

23-3-20. **Uses allowed by right outside of subdivisions and historic townsites.**

No BUILDING, STRUCTURE or land shall be used and no BUILDING or STRUCTURE shall hereafter be erected, structurally altered, enlarged or maintained in the A (Agricultural) Zone District on LOTS outside of SUBDIVISIONS and HISTORIC TOWNSITES except for one (1) or more of the following USES.

A. ANIMAL BOARDING and animal TRAINING FACILITIES where the maximum number of ANIMAL UNITS or HOUSEHOLD PETS permitted in Section 23-3-70.D below is not exceeded and traffic to and from the facility does not exceed sixty (60) daily trips.

B. Asphalt or concrete batch plant and borrow pits used TEMPORARILY and exclusively for an on-site construction project or the completion of a PUBLIC STREET/ROAD improvements project where the subject property is at, on, or near the STREET/ROAD on which improvements are being made. The six-month limitation for this TEMPORARY USE may be extended in six-month increments at the discretion of the Director of Planning Services up to two (2) times, and thereafter by the Board of County Commissioners.

C. CAMPING, FISHING, HUNTING, and noncommercial WATER SKIING.

D. COUNTY grader sheds.

E. FARMING and GARDENING, including STRUCTURES for storage of agricultural equipment and agricultural products and confinement or protection of LIVESTOCK. Converted, partially dismantled, modified, altered or refurbished MANUFACTURED HOMES shall not be utilized as agriculturally exempt BUILDINGS or for the storage of agricultural equipment or agricultural products or confinement or protection of LIVESTOCK.

F. NONCOMMERCIAL TOWERS no taller than seventy (70) feet. (See Article IV, Division 10, of this Chapter.)

G. Police, ambulance, and fire stations or facilities.

H. PUBLIC parks.

I. PUBLIC SCHOOLS.

J. Sand, soil, and aggregate MINING that qualifies for a single limited impact operation under Section 34-32-110 C.R.S. (a 110 permit) or is exempt from any permits from the Colorado Division of Reclamation, Mining, and Safety, generates no more than five thousand (5,000) cubic yards of material per year for off-site USE, and does not involve crushing, screening, or other processing. An Improvements Agreement, as determined by the Department of Public Works, may be required prior to commencement of operations.

K. One (1) SINGLE-FAMILY DWELLING, FOSTER CARE HOME, or GROUP HOME per LEGAL LOT.

L. TELECOMMUNICATIONS ANTENNA TOWERS no taller than thirty-five (35) feet. (See Article IV, Division 10, of this Chapter.)

M. UTILITY SERVICE FACILITIES.

N. Water tanks, agriculture-related.

23-3-30. **Accessory uses outside of subdivisions and historic townsites.**

The following BUILDINGS, STRUCTURES and USES shall be allowed in the A (Agricultural) Zone District on LOTS outside of SUBDIVISIONS and HISTORIC TOWNSITES so long as they are clearly incidental and ACCESSORY to an allowed USE.

A. One (1) caregiver of medical marijuana grown and sold pursuant to the provision of Article 43.3, Title 12, C.R.S., and for a purpose authorized by Section 14 of Article XVIII of the Colorado Constitution per LEGAL LOT as per Article VII, Chapter 12, of this Code.

B. Up to two (2) CARGO CONTAINERS per LEGAL LOT of less than eighty (80) acres. Up to five (5) CARGO CONTAINERS may be allowed per LEGAL LOT of eighty (80) or more acres.

C. NONCOMMERCIAL JUNKYARD, as long as it is ENCLOSED within a BUILDING or STRUCTURE or SCREENED from all ADJACENT properties and PUBLIC RIGHTS-OF-WAY in conformance with a SCREENING plan approved by the Department of Planning Services.

D. OFFICES.

E. OUTDOOR STORAGE of materials accessory to an allowed USE, as long as the materials are SCREENED from ADJACENT LOTS and RIGHTS-OF-WAY.

F. Parking areas and parking STRUCTURES, including parking of one (1) COMMERCIAL VEHICLE per LEGAL LOT.

G. Up to two (2) SEMI-TRAILERS used as ACCESSORY storage per LEGAL LOT.

H. STRUCTURES and BUILDINGS ACCESSORY to USES permitted under Section 23-3-20.

I. Swimming pools, tennis courts and similar ACCESSORY USES, and STRUCTURES.

J. WIND GENERATORS allowed as ACCESSORY USES in Section 23-4-450 of this Chapter.

23-3-35. **Uses allowed by permit outside of subdivisions and historic townsites.**

No USE listed in this Section shall commence construction or operation in the A (Agricultural) Zone District on LOTS outside of SUBDIVISIONS and HISTORIC TOWNSITES without prior approval of a land use permit from the Department of Planning Services or Department of Public Health and Environment, as applicable.

A. AGRICULTURAL SUPPORT AND SERVICE, permitted under [Division 17](#) of Article IV of this Chapter.

B. AGRITAINMENT, agriculture-related EVENT FACILITIES, AGRITOURISM, and HUNTING LODGES permitted under [Division 17](#) of Article IV of this Chapter.

C. AIRPORTS and AIRSTRIPS, including crop-dusting operations, permitted under [Division 17](#) of Article IV of this Chapter.

D. AUXILIARY QUARTERS, which shall require approval of a certificate of compliance by the Department of Planning

Services to ensure the USE complies with the definition in [Section 23-1-90](#) of this Code.

E. BED AND BREAKFAST FACILITIES permitted under [Division 17](#) of Article IV of this Chapter.

F. Disposal of BIOSOLIDS and/or DOMESTIC SEPTAGE permitted under [Chapter 14](#) of this Code.

G. BREW PUBS, BREWERIES, DISTILLERIES, and WINERIES permitted under [Division 17](#) of Article IV of this Chapter.

H. COMMUNITY BUILDINGS permitted under [Division 17](#) of Article IV of this Chapter.

I. CONTRACTOR'S SHOPS permitted under [Division 17](#) of Article IV of this Chapter.

J. CUSTOM MEAT PROCESSING permitted under [Division 17](#) of Article IV of this Chapter.

K. Golf courses permitted under [Division 17](#) of Article IV of this Chapter.

L. HOME OCCUPATIONS permitted under [Division 13](#) of Article IV of this Chapter.

M. Keeping between five (5) and eight (8) HOUSEHOLD PETS of one (1) species, or between eight (8) and sixteen (16) HOUSEHOLD PETS of two (2) or more species and, in addition, up to thirty (30) birds, permitted under [Division 17](#) of Article IV of this Chapter.

N. LANDSCAPING COMPANIES permitted under [Division 17](#) of Article IV of this Chapter.

O. MANUFACTURED HOMES and STRUCTURES permitted under Division 3 of Article IV of this Chapter.

P. NONCOMMERCIAL TOWERS between seventy (70) and one hundred thirty (130) feet in height permitted under Division 10 of Article IV of this Chapter.

Q. RECREATIONAL FACILITIES, PUBLIC and PRIVATE, permitted under [Division 17](#) of Article IV of this Chapter.

R. One (1) second SINGLE-FAMILY DWELLING per LEGAL LOT, subject to the provisions of Division 8 of Article IV of this Chapter.

S. SHOOTING RANGES permitted under [Division 17](#) of Article IV of this Chapter.

T. SOLAR ENERGY FACILITY (5 ACRE SEF), being less than five (5) acres in size, subject to the additional requirements of [Section 23-4-1030](#).

U. TELECOMMUNICATIONS ANTENNA TOWERS between thirty-five (35) and seventy (70) feet in height. (See Article IV, Division 10, of this Chapter.)

V. TEMPORARY seasonal USES permitted under Division 7 of Article IV of this Chapter.

W. Veterinary clinics or animal hospitals permitted under [Division 17](#) of Article IV of this Chapter.

X. WIND GENERATORS requiring a zoning permit under Division 6 of Article IV of this Chapter.

Sec. 23-3-40. Uses by special review outside of subdivisions and historic townsites.

The following BUILDINGS, STRUCTURES and USES may be constructed, occupied, operated and maintained on LOTS outside of SUBDIVISIONS and HISTORIC TOWNSITES in the A (Agricultural) Zone District upon approval of a Special Review Permit in accordance with the requirements and procedures set forth in Article II, Division 4 of this Chapter, or Article II, Division 5, in the case of MAJOR FACILITIES OF PUBLIC UTILITIES OR PUBLIC AGENCIES.

- A. ANIMAL BOARDING and animal TRAINING FACILITIES where the maximum number of ANIMAL UNITS permitted in Section 23-3-70.D below is exceeded or traffic to and from the facility exceeds sixty (60) average daily trips.
- B. CAMPGROUNDS.
- C. More ACCESSORY CARGO CONTAINERS than the number allowed by [Section 23-3-30](#).
- D. CHILD CARE CENTERS.
- E. COMMERCIAL rodeos and COMMERCIAL roping arenas.
- F. CEMETERIES.
- G. CHURCHES.
- H. COMMERCIAL RECREATIONAL FACILITIES.
- I. CORRECTIONAL FACILITIES, subject to Article XV, [Section 15-5](#), of the Weld County Charter.
- J. EVENT FACILITIES not agriculture-related.
- K. Keeping, raising or boarding of EXOTIC ANIMALS.
- L. HOME BUSINESSES.
- M. HELIPORTS.
- N. KENNELS, subject to the additional requirements of [Section 23-4-400](#).
- O. LIVESTOCK CONFINEMENT OPERATIONS, subject to the additional requirements of [Section 23-4-350](#).
- P. LUMBERYARDS/WOODWORKING.
- Q. MAJOR FACILITIES OF PUBLIC UTILITIES OR PUBLIC AGENCIES in accordance with Division 5 of Article II of this Chapter.
- R. Open MINING and processing of minerals, subject to the additional requirements of Article IV, Division 4, of this Chapter.
- S. MULTI-FAMILY DWELLINGS for persons PRINCIPALLY employed at or engaged in FARMING.
- T. NONCOMMERCIAL TOWERS requiring approval of a Use by Special Review, as detailed in Division 10 of Article IV of this Chapter.
- U. OIL AND GAS STORAGE FACILITIES.
- V. OIL AND GAS SUPPORT AND SERVICE.
- W. ORGANIC FERTILIZER PRODUCTION/COMPOSTING FACILITIES.
- X. OUTDOOR STORAGE of PUBLIC utility-related equipment.
- Y. PIPELINES - DOMESTIC WATER in accordance with Division 6 of Article II of this Chapter.
- Z. Private SCHOOLS.
- AA. RACING FACILITIES.
- BB. REPAIR SERVICE ESTABLISHMENT.
- CC. RESEARCH LABORATORIES.
- DD. RESIDENTIAL THERAPEUTIC CENTERS.
- EE. More than the number of SEMI-TRAILERS as ACCESSORY storage allowed by right or by permit.
- FF. SOLAR ENERGY FACILITIES (SEF'S), being more than five (5) acres in size but less than one hundred sixty (160) acres in the

Near/Urban Area as shown on Appendix [21-B](#), or being more than five (5) acres but less than three hundred twenty (320) acres in the Ag/Rural Area as shown on Appendix [21-B](#), subject to the additional requirements of [Section 23-4-1030](#).

GG. Solid and hazardous waste disposal sites and facilities requiring Certificate of Designation in accordance with Sections [12-8-10](#) and [23-4-380](#) of this Code.

HH. TELECOMMUNICATION ANTENNA TOWERS requiring approval of a Use by Special Review, as detailed in Division 10 of Article IV of this Chapter.

II. TRANSLOADING.

JJ. USES similar to the USES listed as permitted as long as the USE complies with the general intent of the Zone District.

KK. Any USE allowed by permit listed in [Section 23-3-35](#), in conjunction with a pending or approved Use by Special Review Permit.

LL. WIND GENERATORS requiring the issuance of Special Review Permit under Division 6 of Article IV of this Chapter.

Utility locates can be scheduled by calling 811

Department of Planning Services
1402 N 17th Ave
PO Box 758
Greeley, CO 80632
(970) 400-6100

Planner On-Call
(970) 400-6100

Code Compliance Team
Bethany Pascoe
(970) 400-3555
bpascoe@weld.gov

Cynthia Villanueva
(970) 400-3536
cvillanueva@weld.gov

www.weld.gov/Government/Departments/Planning-and-Zoning/Code-Compliance



Weld County

Agricultural Zone District – Outside of a Subdivision or Townsite

Information Guide



Department of Planning Services
1402 North 17th Avenue
PO Box 758
Greeley, CO 80632
Main Phone: (970) 400-6100
Fax: (970) 304-6498
Website: www.weld.gov

The purpose of this document is to provide guidance to all Weld County citizens regarding the Agricultural Zone District. All references are taken directly from the Weld County Code, Chapter 23. All information in this pamphlet is subject to change without notice

Words shown in ALL CAPS are defined in Section 23-1-90 of the Weld County Code.