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Debra A Green
Park County Clerk

PARK COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS

Resolution No. 2020 - 07

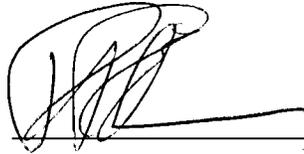
A RESOLUTION REPEALING AND REENACTING SECTION 5 (ZONING AND USE REGULATIONS) OF THE PARK COUNTY LAND USE REGULATIONS.

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

1. Section 5-301 of the Park County Land Use Regulations is hereby repealed and reenacted to read as set forth in the attached Exhibit A.
2. Section 5-302 of the Park County Land Use Regulations is hereby repealed.
3. Section 5-304 of the Park County Land Use Regulations is hereby repealed and reenacted to read as set forth in the attached Exhibit B.
4. Section 5-305 of the Park County Land Use Regulations is hereby repealed.
5. Section 5-307 of the Park County Land Use Regulations is hereby repealed.
6. Section 5-308 of the Park County Land Use Regulations is hereby repealed.

Moved, seconded, and approved this 19th day of March, 2020.

PARK COUNTY BOARD OF COUNTY COMMISSIONERS



Richard Elsner, Chairperson


Park County Clerk & Recorder
Party



Section 5-301 Agricultural Zone District (A).

- A. Purpose. The purpose of the Agricultural Zone District is to protect lands for uses consistent with rural residential, agricultural and ranching activities at appropriate scales for the parcel size.
- B. Special Note. Tracts less than 35 acres created prior to June 1, 1972, are recognized as legally non-conforming lots within the Agricultural Zone District for which development permits may be issued for the uses permitted in this Section. Parcels created on June 1, 1972, or later that are less than 35 acres cannot be brought into (rezoned to) the Agricultural zone district.

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

Use See Article IV for Definitions	SPECIAL REGU- LATIONS	PARCELS LESS THAN 35 ACRES USE AUTHORIZED AS:			PARCELS 35 ACRES OR GREATER AND LESS THAN 160 ACRES USE AUTHORIZED AS:			PARCELS 160 ACRES AND GREATER USE AUTHORIZED AS:					
		Permitted (P)	Conditional (C) (Division 5 Article V)	Temporary (T) (Division 6 Article V)	P	C	T	P	C	T			
Accessory Structures		2, 4*			4								
Agriculture & Ranching	Section 5-701	X			X						X		
Agricultural-Associated Housing													
-1 Dwelling Unit			X		X			X			X		
-2 Dwelling Units								X			X		
-3 Dwelling Units or More								X			X		
Animal Sanctuary													
Animal Shelter			X								X		
Bed & Breakfast	Section 5-702		X		X						X		
Camping	Ordinance 20-01	X			X						X		
Campground, Commercial	Section 5-312							X				X	
Cemetery													
Commercial Family Church			X					X	X		X	X	
In-home Neighborhood Scale Mega-Church		X			X				X		X	X	
Community Center			X					X				X	

Use See Article IV for Definitions	SPECIAL REGU- LATIONS	PARCELS LESS THAN 35 ACRES USE AUTHORIZED AS:				PARCELS 35 ACRES OR GREATER AND LESS THAN 160 ACRES USE AUTHORIZED AS:			PARCELS 160 ACRES AND GREATER USE AUTHORIZED AS:					
		Permitted (P)	Conditional (C) (Division 5 Article V)	Temporary (T) (Division 6 Article V)	P	C	T	P	C	T	P	C	T	
Concentrated Animal Feed Operations	Local and/or State License(s)										X			
Conference & Retreat Facility			X							X				
Construction Dwelling	Section 5- 706			X										X
County Facilities		X			X							X		
Crisis Center		X			X							X		
Day Care, Commercial			X							X				
Day Care, Home	Local and/or State License(s)	X			X							X		
Dwelling Unit, Single Family		X			X							X		
Emergency Services Facility			X										X	
Golf Course	Local, State & Federal Permits		X										X	
Group Home, Residential & Specialized	Local, State & Federal License(s)		X										X	
Guest House			X		X							X		
Guest Ranch												X		
Heavy Industrial Use, Road Construction Related	Art. V Div. 6													X
Home Occupation - Minor - Major		X			X					X			X	
Kennel			X										X	
Landfill			X										X	
Marijuana Cultivation - Optional Premises (Medical) & Retail (Recreational)	Local and State License(s)				X									X

Use See Article IV for Definitions	SPECIAL REGU- LATIONS	PARCELS LESS THAN 35 ACRES USE AUTHORIZED AS:			PARCELS 35 ACRES OR GREATER AND LESS THAN 160 ACRES USE AUTHORIZED AS:			PARCELS 160 ACRES AND GREATER USE AUTHORIZED AS:		
		Permitted (P)	Conditional (C) (Division 5 Article V)	Temporary (T) (Division 6 Article V)	P	C	T	P	C	T
Marijuana Product Manufacturing – Retail (Recreational) & Medical	Local and State License(s)				X			X		
Marijuana Testing Facility			X		X			X		
Museum										
Nursery Retail/ Wholesale					X					
Outdoor Event	Section 5-707			X						X
Private Air Strip, Helipad (FAA Sanctioned)								X		
Private Club			X							
Racetrack, Animals								X		
Racetrack, Motorized Vehicles								X		
Recreational Facility			X					X		
Recycling Facility			X					X		
Riding Arena, Commercial			X					X		
Riding Arena, Private					X					
Sand and Gravel Extraction					X					
Shooting Range (Commercial/Private)								X		
Stable, Commercial			X					X		
Stable, Private			X					X		
Telecommunication Facility										
Transfer Station								X		
Utility Facility										
County Major		X			X			X		X
Minor								X		
Veterinarian										
Small Animal			X					X		X
Large Animal			X					X		X

* 2 accessory structures permitted on parcels less than 5 acres; 4 accessory structures permitted on parcel 5 acres and greater

**TABLE 5-301a
New Lot Development Standards – Agricultural Zone District**

Standards	Maximum	Minimum
Structure Height	50 Feet	
Setbacks – Principal & Accessory Structures		
Any Side From Any Watercourse		50 Feet
Any Side From Any Wetland		50 Feet
Front: Adjacent to State/Federal Highway Rights of Way		50 Feet
Front: Adjacent to All Other Rights of Way		30 Feet
Side Property Line		30 Feet
Rear Property Line		20 Feet

Section 5-304 Residential Zone District (R).

Purpose. The purpose of the Residential Zone District is to provide for residential neighborhoods primarily comprised of detached, single-family dwellings at varying density; while allowing small-scale agricultural operations where appropriate. See Section 5-701 for Animal Regulations.

**TABLE 5-304
Schedule of Uses – Residential Zone District**

Use See Article IV for Definitions	SPECIAL REGU- LATIONS	PARCELS LESS THAN 20 ACRES USE AUTHORIZED AS:			PARCELS 20 ACRES AND GREATER, AND LESS THAN 35 ACRES USE AUTHORIZED AS:			PARCELS EQUAL TO OR GREATER THAN 35 ACRES USE AUTHORIZED AS:		
		Permitted (P)	Conditional (C) (Division 5 Article V)	Temporary (T) (Division 6 Article V)	P	C	T	P	C	T
Accessory Structures**		2, 4*			4			4		
Agriculture & Ranching	Section 5-701				X			X		
Animal Shelter						X			X	
Bed & Breakfast	Section 5-702		X			X			X	
Camping	Ordinance 20-01			X			X			X
Church -In-home -Neighborhood Scale Community Center		X	X		X	X		X	X	
Community / Central Water or Wastewater System	Local, State & Federal Permits		X				X			
Conference & Retreat Facility						X			X	
Construction Dwelling	Section 5-706			X					X	
County Facility		X			X			X		
Crisis Center		X			X			X		
Day Care, Home	Local & State License(s)	X					X			
Dwelling Units, Duplex***			X				X			
Dwelling Units, Single Family***		X			X			X		
Educational Facility, Primary		X			X			X		
Educational Facility, Secondary (or Primary and Secondary)		X			X			X		
Educational Facility, Post- Secondary			X				X			X

Use See Article IV for Definitions	SPECIAL REGU- LATIONS	PARCELS LESS THAN 20 ACRES USE AUTHORIZED AS:			PARCELS 20 ACRES AND GREATER, AND LESS THAN 35 ACRES USE AUTHORIZED AS:			PARCELS EQUAL TO OR GREATER THAN 35 ACRES USE AUTHORIZED AS:		
		Permitted (P)	Conditional (C) (Division 5 Article V)	Temporary (T) (Division 6 Article V)	P	C	T	P	C	T
Emergency Services Facility			X			X				X
Golf Course	Local, State & Federal Permits		X			X				X
Group Home, Residential & Specialized	Local, State & Federal License(s)		X			X				X
Guest House			X			X				X
Home Occupation - Minor - Major			X			X				X
Kennel						X				X
Model Home				X						X
Private Club			X			X				X
Recreational Facility	Local, State & Federal License(s)		X			X				X
Riding Arena, Private										
Stable, Private			X							X
Telecommunication Facility			X							X
Utility Facility										
County										
Major			X				X			X
Minor			X					X		X
Veterinarian										
Small Animal										X
Large Animal										X

* 2 accessory structures permitted on parcels less than 5 acres; 4 accessory structures permitted on parcel 5 acres and greater
 ** Accessory structures are not permitted on lots smaller than 35 acres without a residence
 *** A Single Family Residence or a Duplex, but not both, can occupy a lot

**TABLE 5-304a
New Lot Development Standards – Residential Zone District**

Standards	Maximum	Minimum
Lot Area		
>50% of Lot 20% Slope or Less	N/A	5 Acres
>50% of Lot 20% to 30% Slope	N/A	6 Acres
>50% of Lot Greater than 30% Slope	N/A	8 Acres
Lot Width	N/A	50 Feet
Floor Area Per Unit - Principal Structure		
Residential	N/A	N/A
Non-Residential	N/A	N/A
Structure Height	35 Feet	
Setbacks – Principal & Accessory Structures		
Any Side From Any Watercourse		50 Feet
Any Side From Any Wetland		50 Feet
Front: Adjacent to State/Federal Highway Rights of Way		50 Feet
Front: Adjacent to Other Road Rights of Way		30 Feet
Side Lot Line		30 Feet
Rear Lot Line		20 Feet