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COUNTY OF PARK
Director of
Development Services



ADMINISTRATIVE DECISION

CAMPGROUND OF THE ROCKIES/RVC ZONE DISTRICT
ACCESSORY STRUCTURES AND BUILDING PERMITS

Prepared by: Sheila Cross, Director of Development Services

Date: October 20, 2020

Background

The Campground of the Rockies Recreational Vehicle Ranch (CORA) was platted through 3 filings in the late 1970s and early 1980s. The 1975 Land Use Regulations were in effect at that time, and stated that, within the Recreational Vehicle Park and Campground (RVC) zone, “No permanent or semi-permanent structures other than service buildings erected by the management of the campground shall be allowed in the campground.” The current RVC regulations state that “Each space may have one Accessory Structure of 120 square feet or less. Structures must meet applicable building codes.”

Discussion

The original intent of CORA and the RVC zone district was to provide accommodations for temporary visitors. That remains the intent of the RVC zone district. “Permanent residential occupation” of any camping unit is disallowed. However, the removal of camping units when not occupied is not required and would likely not be practical. Accessory structures fill some of the owners’ needs with respect to access (entries to units via small decks) and storage (small sheds). Note that the International Residential Code exempts small decks and sheds from permitting and Code requirements.

Over the years, there have been county-set policies regarding accessory structures in CORA – whether they are required to be or can be permanently set, whether they require building permits, code applicability, etc. This was likely in an attempt to balance the needs and desires of the CORA community with County regulations. Some members of the community want to extend their necessities past small decks and sheds to sunrooms, covered decks, and similar structures. In the interest of safety, Code officials (including me) have required that all structures that are not exempt from permits and Code be built to the Code requirements. For instance, covered decks that are not permanently attached to the ground can become hazardous due to potential uplift. The intent of Code (permanency) is counterintuitive to the intent of RVC occupation (temporary).

Furthermore, it was recently brought to my attention that the construction of permanent structures within the park may conflict (and likely already does conflict) with 20-foot platted utility easements that exist in the center of lots in two of the three subdivision filings. Permanent structures prevent access to those utilities for repair and future replacement.

Decision

Based on the foregoing, I enter this formal administrative decision into the record in order to maintain the intent of the RVC zone district, land use regulations, and building codes. It is as follows.

Within the RVC zone district, only those structures that are exempt from Park County Building Codes may be erected on privately owned lots. Structures that are not exempt from Park County Building Codes shall only be constructed by management on common area. Non-exempt structures are subject to permitting and Code requirements.