

**How do I know if my lot is legal/buildable?**

Do you own or are you thinking about purchasing a lot or parcel that is less than 35 acres and not within a Planned Unit Development (PUD) or Subdivision?

Most of the zoning in Ouray County is “1 per 35”. For the majority of parcels in Ouray County this means you must have at least 35 acres in order to build a residence.

However, Ouray County may allow property owners to build on substandard or *non-conforming parcels*.

**Non-conforming Parcels**

**Section 22** of the Ouray County Land Use Code defines a non-conforming parcel as: *A parcel or track of property which exists in its present configuration as a legal or non-conforming parcel at the time this code is adopted and which, by reason of its size, does not comply with the minimum lot size or density provisions of this code.*

**Section 4.6** of the Ouray County Land Use Code States: *Non-conforming parcels of record at the time of passage of this code may be built upon, providing that all other relevant district requirements are met.*

**What constitutes a legal lot ?**

Your lot is probably legal and therefore buildable if it was created:

- Through an approved PUD or subdivision process
- Under a legal exemption
- Prior to Ouray County’s subdivision regulations
- By a proper, legal process



**So what does this mean?**

As long as the lot in question was created legally, even if it is less than 35 acres, you may still be able to obtain a building permit. If a building permit is issued, you must still comply with all applicable building and zoning regulations.



**How can I be sure?**

If you have questions or are unsure as to the status of a lot, ask to speak to the County Planner BEFORE you purchase land or apply for a building permit!