be granted a permit to camp from May 1 - October 31 with an additional 14 days for winter activity. The camper need not be removed during the permitted time frame. At the expiration of the permit the camper unit must be removed from the property.
3. Camping permits must be obtained from the Park County Development Services department. A camping permit must include a narrative detailing the duration of the camping, written permission from the property owner if the camper is not the property owner, the property address, the method for obtaining potable water supply, wastewater treatment, and trash removal.
4. A camping permit is not required for approved temporary construction dwellings associated with active, permitted construction.
5. Property owners with adjacent parcels cannot relocate to other parcels to circumvent the time limitations described above.
6. By applying for a camping permit, the applicant(s)/owner(s) authorizes the County to access the parcel(s) to verify compliance.
7. Camping permits shall be posted and visible from the access point at all times.

## Camping on Improved Properties

1. Property owners who have improved their property to include a permanent residence with a permanent water supply and wastewater treatment system may allow non-paying guests and family members to camp on their property without a camping permit as long as there is no commercial activity associated with the camping.
2. Camping on improved property may be from May 1 - October 31 with an additional 14 days for winter activity. Storage of camping units on improved lots is not included in the camping time restriction.
3. Compliance with all minimum setbacks for the zone district must be met.
4. The number of camping units per lot, parcel, tract, or mining claim allowed is as listed in Regulations and Restrictions Table above.