

# **TELLER COUNTY PLANNING COMMISSION**

**Regular Meeting – 7:00 p.m. October 9, 2018  
Agenda Item II**

**Consider request to amend the the Teller County Land Use Regulations**

## **STAFF REPORT File No. LUR- Z18-0001**

**APPLICANT:** Planning Department

**REQUEST:** Amendments to LUR Sections 1.11.C Board of Adjustment, 1.12.B Board and Commission Procedures, 2.4 Camping and Temporary Housing, 4.5 Scenic and Wildlife Viewing Roadways, 4.5 Road Names.

**STAFF:** Dan Williams, Teller County Planning Official

**LEGAL DESCRIPTION:** Unincorporated Teller County

**ZONE DISTRICT:** All zones within unincorporated Teller County

**Publication Date:** September 26, 2018 (Pikes Peak Courier View)  
**Adjoining Notice:** Exempt (*LUR §3.3.B.1*)  
**Posted Notice:** Exempt (*LUR §3.3.C.1*)  
**Staff Report Date:** September 25, 2018

**STAFF RECOMMENDATION:** **RECOMMEND APPROVAL TO THE BOARD OF COUNTY COMMISSIONERS**

### **1. SUMMARY OF REQUEST**

The Planning Department is proposing the above Land Use Regulation (LUR) section changes. The requested amendments for consideration are a result of unclear standards or ambiguity in our current regulations, code enforcement trends and lessons learned, or the need to align our regulations with current Colorado Revised Statutes for Boards.

#### **Background**

In early July 2018 staff met with the Board of County Commissioners to discuss possible changes or amendments to the specific Land Use Regulations as a result of requests for greater clarity or code enforcement lessons learned. We were approved to move forward in the process beginning with a vetting of the proposed changes with the Planning Commission.

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The specific sections Staff discussed with the Board of County Commissioners were raised at the July Planning Commission hearing and were scheduled to be heard on August 14 at the regularly scheduled hearing date. At the August 14 meeting after discussion of the various proposed amendments, the Planning Commission approved motions to hold a work session to further discuss the proposed amendments. The work session occurred on September 11, 2018. After the work session, Staff revised the proposed amendments and decided to remove one proposed amendment regarding Section 2.3 – animals in the A-1 zone from consideration at this time to allow Staff to do additional research.

The five sections vetted for consideration at the October 9, 2018 Planning Commission hearing are: 1.11.C Board of Adjustment, 1.12.B Board and Commission Procedures, 2.4 Camping and Temporary Housing, 4.5 Scenic and Wildlife Viewing Roadways, 4.5 Road Names

### **Boards and Commissions – Board of Adjustment and Planning Commission**

**Section 1.11.C.1.** Staff recommends adding a sentence to the end of Section 1.11.C.1 to state that no appeal may be made to the Board of Adjustment for building use violations that may be prosecuted pursuant to CRS 30-28-124(1) (b). This change makes the LUR consistent with C.R.S. § 30-28-118(b).

**Section 1.12.B. Board of Adjustment.** The current LUR requires the Board of Adjustment (BOA) to be comprised of five (5) regular members and up to two (2) alternates. Staff recommends revising this section to be consistent with C.R.S. § 30-28-117(1) which requires three (3) to five (5) members and *associate* members to serve as alternates if regular members are not present.

**Section 1.12.B. Planning Commission-** The current LUR requires the Planning Commission to be comprised of 7 members. Staff recommends revising this section to be consistent with C.R.S. § 30-28-103(1) which requires a Planning Commission of not less than 3 and not more than 9 members and associate members to serve as alternates if regular members are not present.

**Section 2.4. Camping-** This requested change will apply our camping regulations to all zones, will provide better clarity for both developed and undeveloped (vacant land), and will include tracts, mining claims, lots and parcels.

**Section 4.5.B. Road Names.** The Teller County Planning Department currently addresses properties in unincorporated Teller County and assigns road names with the 9-11 Authority input and Board of County Commissioners approval. Staff recommends amending Section 4.5.B to ensure that legal access is demonstrated as part of an application prior to assigning addresses to private property or naming roads. This has become a problem for private property that is accessed through either BLM or USFS as well as in the non-subdivision areas of Teller County, with mining claims, tracts and metes and bounds parcels increasingly being used for residential development purposes.

**Section 4.5.C. Scenic and Wildlife Viewing Roadways -** This requested change seeks to add one road, CR 1, to the Scenic Road designation and to provide more clarity for both staff and residents as to the considerations for development along our scenic and wildlife viewing roadways. As currently written, while there is a detailed listing of roads with this designation in Teller County, there is very

FINAL

little detail and guidance as to exactly what the designation means for development along scenic and wildlife viewing roadways.

**2. SUBMITTAL REQUIREMENTS**

SUBMITTAL REQUIREMENTS	STAFF COMMENT
<b>Section 3.2</b>	
Application Form	Not Applicable
Title Commitment, Title Guarantee, Attorney's Title Opinion, or O&E	Not Applicable
Adjacent Property Owners List	Not Applicable
Mineral Interest Owners List	Not Applicable
Adjacent Property Owners Mailing Labels	Not Applicable
Written statement or narrative describing request, reasons for request, and how the standards for a <i>Land Use Regulation</i> change are met.	See the staff report dated September 25, 2018
Specific Submittal Materials	Not Applicable
Fees	Not Applicable
<b>Section 2.11.C.1.a - b Text Change</b>	
a. <b>Use Change.</b> Where the change proposed is a change in use or addition of a new use in a particular zone district, Applicant shall submit a written analysis of the considerations set forth in <i>Section 2.1.D Determination of Similar Use</i> .	Not Applicable
b. <b>Specific Language.</b> Where the change proposed amends the text of these Regulations, the precise wording of the proposed new text shall be provided.	See Appendix B of the staff report dated September 25, 2018

**3. REVIEW AGENCY RESPONSES**

REVIEW AGENCY	COMMENTS
Teller County Attorney	Review Completed.

**4. DISCUSSION OF MAJOR CONCERNS AND ISSUES**

There are no major concerns or issues associated with the proposed text amendments which have been brought forward for consideration by the Planning Staff. The initial proposal was presented to the Board of County Commissioners and then brought to the Teller County Planning Commission for consideration. Additionally, a follow-on work session was requested by the Planning Commission which was conducted on September 11, 2018. Adjustments to specific language as a result of this work session have been made and are reflected herein.

FINAL

The Planning Department is charged with interpreting, administering and enforcing the Teller County Land Use Regulations.

In order to provide more clarity and specificity to residents and to better enable Staff to perform their duties with regards to education and enforcement, these amendments to existing regulations have been brought forward.

The impact of an approval of the requested changes will be County-wide in the unincorporated areas of Teller County and will have a positive impact on the preservation of life, health and safety.

Current and future residents of Teller County will have greater clarity and better understanding as to the requirements to obtain an address, clearer regulations governing camping, and what considerations are needed for proposed development along a scenic or wildlife viewing roadway. For Staff charged with maintaining standards and code enforcement, these clearer standards will reduce ambiguity, tighten perceived gaps or loopholes in our current regulations, and enable compliance.

In terms of our boards, these amendments will align their composition with that allowed by current Colorado Revised Statutes and provide more flexibility to the volunteer members during holiday and summer periods while still enabling a quorum to be reached.

The recommended changes make the LUR consistent with Colorado Revised Statutes regarding appeals of building use violations since these appeals are not allowed to be brought to the Board of Adjustment as they can be prosecuted pursuant to C.R.S. 30-28-124 (1)(b).

Teller County's population is expected to increase in the next 20 years along with Colorado's overall population increase. A sizeable portion of this growth could occur in the unincorporated portions of the County and approving these changes now will allow for a smooth and orderly transition to an increased population as well as address current challenges today. These requested changes are neither capricious nor arbitrary. They have been informed by work sessions, ongoing conditions in Teller County, and daily staff experience with our property owners.

Staff respectfully requests these amendments in order to allow it to perform its duties and public service to Teller County residents in an efficient manner. Finally, in addition to better enabling staff, the requested changes will benefit our residents and the adjacent and adjoining property owners in the resolution of code enforcement.

### **Public Comment**

PK Enterprises submitted a letter for consideration at the August meeting and Mr. Bryan Johnson of PK Enterprises made public comment at the August meeting consistent with the letter. Mr. Greg Liverman, board member of the Gold Belt Tour Scenic and Historic Byway Association, Inc., made comments about the Scenic Highways and recommended inclusion of County Road 1 on the list of scenic highways. As of the writing of this staff report, , no other written comment has been received from the public for this hearing.

## **5. STAFF FINDINGS**

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Amending the text of the *Teller County Land Use Regulations* is a matter committed to the legislative discretion of the Board of County Commissioners and is not controlled by any one factor. In determining whether to adopt, adopt with modifications, or disapprove the proposed amendment, the Planning Commission and Board of County Commissioners shall consider the following standards (§2.11.E):

STANDARD	STAFF FINDING
<b>§2.11.E.1 Text Amendment</b>	
<p>a. <b>Consistent with Master Plan.</b> Whether the proposed amendment is consistent with the purposes, goals, objectives and policies of all applicable legislatively adopted Teller County master plan(s) or map(s).</p>	<p><b>This standard is met.</b> The proposed amendments are consistent with the Teller County Growth Management Plan. The proposed text amendments will apply to unincorporated portions of Teller County and will not impact the current Master Plan, conservation areas of Teller County, or Regional Plans and will enable deliberate and measured growth.</p>
<p>b. <b>Changed Conditions.</b> Whether the proposed amendment is necessitated by a change in economic, population, technological or other conditions requiring amendment to these Regulations or modification of zone district standards, and whether it is in the interest of the public health, safety, and welfare to amend the Land Use Regulations and/or encourage a new use or density in the area.</p>	<p><b>This standard is met.</b> The proposed amendment is necessitated by a demonstrated community need and anticipated growth in our population and increased trending data experienced by Staff in the conduct of their daily public service.</p>
<p>c. <b>Effect on Natural Environment.</b> Whether the proposed amendment would result in adverse impacts to the natural environment, including water, air, noise, storm water management, wildlife habitat, vegetation, and wetlands, that cannot be substantially mitigated.</p>	<p><b>This standard is met.</b> The proposed amendments will not result in adverse impacts to the natural environment. The Scenic highway regulation amendment, for example, is designed exactly to not have adverse impact on the natural environment.</p>
<p>d. <b>Community Need.</b> Whether the proposed amendment addresses a demonstrated community need.</p>	<p><b>This standard is met.</b> The proposed amendment addresses a demonstrated community need as evidenced by trends in code enforcement, requests for clarity or challenges to our current regulations as written and an increasing population.</p>

**6. RECOMMENDED MOTION**

I move that the Teller County Planning Commission recommend to the Board of County Commissioners that it **APPROVE and ADOPT** the request from the Planning Department for amendments to the Teller County Land Use Regulations at Sections 1.11.C Board of Adjustment, 1.12.B Board and Commission Procedures, 2.4 Camping and Temporary Housing, 4.5.B Road Names, and 4.5.C Scenic and Wildlife Viewing Roadways, incorporating Staff's findings as contained in that Staff Report dated September 25, 2018, and further finding that the request is consistent with the purposes, goals, objectives and policies of the Teller County Growth

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Management Plan, meets the standards and requirements for text amendments contained in Section 2.11.E.1 of the Teller County Land Use Regulations and other applicable Teller County resolutions, ordinances, codes or regulations.

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- **STAFF REPORT**
  - **PUBLIC COMMENT**
  - **PLANNING COMMISSION DELIBERATION & MOTION**

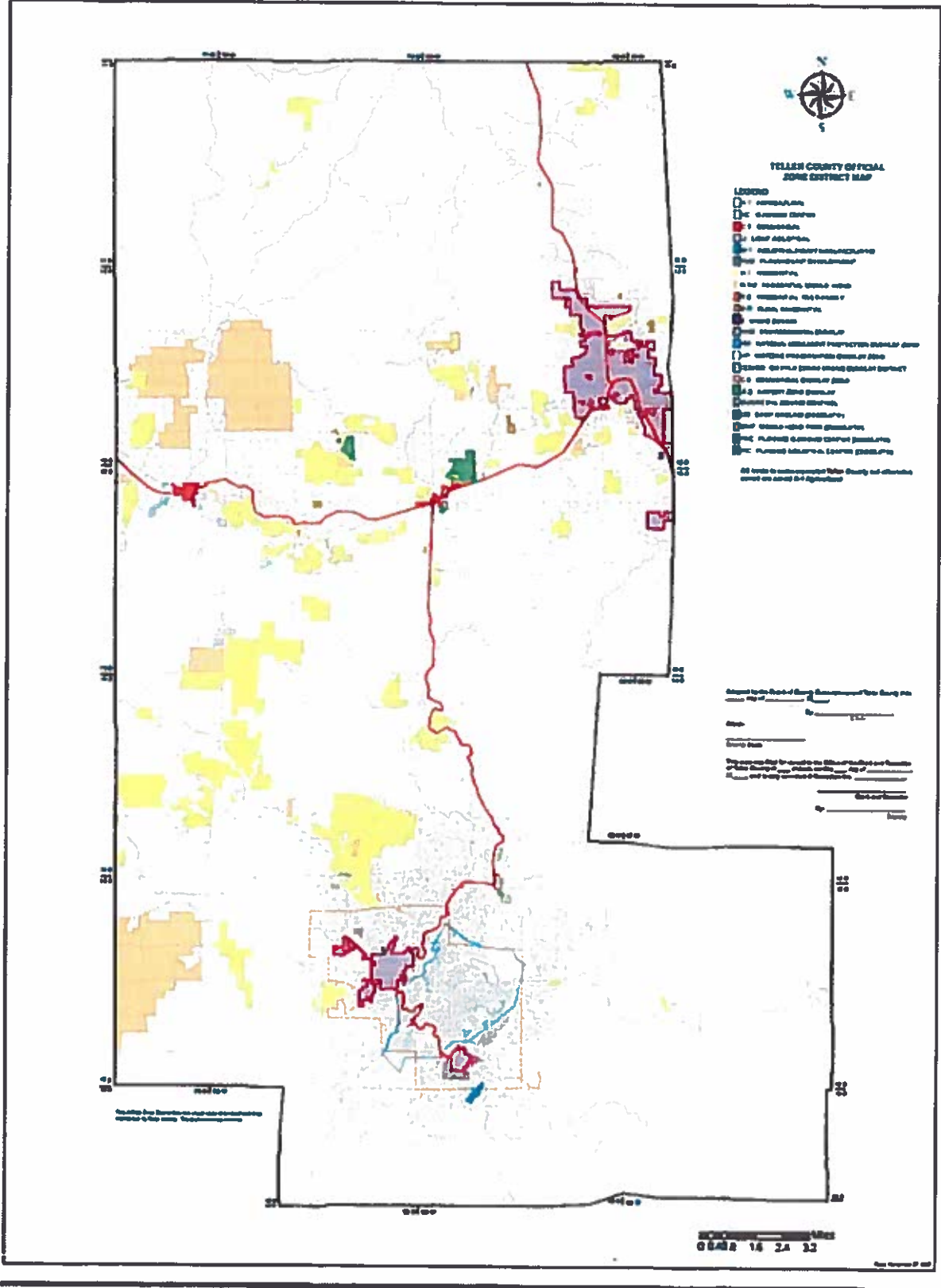
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**APPENDIX A**  
**Teller County Zoning Map**

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**Requested Amendments would impact all of unincorporated Teller County**



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## **APPENDIX B: PROPOSED AMENDMENTS**

**(All revisions are additions and are highlighted in red)**

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**File No. LUR-Z18-0001**

**Planning Commission LUR Amendment Hearing – 9 October 2018**

**Page 9 of 15**

Amend Section 1.12.B so that it reads as follows:

**Section 1.12**

**BOARD AND COMMISSION PROCEDURES**

A. **Conflict of Interest.** Any member of the Planning Commission or the Board of Adjustment having a direct or indirect interest in any property, or in the decision relating to such property, which is the subject of or affected by a decision of the board or commission, shall be disqualified from participating in its discussion, decision, or proceedings in connection therewith.

B. **Members and Alternates.** The Board of Adjustment shall consist of ~~five~~ **three to five members**, and the Planning Commission shall consist of ~~seven not less than three and not more than nine members~~, each appointed by the Board of County Commissioners for a three year term. The initial terms of the Board of Adjustment shall be staggered so that the term of at least one member will expire each year. The initial terms of the Planning Commission shall be staggered so that approximately one-third of its membership will expire each year.

~~Up to two alternate associate members shall be appointed to each board or commission for a three year term in the manner described above. In the event of the absence of a member, the Chairperson of the board or commission shall designate an associate alternate member to serve as, and fulfill the responsibilities of, the absent member. The board of county commissioners may appoint associate members for such commission, each of whom shall be a resident of the county, and, in the event any regular member is temporarily unable to act owing to absence from the county, illness, interest in any matter before the commission, or any other cause, his place may be taken during such temporary disability by an associate member designated by that purpose.~~

A person may serve on only one of the following boards or commissions at the same time: the Teller County Board of County Commissioners, the Teller County Planning Commission, and the Teller County Board of Adjustment. If a person participated as a member in a decision by one of these boards or commissions, that same person may not participate as a member of another board or commission when that board or commission hears an Appeal of the decision of the first board or commission.

1. **Removal and Vacancy.** A board or commission member or alternate member, once qualified, shall thereafter be removed during his or her term of office only for cause upon written charges, and after a hearing held before the Board of County Commissioners. In the event of the death, resignation, or removal of any member or alternate member before the expiration of his or her term, a successor shall be appointed by the Board of County Commissioners for the unexpired portion of the term.

2. **Officers and Staff**

a. **Chairperson.** Each board or commission shall annually elect its own Chairperson and Vice-Chairperson at the first meeting on or after January 1. Such Chairperson, or in his or her absence the acting Chairperson, may administer oaths and compel the attendance of witnesses. There shall be a fixed place of meeting and all meetings shall be open to the public. A simple majority of members shall constitute a quorum.

b. **Secretary and Records.** The Planning Director, or delegated Staff member, shall

**FINAL**

serve as Secretary to the Planning Commission and the Board of Adjustment. In the absence of a Secretary, the Chairperson of the Commission or Board may appoint one of its members to act a Secretary Pro-tem for the meeting. The Secretary shall keep minutes of the proceedings, showing the vote of each member upon each question. If a member is absent or fails to vote, the minutes shall indicate such fact. The Planning Commission and Board of Adjustment shall keep records of actions, which shall be on file with the Planning Department as a public record.

c. **Staff Support.** Each board or commission shall have the power to call on any County department for assistance in the performance of its duties, and it shall be the duty of such department to render such assistance as may reasonably be required.

3. **Rules of Procedure.** The Planning Commission and Board of Adjustment shall adopt rules of procedure consistent with these Regulations and pertinent statutes.

FINAL

Amend Section 1.11.C. Board of Adjustment  
so that it reads as follows:

- C. **Board of Adjustment.** The Teller County Board of Adjustment. In addition to any authority, powers and duties granted by general or special law, it shall have the following powers and duties:
1. To hear and decide, in accordance with the provisions of these Regulations, Appeals from the order, requirement, decision, or refusal of an Administrative Official or agency based on, or made in the enforcement of, the zoning regulations, including a decision to approve or deny a Building Permit or Floodplain Development Permit. Upon Appeal, the Board of Adjustment may authorize a Variance from the strict application of any zoning regulation. **No appeal may be made to the Board of Adjustment for building use violations that may be prosecuted pursuant to CRS 30-28-124(1) (b).**
  2. To hear and decide, in accordance with the provisions of these Regulations, requests for special exceptions to the terms of the zoning regulations and *Section 6.3 Flood Hazard Areas* regulations; specific requests for interpretation of the Official Zone District Map; disputed questions of lot lines or district boundary lines or similar questions as they may arise in the administration of the zoning regulations; and other special questions upon which the Board of Adjustment is authorized to pass by these Regulations.
  3. To hear and decide Appeals from Planning Commission decisions on development permit applications for Conditional Use Permits, development in the Historic Preservation and National Monument Protection Overlay Zone Districts, and applications for New Communities (1041).
  4. To perform other duties not inconsistent with CRS § 30-28-117 *et seq.*, or function in other capacities as authorized or provided for by the Board of County Commissioners.
  5. Take such other action not delegated to the Board of County Commissioners, Planning Commission, or heads of County departments, or as specifically directed in these Regulations, or as the Board of County Commissioners may deem desirable and necessary to implement any provisions of the legislatively adopted Teller County Growth Management Plan and legislatively adopted or endorsed sub-area plans and maps, as each may be advisory or regulatory, and these Regulations.
  6. **Receive Recommendations.** In its deliberations, the Board of Adjustment may also request, receive, and consider recommendations from the Planning Commission.
  7. **Reverse.** The concurring vote of **four members of the board in the case of a five-member board and three members in the case of a three-member board shall be necessary to reverse any order, requirement, decision, or determination of any such administrative official or agency or to decide in favor of the appellant.**

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Amend Section 4.5.B and insert new paragraphs so that it reads as follows:

- B. Road Names.** Whenever new roads names are proposed, a list of the proposed names shall be provided with the initial development permit application, or, in the case of road name change requests, at the time the request is made. **The request shall be submitted by the property owner(s) to the Teller County Planning Department.** Using the following criteria, established by the El Paso - Teller County Enhanced 911 Authority Board (E-911), will **expedite process** new road name approval by E-911 and the Board of County Commissioners:
1. Except for continuation of an existing named street or road, names are unique, and do not duplicate, either phonetically or alphabetically, any other existing street or road name anywhere in Teller County. Street names that closely approximate the spelling of, or phonetically sound similar to, another street or road will not be approved.
  2. **Teller County will not process requests for road names or property addresses without proof of legal access, to include access from an entity other than Teller County (BLM, USFS, CDOT or private easement). Requests will only be accepted from the property owner. Pursuant to Section 13.1 Access Requirements and Criteria for Roadway Design and Construction Standards, if an access permit is required from an entity other than Teller County, the Applicant shall submit a copy of that approved access permit/document with the request for a Teller County driveway/access permit.**
  32. All street or road names have standard English spellings, and do not contain any punctuation or special characters. Street or road names that are correctly spelled but difficult to pronounce may not be approved. At the discretion of the E-911 data base coordinator, overly used common names may be rejected.

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Amend Section 4.5 and insert new paragraphs so that it reads as follows:

Proposed Text Change to address Scenic and Wildlife Viewing Roadways (in red)

**C. Scenic and Wildlife Viewing Roadways.** The following roads are, for the purposes of these Regulations, designated as **Scenic Roadways**:

1. All of US Highway 24 in the unincorporated area of the County.
2. All of State Highway 67 in the unincorporated area of the County.
3. All of Teller County Road 61, also known as the Four-Mile Road.
4. All of Teller County Road 81, also known as the Lazy S Road.
5. All of Teller County Road 46, also known as Blue Mountain Road.
6. All of Teller County Road 111, also known as the Slater Creek Road.
7. All of Teller County Road 112, also known as Guffey Road.
8. All of Teller County Road 8, also known as the Gold Camp Road.
9. All of Teller County Road 11, also known as High Park Road
10. All of Teller County Road 86, also known as Phantom Canyon Rd.
11. All of Teller County Road 88, also known as Shelf Road.
12. **All of Teller County Road 1.**

The following roads are, for the purposes of these Regulations, designated as **Wildlife Viewing Roadways**:

12. ~~All of Teller County Road 1.~~
13. All of Teller County Road 421, also known as Upper Twin Rock Road.
14. All of Teller County Road 42, also known as Lower Twin Rock Road.
15. All of Teller County Road 51, also known as Cedar Mountain Road.

Development along State of Colorado or Federally designated scenic roadways **or wildlife viewing roadways** may be conditioned by the policies contained in special local, State, or Federal master plans or other documents. Applicant is advised to consult with the Teller County Department of Transportation and Teller County Parks Division, and also review such master plans and documents, if any, prior to submitting a development permit application to Teller County. **Any proposed development along a scenic roadway or wildlife-viewing roadway shall have a landscape plan submitted along with the required site plan pursuant to Chapter 7, Table 7-1 and chapter 5, Sections 5.3 External Effects, 5.4 Landscaping, and 5.8 Signs: to include the use of screening, natural materials, vegetation, earth tone neutral colors and rural-type (agricultural) building design shall characterizer any development along these scenic roadways and wildlife viewing roadways. The Building Department shall approve and issue the sign permit.**

Includes 8/14/2018 edits from Planning Commission

This version was discussed at the 9/11/2018 work session by members present and no changes were made

Amend Section 2.4 and insert new paragraphs so that it reads as follows:

**Section 2.4**

**CAMPING AND TEMPORARY HOUSING IN ~~RESIDENTIAL ALL~~ ZONE DISTRICTS**

- A. ~~Camping. Camping on a residential lot is permitted only when the following requirements are met:~~
- ~~1. Sewage shall be disposed of either at an off-site facility or by means of an on-site disposal system. In either case, the facility or system must be one currently permitted and approved by Teller County.~~
  - ~~2. Compliance with all minimum setbacks for the zone district.~~
  - ~~3. Camping on any property over 60 days in any continuous 12-month period will be considered a permanent residence and will be in violation of these Regulations.~~
  - ~~4. No more than two camping units, per lot, are allowed.~~
- A. **Camping on Vacant Property.** Camping on any vacant property, including but not limited to a vacant lot, parcel, tract or mining claim is permitted only when the following requirements are met:
1. Property Owners will be limited to camp on their property for up to 60 days in any continuous 12-month period.
  2. A Camping Unit is defined as a recreational vehicle (RV), camp trailer, 5<sup>th</sup> wheel or tent.
  3. Camping will only be permitted in a Camping Unit.
  4. If the number of days a property owner intends to camp on the property in a 12-month period will approach 60 days or if the property owner is subject to any current Teller County code enforcement action, or prior to electrical service being supplied to the property, the property owner must complete a Camping Agreement with Teller County Community Development Services and provide a narrative detailing the method for obtaining potable water supply, wastewater treatment, and trash removal. Sewage must be disposed of at an off-site facility and approved by the Teller County Environmental Health Department or by means of a permitted on-site disposal system. Copies of dump receipts must be provided to the Teller County Environmental Health Department (*upon request*).
  5. Compliance with all minimum setbacks for the zone district must be met.
  6. No more than two Camping Units per lot, parcel, tract, or mining claim are allowed.
  7. The recreational vehicle (RV), camp trailer, or 5<sup>th</sup> wheel must have current licensing and registration and be in an operable road worthy condition.
  8. Trash must be managed on-site and removed from the site regularly during camping and upon completion of camping.
  9. The lot, parcel, tract, or mining claim on which camping occurs must be maintained in a safe, clean and sanitary manner, and must not be a nuisance or create adverse impacts to surrounding property, land or land uses.
  10. The property address must be visible from the road.
- B. **Camping on Improved Property.** Camping on an improved lot, parcel, tract or mining claim is permitted only when the following requirements are met:
1. Property owners that have improved their property to include a permanent residence with a permanent water supply and wastewater treatment system will be permitted to allow non-paying guests and family members to camp on their property as long as there is no commercial activity associated with the camping.
  2. Camping will be limited to fifteen (15) consecutive days, and no more than thirty (30) days in any six (6) month period.
  3. Camping, outside of a campground approved by a development permit, is only permitted on property owned by the camper or the camper's family.

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**B.C. Temporary Housing.** The property owner may live on his or her property during the construction of a permanent dwelling on the same property, with a valid Temporary Housing Permit.

1. **Standards and Duration.** Upon payment of the required inspection fee and review of the proposed temporary housing permit application, the Planning Director may approve a permit for temporary housing so long as the property owner has demonstrated that the following conditions are, and continue to be, met:
  - a. An approved water supply, sewage disposal system and electrical service are installed on the property and connected to the temporary housing.
  - b. The permanent dwelling Building Permit has been issued by the Building Department and remains active, and no more than 180 days has elapsed between inspections required by the Building Department in accordance with the Teller County Building Code.
  - c. The temporary housing is a currently Colorado-licensed trailer, motor home, RV, or similar unit. On-site constructed units as defined by the Teller County Building Code for a Dwelling or Efficiency Dwelling Unit (as defined by the Teller County Building Code), are not considered temporary housing. Mobile Homes that meet the standards for a Manufactured Home or Factory Built Housing as defined in *Chapter 12 Definitions: Dwelling* will not be considered temporary housing. These Regulations do not permit the use of campers, trailers, lean-tos, tents, motor homes, recreational vehicles, or any other such property as a permanent residence or allowable dwelling unit.
  - d. All minimum setbacks for the zone district are met.
2. **Vacation of Temporary Housing.** The temporary housing unit must be vacated within 30 days of the issuance of the Certificate of Occupancy for the permanent dwelling unit

**D. Violations.** Violations of this Section will be subject to enforcement pursuant to Section 1.15 of these Land Use Regulations, the penalty provisions in C.R.S. §§ 30-28-125 and 30-28-124.5, and the violation provision of any Teller County ordinance regulating camping.

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