

Camping on Private Land in Un-Incorporated Clear Creek County

Clear Creek County is a wonderful place to camp! There are many developed and undeveloped campground areas on public and private lands within the County.



The information provided in this document is meant to help you understand the different types of camping, and required permits and approvals necessary to camp on private land within un-incorporated Clear Creek County.

Private Camping (non-commercial): Non-commercial camping allows the owner or guests to camp up to 2 consecutive weeks per year on their property, and up to 1 month per year with a Private Camping Permit.

Event Camping: Event camping is Commercial camping taking place for a short period of time (1 week or less). Large land areas are delineated acting as one campsite with temporary amenities, water, and sanitation facilities. These types of requests require a Special Event Permit or Temporary Special Use Permit depending on property ownership.

Seasonal Employee Campgrounds: These campgrounds are generally tied to rafting or other outdoor recreational land uses for the business owners' employees, and for a duration to cover the rafting/recreation season in Clear Creek County (generally from May - August), however no longer than 6 months. The subject property must be zoned C-OR or C-TR and the applicant must obtain a camping permit to ensure conformance to specific performance standards related to camping.



Commercial Campgrounds: Commercial Camping reflects areas that are developed with permanent facilities and amenities in mind utilizing the land area in a permanent setting. These types of Campgrounds will need to be zoned either C-OR or C-TR, and obtain a camping permit to conform to specific performance standards related to camping.

Public Campgrounds and Campgrounds within incorporated areas: Camping privileges, regulations, and limitations on public campgrounds and within incorporated Cities and Towns within Clear Creek County can be found with the agency that owns the subject property or within the municipality in which the property resides.

The most common public agencies that may allow camping in Clear Creek County is the U.S. Forest Service and Clear Creek County Open Space. If you are wishing to camp or establish a campground within public property please reach out to the appropriate public agency to determine what regulations may apply.

Incorporated areas within Clear Creek County have their own rules and regulations regarding camping. Please reach out to the applicable municipality if you wish to camp within City or Town limits.

Permits and Processes necessary to camp on private property:

Clear Creek County has adopted camping regulations ([Section 21](#)), that are located within the zoning regulations, that explains the necessary process to allow camping on private property within unincorporated Clear Creek County. However, please contact the planning department directly to ensure that your request is appropriate for your zoning district, and for specifics related to your request. At minimum, all types of camping as described above will need to comply with [Section 10 - Development Standards](#), and [Section 21 - Camping Regulations](#) of the Clear Creek County Zoning Regulations. The Colorado Department of Public Health and Environment also has standards for campgrounds and recreation areas that you should be aware of as well : [Colorado State regulations for Campgrounds and Recreation Areas](#)

Additional Resources:

Clear Creek County Zoning Regulations

Applicable sections:

[Section 5 -Commercial Districts](#)

[Section 10- Development Standards](#)

[Section 21 - Camping Regulations](#)

[Section 23 - Definitions](#)

[Clear Creek County Website](#)

Please contact the Clear Creek Planning Department directly with any questions regarding the information within

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