RECREATIONAL OVERLAY ZONE

The basic idea is to have this overlay zone to allow RV type camping, while allowing the RV type unit to remain on the property.

Some of the requirements for the RV unit to remain on the property;

- Address
- Driveway
- Full septic w/ well
- Holding tank w/ audio/visual alarm can be used without a well.
- Slab at grade for the RV unit to sit on
- An open type structure for the RV unit w/ roof meeting wind & snow loads
- No more than one unit to remain on the property by a property owner.
- No accessory sheds, satellite dishes, fire rings, outdoor grills etc, left out on the property.
- Holding tank pumping receipts upon request (writing into the septic permit).

A. 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. Recreational and other vehicles, camp trailers, and 5th wheels must have current registration and be in an operable, road-worthy condition.
2. Trash must be managed on-site, and removed from the site regularly during camping and upon completion of camping.
3. 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.
4. The property access (driveway) must be permitted and final approval granted by Park County. The property address must be visible from the road.
5. Compliance with all minimum setbacks for the zone district must be met.

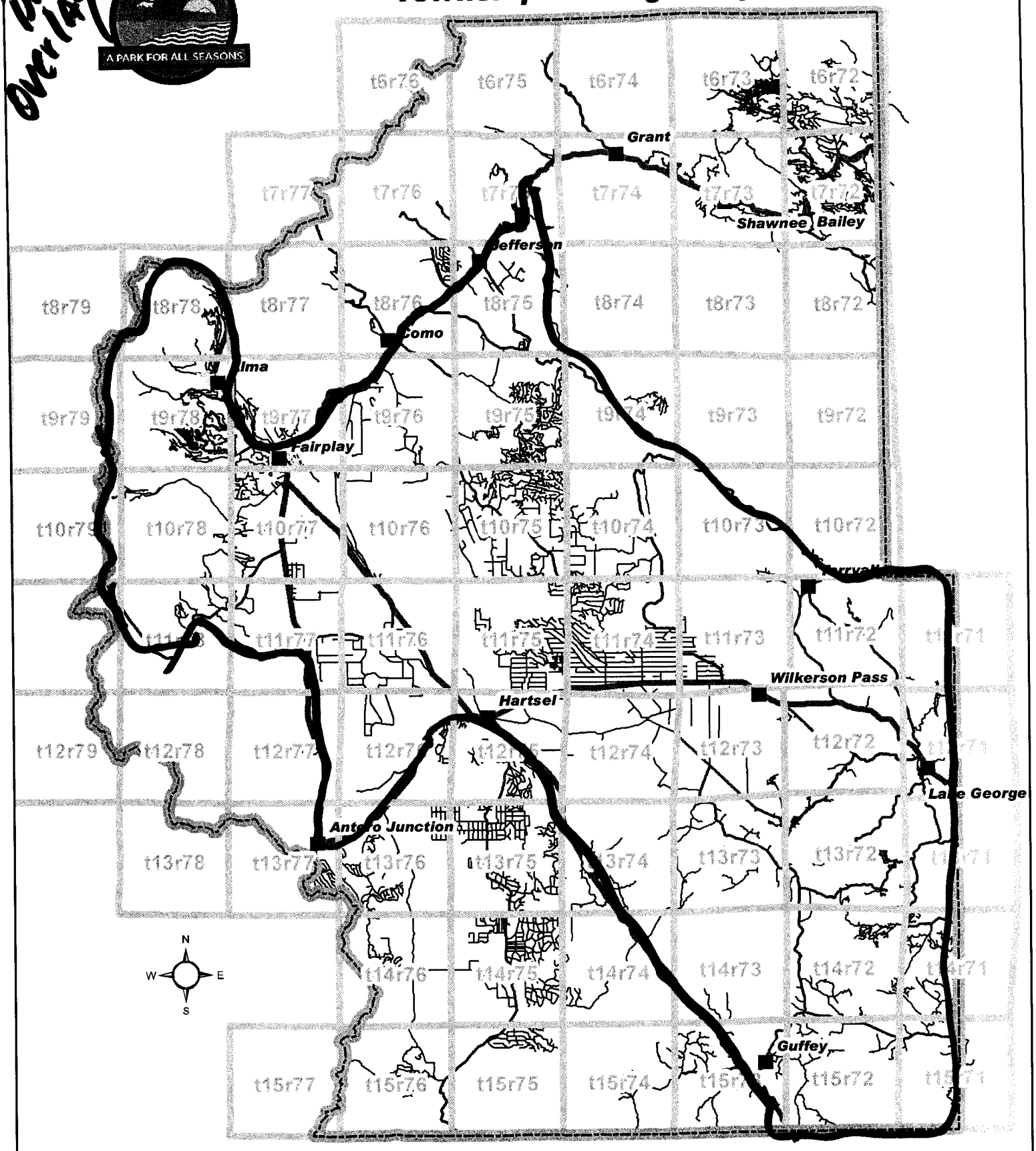
Authorized Enforcement Personnel. The following County officers and officials are authorized to enforce :

1. Park County Development Services personnel,
2. Park County Sheriff's Office personnel, and
3. Any other person designated by the Board of County Commissioners of Park

Violations and Penalties

1. Any violations may be separately, concurrently or together enforced through this Land Use Regulations.
2. Each day of a violation of this land use regulation shall be a separate violation. Each camping unit in violation of this Ordinance shall be a separate violation.
3. Persons conducting camping-related activities and the owner of the parcel on which camping is being conducted are equally liable for the penalties established herein.
4. In addition to any other penalties that may be legally imposed, any person, individual, firm, corporation, partnership, or other entity violating any zoning provisions of these Regulations is subject to the imposition, by order of the County Court, of civil penalties provided and set forth in Sections 30-28-124 and 30-28-124.5 of the Colorado Revised Statutes.
5. Violation of any provision of this land use regulation shall be a Class 2 petty offense and upon conviction or admission of guilt, shall be punishable as follows:

DRAFT Overlay KMLA

Park County

Township & Range map