

## **Pueblo County Code - Title 17 - Chapter 17.12 AGRICULTURAL ONE (A-1) AND TWO (A-2) DISTRICTS**

### **17.12.010 Purpose.**

The standards of these districts (A-1 and A-2) are designed to retain and promote the appropriate use of dry range and irrigated lands and encourage open use of the land in keeping with its natural characteristics and agricultural functions.

### **17.12.020 Uses by right.**

A use by right is any of the following uses, which are permitted upon issuance of a zoning permit by the County Zoning Administrator.

Agricultural custom contractor;  
Christmas tree sales (temp.);  
Church and religious buildings;  
Drilling company equipment yard;  
Equestrian arena, personal;  
Farming or ranching;  
Fruit and vegetable processing, wholesale and retail;  
Greenhouse and nursery;  
Guest house;  
Hay, grain, feed, seed and fertilizer - retail, storage and/or wholesale;  
Home, receiving (must possess a minimum of 5.0 acres of land, or a Special Use Permit is required);  
Housing, tenant;  
Medical Marijuana Non-Contiguous Optional Premises Cultivation Operation as defined in Section 17.04.040, Definitions and subject to Section 17.120.230, Medical Marijuana Non-Contiguous Optional Premises Cultivation Operation in this Title;  
Mobile home;  
Ranch, guest;  
Recreation camps;  
Residence, 1-family;  
Residence, 2-family;  
Retail Marijuana Non-Contiguous Cultivation Facility as defined in Section 17.04.040, Definitions and subject to Section 17.120.230, Retail Marijuana Non-Contiguous Cultivation Facility in this Title.  
Riding academy, stables;  
Roadside sale stand (retail agricultural products);  
Sawmill;  
Water distillation and bottling.

### **17.12.030 Uses by review.**

A use by review is any of the following uses, other than those uses which come within the purview of Section 17.140.010(F), which are permitted only upon issuance of a Special Use Permit by the Pueblo County Planning Commission.

Advertising device, off-premise (See Chapter 17.116);  
Agricultural implements, retail, wholesale, rental and service;  
Airplane beacon, marker or tower;  
Airport, private heliport, glider port;  
Asphalt (recycled), sale and storage;  
Associations, clubs and lodges;  
Athletic field, golf range, golf course;  
Atomic reactor and/or other scientific installation;  
Aviary;  
Bed and breakfast;  
Boat and RV storage;  
Carnival (temp.);  
Cemetery, crematory and/or mausoleum;  
Child care centers;  
Child care home (large);  
Cold storage lockers;  
Composting facility;  
Concrete (batch) plant;  
Contractor's yard;  
Emergency facility;  
Equestrian arena, commercial/club;  
Explosives, manufacture and wholesale;  
Farm products, processing, manufacture, storage and wholesale;  
Feed and fertilizer manufacture and processing;  
Game preserve, developed;  
Hide and tallow processing;  
Home for blind, disabled, elderly, elderly foster, maternity, nursing, religious;  
Hot mix (road) plant;  
Kennel, dog breeding and boarding;  
Livestock sales and auction;  
Lots, feed;  
Natural deposits, extraction and processing;  
Outdoor theater;  
Paintball field;  
Private school;  
Propane and butane, wholesale and retail service;  
Race track;  
Recreational vehicle park;  
Rental and service of construction equipment, retail and wholesale;  
Runway;  
Saddle and tack shop;  
Shooting range, outdoor;  
Solid waste disposal site and facility;  
Specialized group facilities;

Storage and Land Application of Domestic Septage;  
Telecommunication Tower(s)  
Utilities as outlined in Section 17.120.130;  
Veterinary hospital (use by right until TA 60, 4/17/84);  
Wholesale vending machine products;  
Wind turbine for residential purposes.

**17.12.040 Lot area.**

No parcel of land shall be less than thirty-five (35) acres in size if in the A-1 zone, or less than five (5) acres if in the A-2 zone, nor shall any parcel of land existing in single ownership at the time of passage of this Code henceforth be divided for sale in units of less than thirty-five (35) acres if in the A-1 zone, nor less than five (5) acres if in the A-2 zone.

**17.12.050 Lot dimensions.**

No parcel of land shall be less than six hundred (600) feet in width or six hundred (600) feet in depth if in the A-1 zone or less than three hundred (300) feet in width or three-hundred (300) feet in depth if in the A-2 zone.

**17.12.060 Lot coverage.**

The total ground area covered by all buildings on parcel shall not exceed twenty-five (25) percent of the total ground area of the parcel.

**17.12.070 Floor area ratio.**

No requirement.

**17.12.080 Building height.**

No requirement. (Except as imposed by other limitations.)

**17.12.090 Front yard setback.**

A principal structure shall be set back not less than twenty-five (25) feet from property line. An accessory building shall be set back not less than fifteen (15) feet from the front property line.

**17.12.100 Side yard setback.**

A dwelling shall be set back at least fifteen (15) feet from a side lot line. Sheds and other accessory buildings shall be set back five (5) feet from side property lines.

**17.12.110 Rear yard setback.**

A dwelling shall be set back at least fifteen (15) feet from a rear lot line. A shed and other accessory buildings shall set back five (5) feet from rear property lines.

**17.12.120 Parking space.**

Off-street parking shall be as provided in Chapter 17.112.

**17.12.130 Loading space.**

None required.

**17.12.140 Fences, walls and hedges.**

No limitation.

**17.12.150 Signs.**

Signs shall be as provided in Chapter 17.116.

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