

## Part II

### Section 4

#### AR – Agriculture Residential



PART II, SECTION 4:

AR - AGRICULTURE RESIDENTIAL

A. INTENT

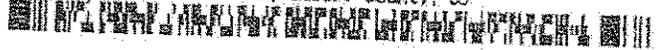
Allowing for areas of open space, noncommercial farming, ranching, agriculturally related uses and low density residential subdivisions.

B. USES PERMITTED BY RIGHT

1. Accessory uses and buildings.
2. Antenna support structures used non-commercially for radio, television reception, amateur and citizens band radio, cellular telephones and personal communication system uses. These antenna support structures shall be located on the property so that if antennas or antenna support structures fall, it will be within the property boundaries. In any case, the height shall not exceed 35 feet (35'), except for amateur radio ("Ham") antennas, which shall not exceed seventy-five feet (75').
3. Home occupation.
4. Household pets.
5. Microwave dishes without towers.
6. Non-commercial domestic livestock, poultry, fowl and small livestock. Maximum corral facility of one-half (1/2) acre. See Part II, Section 24 of these Regulations.
7. One (1) single-family dwelling per lot.
8. Open space, public parks and playgrounds.
9. Private water treatment and storage facilities and sewage treatment facilities for domestic use, not exceeding five thousand (5,000) gallons.
10. Temporary construction office - bonding may be required.
11. Temporary residence - bonding may be required. Temporary Housing Permits, in conjunction with a valid building permit, for either mobile or manufactured homes in excess of 8 x 42 feet will not be permitted.
12. Utility Service Facilities.

C. USES PERMITTED BY SPECIAL REVIEW

1. Animal Shelter - All recommendations of the Colorado Department of Health, Department of Agriculture, Planning Commission or other appropriate agencies, shall be complied with regarding feed, water, shelter, confinement, exercise and health care, unless specifically



waived by the Planning Commission and Board of County Commissioners of Elbert County.

2. Antenna support structures in height category of 35.01 to 120.00 feet shall be subject to an "Administrative Special Use Review" as detailed in Part II, Section 18.
3. Antenna support structures in height category of 120.01 or more feet shall be subject to a "Special use Review" as detailed in Part II, Section 18.
4. Cellular Communications Facilities Standards
5. Cemeteries.
6. Churches and church schools.
7. Fire Stations (see Resolution 99-19).
8. Group homes.
9. Horse breeding and boarding.
10. Hospitals, nursing and convalescent homes and other tended care facilities.
11. Major facilities of a public utility.
12. Mining activities, mining quarries, sand and gravel operations, oil drilling and oil and gas exploration.
13. Non-domestic, exotic animals.
14. Nursery Schools and Daycare Centers.
15. Private riding academies operated for the benefit of members only and not for monetary gain.
16. Public and private schools, colleges and universities and related facilities, private recreational uses, and public and private campgrounds.
17. Public, private and multiple use wastewater treatment and water storage facilities for domestic use in excess of five thousand (5,000) gallons.
18. Radio, television and telephone transmitting stations.
19. Recreational uses.
20. ~~Second Residence - The second residence may either be separate from or a part of the primary residence but must utilize a central water system available to the site.~~



21. Veterinary clinics and hospitals.

D. MINIMUM AREA AND YARD SETBACK REQUIREMENTS

- |    |   |          |
|----|---|----------|
| 1. | Minimum lot area  | 10 acres |
| 2. | Lot widths (minimum)  | 250 feet |
| 3. | Front yard setback (minimum) from the road right-of-way easement, or at a point of minimum lot width, whichever is greater.                                 | 100 feet |
| 4. | Side yard setback (minimum)   | 50 feet  |
| 5. | Rear yard setback (minimum)   | 50 feet  |
| 6. | Building height (maximum)   | 35 feet  |
| 7. | Accessory use or building:  |          |
|    | a. Front setback (minimum) from the road right-of-way easement  | 100 feet |
|    | b. Side and rear yard setback   | 50 feet  |
|    | c. Building height (maximum)  | 35 feet  |
| 8. | Corner lots must meet front yard setback requirements on each side the yard borders a public or private road, a vehicle right-of-way or a vehicle easement. |          |

E. FENCES, HEDGES AND WALLS

1. Fences, hedges and walls shall be permitted in this zone and may be located in the yard setback.
2. Fences, hedges and walls shall not exceed thirty (30) inches in height for distances in excess of fifteen (15) feet, measured from property corners at intersections of streets, roads, highways and railroads restricting visibility.

F. GENERAL REQUIREMENTS

1. Open space Dedication Requirements or Cash in lieu: A portion of the gross site area shall be dedicated to either a special district, or a qualifying non-profit entity, or to Elbert County or other group that has the ability and resources required to administer and must perpetually defend the open space for its intended use. Cash may be paid to the County in lieu of the dedication of open space. The dedication of land or payment of cash in lieu of dedication shall be carried out in conformity with the Elbert County Master Plan.



2. Road Requirements: Roads must meet all requirements of the Elbert County Road and Bridge Standards. Certified approval of roads must be obtained prior to issuance of the 1st building permit.
3. Parking Requirements: Two (2) off-street parking spaces per dwelling unit.
4. Sign Requirements: See Sign Regulations, Part II, Section 20 of these regulations.
5. Utility Requirements: All distribution and/or service lines for all utilities must be underground installation, unless a Variance or Special Use is granted by Elbert County for overhead installation.