

CHAPTER 4: AGRICULTURAL ZONE DISTRICTS – A-E & A-1

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CHAPTER 4: AGRICULTURAL ZONE DISTRICTS AND DISTRICT-SPECIFIC STANDARDS

This Chapter of the Land Development Code identifies and establishes the Agricultural Estate (A-E) and the Agricultural-1 (A-1) zone districts for the unincorporated portions of Arapahoe County, as well as the (1) purpose and (2) regulations specific to each of these districts. The regulations contained in this Chapter for A-E and A-1 are district-specific in that they apply on a district-wide basis and generally relate back to the stated purposes of the zone district. The standards and requirements provided in this Land Development Code also apply to development in each of these districts.

SECTION 4-100 GENERAL PROVISIONS

4-101 Agricultural Zone Districts Established

In order to carry out the purposes and intent of this Chapter of the Land Development Code, the following standard zone districts are established. They may be referred to throughout this Code by their name or district letter abbreviations.

Abbreviation	Zone District Name and Minimum Lot Size
A-E	Agricultural Estate (35Acres)
A-1	Agricultural-1 (19 Acres)

SECTION 4-200 AGRICULTURAL ZONE DISTRICTS & DISTRICT-SPECIFIC STANDARDS

4-201 Agricultural Zone Districts

This section sets forth all agricultural zone districts applicable in unincorporated Arapahoe County, including for each: (1) the district's specific intent and purpose; (2) the district's role in implementing the Comprehensive Plan's future land use policies; (3) location criteria that the County must consider in mapping such district to specific property; and (4) development and design standards specific to such district. Rural Engineering Standards as addressed within this Land Development Code may also apply.

4-201.01 General Purposes

Among the County's primary land-use goals, as stated in the Comprehensive Plan, are goals to maintain its rural heritage and character, conserve natural areas and environmental quality, and ensure efficient and improved public services and facilities. The agricultural zone districts in this section are intended to implement these goals by promoting and preserving a rural, agricultural economic base and lifestyle in the eastern parts of unincorporated Arapahoe County. Residential uses are secondary in these districts, and are developed at very low densities or clustered to protect and conserve existing open and agricultural lands and to preserve a rural character. These zone districts are intended to apply only within the Rural Area as designated in the Comprehensive Plan, and are not appropriate for properties located in a Growth Area. The A-E and A-1 agricultural zone districts are encouraged in the Rural Area of unincorporated Arapahoe County.

4-201.02 A-E Agricultural Estate District (35 Acre Minimum Lot Size)

4-201.02.01 Specific Purpose

All development in the district must respect and respond to the district's unique agricultural and rural character, as well as its topography. All development must be sited to avoid or mitigate any adverse impacts on the rural environment and sensitive development areas, including impacts on the Rural Area's important riparian corridors that perform important drainage, habitat, and recreational functions.

All development must have no detrimental effects on soil stability or ground water supplies, and all development must also mitigate impacts from runoff or from changes to the drainage characteristic of the land.

4-201.02.02 Relation to the Comprehensive Plan

The A-E Zone District is intended to correspond to and implement the "Rural Area Uses" and "Open Space" land use categories designated in the Land Use Plan element of the Comprehensive Plan.

4-201.02.03 Location and Other Rezoning Criteria

- A. In addition to satisfying the general rezoning criteria stated in this Land Development Code, the County may approve a rezoning to the A-E Zone District only if the proposed district complies with all of the following specific criteria:
 1. The proposed district is located in the Rural Area and outside of designated Planning Areas for the Eastern Communities as designated in the Comprehensive Plan;
 2. The district is proposed to accommodate and respect variations in the site's topography, such as rolling and hillside terrain, or to preserve and protect sensitive development areas located on or adjacent to the site; and
 3. Any residential development proposed within the district will have no significant, adverse impact on the continued operations of any adjacent agricultural use(s) and will comply with any applicable "right to farm" provisions in state statutes.

4-201.02.04 District-Specific Standards

A. Principal Use(s)/Structure(s) per Lot

Only one principal structure is permitted per parcel, unless approved as a Special Exception Use (SEU) by the Board of Adjustment (BOA).

B. Rural Cluster Option in the A-E Zone District

A landowner in the A-E Zone District may be eligible for exceptions to the lot size, lot dimension, and use provisions stated in this chapter and this Land Development Code by choosing the Rural Cluster Option set forth in this Land Development Code.

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4-201.03 A-1 Agricultural-1 District (19 Acre Minimum Lot Size)

4-201.03.01 Specific Purpose

- A. The A-1 Zone District is intended to provide and preserve land for agricultural and rural economic uses in the Rural Area of unincorporated Arapahoe County as designated in the Comprehensive Plan. The primary uses allowed in this district are agricultural and open land uses, agriculture-dependent or agriculture-related uses, and other uses supportive of a rural, agriculture-based economy.
- B. All development in the district must respect and respond to the district's unique agricultural and rural character, as well as its topography. All development must be sited to avoid or mitigate any adverse impacts on the rural environment and sensitive development areas, including impacts on the Rural Area's important riparian corridors that perform important drainage, habitat, and recreational functions.
- C. All development must have no detrimental effects on soil stability or ground water supplies, and all development must also mitigate impacts from runoff or from changes to the drainage characteristic of the land.

4-201.03.02 Relation to the Comprehensive Plan

- A. The A-1 Zone District is intended to correspond to and implement the "Rural Area Uses" and "Open Space" land use categories designated in the Land Use Plan element of the Comprehensive Plan.

4-201.03.03 Location Criteria and Other Rezoning Criteria

- A. In addition to satisfying the general rezoning criteria stated in this Land Development Code, the County may approve a rezoning to the A-1 District only if the proposed district complies with all of the following specific criteria:
 - 1. The proposed district is located in the Rural Area, and outside designated Growth Areas or planning areas for the Eastern Communities as designated in the Comprehensive Plan;
 - 2. The district is proposed to accommodate and respect variations in the site's topography, such as rolling and hillside terrain, or to preserve and protect sensitive development areas located on or adjacent to the site;
 - 3. Any residential development proposed within the district will have no significant, adverse impact on the continued operations of any adjacent agricultural use(s) and will comply with any applicable "right to farm" provisions in state statutes.

4-201.03.04 District-Specific Standards

A. Principal Use(s)/Structure(s) per Lot

Only one principal structure is permitted per parcel, unless approved as a Special Exception Use (SEU) by the Board of Adjustment (BOA).

B. Rural Cluster Option in the A-1 Zone District

A landowner in the A-1 Zone District may be eligible for exceptions to the lot size, lot dimension, and use provisions stated in this chapter and this Land Development Code by choosing the Rural Cluster Option set forth in this Land Development Code.

SECTION 4-300 A-E AND A-1 DISTRICT PERFORMANCE STANDARDS AND ALLOWED USES

4-301 Agricultural Zone District Performance Standards

Table 4-3 A. Performance Standards A-E & A-1		
NP = Not Permitted		
LOT SIZE (minimum)	A-E	A-1
	35 acres ^[1]	19 acres ^[1]
LOT WIDTH (minimum)	A-E	A-1
	600' ^[2]	330'
ANIMALS (maximum per lot)	A-E	A-1
Pets	no limit	4
Agricultural Animals per acre	no limit	no limit
Agricultural Animals, Small, Non-Commercial	no limit	no limit
BUILDING HEIGHT (maximum)	A-E	A-1
Building Height (maximum)	50'	50'
SETBACKS	A-E	A-1
Front	100'	100'
Side	100'	50'
Rear	100'	50'
Side Corner	100'	100'
Accessory Front	100'	Front Building Line of Principal Structure
Accessory Side	100'	25'
Accessory Rear	100'	25'
Commercial Feed Lots (from all property lines)	200'	NP
Stable (private) - located on the rear half of the lot, 25' from all property lines, 50' from any dwelling unit		
Stable (commercial) - located on the rear half of the lot, 50 from all property lines, 100' from any dwelling unit		
[1]Smaller lot areas may be authorized through the Subdivision Exemption process (see Table 4-3 A.1 and Section 14-900)		
[2] Parcels larger than 35 acres in area and created prior to April 2, 2019 shall be considered to meet this lot width requirement, regardless of their existing width. All other development standards including, but not limited to, animals, building height, and setbacks, shall apply.		

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Table 4-3 A.1 Performance Standards for Undersized Parcels in A-E & A-1					
These setbacks apply to legally created parcels which are smaller than the minimum required lot area in the A-E and A-1 zone districts. These parcels were either created prior to the adoption of the Arapahoe County subdivision regulations or may be created through a subdivision exemption (Section 14-900 of the Land Development Code)					
Parcel size (acres):	35+	19-34.9999	9-18.9999	2.41-8.9999	<2.41
Front	See table 4-3 A	50'	50'	50'	25'
Side	See table 4-3 A	50'	25'	25'	25'
Rear	See table 4-3 A	50'	50'	25'	25'
Side Corner	See table 4-3 A	100'	50'	50'	25'
Accessory Front	See table 4-3 A	Front building line of principal structure	Front building line of principal structure	Front building line of principal structure	Front building line of principal structure
Accessory Side	See table 4-3 A	25'	25'	15'	15'
Accessory Rear	See table 4-3 A	25'	25'	15'	15'

4-302 Allowed Uses – A-E & A-1

This section sets forth the uses anticipated in the Agricultural zone districts. Furthermore the table included below indicates which uses are allowed in the Agricultural zone districts as well as the extent to which they are allowed. Additional information is available for all anticipated uses allowed within the unincorporated areas of Arapahoe County in this Land Development Code.

Table 4-3 B. Allowed Uses in the Arapahoe County Agricultural Zone Districts		
P = Permitted, A = Accessory, USR = Use by Special Review, SEU = Special Exception Use, NP = Not Permitted		
	A-E	A-1
Accessory Structure	P	P
Accessory Use	P	P
Agricultural or Ranch Use	P	P
Agri-tainment	USR	USR
Amateur Motorsports Facility	USR	NP
Animal Assisted Therapy Activities	P	P
Bed and Breakfast	SEU	SEU
Broadcast Tower Facility	SEU	NP
Building and use customarily appurtenant to the permitted use	A	A
CMRS - See 12-1100 - Commercial Mobile Radio Facilities		
CMRS - See 12-1100 - Commercial Mobile Radio Facilities		
CMRS - See 12-1100 - Commercial Mobile Radio Facilities		
Commercial Feed Lot	SEU	NP

Table 4-3 B. Allowed Uses in the Arapahoe County Agricultural Zone Districts		
P = Permitted, A = Accessory, USR = Use by Special Review, SEU = Special Exception Use, NP = Not Permitted		
	A-E	A-1
Solid Waste Disposal Site and Facility (subject to Certificate of Designation and applicable state requirements)	P	NP
Community Events and Conference Center	USR	USR
Explosion welding, cladding, or metallurgical bonding of metal or other similar uses	SEU	NP
Farm and Gardening Classes	P	P
Farm Museum	SEU	SEU
Farm or Ranch Animal Center	P	P
Farmer's Market (Year-Round)	SEU	SEU
Farmer's Market (Seasonal)	P	P
Farming or Ranching Events	P	P
Flower Farms	P	P
Greenhouse	P	P
Group Home - Type A	P	P
Group Home - Type B	USR	USR
Guest Ranch	SEU	NP
Home occupation	A	A
Hunting Club	USR	USR
Kennel or Animal Hospital	SEU	SEU
Landing Strip for Private Aircraft and/or aircraft-related recreational facilities	SEU	SEU
Major Electrical, Natural Gas, and Petroleum-Derivative Facilities of a Private Company	USR	USR
Manufactured Home	P	P
Mining, Quarry and Earth Extraction	USR	USR
Mother-in-law Apartment/Dwelling Unit	SEU	SEU
Office incidental to the operations of the permitted use	A	A
Processing, packaging, and selling of an agricultural commodity	P	P
Quasi-public Use	USR	USR
Ranch Hand/Agricultural Worker Housing (Residence for persons employed at the principal permitted use only)	SEU	SEU
Resource Recovery Operation (subject to Certificate of Designation as well as all applicable State requirements)	P	NP
Roadside sales stand provided only products raised on the premises shall be sold in such stand and any such structure should comply with applicable building codes.	A	A
Rodeo	SEU	SEU
Shelter for agricultural implements and tools used to maintain premises	P	P
Shooting Range (outdoor)	USR	NP

Table 4-3 B. Allowed Uses in the Arapahoe County Agricultural Zone Districts

P = Permitted, A = Accessory, USR = Use by Special Review, SEU = Special Exception Use, NP = Not Permitted		
	A-E	A-1
Single Family Dwelling Unit	P	P
Small Wind Energy Conversion System	P	P
Stable – Commercial Riding (see setback restrictions in setback table in this chapter)	P	P
Stable – Private Riding (see setback restrictions in setback table in this chapter)	P	P
Storage and Sale of Firewood	SEU	SEU
Temporary Concrete and or Batching Plant with materials stockpiling	SEU	SEU

Revisions: June 30, 2010, Rev Sept 30, 2011; Rural Engineering Standards 08/31/2012; Subdivision Exemptions setback table 07/31/2018; A-E lot width 04/02/2019