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Debra A Green  
Park County Clerk

**PARK COUNTY, COLORADO  
BOARD OF COUNTY COMMISSIONERS  
Resolution No. 18**

**A RESOLUTION REPEALING AND REENACTING A PORTION OF SECTION 4-200,  
AND THE ENTIRETY OF TABLES 5-301, 5-303, 5-309a OF THE PARK COUNTY  
LAND USE REGULATIONS.**

**BE IT RESOLVED BY THE PARK COUNTY BOARD OF COUNTY  
COMMISSIONERS, THAT:**

1. The definition of "Structure" contained in Section 4-200, and the entirety of  
Tables 5-301, 5-303, 5-309a of the Park County Land Use Regulations are hereby repealed and  
reenacted to read as set forth in the attached Exhibit A.

Moved, seconded, and approved this 7<sup>th</sup> day of May , 2015.

**PARK COUNTY BOARD OF COUNTY COMMISSIONERS**

  
\_\_\_\_\_  
Mark Dowaliby, Chairperson

ATTEST:

  
\_\_\_\_\_  
County Clerk



Exhibit A  
Land Use Regulations as Revised May 2015

**Section 4-200 (Definitions)**

**Structure:** Anything constructed or erected upon the ground, including, without limitation, Buildings, towers, Permanent Signs, Telecommunication Facilities, and tanks, but excluding Temporary Signs, utility poles and lines, flag poles, fences, earthworks, ditches, corrals, dams, reservoirs, pipelines, walks, driveways and curbs. Bridges and other water conveyance structures are excluded from structures required to meet the watercourse and wetland setbacks of Article V, Division 3. Applicable State and local permits are required.

**Section 5-301 Agricultural Zone District (A).**

**TABLE 5-301  
Schedule of Uses – Agricultural Zone District**

Use See Article IV for Definitions	SPECIAL REGULATIONS	USE AUTHORIZED AS:		
		Permitted	Conditional (See Division 5 Article V)	Temporary (See Division 6 Article V)
Agricultural & Ranching	See Section 5-701.	X		
Agricultural Associated Housing (2 Dwelling Units or Less)		X		
Agricultural Associated Housing (3 Dwelling Units or More)			X	
Animal Feed Operation		X		
Animal Sanctuary on lots ≥ 35 acres			X	
Bed & Breakfast	See Section 5-702	X		
Camping	See Definitions	X		
Campground, Commercial	See Section 5-312		X	
Cemetery Commercial Family	See Definitions	X	X	
Church In-home Neighborhood Scale Mega-Church		X	X X	
Community / Central Water or Wastewater System	With Applicable Local, State & Federal Permits	X		
Concentrated Feed Operations			X	
Construction Dwelling	See Section 5-705	X		
Conference & Retreat Facility			X	
County Facilities		X		
Craft Studio		X		
Crisis Center		X		
Day Care, Commercial			X	
Day Care, Home	With Applicable Local and/or State License(s)	X		
Emergency Services Facility			X	
Fraternal Organization	See Definitions		X	
Golf Course	With Applicable Local, State & Federal Permits		X	
Group Home, Residential & Specialized, on 160 Acre or Larger	With Applicable Local, State & Federal License(s)		X	
Greenhouse (Commercial)		X		
Guest House		X		
Guest Ranch ≥160 acres		X		
Guest Ranch <160 and ≥ 35 acres			X	

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Use See Article IV for Definitions	SPECIAL REGULATIONS	USE AUTHORIZED AS:		
		Permitted	Conditional (See Division 5 Article V)	Temporary (See Division 6 Article V)
Heavy Industrial Use, Road Construction Related on ≥ 160 acres	See Art. V Div. 6			X
Kennel on lot ≥ 35 acres		X		
Landfill			X	
Museum		X		
Nursery Retail / Wholesale		X		
Optional Premises Medical and Retail Marijuana Cultivation	With Applicable Local and/or State License(s)	X		
Outdoor Event	See Section 5-707			X
Parking Lot				X
Private Air Strip, Helipad (FAA Sanctioned)		X		
Professional Office		X		
Racetrack, Animals			X	
Racetrack, Motorized Vehicles			X	
Recreation Facility, Outdoor			X	
Recycling Facility			X	
Riding Arena, Private or Commercial Indoor Outdoor		X X		
Sand and Gravel Extraction			X	
Single Family Dwelling Unit & Accessory Structures* on 160 Acres or Larger Lot Accessory Uses Home Occupation, Minor Home Occupation, Major		X  X	  X	
Shooting Range (Commercial/Private)			X	
Stable Private Commercial ≥ 35 acres		X X		
Telecommunication Facility	Special Use Permit Required, see Division 9 of Article V			
Transfer Station			X	
Utility Facility County Major Minor		X  X	  X	
Veterinarian Small Animal Large Animal		X X		

\*An accessory structure, regardless of primary structure, is permitted on parcels thirty-five (35) acres or larger.

**Section 5-303 Conservation/Recreation Zone District**

**TABLE 5-303  
Schedule of Uses – Conservation/Recreation Zone District**

Use See Article IV for Definitions	SPECIAL REGULATIONS	USE AUTHORIZED AS:		
		Permitted	Conditional (See Division 5 Article V)	Temporary (See Division 6 Article V)
Agricultural and Ranching		X		
Campground, Commercial	See Section 5-312	X		
Camping	See Definitions	X		
Cemetery (Commercial / Family)	See Definitions		X	
Church, Neighborhood Scale			X	
Community / Central Water or Wastewater System	With Applicable Local, State & Federal Permits	X		
Conference & Retreat Facility			X	
County Facilities		X		
Crisis Center			X	
Emergency Services Facility			X	
Fraternal Organization	See Definitions		X	
Golf Course	With Applicable Local, State & Federal Permits	X		
Mining	See Table Footnote 1	X		
Oil and Gas Operations	Special Use Permit Required. See Division 10 of Article V.			
Outdoor Event	See Section 5-707			X
Recreational Facility, Indoor		X		
Recreational Facility, Outdoor			X	
Riding Arena, Private or Commercial				
Indoor		X		
Outdoor		X		
Sand & Gravel Extraction	See Table Footnote 1	X		
Shooting Range			X	
Stable, Commercial		X		
Telecommunication Facility	Special Use Permit Required. See Division 9 of Article V.			
Utility Facility				
County		X		
Major			X	
Minor		X		

(footnotes 1-11 remain unchanged)

**Section 5-309 Commercial Zone District (C).**

**TABLE 5-309a  
New Lot Development Standards – Commercial Zone District**

<b>Standards</b>	<b>Maximum</b>	<b>Minimum</b>
Floor Area Per Unit – Principal Structure		N/A
Lot Area		N/A
*Structure Height	40 Feet	N/A
Setbacks – Principal and Accessory Structures (No more than two Accessory Structures per Lot)		
Any Side From Any Watercourse		5 FEET
Any Side From Any Wetland		50 FEET
Front: Adjacent to State/Federal Highway		10 FEET
Front: Adjacent to All Other Roads		5 FEET
Side		0 FEET
Rear		5 FEET

\* Structures must meet applicable building codes.