

Common Agricultural Uses in the Boulder County Land Use Code: Flowchart Guide



This handout is simplified for informational purposes. For complete use and zoning district regulations, see the Boulder County Land Use Code. **Note that this handout does not cover applicable Building Code requirements.** Other permitting and regulatory requirements, such as Public Health requirements and/or licenses, may apply to any of the uses listed on this handout. For more information, contact the Community Planning and Permitting Department at 303-441-3930.

Chart A – Open and Intensive Agricultural Uses

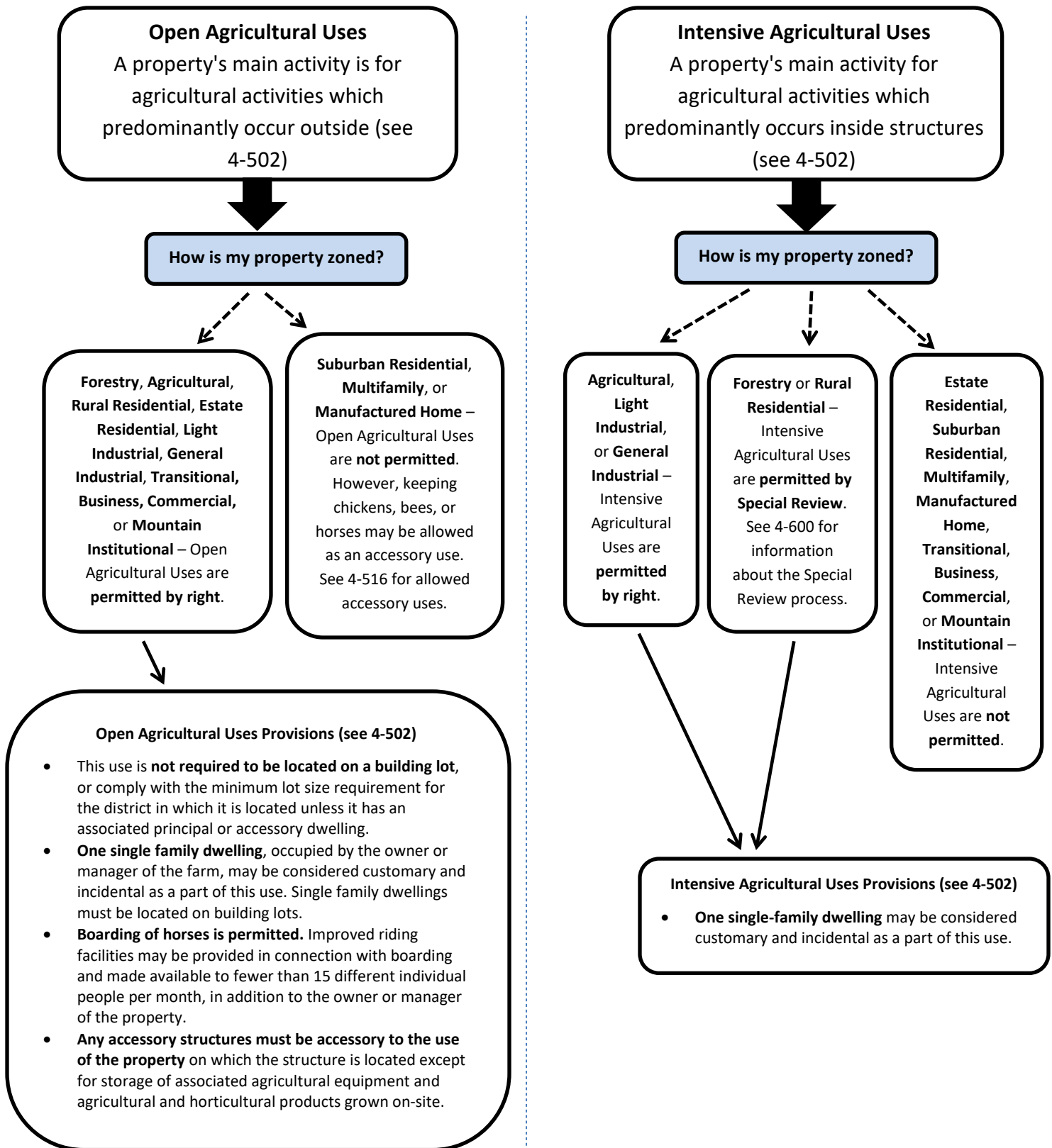
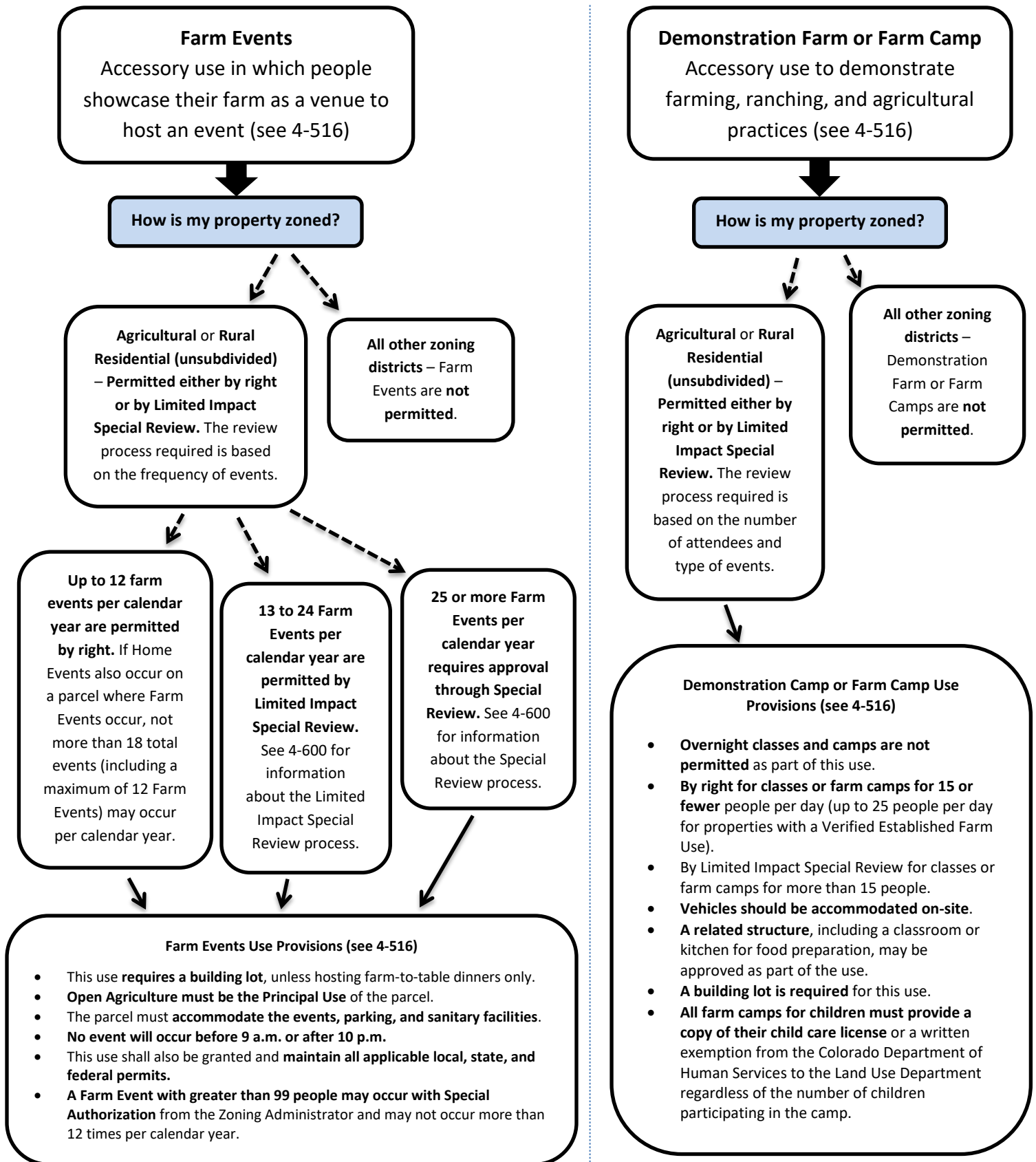


Chart B – Farm Events and Demonstration Farm or Farm Camp Uses



Note that if utilizing Floor Area for events or camps, structures must meet Building Code requirements for public access.

Chart C – Educational Tour Use

Educational Tour

Temporary use to host an educational tour, using the property location as a basis for the activity (see 4-517)

Educational Tours are permitted by right in all zoning districts.

Educational Tour Use Provisions (see 4-517)

- Types of uses contemplated are **school field trips** and infrequent educational tours.
- Allowed **up to 24 times per year** and may include **up to 20 additional vehicle trips per day**.

Chart D – Accessory Agricultural Sales and Farm Store Uses

Accessory Agricultural Sales

A secondary property use to sell agricultural or horticultural products (see 4-516)

Note: An Accessory Agricultural Sales Unit (e.g., a farm stand) is a secondary use, while a Farm Store is a primary use on a property.

Farm Store

The main use of the property is to sell agricultural or horticultural products (see 4-502)

How is my property zoned? Note that Accessory Agricultural Sales can take place on a property separate from the agricultural operation.

Forestry, Agricultural, Rural Residential (unsubdivided), Estate Residential, Light Industrial, General Industrial, Transitional, Business, Commercial, or Mountain Institutional – Accessory Agricultural Sales are **permitted by right**.

Suburban Residential, Multifamily, or Manufactured Home – Accessory Agricultural Sales are **not permitted**.

Accessory Agricultural Sales Use Provisions (see 4-516)

- The majority of all products sold must be sourced from Boulder County farms. A minimum of 70 percent of products sold must be Agricultural Products.
- Food items sold must meet Boulder County Public Health requirements, such as value-added products.
- A commercial kitchen for the express purpose of processing agricultural products may be constructed.
- A farm stand is a designated structure or mobile unit for selling farm products directly to the public as a secondary property use:



- Farm stands must be located on private property and not within the public Right-of-Way (ROW). The area typically includes roads, shoulders, and sidewalks.
- Customer parking should be provided on the same property as the farm stand whenever possible.
- Parking in the ROW is allowed only if not otherwise restricted (e.g., no signs prohibiting it) and must occur entirely outside of the traveled roadway.
- The property must have legal, existing access from a public road driveway, access point, etc.

Note: A building permit is not required for mobile farm stands. However, if you plan to add electricity, you can install one 120-volt, 20-amp circuit by obtaining an electrical permit from the Building Department.

How is my property zoned?

Business, Commercial, or General Industrial – Farm Store uses are **permitted by right**.

Agricultural or Rural Residential (unsubdivided) – Farm Store uses are **permitted by Limited Impact Special Review**. See 4-600 for information about the Limited Impact Special Review process.

All other zoning districts – Farm Store uses are **not permitted**.

Farm Store Use Provisions (see 4-502)

- Parking Requirements: **One space per 200 square feet** of floor area.
- Loading Requirements: **One loading space for 10,000 or more square feet** of floor area.
- **One single family dwelling**, occupied by the owner, operator, or manager of the business may be considered customary and incidental as a part of this use.
- The majority of all products sold must be sourced from Boulder County farms. A minimum of 70 percent of products sold must be Agricultural Products.
- Food items sold must meet Boulder County Public Health requirements.
- This use **requires a building lot**.

Chart E – Agricultural Worker Housing Uses

Agricultural Worker Unit

An Accessory Dwelling Unit (ADU) to a permitted Agricultural Main Property Use (see 4-156)

What zoning districts are eligible?

in the Agricultural District and Rural Residential District on unsubdivided land through Limited Impact Special Review

Accessory Dwelling Agricultural Worker Unit Provisions

- The applicant shall adequately **demonstrate that the property size and nature of the agricultural work on the property requires a second household for labor** on-site.
- The accessory dwelling may be detached from the principal dwelling, provided it is either closely clustered with the principal structure or located where appropriate for the agricultural operation with which it is associated.
- **The accessory dwelling is limited to 1,800 square feet.**
- The property owner or a member of the owner's immediate family must work and live on the property.
- Agricultural accessory dwellings approved by Boulder County or legally nonconforming prior to October 19, 1994 shall be permitted to be repaired, remodeled or replaced, provided the new structure is in the same general location and does not exceed 1,800 square feet.

Note that Agricultural Worker Units must meet Zoning and Building Code permitting requirements.