



RESOLUTION 22-03

BEFORE THE BOARD OF COUNTY COMMISSIONERS
COUNTY OF GILPIN

RESOLUTION APPROVING REVISIONS TO SECTION 4.5 OF THE GILPIN COUNTY ZONING
REGULATIONS

WHEREAS, C.R.S. 30-28-116 authorizes the Gilpin County Board of County Commissioners to amend its zoning regulations provided any such amendment is first submitted for review to the Gilpin County Planning Commission; and,

WHEREAS, the Gilpin County Planning Commission did review all proposed amendments before forwarding its recommendation to the BOCC; and,

WHEREAS, before adopting any such amendment reviewed by the Gilpin County Planning Commission, the Gilpin County Board of County Commissioners shall hold a public hearing thereon; and,

WHEREAS, the BOCC did hold a public hearing in compliance with C.R.S. 30-28-116;

NOW THEREFORE, be it resolved by the Board of County Commissioners that the aforementioned section of the Gilpin County Zoning Regulations is hereby revised as shown on attached Exhibit A to go into effect on March 15, 2022.

ADOPTED this 15th day of March February see, 2022, by a vote of 3 to 0.

ATTEST:

Sharon Cate
Sharon Cate, Deputy Clerk

GILPIN COUNTY
BOARD OF COUNTY COMMISSIONERS

Sandy Hollingsworth
Sandy Hollingsworth, Chair

ACKNOWLEDGMENT

STATE OF COLORADO)
) ss
COUNTY OF GILPIN)

The foregoing Resolution was acknowledged before me this 16th day
of March, 2022, by Sandy Hollingsworth, Chair, and
Sharon Cate, Deputy County Clerk, County of Gilpin.

My commission expires: 09-09-2025

Witness my hand and official seal.

Notary Public

Tami L Archer

TAMI L ARCHER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19934011261
MY COMMISSION EXPIRES 09/09/2025

EXHIBIT A

4.5 MOBILE VENDORS

All commercial business sites regardless of zoning shall include a permanent building in compliance with all applicable building, zoning, fire and health codes except Mobile Businesses and Temporary Vendor Stands in compliance with this section.

A. Mobile Businesses: Mobile businesses shall be defined as any business operated from a self-contained truck, van or trailer that is based on a qualifying location with the following conditions:

1. No additions, or other structures shall be attached to, or located adjacent to, mobile units.
2. Mobile businesses must obtain a Mobile Vendor Use Permit from the Community Development Department and pay the applicable fee. Various permit durations are available – contact Community Development for information.
3. A parcel owner must obtain a one-time Property Owner Mobile Vendor License with the County to allow a Mobile Business to operate on their property. This license is held by the property owner and is non-transferrable.
4. A Property Owner Mobile Vendor Use License shall be revoked where code violations exist. A license may be revoked for an habitual code violator. Habitual code violator shall be defined as an applicant cited for 2 code violations during the previous 12-month period or 3 code violations during the previous 3-year period. If denied, a waiting period of not less than 3 months shall pass before a new or renewal permit application may be submitted.
5. Mobile businesses shall not be located on Residential Subdivision (RS) zoned property in the absence of an approved Temporary Use Permit and/or approved Special Use Review.
6. Mobile businesses shall not cause parking shortages or interfere with normal traffic circulation patterns.
7. Mobile businesses must have all required Gilpin County Health Agency approvals.
8. A mobile food vendor may not locate within five hundred (500) feet of the primary entrance to an open and operating non-mobile restaurant, bar/restaurant or café unless written permission is granted by the non-mobile business or a variance is approved. This provision shall not apply to a mobile business established before a newly established competing non-mobile business.
9. Mobile Vendor Use Permits are non-transferable.
10. All applicable zoning codes shall apply to mobile businesses as they would to similar non-mobile businesses including parking, landscaping, screening and access requirements.
11. Onsite sanitation, when required, shall be approved by Gilpin County Health Agency.
12. Operating hours are permitted only between 6 am to 10 pm.
13. No indoor customer spaces shall be available.
14. No product display or service shall be permitted outside of a mobile business unit.
15. No alcohol shall be sold.



EXHIBIT A

16. Exterior signage not permanently affixed to the mobile unit shall be at least 15 feet from the adjoining right-of-way and no more than 150 feet from the unit. Non-affixed signage must not be illuminated.
17. Mobile businesses must comply with Gilpin County lighting regulations.
18. Amplified sounds associated with a mobile business are prohibited.
19. Trash originating from a mobile business site shall be removed from the mobile business site on a daily basis. Recycling is highly encouraged.
20. Trash shall not be permitted to migrate offsite. Property owners are responsible for complying with Gilpin County Trash Ordinances in effect.
21. Permit and any other certifications necessary to operate shall be on display in public view at all times.

B. Temporary Vendor Stands: Temporary vendor stands are prohibited in all zones with the following exceptions:

1. Vendors approved to operate at County-sanctioned events.
2. Temporary pre-packaged food vendors, state licensed cottage industry vendors, and non-alcoholic beverage vendor stands with Gilpin County Health Agency approvals located on private, commercial property or government-owned property with owner's permission for 3 hours or less during daylight hours are exempt from Mobile Vendor Use Permit requirements. Such vendors shall not cause parking shortages or interfere with normal traffic circulation patterns. Under no circumstances shall such stands operate from public road right-of-way or within 60 feet of the traveled portion of a public road, and are required to comply with all other requirements listed in Section 4.5.A 12 – 21.
3. Lands classified Agriculture by the Gilpin County Assessor may sell agricultural products produced onsite from a roadside stand provided the stand is located on private property a minimum of 30 feet from the traveled portion of the adjacent road.

03/17/2022 11:09 AM
SARAH MCCORMICK GILPIN COUNTY CO
407 RESOLUTION 171913
171913







REZONING & PUD		\$1,250
ROAD NAME CHANGE		\$500
SIGN		\$100
SPECIAL USE REVIEW	Initial Review	\$1,000
	Annual Renewal	\$100
TEMPORARY USE PERMIT	Class A	\$250
	Class B	\$500
	Nonprofit with a physical location and year-round involvement in the County.	waived
SHORT-TERM RENTAL	Annual Operating Permit	\$200
SB – 35 EXEMPTIONS	BLE	\$0
	BLA all lots developed	\$500
	BLA any lots vacant	\$1,000 per vacant lot
	Transfer of Development Rights Option 1	\$500
	Rural Development	\$7,500 x Lots/Average Lot Size
SUBDIVISION		\$10,000 x Lots/ Average Lot Size
VACATE PUBLIC LAND		\$1,000
VARIANCE / BOA	Initial Development	\$1,000
	Addition to existing	\$500

March 16, 2022

EXHIBIT A