

4000: GENERAL

4001: Purpose and Intent

Overlay districts are zoning districts that are superimposed over basic districts. The County has established overlay districts to address development constraints as well as neighborhood characteristics which require special attention and treatment regardless of the underlying land use allowed by the County's Zoning Regulations. Overlay districts are intended to alert developers to issues they need to address in preparing an application for development, including defining areas where specific regulations related to short-term vacation rentals may apply. Regulations have been established for each overlay district which may specify what additional information is needed at the time of submittal, and what special standards and requirements are to be met by development or applicants wishing to apply for a short-term vacation rental license in these overlay districts. These regulations are contained in this chapter (Chapter 4) or reference will be provided to the applicable chapter.

4002: Relationship to Basic District Regulations

The regulations for overlay districts shall be regarded as supplementary to the regulations of any underlying, basic district. When the regulations of the overlay district and the basic district conflict, the more restrictive provision shall apply.

4300: Short-term Vacation Rental Overlay Districts

4301: Purpose and Intent:

The Summit County BOCC finds that the growth of residential short-term vacation rentals has a variety of effects on the county and particularly in certain areas in which those rentals are located. The impacts of short-term rentals in the historic resort areas of Summit County are generally more positive than not, as the use tends to fit into the resort infrastructure and adds to Summit County's tourist economy while providing an excellent guest experience for visitors. However, the growth of short-term vacation rentals in the traditional residential neighborhoods in Summit County is less positive, impacting neighborhood character and presenting an incompatibility of uses for locals and visitors alike. In order to preserve neighborhood character, mitigate the effects of short-term rentals such as parking, noise, and trash, and preserve housing for the local workforce, two overlay zones are adopted encompassing the entirety of Summit County which take into account the basic distinction of Summit County's development as a resort area or a neighborhood area.

4302: STR Overlay Zones

- A. STR Resort Overlay Zone: The STR Resort Overlay Zone is commonly defined as the Copper Mountain PUD, Tiger Run RV Resort, two unincorporated subdivisions at the Base of Peak 8 at Breckenridge Ski Area (Skiwatch and Four O'clock Run), and the "Keystone Resort Area", east of Elk Run Road to the adjacent ski area development along Montezuma Road.
- B. Neighborhood Overlay Zone: The STR Neighborhood Overlay Zone encompasses the remainder of unincorporated Summit County outside of the STR Resort Overlay Zone.
- C. The official maps of the STR Overlay Zones will be kept on file at the Planning Department.

4303: Applicability of STR Overlay Zones:

- A. The overlay zones are applicable to the licensing and regulation of short-term vacation rentals as further discussed in Section 3821 of this Code and Summit County Ordinance No. 20-B.