

## **Pueblo County Code - Title 17 - Chapter 17.16 AGRICULTURAL THREE (A-3) AND FOUR (A-4) DISTRICTS**

### **17.16.010 Purpose.**

The standards of these districts (A-3) and (A-4) are designed to provide and retain certain lands for farming and gardening, and to provide for orderly low density residential development.

### **17.16.020 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.

- Equestrian arena, personal;
- Farming or ranching;
- House, guest;
- Nursery (plant materials);
- Residence, 1-family;
- Roadside sale stand (retail agricultural products).

### **17.16.030 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.

- Agricultural custom contractor;
- Airplane beacon marker or tower;
- Associations, club and lodges;
- Athletic fields, golf range, golf course;
- Aviary;
- Bed and breakfast;
- Cemetery, crematory, mausoleum;
- Child care centers;
- Child care home (large);
- Christmas tree sales (temp.);
- Church and religious buildings;
- Emergency facility;
- Equestrian arena, commercial/club;
- Farm products, processing, mfg., storage and wholesale;
- Fireworks, retail (temp.);
- Greenhouse;

Home, blind, disabled, elderly, elderly foster, maternity, nursing, receiving, religious;  
Home, receiving;  
Housing, tenant;  
Kennel, dog breeding and boarding;  
Lots, feed;  
Natural deposits, extraction and processing;  
Outdoor theater;  
Paintball field;  
Race track;  
Ranch, guest;  
Recreation camp;  
Roasting green coffee beans and offering (on a limited basis) guided informational/educational tours of the facility;  
Riding academy, stables (commercial);  
Sawmill;  
Specialized group facilities;  
Studio;  
Telecommunication Tower(s)  
Utilities as outlined in Section 17.120.130;  
Veterinarian, animal hospital and kennels;  
Water distillation and bottling;  
Wind turbine for residential purposes;  
Wood pallet repair and sales;  
Wood products, storage and wholesale.

#### **17.16.040 Lot area.**

No parcel of land shall be less than one (1) acre (43,560 square feet) in the A-3 zone, or one-half (1/2) acre (21,780 square feet) in the A-4 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 one (1) acre (43,560 square feet) in the A-3 zone, or one-half (1/2) acre (21,780) square feet) in the A-4 zone.

#### **17.16.050 Lot dimensions.**

No parcel of land shall be less than one hundred and forty (140) feet in width or one hundred and forty (140) feet in depth.

#### **17.16.060 Lot coverage.**

The total ground area covered by all buildings on the parcel shall not exceed fifty (50) percent of the total ground area of the parcel.

#### **17.16.070 Floor area ratio.**

No requirement.

**17.16.080 Building height.**

The height of any structure shall not exceed thirty-five (35) feet.

**17.16.090 Front yard setback.**

Except as provided in Chapter 17.120, all buildings shall be set back not less than twenty-five (25) feet from the front property line.

**17.16.100 Side yard setback.**

A dwelling shall be set back at least fifteen (15) feet from a side lot line. Five (5) feet side yard setback required for sheds and other accessory buildings.

**17.16.110 Rear yard setback.**

A dwelling shall be set back at least fifteen (15) feet from a rear lot line. A five foot rear yard setback required for sheds and other accessory buildings.

**17.16.120 Parking space.**

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

**17.16.130 Loading space.**

None required.

**17.16.140 Fences, walls and hedges.**

See Section 17.120.160.

**17.16.150 Signs.**

Signs shall be as provided in Chapter 17.116.