

July 2014: Proposed text additions to the LUR are shown in red and deletions are ~~struck through~~.

Nov 2014: Proposed text additions to the LUR are shown in blue and deletions are ~~struck through~~.

1. Amendment to Section 2.6.1.A.1. AGRICULTURAL ZONE DISTRICT (A-1) – to included Recreation Camp, Retreat or Outdoor Education Facility as a Permitted Use

Section 2.6.1.

AGRICULTURAL ZONE DISTRICT (A-1)

A. Uses

1. Permitted Uses

PERMITTED USE	CROSS-REFERENCE
Accessory Dwelling Unit (as restricted)	Section 2.5
Agricultural uses including general farming, forestry, and ranching	
Animal Hospital / Veterinary Clinic: ≥35-acres only. See Use Restrictions below.	Section 8.3.A
Animals - pet animals	
Animals - commercial and noncommercial domestic hoofed livestock; commercial and noncommercial small livestock, poultry, fowl	
Camping on property less than 60 days/year	Section 2.4
Child Care Center - 4 or fewer	Section 8.3.Q
Communication facility - roof or wall mounted	Section 8.3.I
Communication facility - “stealth”	Section 8.3.I
Dwelling - up to 3 single-family residential units (as restricted) (includes mobile home)	Section 2.5; Section 2.6.1.B
Emergency services facilities (subject to Location and Extent review)	Section 8.4
Essential services (subject to Location and Extent review)	Section 8.4
Family Child Care Home: 5 or fewer	Section 8.3.Q
Foster Care Home: 5 or fewer	Section 8.3.Q
Guest House (as restricted)	Section 8.3.M
Home Business - No Impact	Section 8.3.N; Chapter 12
Home Health Services/Home Health Care (peripatetic)	Section 8.3.Q
Homemaker Agency/Services (peripatetic)	Section 8.3.Q
Hospice care - (peripatetic)	Section 8.3.Q
Independent Residential Support Services (peripatetic)	Section 8.3.Q
Livestock Boarding facility: ≥35-acres only. See Use Restrictions below.	Section 8.3.D
Personal Care Agency/Services (peripatetic)	Section 8.3.Q
Public uses and facilities (subject to Location and Extent review)	Section 8.4
Recreation Camp, Retreat or Outdoor Education Facility	Section 8.3.Y
Respite Care Provider/Services (peripatetic)	Section 8.3.Q

2. **Amendment to Section 8.3.Y – to include a new definition and specific provisions for Camps and Retreats**

Y. Recreation Camp, Retreat or Outdoor Education Facility. Within Teller County there are several facilities that offer outdoor, rural activities and experiences for school, church, and other groups. Most of these facilities pre-date the commencement of the Land Use Regulations in the County and, due to the nature of the use, are situated in rural locations. For this reason these uses are considered a Permitted use within the A-1 Agricultural zone, in which most of these properties are situated. However, in order to ensure that these facilities continue to respect and minimize impact on the rural environment, this Section of the Regulations identifies those improvements that require an Administrative Use Permit (no or low impact improvements) or a Special Use Permit (high impact improvements).

These regulations are only intended to address local land use and zoning regulations and do not supersede any State criteria. The State of Colorado Department of Human Services regulates those Recreation Camps that offer overnight accommodations for children or adults with special needs for greater than 72 hours.

1. **Definition.** Lots parcels or tracts of land with buildings, structures, and other improvements, generally used for short term residential use, educational, religious, and/or recreational purposes. The primary residential component of the property normally comprises lodges, cabins, or dormitories, but may also include campground/recreational vehicle areas with or without utility hook-ups. The residential component will largely be occupied for short-term periods, although some year-round employee lodging is permissible. The property may also include dining halls, meeting and conference buildings, chapels, washhouses, gymnasium and recreational facilities, maintenance buildings, and other similar structures to support the mission of the facility. Recreational facilities may include a swimming pool, riding stables, picnic shelters, ropes courses, sports fields and courts, and similar facilities and activities appropriate to the mission of the facility. The inclusion of these recreational activities does not qualify the use as a “Recreation Facility” as defined in Section 8.3.X of these Regulations.

The term “Recreation Camp, Retreat or Outdoor Education Facility” includes retreats, counselling centers, outdoor education centers, summer camps, sports camps, and other similar uses where permanent facilities are used and occupied for temporary periods. This term does not include Hotels, Motels, and Resorts, as otherwise defined in these Regulations. Campground/recreational vehicle areas do not require a separate use permit if operated as part of a Recreation Camp/Retreat/Outdoor Education Facility.

2. **Administrative Review Use Permits.** The following are subject to an Administrative Review Permit:
 - a. **Minor Expansion of Existing Facilities.** Expansion of an existing structure or construction of new structures that does not increase the intensity of use on the property by no more than 20%, or ~~no more than 40~~ additional overnight beds, ~~whichever is the smallest.~~ These are maximum limits of expansion under this provision and are NOT cumulative. Development up to the maximum limit of expansion under this provision can be phased and shall be documented on the plan.

Intensity of use is defined by the existing activities on the site at the time of the first submittal and is NOT cumulative. Factors that will define the existing Intensity of Use include:

- (i) The nature and extent of the activities and services provided at the camp and the user groups that frequent the site.
- (ii) The number and type of residential buildings and the maximum occupancy of each, distinguishing between visitor and staff accommodation, temporary and permanent occupation, and identifying seasonal variations.
- (iii) The number and type of support buildings and structures and, where appropriate, the maximum occupancy capacity.
- (iv) The existing extent of recreation activities available on the property.
- (v) The volume and type of vehicular activity to and from the site, including visitors, staff, and deliveries.
- (vi) The number of parking spaces available to visitors and staff.
- (vii) The availability of adequate legal access if not abutting County-maintained roads or dedicated public use roads
- (viii) The availability of adequate utility services.

- b.** The required site plan for the Administrative Review Permit shall be limited to the area impacted by the proposed new development. The requirements of Chapter 4 Infrastructure, Chapter 5 Site Development, and Chapter 6 Critical Areas of these Regulations will not apply to minor expansion of existing facilities within the thresholds identified in Section 8.3.Y.2.a above.

3. Special Use Permits. The following are subject to Special Use Permit Review:

- a. Major Expansion of Existing Facilities.** Expansion of an existing structure or construction of new structures that exceeds the threshold set out in Section 8.3.Y.2.a. The site plan and the requirements of Chapter 4 Infrastructure, Chapter 5 Site Development, and Chapter 6 Critical Areas of these Regulations shall be limited to the area impacted by the proposed new development.
- b. New Recreation Camps, Retreats or Outdoor Recreation Facilities.** All new Recreation Camps, Retreats or Outdoor Recreation shall require a Special Use Permit and must comply with the requirements set out in Chapter 8 of these Regulations.

3. Amendment to Section 8.3.Y. Resorts – to amend definition of Resorts to remove reference to Camps and Retreats

YY. Resort. Lots, parcels, or tracts of land improved with buildings (or other habitations) and sanitary facilities, generally used for short term or extended occupancy chiefly for extended rest or recreation, and often provided with lodges with dining rooms and/or accessory shops. The term "lodges" when used in connection with Resorts means a hotel or similar establishment providing sleeping rooms or apartments in a main building, or cabins, or other sleeping or living accommodations. ~~The term "Resort" also includes "retreat" or "counseling" centers, "summer camps," "recreation camps," "sports camps" and other similar uses where permanent facilities are used and occupied for short term or extended periods.~~ The term does not include Campgrounds or Recreational Vehicle Parks as otherwise defined in these Regulations.

4. Amendment to Section 8.3.Q.d. Child Care Center – to remove reference to “summer camps”

8.3.Q.d. Child Care Center (as distinguished from Family Child Care Home, Foster Care Home, or kindergarten or preschool under a program with at least six grade levels). A State licensed facility for five or more children age 18 or less and not related to the owner, operator, or manager of the facility, with or without compensation. Child Care Centers are also:

- (1) Day care centers, school-age child care centers, before and after school programs, nursery schools, kindergartens, preschools, day camps, ~~summer camps~~ and centers for developmentally disabled children. Such facilities may offer EITHER all- or part-day care, OR 24-hour care; and may or may not have a stated educational purpose.
- (2) 24-hour care facilities for children, including children under age six, with stated educational purposes and operated in conjunction with a public, private, or parochial college or private or parochial school. [CRS' 26-6-102(1.5)]