



Zoning Types

A (Agricultural)

- A-1 (Concentrated Animal)
- C-1 (Neighborhood Commercial)
- C-2 (General Commercial)
- C-3 (Business Commercial)
- C-4 (Highway Commercial)
- E (Estate)
- I-1 (Industrial)
- I-2 (Industrial)
- I-3 (Industrial)
- PUD (Planned Unit Development)
- R-1 (Low Density Residential)
- R-2 (Duplex Residential)
- R-3 (Medium Density Residential)
- R-4 (High Density Residential)
- R-5 (Mobile Home Residential)

Table 23-1A
ANIMAL UNITS in the A (Agricultural) Zone District

ANIMAL UNIT Equivalents	Number of Animals Equivalent to One ANIMAL UNITS	Maximum Number of Animals Per Acre			
		Less Than 120 Gross Acres	Less Than 320 Gross Acres, or a minimum of 120 Gross Acres	Less than 640 Gross Acres, or a minimum of 320 Gross Acres	640 Gross Acres or Greater, or a minimum of 1 Section
Cattle	1	4	6	8	10
Bison	1	4	6	8	10
Mule	1	4	6	8	10
Ostrich	1	4	6	8	10
Elk	1	4	6	8	10
Horse	1	4	6	8	10
Yak	1	4	6	8	10
Camel	1	4	6	8	10
Swine	.2	20	30	40	50
Sheep	.1	40	60	80	100
Llama	.1	40	60	80	100
Goat	.1	40	60	80	100
Alpaca	.075	52	78	104	130
Poultry	.02	200	300	400	500
Rabbit	.02	200	300	400	500

Sec. 23-3-20. - Uses allowed by right outside of subdivisions and historic townsites.

No BUILDING, STRUCTURE or land shall be used and no BUILDING or STRUCTURE shall hereafter be erected, structurally altered, enlarged or maintained in the A (Agricultural) Zone District on LOTS outside of SUBDIVISIONS and HISTORIC TOWNSITES except for one (1) or more of the following USES.

- A. ANIMAL BOARDING and animal TRAINING FACILITIES where the maximum number of ANIMAL UNITS or HOUSEHOLD PETS permitted in Section 23-3-70.D below is not exceeded and traffic to and from the facility does not exceed sixty (60) daily trips.
- B. Asphalt or concrete batch plant and borrow pits used TEMPORARILY and exclusively for an on-site construction project or the completion of a PUBLIC STREET/ROAD improvements project where the subject property is at, on, or near the STREET/ROAD on which improvements are being made. The six-month limitation for this TEMPORARY USE may be extended in six-month increments at the discretion of the Director of Planning Services up to two (2) times, and thereafter by the Board of County Commissioners.
- C. CAMPING, FISHING, HUNTING, and noncommercial WATER SKIING.
- D. COUNTY grader sheds.
- E. FARMING and GARDENING, including STRUCTURES for storage of agricultural equipment and agricultural products and confinement or protection of LIVESTOCK. Converted, partially dismantled, modified, altered or refurbished MANUFACTURED HOMES shall not be utilized as agriculturally exempt BUILDINGS or for the storage of agricultural equipment or agricultural products or confinement or protection of LIVESTOCK.
- F. NONCOMMERCIAL TOWERS no taller than seventy (70) feet. (See Article IV, Division 10, of this Chapter.)
- G. Police, ambulance, and fire stations or facilities.
- H. PUBLIC parks.
- I. PUBLIC SCHOOLS.
- J. Sand, soil, and aggregate MINING that qualifies for a single limited impact operation under Section 34-32-110 C.R.S. (a 110 permit) or is exempt from any permits from the Colorado Division of Reclamation, Mining, and Safety, generates no more than five thousand (5,000) cubic yards of material per year for off-site USE; and does not involve crushing, screening, or other processing. An Improvements Agreement, as determined by the Department of Public Works, may be required prior to commencement of operations.
- K. One (1) SINGLE-FAMILY DWELLING, FOSTER CARE HOME, or GROUP HOME per LEGAL LOT.
- L. TELECOMMUNICATIONS ANTENNA TOWERS no taller than thirty-five (35) feet. (See Article IV, Division 10, of this Chapter.)
- M. UTILITY SERVICE FACILITIES.
- N. Water tanks, agriculture-related.

No USE listed in this Section shall commence construction or operation in the A (Agricultural) Zone District on LOTS outside of SUBDIVISIONS and HISTORIC TOWNSITES without prior approval of a land use permit from the Department of Planning Services or Department of Public Health and Environment, as applicable.

- A. AGRICULTURAL SUPPORT AND SERVICE, permitted under Division 17 of Article IV of this Chapter.
- B. AGRITAINMENT, agriculture-related EVENT FACILITIES, AGRITOURISM, and HUNTING LODGES permitted under Division 17 of Article IV of this Chapter.
- C. AIRPORTS and AIRSTRIPS, including crop-dusting operations, permitted under Division 17 of Article IV of this Chapter.
- D. AUXILIARY QUARTERS, which shall require approval of a certificate of compliance by the Department of Planning Services to ensure the USE complies with the definition in Section 23-1-90 of this Code.
- E. BED AND BREAKFAST FACILITIES permitted under Division 17 of Article IV of this Chapter.
- F. Disposal of BIOSOLIDS and/or DOMESTIC SEPTAGE permitted under Chapter 14 of this Code.
- G. BREW PUBS, BREWERIES, DISTILLERIES, and WINERIES permitted under Division 17 of Article IV of this Chapter.
- H. COMMUNITY BUILDINGS permitted under Division 17 of Article IV of this Chapter.
- I. CONTRACTOR'S SHOPS permitted under Division 17 of Article IV of this Chapter.
- J. CUSTOM MEAT PROCESSING permitted under Division 17 of Article IV of this Chapter.
- K. Golf courses permitted under Division 17 of Article IV of this Chapter.
- L. HOME OCCUPATIONS permitted under Division 13 of Article IV of this Chapter.
- M. Keeping between five (5) and eight (8) HOUSEHOLD PETS of one (1) species, or between eight (8) and sixteen (16) HOUSEHOLD PETS of two (2) or more species and, in addition, up to thirty (30) birds, permitted under Division 17 of Article IV of this Chapter.
- N. LANDSCAPING COMPANIES permitted under Division 17 of Article IV of this Chapter.
- O. LIMITED EVENTS permitted under Division 18 of Article IV of this Chapter.
- P. MANUFACTURED HOMES and STRUCTURES permitted under Division 3 of Article IV of this Chapter.
- Q. NONCOMMERCIAL TOWERS between seventy (70) and one hundred thirty (130) feet in height permitted under Division 10 of Article IV of this Chapter.
- R. RECREATIONAL FACILITIES, PUBLIC and PRIVATE, permitted under Division 17 of Article IV of this Chapter.
- S. One (1) second SINGLE-FAMILY DWELLING per LEGAL LOT, subject to the provisions of Division 8 of Article IV of this Chapter.
- T. SHOOTING RANGES permitted under Division 17 of Article IV of this Chapter.
- U. SOLAR ENERGY FACILITY (5 ACRE SEF), being less than five (5) acres in size, subject to the additional requirements of Section 23-4-1030.
- V.

Division 4, of this Chapter.

- S. MULTI-FAMILY DWELLINGS for persons PRINCIPALLY employed at or engaged in FARMING.
- T. NONCOMMERCIAL TOWERS requiring approval of a Use by Special Review, as detailed in Division 10 of Article IV of this Chapter.
- U. OIL AND GAS STORAGE FACILITIES.
- V. OIL AND GAS SUPPORT AND SERVICE.
- W. ORGANIC FERTILIZER PRODUCTION/COMPOSTING FACILITIES.
- X. OUTDOOR STORAGE of PUBLIC utility-related equipment.
- Y. PIPELINES - DOMESTIC WATER in accordance with Division 6 of Article II of this Chapter.
- Z. Private SCHOOLS.
- AA. RACING FACILITIES.
- BB. REPAIR SERVICE ESTABLISHMENT.
- CC. RESEARCH LABORATORIES.
- DD. RESIDENTIAL THERAPEUTIC CENTERS.
- EE. More than the number of SEMI-TRAILERS as ACCESSORY storage allowed by right or by permit.
- FF. SOLAR ENERGY FACILITIES (SEF'S), being more than five (5) acres in size but less than one hundred sixty (160) acres in the Near/Urban Area as shown on Appendix 21-B, or being more than five (5) acres but less than three hundred twenty (320) acres in the Ag/Rural Area as shown on Appendix 21-B, subject to the additional requirements of Section 23-4-1030.
- GG. Solid and hazardous waste disposal sites and facilities requiring Certificate of Designation in accordance with Sections 12-8-10 and 23-4-380 of this Code.
- HH. TELECOMMUNICATION ANTENNA TOWERS requiring approval of a Use by Special Review, as detailed in Division 10 of Article IV of this Chapter.
- II. TRANSLOADING.
- JJ. USES similar to the USES listed as permitted as long as the USE complies with the general intent of the Zone District.
- KK. Any USE allowed by permit listed in Section 23-3-35, in conjunction with a pending or approved Use by Special Review Permit.
- LL. WIND GENERATORS requiring the issuance of Special Review Permit under Division 6 of Article IV of this Chapter.

(Weld County Codification Ordinance 2000-1; Weld County Code Ordinance 2001-1; Weld County Code Ordinance 2002-9; Weld County Code Ordinance 2003-10; Weld County Code Ordinance 2005-01; Weld County Code Ordinance 2006-2; Weld County Code Ordinance 2007-1; Weld County Code Ordinance 2007-14; Weld County Code Ordinance 2008-16; Weld County Code Ordinance 2009-8; Weld County Code Ordinance 2010-6; Weld County Code Ordinance 2011-9; Weld County Code Ordinance 2012-3; Weld County Code Ordinance 2012-4; Weld County Code Ordinance 2013-15; Weld County Code Ordinance 2015-1; Weld County Code Ordinance 2015-25; Weld

- C. NONCOMMERCIAL JUNKYARD, as long as it is ENCLOSED within a BUILDING or STRUCTURE or SCREENED from all ADJACENT properties and PUBLIC RIGHTS-OF-WAY in conformance with a SCREENING plan approved by the Department of Planning Services.
- D. OFFICES.
- E. OUTDOOR STORAGE of materials accessory to an allowed USE, as long as the materials are SCREENED from ADJACENT LOTS and RIGHTS-OF-WAY.
- F. Parking areas and parking STRUCTURES, not including parking of COMMERCIAL VEHICLES.
- G. STRUCTURES and BUILDINGS ACCESSORY to USES permitted under Section 23-3-45 or Section 23-3-55.
- H. Swimming pools, tennis courts and similar ACCESSORY USES, and STRUCTURES.
- I. WIND GENERATORS allowed as ACCESSORY USES in Section 23-4-450 of this Chapter.

(Weld County Code Ordinance 2019-02; Weld County Code Ordinance 2021-09; Weld County Code Ordinance 2021-15; Weld County Code Ordinance 2022-05)

Editor's note— Weld County Code Ordinance 2019-02, adopted July 10, 2019, amended § 23-3-50 in its entirety to read as herein set out. Former § 23-3-50, pertained to bulk requirements, and derived from Weld County Codification Ordinance 2000-1; Weld County Code Ordinance 2003-10; Weld County Code Ordinance 2005-01; Weld County Code Ordinance 2007-1; Weld County Code Ordinance 2011-9; Weld County Code Ordinance 2013-15.

Sec. 23-3-55. - Uses allowed by permit in subdivisions and historic townsites.

No USE listed in this Section shall commence construction or operation in the A (Agricultural) Zone District on LOTS in SUBDIVISIONS and HISTORIC TOWNSITES without prior approval of a land use permit from the Department of Planning Services or Department of Public Health and Environment, as applicable.

Not
APPLICABLE

- A. AGRICULTURAL SUPPORT AND SERVICE, AGRITAINMENT, agriculture-related EVENT FACILITIES, AGRITOURISM, and HUNTING LODGES permitted under Division 17 of Article IV of this Chapter.
- B. AUXILIARY QUARTERS, which shall require approval of a certificate of compliance by the Department of Planning Services to ensure the USE complies with the definition in Section 23-1-90 of this Code.
- C. BED AND BREAKFAST FACILITIES permitted under Division 17 of Article IV of this Chapter.
- D. BREW PUBS, BREWERIES, DISTILLERIES, and WINERIES permitted under Division 17 of Article IV of this Chapter.
- E. Parking of one (1) COMMERCIAL VEHICLE per LEGAL LOT permitted under Division 12 of Article IV of this Chapter.
- F. COMMUNITY BUILDINGS permitted under Division 17 of Article IV of this Chapter.
- G. CONTRACTOR'S SHOPS permitted under Division 17 of Article IV of this Chapter.
- H. Golf courses permitted under Division 17 of Article IV of this Chapter.
- I. HOME OCCUPATIONS permitted under Division 13 of Article IV of this Chapter.
- J.

- I. Disposal of DOMESTIC SEPTAGE permitted under Chapter 14 of this Code.
- J. EVENT FACILITIES not agriculture-related.
- K. Keeping, raising or boarding of EXOTIC ANIMALS.
- L. HOME BUSINESSES.
- M. KENNELS.
- N. ORGANIC FERTILIZER PRODUCTION/COMPOSTING FACILITIES.
- O. OUTDOOR STORAGE of PUBLIC utility-related equipment.
- P. Private SCHOOLS.
- Q. REPAIR SERVICE ESTABLISHMENT.
- R. RESIDENTIAL THERAPEUTIC CENTERS.
- S. RESTAURANTS.
- T. One (1) second SINGLE-FAMILY DWELLING per LEGAL LOT, subject to the provisions of Division 8 of Article IV of this Chapter.
- U. More than the number of SEMI-TRAILERS as ACCESSORY storage allowed by right or by permit.
- V. SOLAR/ENERGY FACILITIES (SEF'S), subject to the additional requirements of Section 23-4-1030.
- W. TOWERS, NONCOMMERCIAL requiring approval of a Use by Special Review, as detailed in Division 10 of Article IV of this Chapter.
- X. TOWERS, TELECOMMUNICATION ANTENNA requiring approval of a Use by Special Review, as detailed in Division 10 of Article IV of this Chapter.
- Y. Any USE allowed by permit listed in Section 23-3-55, in conjunction with a pending or approved Use by Special Review permit.
- Z. USES similar to the USES listed as permitted as long as the USE complies with the general intent of the Zone District.
- AA. WIND GENERATORS requiring the issuance of Special Review Permit under Division 6 of Article IV of this Chapter.

(Weld County Code Ordinance 2019-02; Weld County Code Ordinance 2020-11; Weld County Code Ordinance 2020-20; Weld County Code Ordinance 2021-09; Weld County Code Ordinance 2021-15; Weld County Code Ordinance 2023-03)

Editor's note— Ord. No. 2019-02, adopted July 10, 2019, amended § 23-3-60 in its entirety to read as herein set out. Former § 23-3-60, pertained to A-1 (Concentrated Animal) Zone District, and derived from Weld County Code Ordinance 2011-9.