This handout is simplified for informational purposes. For complete use and zoning district regulations, see the Boulder County Land Use Code. Note that this handout does not cover applicable Building Code requirements. Other permitting and regulatory requirements, such as Public Health requirements and/or licenses, may apply to any of the uses listed on this handout. For more information, contact the Land Use Department at 303-441-3930.

Updated March 27, 2019
Chart A – Open and Intensive Agricultural Uses

Open Agricultural Uses
Principle use category for agricultural activities which predominantly occur outside (see 4-502)

How is my property zoned?

Forestry, Agricultural, Rural Residential, Estate Residential, Light Industrial, General Industrial, Transitional, Business, Commercial, or Mountain Institutional – Open Agricultural Uses are permitted by right.

Open Agricultural Uses Provisions (see 4-502)
- This use is not required to be located on a building lot, or comply with the minimum lot size requirement for the district in which it is located unless it has an associated principal or accessory dwelling.
- One single family dwelling, occupied by the owner or manager of the farm, may be considered customary and incidental as a part of this use. Single family dwellings must be located on building lots.
- Boarding of horses is permitted. Improved riding facilities may be provided in connection with boarding and made available to fewer than 15 different individual people per month, in addition to the owner or manager of the property.
- Any accessory structures must be accessory to the use of the property on which the structure is located except for storage of associated agricultural equipment and agricultural and horticultural products grown on-site.

Intensive Agricultural Uses
Principal use category for agricultural activities which predominantly occur inside structures (see 4-502)

How is my property zoned?

Agricultural, Light Industrial, or General Industrial – Intensive Agricultural Uses are permitted by right.

Intensive Agricultural Uses Provisions (see 4-502)
- One single-family dwelling may be considered customary and incidental as a part of this use.
Chart B – Farm Events and Demonstration Farm or Farm Camp Uses

**Farm Events**
Accessory use in which people showcase their farm as a venue to host an event (see 4-516)

- **How is my property zoned?**
  - Agricultural or Rural Residential (unsubdivided) — Permitted either by right or by Limited Impact Special Review. The review process required is based on the frequency of events.
  - All other zoning districts – Farm Events are not permitted.

- **Up to 12 farm events per calendar year are permitted by right.** If Home Events also occur on a parcel where Farm Events occur, not more than 18 total events (including a maximum of 12 Farm Events) may occur per calendar year.

- **13 to 24 Farm Events per calendar year are permitted by Limited Impact Special Review.** See 4-600 for information about the Limited Impact Special Review process.

- **25 or more Farm Events per calendar year requires approval through Special Review.** See 4-600 for information about the Special Review process.

**Demonstration Farm or Farm Camp**
Accessory use to demonstrate farming, ranching, and agricultural practices (see 4-516)

- **How is my property zoned?**
  - Agricultural or Rural Residential (unsubdivided) – Permitted either by right or by Limited Impact Special Review. The review process required is based on the number of attendees and type of events.
  - All other zoning districts – Demonstration Farm or Farm Camps are not permitted.

- **Demonstration Camp or Farm Camp Use Provisions (see 4-516)**
  - Overnight classes and camps are not permitted as part of this use.
  - By right for classes or farm camps for 15 or fewer people per day (up to 25 people per day for properties with a Verified Established Farm Use).
  - By Limited Impact Special Review for classes or farm camps for more than 15 people.
  - Vehicles should be accommodated on-site.
  - A related structure, including a classroom or kitchen for food preparation, may be approved as part of the use.
  - A building lot is required for this use.
  - All farm camps for children must provide a copy of their child care license or a written exemption from the Colorado Department of Human Services to the Land Use Department regardless of the number of children participating in the camp.

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Updated March 27, 2019
Educational Tour
Temporary use to host an educational tour, using the property location as a basis for the activity (see 4-517)

Educational Tours are permitted by right in all zoning districts.

Educational Tour Use Provisions (see 4-517)
- Types of uses contemplated are school field trips and infrequent educational tours.
- Allowed up to 24 times per year and may include up to 20 additional vehicle trips per day.

Note that if utilizing Floor Area for tours, structures must meet Building Code requirements for public access.

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Updated March 27, 2019
Chart D – Accessory Agricultural Sales and Farm Store Uses

Accessory Agricultural Sales
Accessory use to sell agricultural or horticultural products (see 4-516)

Forestry, Agricultural, Rural Residential (unsubdivided), Estate Residential, Light Industrial, General Industrial, Transitional, Business, Commercial, or Mountain Institutional – Accessory Agricultural Sales are permitted by right.

Suburban Residential, Multifamily, or Manufactured Home – Accessory Agricultural Sales are permitted by right.

How is my property zoned? Note that Accessory Agricultural Sales can take place on another property separate from the agricultural operation.

Accessory Agricultural Sales Use Provisions (see 4-516)
- Vehicles should be accommodated on-site.
- The majority of all products sold must be sourced from Boulder County farms. A minimum of 70 percent of products sold must be Agricultural Products. The remainder (up to 30 percent of all products sold based on floor area used for sales) may be craft, artisan, or prepared food products, and may include a nominal amount of other products (e.g., promotional items).
- Food items sold must meet Boulder County Public Health requirements.
- Structures used for the purposes of Accessory Agricultural Sales must meet the requirements for an Agricultural Sales Structure per 4-516 and Article 18. Agricultural or horticultural products grown on the farm may be processed on the farm to create a value-added product provided the majority of the ingredients are grown on-site.
- A commercial kitchen for the express purpose of processing agricultural products may be constructed.
- Sale of value-added products may require a license from Boulder County Public Health.

Farm Store
Principal use to sell agricultural or horticultural products (see 4-502)

Business, Commercial, or General Industrial – Farm Store uses are permitted by right.

Agricultural or Rural Residential (unsubdivided) – Farm Store uses are permitted by Limited Impact Special Review. See 4-600 for information about the Limited Impact Special Review process.

All other zoning districts – Farm Store uses are not permitted.

How is my property zoned?

Farm Store Use Provisions (see 4-502)
- Parking Requirements: One space per 200 square feet of floor area.
- Loading Requirements: One loading space for 10,000 or more square feet of floor area.
- One single family dwelling, occupied by the owner, operator, or manager of the business may be considered customary and incidental as a part of this use.
- The majority of all products sold must be sourced from Boulder County farms. A minimum of 70 percent of products sold must be Agricultural Products. The remainder (up to 30 percent of all products sold based on floor area used for sales) may be craft, artisan, or prepared food products, and may include a nominal amount of other products (e.g., promotional items). Food items sold must meet Boulder County Public Health requirements.
- This use requires a building lot.

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