

# RECREATIONAL FACILITIES RESORT

(TCLUR Chapter 8, Section 8.3.X and Section 8.3.Y )

X. **Recreational Facilities (Public/Private).** For the purposes of these Regulations, a Recreational Facility, whether public or private, is considered as an area or facility constructed on a lot, parcel, or tract of land primarily for periodic and short-term sports or personal leisure activities. Such facilities include such physical improvements, singly or in combination, as tennis, badminton, or volleyball courts, swimming pools, ice rinks, golf courses, playground equipment, par courses, "pocket" or neighborhood parks, zoos or wildlife sanctuaries, or community gardens, shooting ranges, and ball fields. Such facilities may or may not be wholly or partially indoors or outdoors, and may or may not include a pergola, gazebo, clubhouse, or other structure catering to users of the facilities for shelter, eating, meeting, or other purposes exclusive of overnight and other resort-like accommodations (see *Section 8.3.Y Resort*).

1. **Setbacks.** The following setbacks shall be observed:

A-1 Zone District: Principal structure not less than 100 feet from any residential zone district.

RR Zone District: All structures not less than 50 feet from any property line.

R-2 Zone District: All structures not less than 100 feet from any property line.

2. **Landscaping.** A Landscaping Plan pursuant to *Section 5.4 Landscaping* is required.

Y. **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.

## CONTACT US!

The information above is a **summary only**. The Land Use Regulations may require more or less than is stated in this brochure.



**TABLE 2-1 SUMMARY OF ZONE DISTRICT USES**

<p>Key: A - Administrative Review Use C - Conditional Use S - Special Use, P - Permitted Use, T - Temporary Use, Blank - Use Prohibited</p> <p><u>NOTE 1:</u> Where dual designations exist, see the text of these Regulations</p> <p><u>NOTE 2:</u> The column titles to the right are the Teller County zone districts. For uses allowed in obsolete zone districts see the text of these Regulations. A property in an overlay zone is additionally subject to the requirements of that overlay zone. Teller County has the following overlay zones: Airport, C-2 Commercial, Historic Preservation (HP), National Monument Protection (NP), Environmental Health (EH). Where Table 2.1 conflicts with the text of these Regulations, the text supersedes.</p>	A-1 - Agricultural	RR - Rural Residential	R-1 - Single-family Residential	R-1M - Mobile Home Lots	R-2 - Multi-Family	BC - Business Center	C-1 - Commercial	LI - Light Industrial	M-1 - Industrial	A-2 - Airport Overlay	C-2 - Commercial Overlay
Recreational facilities - indoors						P	P				
Recreational facilities (Public/Private)	S	C	C	C							
Recreational facilities as part of a housing complex					P						
Resorts	S										