

**23-3-45. Uses allowed by right in 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 in SUBDIVISIONS or 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 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. CAMPING, FISHING, HUNTING, and noncommercial WATER SKIING.
- C. COUNTY grader sheds.
- D. 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.
- E. NONCOMMERCIAL TOWERS no taller than seventy (70) feet. (See Section 23-4-895)
- F. Police, ambulance, and fire stations or facilities.
- G. PUBLIC parks.
- H. PUBLIC SCHOOLS.
- I. One (1) SINGLE-FAMILY DWELLING, FOSTER CARE HOME, or GROUP HOME per LEGAL LOT.
- J. TELECOMMUNICATIONS ANTENNA TOWERS no taller than thirty-five (35) feet. (See Article IV, Division 10, of this Chapter.)
- K. UTILITY SERVICE FACILITIES.
- L. Water tanks, agriculture-related.

**23-3-50. Accessory uses in subdivisions and townsites.**

The following BUILDINGS, STRUCTURES and USES shall be allowed in the A (Agricultural) Zone District on LOTS in SUBDIVISIONS and HISTORIC TOWNSITES so long as they are clearly incidental and ACCESSORY to an allowed USE:

- A. One (1) caregiver of medical marijuana that is grown and sold pursuant to the provision of Article 43.3, Title 12, C.R.S., and for a purpose authorized by Section 14 of Article XVIII of the Colorado Constitution per LEGAL LOT as per Article VII, Chapter 12, of this Code.
- B. One (1) CARGO CONTAINER per LEGAL LOT.
- 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.
- 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.

**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.

- 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. 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.
- K. MANUFACTURED HOMES and STRUCTURES permitted under Division 3 of Article IV of this Chapter.
- L. NONCOMMERCIAL TOWERS between seventy (70) and one hundred thirty (130) feet in height permitted under [Section 23-4-895](#).
- M. RECREATIONAL FACILITIES, PUBLIC and PRIVATE, permitted under [Division 17](#) of Article IV of this Chapter.
- N. One (1) SEMI-TRAILER used as ACCESSORY storage per LEGAL LOT permitted under Division 11 of Article IV of this Chapter.
- O. SHOOTING RANGES permitted under [Division 17](#) of Article IV of this Chapter.
- P. SOLAR ENERGY FACILITY (5 ACRE SEF), being less than five (5) acres in size, subject to the additional requirements of [Section 23-4-1030](#).
- Q. TELECOMMUNICATIONS ANTENNA TOWERS between thirty-five (35) and seventy (70) feet in height permitted under Division 10 of Article IV of this Chapter.
- R. TEMPORARY seasonal USES permitted under Division 7 of Article IV of this Chapter.
- S. Veterinary clinics or animal hospitals permitted under [Division 17](#) of Article IV of this Chapter.
- T. WIND GENERATORS requiring a zoning permit under Division 6 of Article IV of this Chapter.

23-3-65. **Uses by special review in historic townsites.**

The following BUILDINGS, STRUCTURES and USES may be constructed, occupied, operated and maintained on LOTS in HISTORIC TOWNSITES in the A (Agricultural) Zone District upon approval of a Special Review Permit in accordance with the requirements and procedures set forth in Article II, Division 4 of this Chapter.

- A. AIRPORTS and AIRSTRIPS, including crop-dusting operations.
- B. ANIMAL BOARDING and animal TRAINING FACILITIES where the maximum number of ANIMAL UNITS permitted in Section 23-3-70.D below is exceeded or traffic to and from the facility exceeds sixty (60) daily trips.
- C. BUILDINGS exceeding the maximum BUILDING COVERAGE.
- D. CAMPGROUNDS.
- E. CAR WASHES and gas stations.
- F. More than one (1) ACCESSORY CARGO CONTAINER.
- G. CEMETERIES.
- H. CHILD CARE CENTERS.
- I. CHURCHES.
- J. COMMERCIAL RECREATIONAL FACILITIES
- K. COMMERCIAL rodeos and COMMERCIAL roping arenas.
- L. COMMERCIAL SCHOOLS.
- M. CUSTOM MEAT PROCESSING.
- N. Disposal of DOMESTIC SEPTAGE permitted under [Chapter 14](#) of this Code.
- O. EVENT FACILITIES not agriculture-related.
- P. Keeping, raising or boarding of EXOTIC ANIMALS.
- Q. FUNERAL HOMES or mortuaries.
- R. HELIPORTS.
- S. HOME BUSINESSES.
- T. HOTELS/MOTELS.
- U. KENNELS.
- V. LANDSCAPING COMPANIES.
- W. LUMBERYARDS/WOODWORKING.
- X. NIGHTCLUBS, BARS, LOUNGES OR TAVERNS.
- Y. ORGANIC FERTILIZER PRODUCTION/COMPOSTING FACILITIES.
- Z. OUTDOOR STORAGE of PUBLIC utility-related equipment.
- AA. Private SCHOOLS.
- BB. REPAIR SERVICE ESTABLISHMENT.
- CC. RESIDENTIAL THERAPEUTIC CENTERS.
- DD. RESTAURANTS.
- EE. RETAIL/SERVICE ESTABLISHMENT.
- FF. One (1) second SINGLE-FAMILY DWELLING per LEGAL LOT, subject to the provisions of Division 8 of Article IV of this Chapter.
- GG. More than the number of SEMI-TRAILERS as ACCESSORY storage allowed by right or by permit.
- HH. SOLAR ENERGY FACILITIES (SEF'S), subject to the additional requirements of [Section 23-4-1030](#).
- II. TOWERS, NONCOMMERCIAL requiring approval of a Use by Special Review, as detailed in Division 10 of Article IV of this Chapter.
- JJ. TOWERS, TELECOMMUNICATION ANTENNA requiring approval of a Use by Special Review, as detailed in Division 10 of Article IV of this Chapter.
- KK. TRANSLOADING.
- LL. Any USE allowed by permit listed in [Section 23-3-55](#), in conjunction with a pending or approved Use by Special Review permit.
- MM. USES similar to the USES listed as permitted as long as the USE complies with the general intent of the Zone District.
- NN. WIND GENERATORS requiring the issuance of Special Review Permit under Division 6 of Article IV of this Chapter.

**Utility locates can be  
scheduled by calling 811**

**Department of Planning Services**  
1402 N 17th Ave  
PO Box 758  
Greeley, CO 80632  
(970) 400-6100

**Planner On-Call**  
(970) 400-6100

**Code Compliance Team**  
Cynthia Villanueva  
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[www.weld.gov/Government/Departments/Planning-and-Zoning/Code-Compliance](http://www.weld.gov/Government/Departments/Planning-and-Zoning/Code-Compliance)



# Weld County

## Agricultural Zone District – In an Ag Townsite

### *Information Guide*



**Department of Planning Services**  
1402 North 17th Avenue  
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The purpose of this document is to provide guidance to all Weld County citizens regarding the Agricultural Zone District. All references are taken directly from the Weld County Code, Chapter 23.

All words shown in ALL CAPS are defined in Section 23-1-90 of the Weld County Code. All information in this pamphlet is subject to change without notice.