

Park County Camping Regulation Changes

Prior to May of 2016 property owners were allowed to camp on vacant lots for up to 6 months of one calendar year: 'A camping unit may be occupied for camping purposes for a period not to exceed a combined total of six months in any given calendar year.'

Per Resolution No. 2016-20 regarding **vacant** Residential (MR, R, R-20, R-35) and Mining (M) Parcels:

- Property owners can camp for up to fourteen (14) **cumulative** days in a calendar year **without** a permit
- After those 14 days, property owners may be granted a **no fee** permit to camp for up to thirty (30) **consecutive** days in a calendar year.
- One (1) renewal of 30 consecutive days may be granted.
- One additional 30-day permit renewal (two renewals total allowing 90 days of permitted camping) may be granted if a permitted septic system including a leach field is used for sanitation.
- A camping unit may only remain on the property when there is an active camping permit.
- A maximum of 2 camping units are allowed per lot.
- Property owners with adjacent parcels cannot relocate to circumvent time limitations.
- Trash is managed onsite and shall be removed during and upon completion of camping. **Bear resistant containers are highly recommended.**

What will I need to do to get a camping permit?

- Property owner must have a permitted driveway and an address posting. Driveway permits are \$150 and are processed through the Environmental Health Department.
- Applications must be submitted at least fourteen (14) days before camping (Applications can be snail mailed or emailed to the Planning Department).
- Provide a completed camping permit application form including a recorded warranty deed, sanitation plan narrative, license and registration of camping unit if applicable, and a site plan showing where the camp site will be located on the property.
 - *Why is a site plan important?* The new camping regulations require camping activities to comply with all structure setbacks for the zone district. Generally, in residential zone districts structure to property line setbacks are 30 feet from the front and side property lines and 20 feet from the rear. There is also a 50-foot structure to wetland/watercourse setback.
 - *What should my sanitation plan narrative say?* Simply, how are you containing your waste? Does your camping unit have a self-contained system? Are you utilizing a dump station? If so, which one? If you do not have a self-contained unit what other methods are you using?

PARK COUNTY DEVELOPMENT SERVICES
CAMPING PERMIT APPLICATION

Conditions: 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 worth 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 12, Section 7-1207.
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.

I hereby certify that I have read and examined this application and know the same to be true and correct. I agree to abide by the conditions which are a part of the Temporary Use Permit per the Park County Land Use Regulations Section 5-712 regarding Camping on Vacant Residential (MR, R, R-20, R-35) and Mining (M) Parcels.

Property Owner's Name (please print)

Signature

____/____/____
Date

PLANNING & ZONING APPROVAL

Provide a plot plan including the following.

		1. A plot plan, sketched on a recorded plat for properties in subdivisions, OR, a survey plat for properties in metes and bounds, showing:
		a. The location of camp site
		b. The location of the driveway, roads, streets, right-of-ways, and access easements.
		c. Location of the septic tank and leach field (if applicable).
		d. Any watercourses or wetlands (may be shown on USGS topo maps, the National Wetlands Inventory (www.fws.gov/wetlands/Data/Mapper.html), and Army Corps of Engineers information).
		e. All setback distances from campsites to <i>all</i> property lines (measured at 90°).
		f. Property line dimensions
		g. The project address, a north arrow, and preparation date.
		2. A recorded and current Warranty Deed showing the full legal description of the parcel. If the property owner is an entity other than a person(s), supporting documentation to verify who is permitted to sign for that entity will be required as well as a Certificate of Good Standing with the Secretary of State.



PARK COUNTY DEVELOPMENT SERVICES
 1246 County Road 16 • P.O. Box 517, Fairplay, CO 80440
 Office: 719-836-4254 • Fax: 719-836-4268
 www.parkco.us

PARK COUNTY CAMPING PERMIT APPLICATION

Schedule No: _____ Property Address: _____

Legal Description:

Metes & Bounds: Township _____ Section _____ Range _____ OR

Subdivision: _____ Lot: ___ Block: ___ Filing: ___ Unit: ___
Name

Property Owner

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Home/Cell Phone: _____ Other Phone: _____

Email Address: _____

	<u>Fee</u>
<input type="checkbox"/> Driveway Permit	\$50
<input type="checkbox"/> Posted Address	
<input type="checkbox"/> Sanitation Plan Narrative	
<input type="checkbox"/> Planning & Zoning Approval	

The applicant is responsible for the accuracy and completeness of all information submitted in this application.

Start Date: _____ End Date: _____

Type and number of Camping Unit(s).

Sanitation Plan Narrative: _____

