



**Boulder County
Land Use Department
Publications**

Verified Established Farm Use

Land Use Department
Courthouse Annex Building
2045 13th Street
PO Box 471
Boulder, CO 80302

Planning Division:
Phone: 303-441-3930
Email: planner@bouldercounty.org
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Office Hours:
8 a.m.-4:30 p.m. Mon., Wed., Thurs., Fri.
10 a.m.-4:30 p.m. Tuesday

Verified Established Farm Use

Verified Established Farm Use (VEFU) was introduced in 2019 by Land Use Code Update DC-18-0003. VEFU provides an administrative process that enables staff to recognize existing producing farms. When a farm with VEFU designation applies for a Land Use review process such as Site Plan Review (SPR), staff will process the application with the understanding that a verified agricultural use is in place, reducing the need for the farm owner/operator to produce additional narratives and other forms of use verification.

Verified Established Farm Use Certification

Verified Established Farm Use is defined in Article 18 of the Boulder County Land Use Code.

18-210B Verified Established Farm Use

A demonstrated production farm use verified by the Land Use Department to meet the following criteria:

- A. The principal use of the property is production of crops, livestock, or other agricultural products (with the exception of hay and forestry products) either for sale by a for-profit business, or for use by a certified 501(c)3 non-profit organization; or*
- B. Annual revenue from sales of agricultural products (with the exception of hay and forestry products) produced by the farm or ranch (i.e., by an agricultural business operating on the property) is greater than \$15,000, as demonstrated by IRS Schedule F or other documentation.*

Properties that meet the criteria for a Verified Established Farm Use are eligible for streamlined review processes and additional allowances for related agricultural uses and structures as set forth in Article 4. The intent is to reduce costs and regulatory requirements for those properties contributing substantially to agricultural production in the County, and whose owners and operators can be expected to have the knowledge and experience to make productive use of land while minimizing land use impacts.

Benefits of Verified Established Farm Use Designation

Farms with VEFU designation can utilize alternative provisions, including modified review process triggers and increased quantitative thresholds for certain uses. See Article 4 of the Land Use Code for complete zoning district and use provisions. Currently, properties with a Verified Established Farm Use may:

- Have up to 200 average daily trips per lot, as determined through the applicable review process, when there is an Agricultural Sales Structure in operation on the property (150 trips is the standard).
- Have an occupant load up to 150 persons per lot, as determined through the applicable review process, to accommodate Farm Events (100 people is the standard).
- Have Demonstration Farm or Farm Camp classes or camps for up to 25 people per day allowed by right (15 people is the standard).





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Intake Stamp

Verified Established Farm Use Application Form

Verification Type: (check one)

- The principal use of the property is production of crops, livestock, or other agricultural products (with the exception of hay and forestry products) either for sale by a for-profit business, or for use by a certified 501(c)3 non-profit organization;
 - Attach proof showing that agricultural activity is the Principal Use of the property (e.g., receipts for payment of products, sales receipts, brand inspection certificates, irrigation water certificates, lease agreements, building permits, planning approvals, etc.)
- Annual revenue from sales of agricultural products (with the exception of hay and forestry products) produced by the farm or ranch (i.e., by an agricultural business operating on the property) is greater than \$15,000, as demonstrated by IRS Schedule F or other documentation.
 - Attach IRS Schedule F (with Social Security number and other identifying information obscured)

Agricultural Activity: (check all that apply)

- Livestock breeding/raising/production
- Poultry breeding/raising/production
- Edible produce production (fruits, nuts, legumes, vegetables, herbs, etc.)
- Cut flower/horticultural/nursery products production
- Beekeeping and/or bee products production
- Commodity crop production
- Dairy product production
- Forages

Narrative (attach on separate sheet)

Describe your farm enterprise, size of operation, and annual revenue in an attached document. Note the number of years your operation has been active, and plans for future changes (e.g., increases in scale or changes in types of activities). Please provide enough information to adequately demonstrate that agricultural activity is the Principle Use of the property.

Applicant Information:

Name of Farm Operation		Total # of Acres in Farm Operation:	
Applicant			
Mailing Address			
City		State	Zip Code
Phone		Email	

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Parcels in Farm Operation:

Activity	Address	Parcel Identification Number (PIN)

Are any structures used by the public at any time? Please explain:

Verification

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. I understand that all materials required by Boulder County must be submitted prior to having this matter processed.

I understand that I am consenting to allow the County Staff involved in this application or their designees to enter onto and inspect the subject property at any reasonable time, without obtaining any prior consent.

All applicants are required to sign application. If additional space is needed, attach additional sheet signed and dated.

Signature	Printed Name	Date
Signature	Printed Name	Date