

PARK COUNTY COORADO
RESOLUTION 2026-_____

A RESOLUTION APPROVING AMENDMENTS TO THE PARK COUNTY LAND USE REGULATION

WHEREAS, at a regularly scheduled meeting of the Board of Park County Commissioners on May 21, 2025, the BOCC held a public hearing and reviewed an application for an amendment to the Park County Land Use Regulations: and

WHEREAS, this resolution rescinds Resolution 2025-19 which amended the Planning Commission’s Resolution 2025-05-01 and replaces it with this resolution which clarifies the full intent of the BOCC; and

WHEREAS, the BOCC reviewed the application and all supporting documents, the recommendations of the Planning Commission, the Planning Department , and the testimony of the members of the public regarding changes to the Park County Land Use Regulations including the addition of Section 5-714, updates to the zoning use tables 5-301, 5-304, and 5-306, and the addition of a definition of " Accessory Dwelling Unit" in Article IV; and

WHEREAS, the revisions are essential to meet the requirements of the Innovative Housing Planning Grant from the Department of Local Affairs; and

WHEREAS, County Staff presented a draft of the proposed changes at the meeting and the reasons they are being requested.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF COUNTY OF PARK, COLORADO:

The Park County Planning Commission and the Board of County Commissioners approved the attached revisions to the Park County Land Use Regulations with the following amendments:

Section 4-200 Definitions.

Accessory Dwelling Unit: Means an internal or dwelling unit that:

- (a) Provides Complete independent living facilities for one or more individuals;
- (b) Is located on the same lot as a primary residence; and
- (c) Includes facilities for living, sleeping, eating, cooking and sanitation.

Section 5-714(B)

B. Development Requirements. An Accessory Dwelling Unit (ADU) shall be allowed in the permitted zone districts if each of the following requirements is satisfied:

a. Lot Size. An ADU is permitted in lots of two acres or larger. ADUs on smaller lots shall be considered Guest Houses as defined in these Regulations.

f. Restriction of Use. The ADU shall not be sold separately from the Principal Dwelling Unit, nor shall the lot on which it is situated be subdivided unless such subdivision can be accomplished in accordance with these Regulations. An ADU shall not be used as a Short-Term Rental Unit as defined in the County' s Ordinance Regulating Short-term Rentals, as amended.

PASSED, APPROVED, AND ADOPTED this _____ day of _____ 2026.

This resolution shall take effect immediately upon adoption.

BOARD OF COUNTY COMMISSIONERS OF PARK COUNTY COLORADO

BY: _____

David B. Wissel, Chair

Attest: _____

Park County Clerk