



**Long Term Non-Commercial Camping is allowed in Ouray County when the applicant maintains continued compliance with Ordinance 2014-01 and the following conditions:**

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1. Parcel is not less than 3-acres.
2. No fee (except a trespass fee for hunting or fishing or an outfitters fee) is paid or charged for such occupancy
3. Such occupancy is in conformance with any applicable State or Federal regulations
4. Written permission from the owner of the tract or parcel occupied has been obtained
5. Adequate sanitation is available and approved by the Land Use Department (*no compost toilets*)
6. Long-term Camping Application has been approved by Ouray County, if proposed stay exceeds 30-days in a calendar year
7. No more than 1 (one) long-term camping permit may be issued per parcel, per calendar year.
8. Proof that any applicable Home Owners Association has been notified
9. The sanitation facility is completely screened from adjacent property owners and roads
10. Continued compliance with Ordinance 95-1 (*rubbish*) and 92-1 (*noise*)
11. A description of the potable water source is provided and deemed suitable by Staff
12. A bear-proof trash container is utilized
13. Proposed camping structure is sufficient to withstand normal seasonal use as determined by the Land Use Department
14. Proposed camping structure(s) comply with underlying zoning requirements, including setbacks, as listed in Section 3 and Section 9 of the Ouray County Land Use Code
15. Food storage and disposal does not create a public health or environmental hazard
16. RV's, campers, etc... must have current registration and plates
17. Structures used for camping beyond 30-days may be required to implement screening or blending techniques.
18. Any discharge of gray water into ground, stream, river, or ditch, is prohibited.
19. Non-commercial camping is allowed in a County approved PUD or subdivision when the subject property includes a primary dwelling unit, and, the proposed use is not otherwise prohibited.
20. Non-commercial camping permit ***not*** required for accessory structures, where a building permit was issued, and, the structure is accessory to a primary structures/dwelling unit.

# OURAY COUNTY LONG-TERM, NON-COMMERCIAL CAMPING APPLICATION

## SUBJECT PROPERTY INFORMATION:

*\*A site plan showing property boundaries, any physical improvements, water features, and proposed location of camping structures must be included with the completed application form.*

Parcel # \_\_\_\_\_ Account # \_\_\_\_\_

Site Address: \_\_\_\_\_ City: \_\_\_\_\_

Zip Code: \_\_\_\_\_ Legal: Town: \_\_\_\_\_ Range: \_\_\_\_\_ Qtr. Sections: \_\_\_\_\_ Section: \_\_\_\_\_

Subdivision: \_\_\_\_\_ Lot/Tract #: \_\_\_\_\_ Filing/Phase: \_\_\_\_\_

Size of Parcel: \_\_\_\_\_ Directions to site from nearest County Road: \_\_\_\_\_

**Zoning:** Alpine  / High Mesa  / North Mesa  / South Mesa  / South Slope  / Valley

**This box (below) must be checked prior to issuance of permit if in a PUD or subdivision:**

I acknowledge that I have reviewed the covenants pertaining to the subject property *and* that I have notified the Home Owners Association regarding my plans to camp on the property.

## CONTACT INFORMATION:

**Owner(s) Name:** \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City/ST/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email Address: \_\_\_\_\_

**Camper(s) Name:** \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City/ST/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email Address: \_\_\_\_\_

## METHOD OF SEWAGE DISPOSAL (Check One):

**Portable Camping Toilet (includes Campers, RV's, and similar)**

- Waste shall be properly disposed of at a minimum regular interval of 14 days (higher frequency may be required depending on number of campers)
- Maintenance records shall be kept on record by owner, and shall be provided to Land Use Staff upon request.

**Porta-Potty Toilet (rental unit maintained by rental company)**

- Must provide a copy of the lease agreement and service schedule with this application
- Maintenance records shall be kept on record by owner, and shall be provided to Land Use Staff upon request.

**On-site Wastewater Treatment System (OWTS)**

- System must be engineered and permitted through Ouray County

## CAMPING STRUCTURE (Check One):

**Structure not requiring a County Building Permit**

- Structures not requiring a County building permit include tents, tipis, tent/folding campers, non-permitted yurts, or other similar structures.

**[ ] RV**

- RV structures include, but are not limited to, motor homes, hard side campers, and other similar structures, that include waste water holding tanks.

**[ ] Permitted Structure (with no single family dwelling on the property)**

- This category includes, but is not limited to, camping cabins, or other structures that have been permitted through Ouray County where no single family dwelling is present on the property.

**[ ] Permitted Accessory Structure (with single family dwelling on the property)**

- This category includes, but is not limited to, cabins, storage buildings, or other structures that have been permitted through Ouray County where a single family dwelling is present on the property

**CAMPING MATRIX (DAY'S ALLOWED AND MAXIMUM NUMBER OF OCCUPANTS):**

Proposed Sanitation Method	Non-Permitted Temporary Structures	RV's	Permitted Structures <u>without</u> a single family dwelling located on the property	Permitted Accessory Structures <u>with</u> a single family dwelling located on the property
Personal Porta-Potty (2 to 4 Persons Max)	May - Dec, 30 Day Max.	May - Dec, 90 Day Max. (with internal holding tanks)	30 Day Max	30 Day Max
Commercial Porta-Potty (4 to 6 Persons Max)	180 Day Max. May - Dec Only	180 Day Max. May - Dec Only	180 Day Max	180 Day Max
Permitted OWTS / Septic (No Max Persons)	180 Day Max. May - Dec Only	180 Day Max. May - Dec Only	180 Day Max	365 Day Max
Construction Allowance with permitted <u>and</u> completed OWTS (Applicant must have a current building permit for a single family dwelling & construction must be active)	N/A	365 Day Max	365 Day Max	365 Day Max

**PLEASE READ THE FOLLOWING CAREFULLY BEFORE YOU SIGN!**

*If approved, this permit will expire on the date listed below as approved. Separate permits are required from Ouray County, if constructing any structure. Additionally, separate permits are required from the State of Colorado for electrical and plumbing installations.*

*I hereby certify that I have read this application completely and that all information provided is correct to the best of my knowledge. All laws, regulations, and ordinances governing the scope of the project contemplated by this application will be complied with, whether or not specifically described within this application. I understand that providing false or misleading information may result in any permit(s) issued being revoked. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating the scope of the project contemplated by this application.*

*I understand that this application may be open for public inspection as required by the Colorado Open Records Law (C.R.S. 24-72-202, et seq.) and that my personal information contained on this application may be available to the public for review.*

**Signature of Property Owner:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Printed Name of Owner:** \_\_\_\_\_

**Signature of Camper:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Printed Name of Camper:** \_\_\_\_\_

**FOR OFFICE USE ONLY:**

**Land Use Review:**

- Parcel or Lot is 3-acres or greater in size
- Fee paid by applicant (*\*No fee established at this time. 7/2/14*)
- Written permission from Land Owner has been obtained
- Adequate sanitation is available
- No other camping permits issued on parcel in calendar year

**APPROVED** – PERMIT WILL EXPIRE ON \_\_\_ / \_\_\_ / \_\_\_\_\_ PERMIT DURATION: \_\_\_\_\_

**DENIED** – SEE NOTES BELOW

\* **PLEASE NOTE:** PERMITS ARE GOOD FOR THE DURATION STATED ABOVE, FOR CONSECUTIVE DAYS ONLY. NO MORE THAN 1 NON-COMMERCIAL CAMPING PERMIT MAY BE ISSUED PER YEAR FOR A SPECIFIC LOT OR PARCEL.

**Signed:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Staff Notes:**

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**NOTE TO USERS OF PERSONAL OR COMMERCIAL PORT-O-POTTY UNITS:**

**Personal Port-O-Potty**

Units shall be maintained in a safe and sanitary condition and shall not create a health hazard. Units shall be serviced on a regular basis and contents emptied into a facility licensed and approved by the CDPHE. All records shall be maintained by the user and shall be provided to County Staff upon request.

**Commercial Port-O-Potty**

Units shall be maintained in a safe and sanitary condition and shall not create a health hazard. Units shall be serviced on a regular basis by a licensed “systems cleaner” and contents emptied into a facility licensed and approved by the Colorado Department of Public Health and Environment (CDPHE). Units shall be secured with stakes or other approved mechanical means to avoid tipping. All records shall be maintained by the user and shall be provided to County Staff upon request.