

## Section 11 Definitions

**Boundary Line Adjustment:** The moving of property lines without creating any new parcels, for parcels outside of a subdivision.

**Improperly Divided Parcel:** Any parcel of land outside of a subdivision that is less than 35 acres in size and was created after September 1, 1972, and before the adoption of these Regulations on May 23, 2006, unless approved by Board of County Commissioners via Subdivision Exemption Review.

**Kitchen:** An area in a dwelling or dwelling unit used to prepare food. Elements that must be present are food preparation area (counter top) and sink larger than 12" x 12".

**Lodging Establishment:** A facility intended and used for occupancy as a temporary accommodation for individuals who are lodged with or without meals, in which there are ~~five (5)~~ two (2) or more Lodging Units, including typical accessory uses such as meeting rooms and special events.

**Lodging Unit:** A temporary accommodation, other than in a Vacation Rental, which is subject to Colorado state sales tax under CRS 39-26-704. Lodging units may be detached or attached, including but not limited to cabins, yurts, park model ~~RV~~ tiny homes, recreational vehicles, tents, and other types of units for short-term commercial lodging only. Does not include units used for permanent residency as exempted by State law (39-26-704(3)). Lodging units, regardless of type, must meet the applicable building code(s) in effect at the time of permitting.

**Minor Lot Line Adjustment:** A re-plat amending existing legal lots **within a subdivision** involving no more than three (3) lots or parcels. No new lots or parcels are created.

**Illegal Lot:** Any parcel of land or lot that is smaller than 35 acres, either inside or outside of a subdivision, that was created or modified after the adoption of these Regulations on May 23, 2006 without approval of the Board of County Commissioners.

**Vacation Rental:** Residential use of a dwelling unit, or any portion thereof (including ~~a Manufactured Home~~ any legal dwelling unit) as a short-term rental accommodation for no more than thirty (30) days, subject to Colorado state sales tax under CRS 39-26-704, where no meals are served or provided to renters. Renting anything that is not a legal dwelling requires a lodging conditional use permit.