

**Question: How can I find out how a property is zoned?**

Answer: The property type listing on the Assessor's website is not the zoning of the property. You need to email [cburton@parkco.us](mailto:cburton@parkco.us), call 719-836-4254, or fax 719-836-4351, with a legal description and/or tax schedule number, last name of property owner for the property in question, to verify your zone district.

**Question: What are the required building setbacks?**

Answer: Click on the setback requirements document under Forms & Information.

**Note:** Some Planned Unit Development (PUD's) has specific setback requirements.

**Question: How can I obtain a copy of the Park County Land Use Regulations (LUR'S)?**

Answer: These can be downloaded from our website [www.parkco.us](http://www.parkco.us) - click on County Offices and then Planning. You can come into our office in Fairplay to purchase a complete copy for \$60.00, request a copy to be mailed to you for \$70.00, or a C.D. copy for \$6.00, or request a few pages of specified information to be faxed, mailed or e-mailed. Hard copies are 25 cents per page.

**Question: Can I live on my property during the construction of my primary residence?**

Answer: Yes, but it must be in either (a) a Manufactured Home, (b) a Recreational Vehicle, (c) a building that meets all requirements of the Park County Building Codes. You must also complete a construction dwelling registration (under Forms & Information) and submit to the Planning Department when applying for your building permit for a primary residence.

**Question: Can I camp on my property?**

Answer: Contact Planning Department at 719-836-4254.

**Question: Can I have horses on my property?**

Answer: Regardless of zoning, the property must have a lawful source of water or well permit that authorizes the watering of livestock. Property must be routinely cleared of waste products. All corrals, stalls, and barns shall be located fifty (50) feet from any dwelling, and one hundred (100) feet from any water well or watercourse. If your property is zoned: Agricultural Small Lot (A-35), Mining (M), Residential (R), Residential Estates (R-20), and Residential Ranch (R-35). Rural Center Mixed Use (MU) or in a Planned Unit Development (PUD), then you are permitted to have one (1) horse per ½ acre of open space – no structures within that space. There is a maximum limit of four (4) horses on any of these properties.

If your property is zoned Mountain Residential (MR), then you are permitted to have one (1) horse per 20,000 sq ft of open space – no structures within that space. There is a maximum limit of four (4) horses on any of these properties. If your property is zoned Agricultural (A), there are no restrictions on horses and/or any large livestock. You must determine how many livestock can be supported on this property.

**Please note:** For properties created after August 23, 2003, and are less than ten (10) acres, no large livestock animals are permitted.

**Question: Can I build a storage shed on my property if it is vacant land, and if so, do I need a building permit?**

Answer: Yes, If your property is 35 acres or larger you may. If your property is less than 35 acres, you may not, unless you have a primary residence on the property, or obtain a building permit for a primary residence.

**Please note:** an accessory structure may not be occupied as a dwelling for any length of time. Even though the accessory structure may or may not need a building permit, it must meet the current setbacks associated with your zone district.

**Question: Are there any size restrictions for a residential structure?**

Answer: A residential dwelling shall have a minimum footprint of six hundred (600) square feet.

**Question: Can I subdivide my property into several lots?**

Answer: You may contact the Park County Planning Department for more information, at 719-836-4258 or [planner@parkco.us](mailto:planner@parkco.us).

**Question: Can I put a Mobile Home on my property?**

Answer: No, Park County does not allow Mobile Homes to be used as a Primary Residence or Accessory Building in any zone district, except for the Mobile Home parks or Recreational Vehicle Parks and Campground zone districts.