



## Part II

### Section 3

#### A-2 – Agriculture 2



PART II, SECTION 3:

A-2 - AGRICULTURE-TWO

A. INTENT

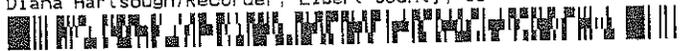
Allowing for areas of open space and agriculturally related uses and low density residential subdivisions.

B. USES PERMITTED BY RIGHT

1. Accessory uses and buildings.
2. Antennas - Antenna support structures used non-commercially for radio, television reception, amateur and citizens band radio, cellular telephones and personal communications system uses. These antenna support structures shall be located on the property so that if the antenna or antenna support structures fall it will be within the property boundaries. In any case the height shall not exceed 75 feet.
3. Farming, ranching, forestry (tree) farming, gardening, greenhouses and plant nurseries and buildings pertaining thereto.
4. Home occupation.
5. Horse breeding and boarding not to exceed ten (10) animal units.
6. Household pets.
7. Microwave dishes without towers not to exceed height of surrounding buildings.
8. Open space, including playgrounds and parks.
9. Single family dwelling excluding mobile homes.
10. Temporary residences. 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.
11. Utility Service Facilities.
12. Private water treatment and storage facilities for domestic use, not exceeding five thousand (5,000) gallons.

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 Communication Facilities
5. Cemeteries.
6. Churches and church schools.
7. Fire Stations (see Resolution 99-19).
8. Group homes.
9. Horse breeding and boarding in excess of 10 animal units.
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 Day Care 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, country clubs and other private clubs operated for the benefit of members only and not for monetary gain, golf courses 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.



21. Veterinary clinics and hospitals.

D. MINIMUM AREA AND YARD SETBACK REQUIREMENTS

1. Minimum lot area 20 acres
2. Lot widths (minimum) 450 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) 100 feet
5. Rear yard setback (minimum) 100 feet
6. Building height (maximum) 35 feet
7. Accessory use or building
  - a. Front yard 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 that 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 which obstruct vision shall not exceed thirty (30) inches in height if within fifteen (15) feet of property corners at intersections of streets, roads, highways and railroads.

F. GENERAL REQUIREMENTS

1. Parking Requirements: Two (2) off-street parking spaces per dwelling unit.
2. Sign Requirements: See Sign Regulations, Part II, Section 20 of these Regulations.
3. A corral shall be provided if the animal unit exceeds one animal unit per 20 acres. The corral facility cannot exceed 1/2 acre in size for any lot.
4. Road Requirements: Road permit, as appropriate, through the Road and Bridge Department.