Section 25: Agricultural District

(orig. 3-26-13)

A. Intent and Purpose

- 1. The Agricultural Zone Districts are intended to provide for limited farming, ranching and agriculturally related uses while protecting the surrounding land from any harmful effects. (orig.3-26-13)
- 2. Contained in this section are the allowed land uses, building and lot standards (including minimum setbacks) and other general requirements for each specific agricultural zone district. (orig.3-26-13)
- 3. The Agricultural Zone Districts are divided as follows: (orig.3-26-13)
 - a. Agricultural-One (A-1)
 - b. Agricultural-Two (A-2)
 - c. Agricultural-Thirty Five (A-35)
- 4. A revision in March, 1972, increased the minimum land area for the Agricultural-One district to 5 acres. (orig.3-26-13)
- 5. A revision in March, 1972, increased the minimum land area for the Agricultural-Two district to 10 acres. (orig.3-26-13)

B. Permitted Uses (orig. 3-26-13)

Uses	A-1	A-2	A-35
Single Family Dwelling, Barn, Stable, Silo.	Х	Х	Х
General Farming, including grains, fruit, vegetables, grasses, hay, livestock raising, and the keeping and boarding of horses. See general requirements below.	Х	Х	Х
Poultry hatcheries and farms, fish hatcheries and dairy farms.	Х	Х	Х
Greenhouse and nursery, including both wholesale and retail, provided products sold are raised on the premises.	Х	Х	Х
Forestry farming, including the raising of trees for any purpose.	Х	Х	Х
Fur farm and raising of rabbits, chinchillas and other similar animals.	Х	Х	Х
Public Park, Class I public recreation facilities, Class II public recreation facilities are permitted only if the site is in compliance with the current minimum lot size requirement.	Х	Х	Х
Veterinary hospital	Х	Χ	Х
Cemetery, mausoleum, mortuary and related uses.	Х	Х	Х
Beekeeping operations	Х	Х	Х
Oil and gas drilling and production subject to the Drilling and Production of Oil and Gas Section of this Zoning Resolution, except where located within a subdivision platted and recorded in the records of the Clerk and Recorder.	Х	х	Х
Telecommunications Land Uses shall comply with the provisions of the Telecommunications Uses Section of this Zoning Resolution.		Х	Х
Energy Conversion Systems (ECS) land uses shall comply with the provisions of the Alternative Energy Resources Section of the Zoning Resolution.		Х	Х
Water supply reservoir and irrigation canal	Х	Х	Х

C. Accessory Uses (orig. 3-26-13)

Uses	A-1	A-2	A-35
Accessory structures including private garage, storage shed, corral, pens, and runs.	Х	Х	Х
Roadside stand for operation during not more than 6 months in each year for the sale of farm products raised or produced on the premises, provided such stands are located no less than 30 feet distance from any street, highway, or right-of-way line.	Х	Х	Х
Private building and kennels for housing dogs, cats or similar domestic pets. On legal non-conforming lots or parcels of 1 acre or less in size, the maximum total number of dogs, cats and similar domesticated pets which may be kept shall be 3. Litters of puppies or kittens may be kept until weaned.	х	х	Х
Temporary storage of defensible space, associated fuel break and forest management thinning in accordance with defensible space, fuel break and forest management programs as specified in this Zoning Resolution and Land Development Regulation.	Х	Х	Х
Home Occupations provided the requirements and conditions of the Board of Adjustment or the Home Occupations Section of this Zoning Resolution are met.		Х	Х
Accessory uses per the Accessory Use Section of the Zoning Resolution.	Х	Х	Х

D. Special Uses (orig. 3-26-13)

Uses	A-1	A-2	A-35
Sewage treatment plant	Х	Х	Х
Religious Assemblies and related uses, rectory, parish house and school.			Х
Radio, television and microwave transmission and relay towers and equipment; meteorological data collection towers and equipment; low power, micro-cell and repeater telecommunications facilities, including antenna and towers.			X
Cable television reception station	Х	Х	Х
A group living facility, other then homes for social rehabilitation, or a home where up to 6 unrelated individuals are living together, that is occupied by more than one registered sex offender.	Х	Х	Х
Group, foster or communal home, residential treatment center, community residential home, home for social rehabilitation, assisted living residence, personal case boarding home, specialized group facility, receiving home for more then 4 foster home residents, residential child care facility or shelter from domestic violence, licensed or certified by state if applicable, in which 7 or more residents who are not legally related live and cook together as a single housekeeper unit not located within 750 of another similar type home or shelter.	Х	Х	X
State licensed daycare center or preschool or nursery.	Х	Х	Х
Arborist or tree service	Х	Х	Х
Natural resource transportation and conveyance systems	Х	Х	Х
Public Kennel or cattery		Х	Χ
Public riding academy or stable	Х	Х	Х
Limited sawmill operation use in support of Pine Beetle Control	Х	Х	Х
Camps, campgrounds, picnic grounds, and lodges or other similar facilities. Specific conditions and limitations for use, including maximum periods of visitor occupancy and types or maximum numbers of occupied vehicles or sites, will be established as terms of the Special Use approval.		Х	Х
Oil and gas drilling and production, where located within a subdivision platted and recorded in the records of the Clerk and Recorder. Such operations shall conform to the standards contained in the Drilling and Production of Oil and Gas Section of the Zoning Resolution, except as modified in the resolution approving the Special Use.	Х	х	х
Class I, II, III Commercial Recreational Facilities. Class II public recreational facilities on sites which do not meet the current minimum lot size requirement. Class III public recreational facilities.	Х	х	Х

Uses	A-1	A-2	A-35
Limited sawmill operation use in support of defensible space, associated, fuel break and forest management programs as required under the Zoning Resolution and Land Development Regulations.	Х	X	X
Trap, skeet or rifle range		Χ	Х
Recycling transfer station, Type I or Type II: the facility shall only accept trees and slash generated from local efforts associated with regulatory/ voluntary defensible space, fuel break and forest management plans, and Pine Beetle control programs.		X	X
Dangerous and wild animal ranching, training, sales and exhibition provided that the property is 10 acres or greater and such use is in compliance with the General Provisions and Regulations Section of this Zoning Resolution.		Х	Х

E. Lot and Building Standards (orig. 3-26-13)

Districts		Front Setback		
Districts	Primary Str	ucture/Garage	All Other Accessory Structure	
A-1, A-2, A-35	50 ft.		Livestock – 75 ft. Pens/Runs/Structures ¹ – 100 ft. All Other Accessory Building – 50 ft.	
	Side Setback			
	Primary Structure/Garage		All Other Accessory Structure	
	Side	Side to Street		
A-1, A-2, A-35	30 ft.	50 ft.	Livestock – 75 ft. Pens/Runs/Structures ¹ – 100 ft. All Other Accessory Building – 50 ft.	
	Rear Setback			
	Primary Structure/Garage		All Other Accessory Structure	
A-1, A-2, A-35	50 ft.		50 ft.	

¹ Applied to all pens, runs, and structures utilized for fur farms, poultry farms, kennels and catteries.

Districts	Building Height	Lot Size (see a & b below)
A-1	35 ft.	5 Acre (217,800 s.f.)
A-2	35 ft.	10 Acre (435,600 s.f.)
A-35	35 ft.	35 Acre (1,524,600 s.f.)

1. Lot Standards

- a. The minimum lot area for any use permitted in this district shall be the lot size stated above unless the lot falls within the provisions set forth in the Enforcement and Administrative Exceptions Section of this Zoning Resolution. (orig.3-26-13)
- b. The minimum lot area for a lot developed through the rural cluster process shall be as set forth in the Land Development Regulation. (orig.3-26-13)

F. Fences

- 1. Maximum Fence Height: 7 feet. (orig.3-26-13)
- 2. Fence permits are required for any fence over 42 inches in height. (orig.3-26-13)
- Electric fences are permitted provided the electrical fence device is in compliance with Colorado State Department of Agriculture specifications. No electric fence is allowed as boundary or perimeter fence on lot lines abutting residential zone districts. (orig.3-26-13)

- 4. Fences on corner lots must comply with the vision clearance triangle requirements as specified in the Definitions Section of this Zoning Resolution. (orig.3-26-13)
- 5. On adjacent lots where allowed fence heights differ, the lower height restriction shall govern. (orig.3-26-13)

G. General Requirements

- 1. All setbacks shall be measured from the foundation or wall; however, eaves, roof overhangs and fireplaces may protrude 24 inches into the setback. (orig.3-26-13)
- 2. Corner lots must comply with the vision clearance triangle requirements as specified in the Definitions Section of this Zoning Resolution. (orig.3-26-13)
- 3. No structure may be erected placed upon or extend over any easement unless approved in writing by the agency or agencies having jurisdiction over such easement. (orig.3-26-13)
- 4. Manure shall not be allowed to accumulate so as to cause a hazard to the health, safety or welfare of humans and/or animals. The outside storage of manure in piles shall not be permitted within 100 feet of the front lot line and 50 feet of the side and rear lot lines. (orig.3-26-13)
- 5. Stallions shall be kept in a pen, corral or run area enclosed by a 6 foot chain link fence, or material equal or greater in strength, except when it is necessary to remove them for training, breeding or other similar purposes. (orig.3-26-13)
- 6. On legal non-conforming lots or parcels of 1 acre or less in size, the following is the density per acre limitation for horses, mules, donkeys, sheep, cattle, goats, swine, buffalo, beefalo and other large domesticated animals: (orig.3-26-13)
 - a. The minimum square footage of open lot area available to animals (does not include lawns, gardens, driveways, recreation facilities, etc), not including the dwelling shall be 9,000 square feet for the first animal and 6,000 square feet for each additional animal. The total number of such animals that may be kept shall not exceed 4 per 1 acre. (orig.3-26-13)
 - b. Offspring of animals on the property may be kept until weaned. (orig.3-26-13)