

CAMPING ON PRIVATE LAND – COMMERCIAL, PRIMITIVE

General Notes:
<i>This section proposes a new section to allow for limited use of private property for commercial camping.</i>

Table 2.2 – Use Table

P = Permitted subject to Certificate of Zoning Compliance (Section 4.2.1) A=Administrative Review (Section 4.2.2) L = Limited Impact Review (Section 4.2.3) M= Major Impact Review (Section 4.2.4) NP = Not Permitted USE	ZONE DISTRICT						
	RECREATIONAL REC	RURAL RUR	RESIDENTIAL RES	RURAL COMMERCIAL RECREATIONAL RCR	COMMERCIAL COM	INDUSTRIAL IND	USE SPECIFIC STANDARD
Camping on Private Land, Commercial, Primitive	A	A	L	L	L	NP	7.8.8

7.8.9 Camping on Private Land, Commercial Use. The following standards shall apply to applications for camping in designated areas on private property as an accessory use for commercial purposes.

- A. Applicability.** Properties with a principal use of Agriculture or Agritourism per **Table 2.2, Use Table** and that comply with the definition of Chaffee County Resident Owner or Owner Entity per Section 7.8.34.A, shall be allowed to develop campsites as an accessory use meeting the requirements of this Section 7.8.9.
- B. Campsite Definition.** A primitive, unimproved site where the landowner or their assign provides no permanent improvements, facilities, or lodging material outside of water, sanitation facilities, and/or fire mitigation elements. A campsite may include space for tents, RVs, and vans in a primitive camping arrangement. A single campsite may be occupied by one (1) camping tent and one (1) additional camping apparatus in the form of an RV, camper van or vehicle, pull-behind trailer, or camping tent.
- C. Commercial Use Definition.** Commercial use is defined to mean available for public use through lease or rental agreement with the property owner, manager, or caretaker for overnight stay(s).
- D. Campsite Scoring Matrix.** Commercial Campsites on private land shall follow the scoring matrix in Table 7.8.9.1. Applications scoring less than one (1) point require a Minor Site Plan Review. Applications scoring one (1) point or more require Major Site Plan Review.

Table 7.8.9.1

Campsite Feature	Points
Agricultural Tax Status	0
Located in an undisturbed high or highest quality habitat ¹	1
Located in an identified wildlife migration	1

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corridor ²	
Visible from or located within three hundred (300) yards of the scenic and historic byway	1

- Notes: 1. As identified by the map in the Chaffee County Outdoor Recreation Management Plan.
 2. As defined by Colorado Parks and Wildlife.

- E. Submittal Requirements.** The following materials shall be submitted with all applications for commercial campsites on private land in addition to those specified for the review process identified by **Table 2.2, Use Table**.
 - 1. Site Plans.** A plan illustrating the number, location and size of all campsites, and the gross density of such camp sites per acre.
 - 2. Roadway and Walkway Detail.** The location, surfacing and width of roadways, sidewalks, and pathways, with typical section drawings included.

- F. Annual Renewal.** Site Plan approval for commercial campsites require annual renewal with the Planning Department and are revokable at any time if the campsites are found out of compliance with the standards herein.

- G. Maximum Number of Licenses.** The Board of County Commissioners may, at its discretion, set by resolution the maximum number of Camping on Private Land, Commercial, Primitive licenses available for issuance.

- H. Maximum Number of Campsite Licenses Per Ownership Interest.** No owner or owner entity with an ownership interest in a property may possess in whole or in part a license for more than ten (10) campsites at a time. For purposes of this limitation, an ownership interest is defined as any financial, fiduciary, legal, or functional interest in a property associated with a Camping on Private Land, Commercial, Primitive license, whether whole or partial, and taking into account all forms of real or potential ownership interests, including as an individual owner or as part of an owner entity.

- I. Supervision.** The property owner or their assigned caretaker shall be available within a sixty (60) minute radius of the property at all times when campsites are occupied, to keep the property, its facilities, and equipment in a clean, orderly and sanitary condition.

- J. Layout and Design Requirements.**
 - 1. Lot Size and Density.** The minimum lot size for a commercial campsite is five (5) acres. The maximum gross density of campsites shall be as follows:
 - a. Properties 5 - 9.999 acres: one (1) campsite.
 - b. Properties 10 – 19.999 acres: Two (2) campsites.
 - c. Properties 20-100 acres: up to five (5) campsites at a one-per-twenty-acre density scale.
 - d. Properties larger than one hundred (100) acres: up to ten (10) campsites at a one-per-twenty-acre density scale.

 - 2. Space Size.**
 - a. **RV and Van Sites.** The minimum size of each campsite shall be nine hundred (900) square feet that is free of vegetation to minimize fire

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risk and include space to park one (1) motor vehicle, one (1) RV, van or camping vehicle, or pull-behind trailer, and space for one (1) additional camping tent.

- b. **Tent Sites.** The minimum size of each campsite shall be six hundred (600) square feet that is free of vegetation to minimize fire risk and include space to park a minimum of one (1) motor vehicle and space for a minimum of one (1) camping tent.
3. **Minimum Setbacks.** All campsites shall comply with the following setbacks.
 - a. **Perimeter Setbacks.** All campsites shall be setback a minimum of fifty (50) feet from all property lines.
 - b. **Adjacent Dwellings.** All campsites shall be setback a minimum of one hundred (100) feet from all dwellings on adjacent properties.
 - c. **Waterway Setbacks.** All campsites, as well as any provided sanitary facilities, shall be setback a minimum of one hundred feet (100') from the edge of any stream, river, or wetland.
 - d. **Ditch Setbacks.** All campsites, as well as any provided or dedicated sanitary facilities, shall be setback a minimum of fifty feet (50') from the edge of any ditch.
 - e. **Floodplain.** All campsites shall be prohibited in the 100-year Floodplain and Floodway as well as in the Airport Overlay District and located a minimum of fifty feet (50') from the edge of any Floodway.
4. **Fire Pits.** All fire pits shall include a permanent structure with fire grate to meet County standards and comply with all fire bans and restrictions.

K. Utilities and Services.

1. **Sanitary Facilities:** Sewage shall be disposed of off-site by way of personal waste facilities such as wag bags, RV holding tanks, or portable toilets. Should the property owner choose to provide on-site sanitary facilities, they must be permitted or approved by the Building Department in conformance with Colorado State Regulation 43 and all On-site Wastewater Treatment System Regulations as adopted and amended by Chaffee County. The applicant will need to provide verification of approval and is responsible for any fees associated with reviews.
2. **Fire Protection.** The applicant is required to obtain approval by the local fire protection district of the proposed campsite location. An annual inspection by the fire protection district may be required.
3. **Refuse Collection.** Trash removal shall comply with county standards.

L. **Seasonal Limits.** If the portion of the property to be used for camping is located within the top 50-100% of production or winter habitat as defined by the Planning for Wildlife Maps in the Chaffee County Outdoor Recreation Management Plan, then the campsites shall not be utilized during the period(s) identified as "most sensitive" to avoid interference with wildlife habitat.

M. **Quiet Hours.** All campsites shall adhere to quiet hours between 10:00 p.m. and 7:00 a.m.

N. **Signage.** All campsites shall have signage to educate guests on current fire ban status, campfire safety, Leave No Trace principles, and quiet hours.

CAMPING ON PRIVATE LAND FOR PERSONAL USE

General Notes:
This section proposes updates and clarification to the existing provisions for personal use of property for camping.

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	RECREATIONAL REC	RURAL RUR	RESIDENTIAL RES	RURAL COMMERCIAL RECREATIONAL RCR	COMMERCIAL COM	INDUSTRIAL IND	USE SPECIFIC STANDARD
Camping on Vacant Private Property, Personal Use	A	A	A	A	A	NP	7.8.8

7.8.8 Camping on Private Property, Personal Use. Non-commercial camping on private property is permitted under the following conditions:

A. Vacant Property.

1. Property owners shall be permitted to camp on their own property for up to ninety (90) days cumulatively per year in a tent, RV, camper van, tiny home on wheels, yurt, or tipi without obtaining a Landowner Camping Permit. Camping is intended as a temporary, recreational, or leisure activity by the landowner for the private enjoyment of the landowner and their associated by permission. Camping shall not be used as permanent habitation.
2. **Landowner Camping Permit.** Property owners may be granted a Landowner Camping Permit for up to six (6) months, with option for renewal up to two six (6) month renewal periods, to occupy their land as temporary housing under the following conditions:
 - a. The landowner has applied for a building permit;
 - b. The landowner can furnish a letter granting approval by the subdivision homeowners association, if applicable, stating any requirements of the association for temporary habitation;
 - b. Camping shall only be permitted in a hard-sided mobile vehicle such as an RV, camper van or tiny home on wheels;
 - c. The property owner shall provide a narrative detailing the method for meeting the following health and safety standards:
 - i. **Potable water supply.** Hauled water may be used for the duration of the permit, starting from the date of issuance of the camping permit after which a permanent potable water connection to either a well or public utility is required.
 - ii. **Wastewater.** Temporary wastewater methods may be used for the duration of the permit, starting from the date of issuance of the camping permit after which a permanent wastewater

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connection to either a septic system or public utility is required. If the system is in the RV, wastewater shall be dumped only in approved RV wastewater collection facilities. Portable toilets may be used if serviced and maintained according to rental agreement;

- iii. Trash removal shall comply with County standards;
- iv. No waste of any kind, including graywater, shall be discharged into or allowed to accumulate on the property; and
- v. Location of the campsite shall comply with the standards set forth in Section 7.8.9.

B. Improved Property. Property owners that have improved their property to include a permanent structure with a permanent water supply and wastewater treatment system shall be allowed to camp on their property as long as there is no commercial activity associated with the camping. Camping is intended and approved as a temporary recreational or leisure activity by the landowner for the private enjoyment of the landowner and their association by permission. Camping shall not be used as a permanent or semi-permanent habitation. Camping shall not be conducted in any manner that may cause a nuisance.

C. Suspension and Revocation. Violation of any portion of this Land Use Code, or of any standard, condition, safeguard, or commitment as stated herein or in any adopted County code, ordinance, or resolution, or State of Colorado Regulation, shall be sufficient grounds for the Planning Director to suspend or revoke of any approved camping permit or use following a 15-day written notice sent by certified mail, return receipt requested, to the applicant.