

Article 4



Zoning

Article 4 • Zoning Table

District	Lot Size		Setbacks			Height	Additional Restrictions
	Subdivided with Water & Sewer in a Community Service Area	Unsubdivided	Front	Side	Rear		
Forestry F	35 acres	35 acres	15'	25'	15'	30'	2 animal units/acre
Agricultural A	35 acres	35 acres	35'	7'	15'	30'/50'	4 animal units/acre
Rural Residential RR	1 acre	35 acres	25'	7'	15'	30'	2 animal units/acre
Estate Residential ER	1 acre	35 acres	35'	10'	25'	30'	2 animal units/acre
Suburban Residential SR	7,500 sq. ft.	35 acres	25'	7'	15'	30'	1 horse per one-half acre of pasturage See footnote^
Multifamily MF	7,500 sq. ft 15,500 sq. ft	35 acres	25'	7'	15'	50'	1 horse per one-half acre of pasturage
Manufactured Home Park MH	35 acres	35 acres	25'	7'	15'	30'	No animal units/acre
Transitional T	15,500 sq. ft	35 acres	25'	7'	15'	50'	Within Community Service Areas - Maximum dwelling units on subdivided land - 9/acre. No animal units/acre
Business B	No minimum requirement	35 acres	*60'	0' or 12'	20'	50'	Within Community Service Areas - Maximum dwelling units on subdivided land - 9/acre. No animal units/acre
Commercial C	No minimum requirement	35 acres	*60'	0' or 12'	20'	50'	Within Community Service Areas - Maximum dwelling units on subdivided land - 9/acre. No animal units/acre
Light Industrial LI	No minimum requirement	35 acres	*60'	0' or 12'	20'	50'	4 animal units/acre
General Industrial GI	No minimum requirement	35 acres	*60'	0' or 12'	20'	50'	4 animal units/acre
Mountain Institutional MI	35 acres	35 acres	15'	25'	15'	30'	2 animal units/acre

*From centerline of existing roadway. ^Residents in the SR zone may keep up to 8 hens and 2 bee colonies for their own use.

4-102 Agricultural (A) District

- A.** Purpose: Rural areas where conservation of agricultural resources is of major value, and where residential development compatible with agricultural uses is allowed.
- B.** Principal Uses Permitted
 - 1. Agri-business Uses (see 4-501)
 - a. Agricultural Products Processing and Storage (S)
 - b. Commercial Feed Yard (S)
 - c. Commercial Nursery
 - d. Custom Meat or Poultry Processing Facility (S)(I)
 - e. Keeping of Nondomestic Animals (S)
 - 2. Agricultural Uses (see 4-502)
 - a. Equestrian Center
 - b. Farm Store (I)
 - c. Intensive Agricultural Uses
 - d. Open Agricultural Uses
 - 3. Commercial/Business Service Uses (see 4-503)
 - a. Kennel
 - 4. Community Uses (see 4-504)
 - a. Adaptive Reuse of a Historic Landmark (I)
 - b. Camp (I/S)
 - c. Cemetery (S)
 - d. Church
 - e. Education Facility (S)
 - f. Membership Club (S)
 - g. Reception Halls and Community Meeting Facilities (S)
 - h. Use of Community Significance (I)
 - 5. Forestry Uses (see 4-505)
 - a. Forestry
 - b. Forestry Processing and Sort Yard (I)**
 - 6. Industrial Uses (see 4-506)
 - a. Composting Facility (S)**
 - b. Sawmill (S)
 - c. Solid Waste Disposal Site and Facility (S)
 - d. Solid Waste Transfer Facility (S)
 - 7. Lodging Uses (see 4-507)
 - a. Bed and Breakfast (I)
 - b. Campground (S)
 - c. Resort Lodge, Conference Center, or Guest Ranch (legally existing as of April 20, 2004) (S)
 - d. Short-Term Dwelling Rental (I)
 - 8. Mining Uses (see 4-508)
 - a. Limited Impact Open Mining (I)
 - b. Oil and Gas Operations
 - c. Open Mining (S)
 - d. Subsurface Mining (S)
 - e. Subsurface Mining of Uranium (S)
 - 9. Office Uses (see 4-509)
 - None Permitted

10. Recreation Uses (see 4-510)
 - a. Firing Range, Outdoor (S)
 - b. Golf Course (S)
 - c. Livery or Horse Rental Operation (S)
 - d. Outdoor Recreation, for day use (S)
 - e. Outdoor Recreation, for night use (S)
 - f. Park and/or Playfield, for day use
 - g. Park and/or Playfield, for night use (S)
 - h. Public Recreation Center (S)
11. Residential Uses (see 4-511)
 - a. Group Care or Foster Home (S)
 - b. Single Family Dwelling
12. Retail and Personal Service Uses (see 4-512)
 - a. Day Care Center (S)
 - b. Recycling Collection Center, Small (I)
 - c. Veterinary Clinic, with outdoor holding facilities
 - d. Veterinary Clinic, without outdoor holding facilities
13. Transportation Uses (see 4-513)
 - a. Airport (S)
 - b. Heliport (S)
 - c. Helistop (S)
 - d. Multimodal Parking Facility (S) (I)
14. Utility and Public Service Uses (see 4-514)
 - a. Central Office Building of a Telecommunication Company (R)
 - b. Community Cistern (I)
 - c. Fire Barn (I)
 - d. Fire Station (S)
 - e. Major Facility of a Public Utility (R) (S) (L)
 - f. Public or Quasi-public Facility other than Listed (S)
 - g. Public Safety Telecommunication Facility (I)
 - h. Sewage or Water Transmission Line (R) (L)
 - i. Sewage Treatment Facility (R) (S) (L)
 - j. Small Wind-Powered Energy System
 - k. Solar Energy – Building-Mounted System
 - l. Solar Energy – Ground-Mounted System (SPR) (S) (I)
 - m. Solar Energy - Parking Canopy System (SPR)
 - n. Telecommunications Facility, existing structure meeting height requirements
 - o. Telecommunications Facility, new structure or not meeting height requirements (S)
 - p. Utility Service Facility
 - q. Water Reservoir (R) (S) (L)
 - r. Water Tank and Treatment Facility (R) (S) (L)
15. Warehouse Uses (see 4-515)

None Permitted

- C. Accessory Uses Permitted (see 4-516)
 - 1. Accessory Agricultural Sales
 - 2. Accessory Agricultural Structure
 - 3. Accessory Beekeeping
 - 4. Accessory Chicken Keeping
 - 5. Temporary Accessory Community Meeting Facility
 - 6. Accessory Concrete or Asphalt Batch Plant (S)
 - 7. Accessory Dwelling (I)
 - 8. Accessory Horse Keeping
 - 9. Accessory Outside Storage
 - 10. Accessory Solar Energy System
 - 11. Accessory Structure
 - 12. Demonstration Farm or Farm Camp (I)
 - 13. Farm Events (I)
 - 14. Grading of more than 500 Cubic Yards (I)
 - 15. Home Events
 - 16. Home Occupation
 - 17. Household Pets
 - 18. Noncommercial Telecommunication Site, one structure which meets setback and height requirements
 - 19. Noncommercial Telecommunication Site, multiple structures and/or not meeting setback or height requirements (I)
 - 20. Parking
 - 21. Small Wind-Powered Energy System, Roof-Mounted
- D. Temporary Uses Permitted (see 4-517)
 - 1. Emergency Noncommercial Telecommunication Site (A)
 - 2. Garage Sales or Occasional Sales
 - 3. Group Gathering / Special Events (A)
 - 4. Temporary Batch Plant (A)
 - 5. Temporary Construction or Sales Office (A)
 - 6. Temporary Dwelling Unit (A)
 - 7. Temporary Fireworks and Christmas Tree Sales (I)
 - 8. Temporary Special Use (nonconforming use under Subsection 4-1004.A.2. (S)
 - 9. Temporary Weather Device Tower
 - 10. Educational Tour
- E. Lot, Building, and Structure Requirements
 - 1. Minimum lot size...35 acres
 - 2. Minimum setbacks
 - a. Front yard...35 feet
 - b. Side yard...7 feet
 - c. Rear Yard...15 feet
 - d. From an irrigation ditch...50 feet from the centerline of the ditch. This requirement only affects structures built after October 10, 1996. The setback may -with County concurrence- be reduced in accordance with a letter from the applicable ditch company establishing a different setback, but in any event shall not be less than 20 feet from the ditch centerline.
 - e. Supplementary requirements may apply, refer to Article 7-1400.
 - 3. Maximum building height
 - a. Residential structures:
 - (i) On subdivided land with a final plat approved by the County prior to August 29, 1994, 35 feet unless a lower height was approved through the platting process.
 - (ii) On any other land, 30 feet unless, through a subdivided land approval or Site Plan Review approval, a lower or higher height is permitted due to the unique characteristics of the particular site; in no event, however, shall any residential structure exceed 35 feet.
 - b. 50 feet for nonresidential structures

F. Additional Requirements

1. Animal units...Four animal units per acre without going through Special Review
2. Special review is required for any use which:
 - a. generates traffic volumes in excess of 150 average daily trips per lot, as defined by the Institute of Transportation Engineers;
 - (i) Property 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.
 - b. has an occupant load greater than or equal to 100 persons per lot;
 - (i) Property with a Verified Established Farm Use may have an occupant load up to 150 persons per lot, as determined through the applicable review process, to accommodate Farm Events.
 - c. has a wastewater flow greater than or equal to 2,000 gallons per day per lot;
 - d. is on a parcel with a total floor area greater than 25,000 square feet, any portion of which is not part of an agricultural use;
 - (i) Season-Extending Agricultural Structures shall be excluded from the square footage counted toward this provision if the square footage of the Season-Extending Agricultural Structures on a property is less than the thresholds identified in 4-802A.16. has a second Principal Use which does not increase density.
 - e. has a second Principal Use which does not increase density.
3. Limited Impact Special Review is required for any use which is:
 - a. a parking area associated with a trail of a governmental entity on publicly acquired open space land, which parking area is in accordance with an open space management plan approved by the Board of County Commissioners, and which generates traffic volumes in excess of 150 average daily trips per lot as defined by the Institute of Transportation Engineers;
 - b. on a parcel with a total floor area greater than 25,000 square feet all of which is part of an agricultural use.
 - (i) A parcel may have 1,800 square feet of additional floor area for every additional 5 acres of parcel size above 35 acres, without triggering Limited Impact Special Review, but only if the owner grants the County a conservation easement on the property which prohibits any division of the property which would result in a violation of this Code, and prohibits the addition of structures to the property; or
 - (ii) Season-Extending Agricultural Structures shall be excluded from the square footage counted toward this provision if the square footage of the Season-Extending Agricultural Structures on a property is less than the thresholds identified in 4-802A.16.
 - c. grading involving the movement of more than 500 cubic yards of material as defined and provided in Section 4-516.
4. No parcel shall be used for more than one Principal Use, except for allowed Agricultural uses, Forestry uses, Mining uses, or any combination thereof; for multiple Principal Uses on properties that have been designated as historic landmarks by Boulder County where the Boulder County Commissioners and Historic Preservation Advisory Board determine that the multiple uses serve to better preserve the landmark; or for second Principal Uses approved through Special Review under 4-102.F.2.e, above.
5. Small Wind-Powered Energy Collectors Systems and Solar Energy Systems may be approved without Special Review approval on parcels with existing Principal Uses; however, these uses shall be reviewed using the process and standards described in the Utility and Public Service Uses classification in this Code.

Use Tables • 4-504 Community Uses

		Forestry	Agricultural	Rural Residential	Estate Residential	Suburban Residential	Multifamily	Manufactured Home	Transitional	Business	Commercial	Light Industrial	General Industrial	Mountain Institutional
A	Adaptive Reuse of a Historic Landmark	I	I	I	I	I	I	I	I	I	I	I	I	I
B	Camp	✓/I/S	✓/I/S											✓/I/S
C	Cemetery		S	S		S	S							S
D	Church		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
E	Educational Facility		S	S	S	S	S	S	S	S	S	S	S	S
F	Membership Club	S	S						✓	✓	✓	✓	✓	S
G	Reception Halls and Community Meeting Facilities	S	S						✓	✓	✓	✓	✓	
H	Use of Community Significance	I	I	I	I	I	I	I	I	I	I	I	I	I

Use Table 4-504 Legend:

✓	Uses Permitted by Right
✓+	Uses Permitted by Right on Unsubdivided Land
S	Uses Permitted by Special Review
S+	Uses Permitted by Special Review on Unsubdivided Land
L	Uses Permitted by Location & Extent Review
A	Uses Permitted by Special Authorization of the Building Official
I	Uses Permitted by Limited Impact Special Review
I+	Uses Permitted by Limited Impact Special Review on Unsubdivided Land
R	Uses Permitted by Review of Areas and Activities of State Interest

Use Tables • 4-505 Forestry Uses

		Forestry	Agricultural	Rural Residential	Estate Residential	Suburban Residential	Multifamily	Manufactured Home	Transitional	Business	Commercial	Light Industrial	General Industrial	Mountain Institutional
A	Forestry	✓	✓											✓
B	Forestry Processing and Sort Yard	I	I											I

Use Table 4-505 Legend:

✓	Uses Permitted by Right
✓+	Uses Permitted by Right on Unsubdivided Land
S	Uses Permitted by Special Review
S+	Uses Permitted by Special Review on Unsubdivided Land
L	Uses Permitted by Location & Extent Review
A	Uses Permitted by Special Authorization of the Building Official
I	Uses Permitted by Limited Impact Special Review
I+	Uses Permitted by Limited Impact Special Review on Unsubdivided Land
R	Uses Permitted by Review of Areas and Activities of State Interest

Use Tables • 4-506 Industrial Uses

		Forestry	Agricultural	Rural Residential	Estate Residential	Suburban Residential	Multifamily	Manufactured Home	Transitional	Business	Commercial	Light Industrial	General Industrial	Mountain Institutional
A	Composting Facility		S										S/ ✓	
B	General Industrial												S	
C	Light Industrial											✓	✓	
D	Outside Storage												✓	
E	Recycling Collection Center, Large										S		✓	
F	Recycling Processing Facility											S	S	
G	Saw Mill	S	S										✓	
H	Solid Waste Disposal Site & Facility		S										S	
I	Solid Waste Transfer Facility	S	S										S	

Use Table 4-506 Legend:	
✓	Uses Permitted by Right
✓+	Uses Permitted by Right on Unsubdivided Land
S	Uses Permitted by Special Review
S+	Uses Permitted by Special Review on Unsubdivided Land
L	Uses Permitted by Location & Extent Review
A	Uses Permitted by Special Authorization of the Building Official
I	Uses Permitted by Limited Impact Special Review
I+	Uses Permitted by Limited Impact Special Review on Unsubdivided Land
R	Uses Permitted by Review of Areas and Activities of State Interest

Use Tables • 4-514 Utility and Public Service Uses*

		Forestry	Agricultural	Rural Residential	Estate Residential	Suburban Residential	Multifamily	Manufactured Home	Transitional	Business	Commercial	Light Industrial	General Industrial	Mountain Institutional
A	Central Office of a Telecommunications Company	R	R	R	R	R	R	R	R	R	R	R	R	R
B	Community Cistern	I	I	I	I	I	I	I	I	I	I	I	I	I
C	Fire Barn	I	I	I	I	I	I	I	I	I	I	I	I	I
D	Fire Station	S	S	S	S	S	S	S	S	S	S	S	S	S
E	Gas and/or Hazardous Liquid Pipelines	I/R	I/R	I/R	I/R	I/R	I/R	I/R	I/R	I/R	I/R	I/R	I/R	I/R
F	Major Facility of a Public Utility	S/R/L	S/R/L	S/R/L	S/R/L	S/R/L	S/R/L	S/R/L	S/R/L	S/R/L	S/R/L	S/R/L	S/R/L	S/R/L
G	Public or Quasi-Public Facility Other than Listed	S	S	S	S	S	S	S	S	S	S	S	S	S
H	Public Safety Telecommunications Facility	I	I	I	I	I	I	I	I	I	I	I	I	I
I	Sewage or Water Transmission Lines	R/L	R/L	R/L	R/L	R/L	R/L	R/L	R/L	R/L	R/L	R/L	R/L	R/L
J	Sewage Treatment Facility	S/R/L	S/R/L	S/R/L	S/R/L	S/R/L	S/R/L	S/R/L	S/R/L	S/R/L	S/R/L	S/R/L	S/R/L	S/R/L
K	Small Wind-Powered Energy System	✓^	✓^	✓^	✓^	✓^	✓^	✓^	✓^	✓^	✓^	✓^	✓^	✓^
L	Solar Energy – Building-Mounted	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
M	Solar Energy – Ground-Mounted Small	SPR/S	SPR/S	SPR/S	SPR/S	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
	Solar Energy – Ground-Mounted Medium	I/S	I/S	I+/S+	I+/S+				SPR	SPR	SPR	SPR	SPR	
	Solar Energy – Ground-Mounted Large	S	S	S+	S+				I	I	I	I	I	
N	Solar Energy - Parking Canopy	SPR/I	SPR/I	SPR/I	SPR/I	SPR/I	SPR/I	SPR/I	SPR/I	SPR/I	SPR/I	SPR/I	SPR/I	SPR/I
O	Telecommunication Facility, Existing Structure and Meeting Height Limits	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
P	Telecommunications Facility, new structure, or exceeding height limit, or exceeding the building size limitations.	S	S	S	S	S	S	S	S	S	S	S	S	S
Q	Utility Service Facility	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
R	Water Reservoir	S/R/L	S/R/L	S/R/L	S/R/L	S/R/L	S/R/L	S/R/L	S/R/L	S/R/L	S/R/L	S/R/L	S/R/L	S/R/L
S	Water Tank or Treatment Facility	S/R/L	S/R/L	S/R/L	S/R/L	S/R/L	S/R/L	S/R/L	S/R/L	S/R/L	S/R/L	S/R/L	S/R/L	S/R/L

* See Use Table Legend for this table on the following page.

Use Tables • 4-516 Accessory Use*

		Forestry	Agricultural	Rural Residential	Estate Residential	Suburban Residential	Multifamily	Manufactured Home	Transitional	Business	Commercial	Light Industrial	General Industrial	Mountain Institutional
A	Accessory Agricultural Sales	✓	✓	✓+	✓				✓	✓	✓	✓	✓	✓
B	Accessory Agricultural Structure	✓	✓	✓	✓				✓	✓	✓	✓	✓	✓
C	Accessory Beekeeping	✓	✓	✓	✓	✓						✓	✓	✓
D	Accessory Chicken Keeping	✓	✓	✓	✓	✓						✓	✓	✓
E	Temporary Accessory Community Meeting Facility		S	S	S	S	S	S	S	S	S	S	S	S
F	Accessory Concrete or Asphalt Batch Plant		S									S	S	
G	Accessory Dwelling	I	I	I	I	I	I	I	I	I	I	I	I	I
H	Accessory Horse Keeping	✓	✓	✓	✓	✓	✓							✓
I	Accessory Outside Storage	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
J	Accessory Solar Energy System	✓^	✓^	✓^	✓^	✓^	✓^	✓^	✓^	✓^	✓^	✓^	✓^	✓^
K	Accessory Structure	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
L	Demonstration Farm or Farm Camp		✓/I	✓+/I+										
M	Farm Events		✓/I	✓/I+										
N	Grading of More than 500 Cubic Yards	I	I	I	I	I	I	I	I	I	I	I	I	I
O	Home Events	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
P	Home Occupation	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Q	Personal Marijuana Cultivation and Marijuana Product Manufacturing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
R	Household Pets	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
S	Noncommercial Telecommunications Site, One Structure Meeting District Regulations	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
T	Noncommercial Telecommunications Site, All Others	I	I	I	I	I	I	I	I	I	I	I	I	I
U	Small Wind-Powered Energy System	✓^	✓^	✓^	✓^	✓^	✓^	✓^	✓^	✓^	✓^	✓^	✓^	✓^
V	Parking	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

* See Use Table Legend for this table on the following page. Accessory Parking is a Use by Right in all Districts subject to provisions.

Use Tables • 4-517 Temporary Uses

		Forestry	Agricultural	Rural Residential	Estate Residential	Suburban Residential	Multifamily	Manufactured Home	Transitional	Business	Commercial	Light Industrial	General Industrial	Mountain Institutional
A	Educational Tour	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
B	Emergency Noncommercial Telecommunications Facility	A	A	A	A	A	A	A	A	A	A	A	A	A
C	Garage Sales or Occasional Sales	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
D	Group Gatherings/ Special Events	A	A	A	A	A	A	A	A	A	A	A	A	A
E	Temporary Batch Plant	A	A	A	A	A	A	A	A	A	A	A	A	A
F	Temporary Construction or Sales Office	A	A	A	A	A	A	A	A	A	A	A	A	A
G	Temporary Dwelling Unit	A	A	A	A	A	A	A	A	A	A	A	A	A
H	Temporary Fireworks and Christmas Tree Sales	I	I	I+					I	I	I	I	I	
I	Temporary Special Use	S	S	S	S	S	S	S	S	S	S	S	S	S
J	Temporary Weather Device Tower	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Use Table 4-516 & 4-517 Legend:	
✓	Uses Permitted by Right
✓+	Uses Permitted by Right on Unsubdivided Land
S	Uses Permitted by Special Review
S+	Uses Permitted by Special Review on Unsubdivided Land
L	Uses Permitted by Location & Extent Review
A	Uses Permitted by Special Authorization of the Building Official or Zoning Administrator
I	Uses Permitted by Limited Impact Special Review
I+	Uses Permitted by Limited Impact Special Review on Unsubdivided Land
R	Uses Permitted by Review of Areas and Activities of State Interest
✓^	Uses Permitted by Site Plan Review or Site Plan Review Waiver, See 4-514

4-505 Forestry Uses

A. Forestry

1. Definition: Cultivating and maintaining forests and managing forest land, including the selling of firewood produced on the parcel.
2. Districts Permitted: By right in F, A, and MI
3. Parking Requirements: None
4. Loading Requirements: None
5. Additional Provisions:
 - a. 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 dwelling.
 - b. One single family dwelling, occupied by the owner, operator, or manager will be considered customary and incidental as a part of this use.

B. Forestry Processing and Sort Yard

1. Definition: A facility designed to accept wood, slash, or other woody biomass material removed from another property in order to facilitate forest health management and promote recycling of woody biomass material. Materials may be processed and recycled on-site and/or may be transferred to an approved offsite location for processing.
2. Districts Permitted: By Limited Impact Special Review in F, A, MI.
3. Parking Requirements: To be determined through Limited Impact Special Review.
4. Loading Requirement: To be determined through Limited Impact Special Review.
5. Additional Provisions:
 - a. The minimum parcel size shall be 3 acres.
 - b. All activities, except driveways, shall be setback a minimum of 50 feet from any adjacent right-of-way or private property.
 - c. This use is not required to be located on a building lot, or comply with the minimum lot size requirements for the district in which it is located.
 - d. Times and frequencies of operation shall be determined through Limited Impact Special Review.
 - e. All approved facilities shall be reviewed by the Board of County Commissioners every three years to ensure continued compliance with the special use criteria.
 - f. Access to the site shall be secured so that unauthorized persons may not use the facility when it is closed.
 - g. Upon permanent cessation of this use, the disturbed area must be reclaimed and revegetated.
 - h. These facilities shall not be the final disposal place for woody biomass materials and shall promote the recycling of all received materials to the maximum extent possible.

4-506 Industrial Uses

A. Composting Facility

1. Definition: A facility where organic materials are converted into a humus-like material under a process of managed biological decomposition.
2. Districts Permitted: By special review in A and GI
3. Parking Requirements: One space per 1000 square feet of floor area.
4. Loading Requirements: One space per 10,000 square feet of floor area.
5. Additional Provisions:
 - a. Backyard composting and composting incidental to farming operations are exempt from these requirements when:
 - (i) None of the materials to be composted are collected on-site from the general public;
 - (ii) Materials to be composted are limited to agricultural and yard by-products such as plant material and manure;
 - (iii) Composted material is not sold retail from the site;
 - (iv) The location of the composting is at least 300 feet from any property line if more than 50 cubic yards of material is being composted at any one time; and
 - (v) The total amount of active composting material does not exceed 1,000 cubic yards at any one time.
 - (vi) No more than 1,500 cubic yards of composted material may be removed from the site in any 36 month period.
 - b. In the General Industrial District, composting and composting incidental to operations are exempt from special use when:
 - (i) Materials to be composted are limited to organic materials;
 - (ii) The location of the composting is at least 300 feet from any property line if more than 50 cubic yards of material is being composted at any one time; and
 - (iii) The total amount of active composting material does not exceed 1,000 cubic yards at any one time.
 - c. Organic materials include but are not limited to leaves, tree trimmings, untreated wood, shrubbery cuttings, or urea.

B. General Industrial

1. Definition: Any manufacturing operation or industrial use, including but not limited to milling and processing of ore, junkyards, slaughter houses, and batch plants, which is not specifically listed in this Code.
2. Districts Permitted: By Special Review in GI
3. Parking Requirements: One space per 500 square feet of floor area
4. Loading Requirements: One loading space for 10,000 or more square feet of floor area
5. Additional Provisions:
 - a. This use shall also be granted and maintain all applicable local, state, and federal permits.
 - b. Accessory inside retail sales may occupy up to 10 percent of the total floor area of the main use.

C. Light Industrial

1. Definition: Places for the conduct of any light industrial activity, which is not specifically listed in this Code, including but not limited to assembling; compounding; food or beverage processing; inside storage, processing or treatment of products; scientific research; and sign manufacturing.
2. Districts Permitted: By right in LI and GI
3. Parking Requirements: One space per 500 square feet of floor area
4. Loading Requirements: One loading space for 10,000 or more square feet of floor area
5. Additional Provisions:
 - a. This use shall also be granted and maintain all applicable local, state, and federal permits.
 - b. Accessory inside retail sales may occupy up to 10 percent of the total floor area of the main use.

- c. The minimum setback from any property line, right-of-way, roadway easement, or public trail shall be a distance no less than 1 times the system's highest point unless the adjacent property owner(s) grants written permission for a lesser setback. In addition to the system's structures, guy wires associated with towers shall meet applicable setbacks for the zone district.
- d. The maximum height of a wind energy system shall not exceed 80 feet in height, and no variance may be granted to exceed this maximum height limit. Structure height is the vertical distance from any part of the structure (including blades) to the existing or natural grade. A system that exceeds the applicable height limit of the zone district in which it is located will not be approved, unless the applicant demonstrates through competent information, such as anemometer data or National Renewable Energy Laboratory mapping, that the proposed site provides sufficient wind potential to justify a taller system, and that the other requirements for this use and review criteria can be met.
- e. Applications shall be reviewed according to the required review criteria based on the height of the structure with special consideration to:
 - (i) Comprehensive Plan designations. This use shall not have a significant adverse visual impact on the natural features or neighborhood character of the surrounding area. Particular consideration to view protection shall be given to proposals that would be visible from areas designated Peak-to-Peak Scenic Corridor, View Protection Corridor, and areas within the Natural Landmarks and Natural Areas and buffers as designated in the Boulder County Comprehensive Plan.
 - (ii) Visual impacts. Colors and surface treatment of the installation shall be as neutral and non-reflective as possible with muted colors on all surfaces. Graphics, signs and other decoration are prohibited.
- f. Tower structure lighting is prohibited.
- g. If this use ceases to perform its originally intended function for more than 18 consecutive months, the system shall be removed and adequate site restoration performed no later than 90 days after the end of the 18-month period.
- h. Prior to approving an application for a small wind-powered energy system, staff may require the applicant to show that no other less obtrusive form of renewable energy device is feasible under the circumstances.

L. Solar Energy – Building-Mounted System

1. Definition: A solar energy system mounted on or integrated into the construction of a structure, such as, but not limited to, a roof-mounted solar energy system.
2. Districts Permitted: By right in all districts
3. Parking Requirements: None
4. Loading Requirements: None
5. Additional Provisions:
 - a. Building-mounted systems may be mounted on an existing or new legal structure, subject to review through the building permit process.
 - b. Building-mounted systems are allowed without Special Review approval as a secondary Principal Use on parcels with existing Principal Uses.
 - c. A building-mounted solar energy system added to a non-conforming structure, or a structure containing a non-conforming use, will not be considered an enlargement, repair, or alteration of a nonconforming structure or use that increases the degree of nonconformity under Article 4-1002 or that is impermissible under 4-1003.
 - (i) Building-mounted solar energy systems on a structure that is non-conforming because it does not meet or is currently at the minimum setback may project into the setback up to an additional one foot.
 - (ii) Additional restrictions or requirements in Article 4-400 may apply to nonconforming structures and uses in the floodplain.
 - d. Roof-mounted systems must be mounted as flush as possible to the roof. In order to achieve proper solar orientation, panels may exceed the height of the roofline and, consequently, the maximum height permitted in the zoning district by no more than five feet.

M. Solar Energy – Ground-Mounted System

1. Definition: A solar energy system mounted on a rack or poles that rests on or is attached to the ground, not including a solar energy system mounted on parking canopies.
2. Districts Permitted:

Zoning District	Small < 2.5 acres disturbed area	Medium 2.5 to 10 acres disturbed area	Large 10+ acres disturbed area
MF, MH, MI, SR, H	SPR	Not allowed	Not allowed
A, ER, RR, F	SPR/SU*	LU/ SU*	SU*
LI, GI, C, B, T	SPR	SPR	LU

*Note: Special Review is required for Significant Agricultural Lands in A, RR, ER, as listed in the additional provisions, below. Medium and Large systems are not permitted in platted subdivisions in ER and RR.

3. Parking Requirements: To be determined through review
4. Loading Requirements: None
5. Additional Provisions:
 - a. This use is required to be located on a building lot, or an outlot platted for this purpose.
 - b. The use may be allowed on right-of-way, as permitted by the right-of-way owner and if compatible with the use of the right-of-way. For right-of-way systems, further requirements may be stipulated by the Boulder County Transportation Department or the Colorado Department of Transportation to ensure compatibility with transportation-related uses of the right-of-way.
 - c. The appropriateness of a site, the specific location on the site, and the extent of site disturbance will be determined through the applicable review process.
 - d. Ground-mounted systems with disturbed area greater than 0.5 acre cannot be located on areas designated by the Boulder County Comprehensive Plan as Natural Landmarks, Natural Areas, Critical Wildlife Habitats, or Wildlife Migration Corridors.
 - e. Ground-mounted systems are allowed as a second Principal Use on parcels subject to the review process applicable for the proposed new ground-mounted system.
 - f. Ground-mounted systems shall not exceed 15 feet in height, except to accommodate site specific needs and as approved through review. Systems exceeding 15 feet in height require an increased setback of 75 feet from all property lines, unless it is demonstrated that a lesser setback or topographical or vegetative screening adequately mitigates visual impacts. In no case shall a system exceed 25 feet in height.
 - g. Ground-mounted systems with disturbed area greater than 2.5 acre are not permitted in the Forestry Zoning District unless the site has been previously contaminated or the soil otherwise damaged, making it unsuitable for agricultural or forestry uses. Qualifying areas may include properties that have previously undergone intensive development and where it is determined, through the review process, that installation of a ground-mounted system will not have additional significant impacts.
 - h. Ground-mounted systems with a disturbed area greater than 0.5 acre on lands designated as Significant Agricultural Lands under the Boulder County Comprehensive Plan, and located in the Agricultural, Estate Residential, or Rural Residential zone districts, require Special Review and are subject to the following additional requirements intended to preserve and maintain soil and agricultural integrity:
 - (i) The total disturbed area associated with the ground-mounted system cannot exceed 7 acres on parcels smaller than 70 acres in size, or 14 acres on parcels larger than 70 acres in size.
 - (ii) Application for the ground-mounted system must contain a solar energy system development report as set forth in Article 3-203.

4-516 Accessory Uses

An accessory use must be a use customarily incidental to and on the same parcel as the main use. A use listed in 4-500 may be an accessory use if the Director determines that the use is customarily incidental to a main use. Except as provided in this article, an accessory use must comply with all regulations applicable to the main use.

A. Accessory Agricultural Sales

1. Definition: A location for the retail sale or wholesale of agricultural or horticultural products.
2. Districts Permitted: By right in F, A, RR on unsubdivided land, ER, LI, GI, T, B, C, and MI; By Limited Impact Special Review in RR (subdivided) unless waived by the Director.
3. Parking Requirements: Vehicles should be accommodated on-site. On street parking may be permissible with review and approval from the Transportation Department.
4. Loading Requirements: Sufficient to accommodate the use
5. Additional Provisions:
 - a. The majority of all products sold must be sourced from Boulder County farms. A minimum of 70 percent of products sold, based on floor area used for sales, must be Agricultural Products (as defined in Article 18). 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.
 - b. 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. For purposes of this use, the term "on-site" means agricultural and horticultural products that are grown on parcels under the same ownership, lease, or control as the parcel where the Accessory Agricultural Sales use is located.
 - c. A commercial kitchen for the express purpose of processing agricultural products may be constructed.
 - d. Sale of value-added products may require a license from Boulder County Public Health.
 - e. The requirement for Limited Impact Special Review in RR subdivisions may be waived if the Director determines the Accessory Agricultural Sales will not have a negative impact on the neighborhood and that there is no potential for any significant conflict with the criteria listed in Article 4-601 of this Code. In considering this determination, the Director shall notify adjacent property owners. The Director shall not issue the determination for seven days and shall consider any comments received from the public.

B. Accessory Agricultural Structure

1. Definition:
 - a. A structure that is accessory to a principal agricultural use, which may include barns that store animals or agricultural implements, detached greenhouses, Season-Extending Agricultural Structures (as defined in Article 18), indoor riding arenas, or other accessory structures depending on their demonstrated use; or
 - b. Agricultural Sales Structures (as defined in Article 18) accessory to a principal Agricultural, Commercial, or Business use.
2. Districts Permitted: By right in F, A, RR, ER, LI, GI, T, B, C, and MI
3. Parking Requirements: To be determined through review.
4. Loading Requirements: None
5. Additional Provisions:
 - a. Accessory Agricultural Structures are subject to the minimum requirements of the zoning district in which they are located.
 - b. Accessory Agricultural Structures must be of a size and scale that relates to the size and scale of the agricultural use on-site, except that Agricultural Sales Structures may be located on property not used for production of agricultural products (see 4-516). Property owners may be asked to demonstrate the agricultural use including the area where the agricultural use will take place, describe how the structure will be utilized, and discuss how the structure and its proposed size is necessary to support the agricultural use on-site. Property owners may be required to sign a zoning affidavit restricting the structure to agricultural uses.
 - c. For purposes of this use, the term "on-site" means parcels under the same ownership, lease or control as the parcel where the Accessory Agricultural Structure is located.
 - d. Structures that support the agricultural use shall not be considered Residential Floor Area. Structures that do not support an agricultural use are considered Accessory Structures and will contribute to the total Residential Floor Area on the subject parcel.

7. Additional Provisions for Historic Units.
 - a. The accessory dwelling must occupy an existing historic structure that has been designated as a historic landmark by Boulder County.
 - b. The Boulder County Commissioners (BOCC), considering a recommendation from the Historic Preservation Advisory Board (HPAB), must determine that the proposed accessory dwelling is necessary for the preservation of the landmark.
 - c. The accessory dwelling is limited to the existing size of the landmarked structure except for minor additions that may be necessary for health and safety purposes and which are approved by the BOCC, considering a recommendation from the HPAB.
 - d. Construction of new structures on the property cannot cause a significant negative impact on the landmark.
 - e. The unit may only be used as approved through the review. If unapproved changes occur the approval will be terminated and the unit must be removed or decommissioned. Rescission of the landmark designation will automatically rescind the approval of the unit.
 - f. A notice of these provisions will be recorded in the real property records of the Clerk and Recorder's Office.
- H. Accessory Horse Keeping
 1. Definition: The keeping and use of horses on a parcel where such keeping and use is not the Principal Use of the parcel.
 2. Districts Permitted: By right in F, A, RR, ER, SR, MF, MI, GI, and LI
 3. Parking Requirements: None
 4. Loading Requirements: None
 5. Additional Provisions:
 - a. The number of horses is controlled by each zoning district.
 - b. The term horses shall include horses, mules, and donkeys.
 - c. A minimum of one-half acre of pasture per horse is required for horse keeping in the SR and MF zoning districts.
- I. Accessory Outside Storage
 1. Definition: The outside placement, for a period of more than 24 hours, of items which are customary and incidental to the main use of the property.
 2. Districts Permitted: By right in all districts
 3. Parking Requirements: None
 4. Loading Requirements: None
 5. Additional Provisions:
 - a. The area of placement may not exceed five percent of the lot area.
 - b. Items must be adequately screened from the view of adjacent roadways and properties.
 - c. Any unit, bin, room, or container used for storage must be a permanent structure.
 - d. Any vehicles or trailers shall be licensed and operable and may not be used for storage.
 - e. With the exception of the prohibition on using vehicles or trailers for storage, accessory outdoor storage of agricultural products and operable agricultural equipment is exempt from these additional provisions.
- J. Accessory Solar Energy System
 1. Definition: Building-mounted, ground-mounted, and parking canopy solar energy systems designed primarily for serving on-site needs of a Principal Use.
 2. Districts Permitted: By right in all districts for building-mounted systems. By Site Plan Review for ground mounted and parking canopy systems. Site Plan Review may be waived by the Director for systems with a disturbed area less than 0.5 acres, per 4-802.
 3. Parking Requirements: None
 4. Loading Requirements: None
 5. Additional Provisions:
 - a. Ground-mounted systems are structures that must meet applicable setbacks for the zone district except as provided in section 5.b., below.
 - b. If necessary for the effectiveness of the system, accessory ground-mounted systems may be located within minimum lot line setbacks and within any applicable major road supplemental setback without the need for a variance, provided that the solar energy system is located not less than 5 feet from lot lines and not less than 15 feet from all roads.
 - c. Accessory ground-mounted systems may not exceed 15 feet in height, except to accommodate site specific needs and as approved through review. In no case shall a system exceed 25 feet in height.

- d. Accessory solar energy systems must also meet all applicable Additional Provisions for solar energy including building-mounted, ground-mounted, or parking canopy systems contained in 4-514.

K. Accessory Structure

1. Definition: A subordinate structure detached from, but located on, the same lot as the Principal Use, the use of which is incidental and accessory to that of the Principal Use.
2. Districts Permitted: By right in all districts
3. Parking Requirements: None
4. Loading Requirements: None
5. Additional Provisions:
 - a. Any accessory structure is subject to the minimum requirements of the zoning district in which it is located.

L. Demonstration Farm or Farm Camp

1. Definition: An area of agricultural land, including accessory structures, used to demonstrate farming, ranching and agricultural practices, to assist in the evaluation of farming practices and technologies, and to increase public awareness of food production and preparation practices. This use must be accessory to an Agricultural Use as listed in 4-502. Overnight classes and overnight camps are not permitted as part of this use.
2. Districts Permitted: By right or Limited Impact in A, RR unsubdivided. The review process required is based on the number of attendees and type of events:
 - a. By right for classes or farm camps for 15 or fewer people per day. Classes or farm camps for up to 25 people per day are allowed by right for properties with a Verified Established Farm Use.
 - b. By Limited Impact Special Review for classes or farm camps for more than 15 people
3. Parking Requirements: Vehicles should be accommodated on-site. On street parking may be permissible with review and approval from the Transportation Department.
4. Loading Requirements: Sufficient to accommodate the use on-site.
5. Additional Provisions:
 - a. A related structure, including a classroom or kitchen for food preparation, may be approved as part of the Demonstration Farm use.
 - b. A building lot is required for this use.
 - c. 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

M. Farm Events

1. Definition: A use accessory to a farm consisting of any group between 26 and 150 individuals assembled for or participating in an event where the farm is used as a venue. The purpose of this use is to allow commercial farms the opportunity to showcase their farm and crops, introduce their customers to the farm, demonstrate their farming practices, and host community-oriented events that provide marketing opportunities to the farm and help diversify farmers' incomes in a way that is low-impact on the land and neighboring property owners. This includes farm-to-table dinners, weddings, wedding receptions, and any other gathering where eating and socializing occurs where the majority of the food served at the event is made with ingredients grown or raised in Boulder County or by the host farmer(s).
2. Districts Permitted: By right or Limited Impact in A, RR unsubdivided. The review process required is based on the frequency of events:
 - a. By right: No more than 12 Farm Events per calendar year.
 - b. 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.
 - c. By Limited Impact Special Review: 13 to 24 Farm Events per calendar year.
 - d. Twenty-five (25) or more Farm Events per calendar year requires approval through Special Review.
3. Parking Requirements: Vehicles should be accommodated on-site. On street parking may be permissible with review and approval from the Transportation Department.
4. Loading Requirements: None
5. Additional Provisions
 - a. This use requires a building lot.
 - (i) Parcels that are not building lots may host farm-to-table dinners only.
 - b. Open Agriculture must be the Principal Use of the parcel.

4-517 Temporary Uses

A. Educational Tour

1. Definition: A gathering or activity involving the use of a parcel for educational purposes incidental to the existing use on the property. Use relies on the location as a basis for the activity. Types of uses contemplated are school field trips and infrequent educational tours.
2. Districts Permitted: By right in all districts.
3. Parking Requirements: None
4. Loading Requirements: None
5. Additional Provisions
 - a. Allowed up to 24 times per year and may include up to 20 additional vehicle trips per day.

B. Emergency Noncommercial Telecommunications Facility

1. Definition: A facility owned and/or operated by a governmental agency or a volunteer public safety agency officially sanctioned by a government agency for that purpose, utilized for the transmission and reception of electromagnetic or electro-optic information for public safety communication uses. This facility may operate for a maximum of six months.
2. Districts Permitted: By special authorization of the Building Official in all districts
3. Parking Requirements: To be determined by the Building Official
4. Loading Requirements: To be determined by the Building Official
5. Additional Provisions: None

C. Garage Sales or Occasional Sales

1. Definition: The sale of tangible personal property at retail by a person who is not in the business of selling tangible personal property at retail.
2. Districts Permitted: By right in all districts
3. Parking Requirements: None
4. Loading Requirements: None
5. Additional Provisions:
 - a. Sales may occur no more than four times a year for no more than three days on each occurrence.
 - b. A person shall not sell merchandise acquired solely for the purpose of resale at a garage or occasional sale.

D. Group Gathering / Special Events

1. Definition: Any group of 50 or more persons assembled on a parcel as a venue for a meeting, festival, social gathering, or other similar purpose for a period of time which exceeds 8 hours in a single day or extends over a maximum of three consecutive days. A parcel may not accommodate more than two (2) Group Gatherings per calendar year as this is a Temporary Use. Additional events could be reviewed under the Reception Hall and Community Meeting Facility use.
2. Districts Permitted: By special authorization of the Zoning Administrator in all districts
3. Parking Requirements: To be determined by the Zoning Administrator
4. Loading Requirements: To be determined by the Zoning Administrator
5. Additional Provisions:
 - a. Exceptions:
 - (i) Events that meet the Definition and Additional Provisions of Home Events or Farm Events do not fall within this use classification.
 - (ii) Events occurring within, or upon the grounds of a private property where the property owner receives no compensation for hosting the event and guests/attendees are not charged an admission fee, are allowed by right without Special Authorization of the Zoning Administrator.
 - b. This use must occur on a parcel large enough to accommodate the use, parking, and sanitary facilities in a manner that does not negatively impact the neighboring parcels, or the Principal Use of the parcel itself.
 - c. A parcel may not accommodate more than two (2) Group Gatherings per calendar year. A group gathering which occurs over multiple days cannot exceed (3) consecutive days. Additional events could be reviewed under the Reception Hall and Community Meeting Facility use.
 - d. Any tent (other than personal camping tents or recreational vehicles), trailer, or structure subject to the requirements of these regulations and intended or used for human occupancy shall comply with the International Codes, as amended by the County, as well as with any County Health Department requirements, and shall not be used or occupied until approved by the Chief Building Official.
 - e. Permanent alterations to the subject site are prohibited.