

A-1 (AGRICULTURAL) ZONE DISTRICT

(TCLUR Chapter 2, Section 2.6.1)

That portion of Teller County primarily devoted to the purposes of general farming, forestry, ranching, and other such agricultural and residential uses not otherwise zoned.

A. Uses. (For Rural Land Preservation Subdivision Exemption uses see *Chapter 9, Section 9.11.*)

1. Permitted Uses

PERMITTED USE	CROSS-REFERENCE
Accessory Dwelling Unit (as restricted)	Section 2.5
Agricultural uses including general farming, forestry, and ranching	
Animal Hospital / Veterinary Clinic: ≥ 35 -acres only. See Use Restrictions below.	Section 8.3.A
Animals - pet animals	
Animals - commercial and noncommercial domestic hoofed livestock; commercial and noncommercial small livestock, poultry, fowl	
Camping on property less than 60 days/year	Section 2.4
Child Care Center - 4 or fewer	Section 8.3.Q
Communication facility - roof or wall mounted	Section 8.3.I
Communication facility - "stealth"	Section 8.3.I
Dwelling - up to 3 single-family residential units (as restricted) (includes mobile home)	Section 2.5; Section 2.6.1.B
Emergency services facilities (subject to Location and Extent review)	Section 8.4
Essential services (subject to Location and Extent review)	Section 8.4
Family Child Care Home: 5 or fewer	Section 8.3.Q
Foster Care Home: 5 or fewer	Section 8.3.Q
Guest House (as restricted)	Section 8.3.M
Home Business - No Impact	Section 8.3.N; Chapter 12
Home Health Services/Home Health Care (peripatetic)	Section 8.3.Q
Homemaker Agency/Services (peripatetic)	Section 8.3.Q
Hospice care - (peripatetic)	Section 8.3.Q
Independent Residential Support Services (peripatetic)	Section 8.3.Q
Livestock Boarding facility: ≥ 35 -acres only. See Use Restrictions below.	Section 8.3.D
Personal Care Agency/Services (peripatetic)	Section 8.3.Q
Public uses and facilities (subject to Location and Extent review)	Section 8.4
Respite Care Provider/Services (peripatetic)	Section 8.3.Q

2. Administrative Review Uses

ADMINISTRATIVE REVIEW USE	CROSS-REFERENCE
Assisted Living Residence: 8 or fewer	Section 8.3.Q
Communication facility - co-location only	
Community Residential Home: 8 or fewer	Section 8.3.Q
Family Child Care Home: Between 6 and 12	Section 8.3.Q
Foster Care Home: Between 6 and 12	Section 8.3.Q
Group Home for the Aged: 8 or fewer	Section 8.3.Q

ADMINISTRATIVE REVIEW USE	CROSS-REFERENCE
Group Home for the Mentally Ill: 8 or fewer	Section 8.3.Q
Temporary Construction Office Trailer	Section 8.3.BB
Temporary Housing	Section 2.4

3. Conditional Uses

CONDITIONAL USE	CROSS-REFERENCE
Adult Day Care Facility	Section 8.3.Q
Alternative Care Facility	Section 8.3.Q
Animal Hospital / Veterinary Clinic. See Use Restrictions below.	Section 8.3.A
Assisted Living Residence: 9 or more	Section 8.3.Q
Bed and breakfast operations	Section 8.3.C
Cemetery	Section 8.3.G
Child care center - 5 or more	Section 8.3.Q
Church, temple, synagogue, or other religious worship facility	Section 8.2
Communication facility - free standing	Section 8.3.I
Communication facility - public safety	Section 8.3.I
Community Residential Home: 9 or more	Section 8.3.Q
Educational Institution- public or private	Section 8.2
Family Child Care Home: 13 or more	Section 8.3.Q
Foster Care Home: 13 or more	Section 8.3.Q
Fuel storage and bulk sales	Section 8.3.L
Group Home for the Aged: 9 or more	Section 8.3.Q
Group Home for the Mentally Ill: 9 or more	Section 8.3.Q
Group Meeting Facility (except those uses otherwise specifically described in this table)	Section 8.2; Chapter 12
Home occupation	Section 8.3.O
Intermediate Nursing Facility: Mentally Retarded	Section 8.3.Q
Kennel: <30 animals. See Use Restrictions below.	Section 8.3.S
Life Care Institution	Section 8.3.Q
Livestock Boarding Facility. See Use Restrictions below	Section 8.3.D
Nursing Facility	Section 8.3.Q
Parking - commercial or public	Section 8.3.W
Respite Care Provider/Services (facility)	Section 8.3.Q
Sawmill	Section 8.3.Z
Storage Yard: (1) Construction [Contractor's] or Construction Equipment; (2) Rental Storage Yard; and (3) Vehicle Towing and Storage Yard only	Section 8.3.AA
Wild Game Packaging	Section 8.3.DD

4. Special Uses

SPECIAL USE	CROSS-REFERENCE
Batch Plant - Concrete or asphalt	Section 8.3.B
Campgrounds or Recreational Vehicle Park	Section 8.3.F
Day Treatment Center: any number	Section 8.3.Q
Elderly or Disabled Low-Income Residential Facility	Section 8.3.Q
Family Service Facility	Section 8.3.Q
Homeless Youth Shelter/Homeless Shelter	Section 8.3.Q
Kennel: ≥30 animals. See Use Restrictions below.	Section 8.3.S
Low-Income Household Residential Facility	Section 8.3.Q
Mining - Including aggregate mining (gravel pits)	Section 8.3.U
Mobile Home Park	Section 8.3.V
Recreational facilities (Public/Private)	Section 8.3.X

SPECIAL USE	CROSS-REFERENCE
Regional Center: Developmentally Disabled	Section 8.3.Q
Residential [Child] Care Facility: any number	Section 8.3.Q
Resorts	Section 8.3.Y
Secure Residential Treatment Center: any number	Section 8.3.Q
Specialized Group Facility [Child]: any number	Section 8.3.Q
Transitional Housing Facility	Section 8.3.Q
Waste-related uses	Section 8.3.CC

5. Accessory Uses

- a. Agricultural out-buildings and structures such as corrals, chutes, hay sheds, and pole barns.
- b. Seasonal agricultural employee housing such as bunk houses and "Gypsy Wagons."
- c. Playgrounds associated with child care or personal use.

6. Use Restrictions

- a. All structures shall meet Teller County Building Code requirements.
- b. The following are considered Permitted Uses (uses-by-right) on lots or parcels of 35 acres or more, and uses by Conditional Use Permit pursuant to the requirements of *Chapter 8 Special Review Uses* on lots or parcels less than 35 acres:
 - 1. Animal Hospital/Veterinary Clinic (*Section 8.3.A*).
 - 2. Livestock Boarding Facility (*Section 8.3.D*).
- c. Kennels for 30 or more animals require a Special Use Permit.
- d. Specific Use Restrictions apply to A-1 zoned land in a Rural Land Preservation Subdivision Exemption. See *Chapter 9, Section 9.11.F.5 Modification of Allowed Uses*.

B. Density and Minimum Lot Size

Any parcel of land less than 35 acres is subject to the provisions of *Section 9.2 Definition of Subdivision* and *Section 9.4.B Special Exemption Plat* of these Regulations.

1. Density: For a lot, parcel or tract created prior to May 22, 2003 and **served by both central water and central sewer:**

10 Acres or Less	1 dwelling as a Permitted Use, plus 1 as a Conditional Use.
10.01 to 20 Acres	1 dwelling as a Permitted Use, plus 2 as Conditional Use.
20.01 to 35 Acres	2 dwellings as a Permitted Use, plus 1 as a Conditional Use.
35 Acres or More	3 dwellings as a Permitted Use.

Accessory Dwelling Unit (s) in addition to the above Permitted Use and Conditional Use dwellings are not permitted. On or after May 22, 2008, no lot, parcel or tract less than 35 acres served by central water and central sewer shall be permitted more than one dwelling unit; and all lots, parcels or tracts of 35 acres or greater shall be permitted one dwelling as a Permitted Use and one or more Accessory Dwelling Units according to the provisions of *Section 2.5.B.7 A-1 Zone District Restrictions* as if the lot, parcel or tract was created on or after May 22, 2003.

For a lot, parcel or tract created prior to May 22, 2003 and **not served by both central water and central sewer:**

Less than 20 acres:	1 dwelling as a Permitted Use
20 acres to less than 35 acres:	2 dwellings as a Permitted Use
35 or more acres:	3 dwellings as a Permitted Use

Accessory Dwelling Unit (s) in addition to the above Permitted Use dwellings are not permitted. On or after May 22, 2008, no lot, parcel or tract less than 35 acres not served by central water and central sewer shall be permitted more than one dwelling

unit; and all lots, parcels or tracts of 35 acres or greater not served by central water and central sewer shall be permitted one dwelling as a Permitted Use and one or more Accessory Dwelling Units according to the provisions of *Section 2.5.B.7 A-1 Zone District Restrictions*, as if the lot, parcel or tract was created on or after May 22, 2003.

For a lot, parcel or tract of 35 acres or more created on or after May 22, 2003 whether or not served by both central water and central sewer: One dwelling as a Permitted Use and one or more Accessory Dwelling Units according to the provisions of *Section 2.5.B.7 A-1 Zone District Restrictions*, as if the lot, parcel or tract was created on or after May 22, 2003.

2. **Minimum lot size:** 35 acres

C. Dimensional Limitations

1. **Minimum Setbacks:** 50 feet on all sides
2. **Minimum Road Frontage:** 40 feet
3. **Maximum Height:** Residential structure: 35 feet
Non-residential structures: 50 feet
4. **Maximum Impervious Coverage:** 25%

CONTACT US!

The information above is a **summary only**. The Land Use Regulations may require more or less than is stated in this brochure.

