

4-102 Agricultural (A) District

- A. Purpose: Rural areas where conservation of agricultural resources is of major value, and where residential development compatible with agricultural uses is allowed.
- B. Principal Uses Permitted
 - 1. Agri-business Uses (see 4-501)
 - a. Agricultural Products Processing and Storage (S)
 - b. Commercial Feed Yard (S)
 - c. Commercial Nursery
 - d. Custom Meat or Poultry Processing Facility (S)(I)
 - e. Keeping of Nondomestic Animals (S)
 - 2. Agricultural Uses (see 4-502)
 - a. Equestrian Center
 - b. Farm Store (I)
 - c. Intensive Agricultural Uses
 - d. Open Agricultural Uses
 - e. Seasonal Farm Stand (I)
 - 3. Commercial/Business Service Uses (see 4-503)
 - a. Kennel
 - 4. Community Uses (see 4-504)
 - a. Adaptive Reuse of a Historic Landmark (I)
 - b. Camp (I/S)
 - c. Cemetery (S)
 - d. Church
 - e. Education Facility (S)
 - f. Membership Club (S)
 - g. Reception Halls and Community Meeting Facilities (S)
 - h. Use of Community Significance (I)
 - 5. Forestry Uses (see 4-505)
 - a. Forestry
 - b. Forestry Processing and Sort Yard (I)
 - 6. Industrial Uses (see 4-506)
 - a. Composting Facility (S)
 - b. Sawmill (S)
 - c. Solid Waste Disposal Site and Facility (S)
 - d. Solid Waste Transfer Facility (S)
 - 7. Lodging Uses (see 4-507)
 - a. Bed and Breakfast (I)
 - b. Campground (S)
 - c. Resort Lodge, Conference Center, or Guest Ranch (legally existing as of April 20, 2004) (S)
 - d. Short-Term Dwelling Rental (I)
 - 8. Mining Uses (see 4-508)
 - a. Limited Impact Open Mining (I)
 - b. Oil and Gas Operations
 - c. Open Mining (S)
 - d. Subsurface Mining (S)
 - e. Subsurface Mining of Uranium (S)
 - 9. Office Uses (see 4-509)
 - None Permitted

10. Recreation Uses (see 4-510)
 - a. Firing Range, Outdoor (S)
 - b. Golf Course (S)
 - c. Livery or Horse Rental Operation (S)
 - d. Outdoor Recreation, for day use (S)
 - e. Outdoor Recreation, for night use (S)
 - f. Park and/or Playfield, for day use
 - g. Park and/or Playfield, for night use (S)
 - h. Public Recreation Center (S)
11. Residential Uses (see 4-511)
 - a. Group Care or Foster Home (S)
 - b. Single Family Dwelling
12. Retail and Personal Service Uses (see 4-512)
 - a. Day Care Center (S)
 - b. Recycling Collection Center, Small (I)
 - c. Veterinary Clinic, with outdoor holding facilities
 - d. Veterinary Clinic, without outdoor holding facilities
13. Transportation Uses (see 4-513)
 - a. Airport (S)
 - b. Heliport (S)
 - c. Helistop (S)
 - d. Park and Ride Facility (S)
14. Utility and Public Service Uses (see 4-514)
 - a. Central Office Building of a Telecommunication Company (R)
 - b. Community Cistern (I)
 - c. Fire Barn (I)
 - d. Fire Station (S)
 - e. Large Solar Energy System (S)
 - f. Major Facility of a Public Utility (R) (S) (L)
 - g. Medium Solar Energy System or Solar Garden (S)
 - h. Public or Quasi-public Facility other than Listed (S)
 - i. Public Safety Telecommunication Facility (I)
 - j. Sewage or Water Transmission Line (R) (L)
 - k. Sewage Treatment Facility (R) (S) (L)
 - l. Small Solar Energy System or Solar Garden (SPR) (I)
 - m. Small Wind-Powered Energy System
 - n. Telecommunications Facility, existing structure meeting height requirements
 - o. Telecommunications Facility, new structure or not meeting height requirements (S)
 - p. Utility Service Facility
 - q. Water Reservoir (R) (S) (L)
 - r. Water Tank and Treatment Facility (R) (S) (L)
15. Warehouse Uses (see 4-515)

None Permitted

- C. Accessory Uses Permitted (see 4-516)
 - 1. Accessory Agricultural Sales
 - 2. Accessory Agricultural Structure
 - 3. Accessory Beekeeping
 - 4. Accessory Chicken Keeping
 - 5. Temporary Accessory Community Meeting Facility
 - 6. Accessory Concrete or Asphalt Batch Plant (S)
 - 7. Accessory Dwelling (I)
 - 8. Accessory Farm Stand (I)
 - 9. Accessory Horse Keeping
 - 10. Accessory Outside Storage
 - 11. Accessory Solar Energy System
 - 12. Accessory Structure
 - 13. Demonstration Farm, or Farm Camp(I)
 - 14. Farm Events (I)
 - 15. Grading of more than 500 Cubic Yards (I)
 - 16. Home Events
 - 17. Home Occupation
 - 18. Household Pets
 - 19. Noncommercial Telecommunication Site, one structure which meets setback and height requirements
 - 20. Noncommercial Telecommunication Site, multiple structures and/or not meeting setback or height requirements (I)
 - 21. Small Wind-Powered Energy System, Roof-Mounted
- D. Temporary Uses Permitted (see 4-517)
 - 1. Emergency Noncommercial Telecommunication Site (A)
 - 2. Garage Sales or Occasional Sales
 - 3. Group Gathering / Special Events (A)
 - 4. Temporary Batch Plant (A)
 - 5. Temporary Construction or Sales Office (A)
 - 6. Temporary Dwelling Unit (A)
 - 7. Temporary Fireworks Stand (I)
 - 8. Temporary Special Use (nonconforming use under Section 4-1004(A)(2)) (S)
 - 9. Temporary Weather Device Tower
- E. Lot, Building, and Structure Requirements
 - 1. Minimum lot size...35 acres
 - 2. Minimum setbacks
 - a. Front yard...35 feet
 - b. Side yard...7 feet
 - c. Rear Yard...15 feet
 - d. From an irrigation ditch...50 feet from the centerline of the ditch. This requirement only affects structures built after October 10, 1996. The setback may -with County concurrence- be reduced in accordance with a letter from the applicable ditch company establishing a different setback, but in any event shall not be less than 20 feet from the ditch centerline.
 - e. Supplementary requirements may apply, refer to Article 7-1400.
 - 3. Maximum building height
 - a. Residential structures:
 - (i) On subdivided land with a final plat approved by the County prior to August 29, 1994, 35 feet unless a lower height was approved through the platting process.
 - (ii) On any other land, 30 feet unless, through a subdivided land approval or Site Plan Review approval, a lower or higher height is permitted due to the unique characteristics of the particular site; in no event, however, shall any residential structure exceed 35 feet.
 - b. 50 feet for nonresidential structures

F. Additional Requirements

1. Animal units...Four animal units per acre without going through Special Review
2. Special review is required for any use which:
 - a. generates traffic volumes in excess of 150 average daily trips per lot, as defined by the Institute of Transportation Engineers;
 - b. has an occupant load greater than or equal to 100 persons per lot;
 - c. has a wastewater flow greater than or equal to 2,000 gallons per day per lot;
 - d. is on a parcel with a total floor area greater than 25,000 square feet, any portion of which is not part of an agricultural use;
 - e. has a second principal use which does not increase density.
3. Limited Impact Special Review is required for any use which is:
 - a. a parking area associated with a trail of a governmental entity on publicly acquired open space land, which parking area is in accordance with an open space management plan approved by the Board of County Commissioners, and which generates traffic volumes in excess of 150 average daily trips per lot as defined by the Institute of Transportation Engineers;
 - b. on a parcel with a total floor area greater than 25,000 square feet all of which is part of an agricultural use.
 - (i) A parcel may have 1,800 square feet of additional floor area for every additional 5 acres of parcel size above 35 acres, without triggering Limited Impact Special Review, but only if the owner grants the County a conservation easement on the property which prohibits any division of the property which would result in a violation of this Code, and prohibits the addition of structures to the property; or
 - c. grading involving the movement of more than 500 cubic yards of material as defined and provided in Section 4-516(O).
4. No parcel shall be used for more than one principal use, except for allowed Agricultural uses, Forestry uses, Mining uses, or any combination thereof; for multiple principal uses on properties that have been designated as historic landmarks by Boulder County where the Boulder County Commissioners and Historic Preservation Advisory Board determine that the multiple uses serve to better preserve the landmark; or for second principal uses approved through Special Review under 4-102.F.2.e, above.
5. Small Wind-Powered Energy Collectors Systems, and Small Solar Energy Collectors Systems or Solar Gardens, Medium Solar Energy Systems or Solar Gardens, and Large Solar Energy Systems can be approved on parcels with existing principal uses without Special Review approval, however, these uses shall be reviewed using the process and standards described in the Utility and Public Service Uses classification in this Code.