

DIVISION 7 USE REGULATIONS

Section 5-700 Generally

Certain principal uses, accessory uses, conditional uses, temporary uses, and other aspects of the use of property within zone districts of Park County must be conducted in accordance with specific criteria in order that such use be deemed as an allowed or lawful use in the zone district. The criteria of this Division shall apply to the uses specified. Deviation from or failure to comply with the criteria shall constitute a violation of these Land Use Regulations.

Section 5-701 Animal Regulations for Residential Zone Districts

INTENT

- A. The intent is to provide for the keeping of Domesticated Animals, Small Livestock and Large Livestock (see definition - Article IV) while preserving the environment and confining the impact to the site.

- B. **Animal Regulations apply in the following Zone Districts: Agricultural Small Lot (A-35), Residential (R), Mountain Residential (MR), Residential Estate (R-20), Residential Ranch (R-35), Rural Center Mixed Use (MU), Manufactured Home Park (MHP), Mining (M) and any part or portion of a Planned Unit Development (PUD) that permits residential use.
 - 1. Mountain Residential (MR) Zone District Large Animal Regulation.
 (See Article V, Section 5-305.)

- C. For any new residential lots of less than ten (10) acres created after August 23, 2003, Large Livestock is not permitted. For 4-H project animals, a permit may be obtained from the Park County Extension Office or other designee.

- D. Domesticated Animals. (See definition - Article IV, Section 4-200.)
 - 1. For any residential lot purposes of less than ten (10) acres in size, not more than three (3) dogs, three (3) cats, three (3) potbellied pigs, or three (3) other similarly sized Domesticated Animal may be kept or may reside on any lot within Park County provided that the total number of all such animals shall not exceed six (6).

 - 2. For any residential lot purposes of ten (10) acres or more in size, not more than ten (10) dogs, ten (10) cats, ten (10) potbellied pigs, or ten (10) other similarly sized Domesticated Animal may be kept or may reside on any lot within Park County provided that the total number of all such animals shall not exceed ten (10).

- E. Large Livestock. (See definition - Article IV, Section 4-200.)
 - 1. The lot shall have a lawful source of water or well permit that authorizes the watering of livestock.

 - 2. The minimum area of open area not having structures/buildings shall be one half (1/2) acre for the keeping of one Large Livestock animal, and the total number that may be kept shall not exceed one (1) Large Livestock animal for each additional one half (1/2) acre up to a maximum of four (4) Large Livestock animals.

3. Livestock shall be kept within a fenced area sufficient to prevent escape. (See Fencing Regulations, Article V, Section 5-708.)
4. All corrals, stalls, and barns shall be located at least fifty (50) feet from any dwelling and one hundred (100) feet from any water well or watercourse
5. All corrals, stalls, and barns shall be routinely cleared of waste products, which shall be removed from the property to prevent unsightliness and potential health hazards.
6. Adequate drainage facilities and improvements must be established so as to protect adjacent properties and watercourses from runoff containing sediment or organic waste.

F. Small Livestock. (See definition – Article IV, Section 4-200)

Small Livestock animals (e.g. poultry, fowl, rabbits, chinchilla, mink) shall be kept in containment areas according to the following standards:

1. A maximum number of Small Livestock animals shall not exceed ten (10) for each acre of a lot or parcel.
2. The containment building or structure shall not be closer than fifty (50) feet to any dwelling water well or watercourse.
3. Regular removal of manure is required to prevent unsightliness and potential health hazards.
4. Adequate drainage facilities and improvements must be established so as to protect adjacent properties and streams from runoff containing sediments or organic wastes.

G. Buffalo or Bison.

Notwithstanding anything in these Land Use Regulations, the keeping or grazing of buffalo or bison is prohibited in the following Residential Zone Districts: Agricultural Small Lot (A-35), Residential (R), Mountain Residential (MR), Residential Estate (R-20), Residential Ranch (R-35), Rural Center Mixed Use (MU) Manufactured Home Park (MHP) and any part or portion of a Planned Unit Development (PUD) that permits residential use.

1. It shall be unlawful for any owner of buffalo or bison to cause, permit, enable, or otherwise allow one or more buffalo or bison to enter upon property located within the Residential Zone District.
2. Any person, firm, or corporation violating any provision of this subsection shall be subject to such penalties provided by Colorado Revised Statutes §30-28-124 (criminal penalties), as amended, provided that the minimum penalty shall be one hundred dollars (\$100.00) for each day during which such illegal use of property continues and is found to exist or have existed.