



Part II

Section 5

RA – Residential Agriculture



PART II, SECTION 5: RA – RESIDENTIAL AGRICULTURAL

A. INTENT

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

B. USES PERMITTED BY RIGHT

1. Accessory uses and buildings.
2. Home occupation.
3. Household pets.
4. Microwave dishes without towers.
5. 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.
6. One (1) single-family dwelling per lot.
7. Open space, public parks and playgrounds.
8. Private water treatment and storage facilities and sewage treatment facilities for domestic use, not exceeding 5,000 gallons.
9. Temporary construction office – bonding may be required.
10. Temporary residence – bonding may be required.
11. Utility service facility.

C. USES PERMITTED BY SPECIAL REVIEW

1. Recreational uses.
2. Cemeteries.
3. Churches and church schools.
4. hospitals, nursing and convalescent homes and other extended care facilities.
5. Major facilities of a public utility.



6. Nondomestic, exotic animals.
7. Private riding academies operated for the benefit of members only and not for monetary gain.
8. public and private schools, colleges, 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.
9. Public, private and multiple use wastewater treatment and water storage facilities for domestic use in excess of five thousand (5,000) gallons.
10. Radio, television and telephone transmitting stations.
11. Veterinary clinics and hospitals.
12. Group homes.
13. Horse breeding and boarding.
14. 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.

D. MINIMUM AREA AND YARD SETBACK REQUIREMENTS

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| 1. Lot area | 10 to 34.999 acres |
| 2. Minimum lot area | 10 acres |
| 3. Lot widths (minimum) | 400 feet |
| 4. Front yard setback (minimum)
From the road right-of-way easement. | 100 feet |
| 5. Side yard setback (minimum) | 50 feet |
| 6. Rear yard setback (minimum) | 50 feet |
| 7. Building height (maximum) | 35 feet |
| 8. Accessory use or building | |



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| a. | Front yard setback (minimum) | |
| | from the centerline of a primary road | 150 feet |
| | from the centerline of a secondary road | 100 feet |
| b. | Side and rear yard setback | 50 feet |
| c. | Building height (maximum) | 35 feet |

9. 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 public 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. Dedication Requirement: A portion of the gross site area that has been selected by the Elbert County Commissioners shall be dedicated to Elbert County for public use or cash – in – lieu of land shall be required subject to the Elbert County Subdivision Regulations.
2. Road Requirement: Construction of gravel roads.
3. Parking Requirement: Two (2) off-street parking spaces per dwelling unit.
4. Sign Requirement: See sign regulations, Part II, section 20 of these regulations.
5. Utility Requirements: All distribution and/or service lines for all utilities must be under-ground installation, unless a Variance or Special Use is granted by Elbert County for overhead installation.