

Section 5-301 Agricultural Zone District (A).

- A. Purpose. The purpose of the Agricultural Zone District is to protect lands for uses consistent with agricultural and ranching activities.
- B. Special Note. Tracts zoned within the Agricultural Zone District that were divided into lots of less than 160 acres, or 35 acres or more prior to August 2, 1983, or tracts less than 35 acres created prior to June 1, 1972, are recognized as non-conforming and legal lots within the Agricultural Zone District for which development permits may be issued for the uses permitted in this Section.

**TABLE 5-301
Schedule of Uses – Agricultural Zone District**

Use See Article IV for Definitions	SPECIAL REGULATIONS	USE AUTHORIZED AS:		
		Permitted	Conditional (See Division 5 Article V)	Temporary (See Division 6 Article V)
Agricultural & Ranching	See Section 5-701.	X		
Agricultural Associated Housing (2 Dwelling Units or Less)		X		
Agricultural Associated Housing (3 Dwelling Units or More)			X	
Animal Feed Operation		X		
Animal Sanctuary on lots ≥ 35 acres			X	
Bed & Breakfast	See Section 5-702	X		
Camping	See Definitions	X		
Campground, Commercial	See Section 5-312		X	
Cemetery Commercial Family	See Definitions	X	X	
Church In-home Neighborhood Scale Mega-Church		X	X X	
Community / Central Water or Wastewater System	With Applicable Local, State & Federal Permits	X		
Concentrated Feed Operations			X	
Construction Dwelling	See Section 5-705	X		
Conference & Retreat Facility			X	
County Facilities		X		
Craft Studio		X		
Crisis Center		X		
Day Care, Commercial			X	
Day Care, Home	With Applicable Local and/or State License(s)	X		
Emergency Services Facility			X	
Fraternal Organization	See Definitions		X	
Golf Course	With Applicable Local, State & Federal Permits		X	
Group Home, Residential & Specialized, on 160 Acre or Larger	With Applicable Local, State & Federal License(s)		X	
Greenhouse (Commercial)		X		
Guest House		X		
Guest Ranch ≥160 acres		X		
Guest Ranch <160 and ≥ 35 acres			X	

Use See Article IV for Definitions	SPECIAL REGULATIONS	USE AUTHORIZED AS:		
		Permitted	Conditional (See Division 5 Article V)	Temporary (See Division 6 Article V)
Heavy Industrial Use, Road Construction Related on ≥ 160 acres	See Art. V Div. 6			X
Kennel on lot ≥ 35 acres		X		
Landfill			X	
Museum		X		
Nursery Retail / Wholesale		X		
Outdoor Event	See Section 5-707			X
Parking Lot				X
Private Air Strip, Helipad (FAA Sanctioned)		X		
Professional Office		X		
Racetrack, Animals			X	
Racetrack, Motorized Vehicles			X	
Recycling Facility			X	
Marijuana Cultivation – Optional Premises (Medical) and Retail (Recreational)	With Applicable Local and/or State License(s)	X		
Marijuana Infused Product Manufacturing – Retail (Recreational) and Medical	With Applicable Local and/or State License(s)	X		
Riding Arena, Private or Commercial Indoor Outdoor		X X		
Sand and Gravel Extraction			X	
Single Family Dwelling Unit & Accessory Structures* on 160 Acres or Larger Lot Accessory Uses Home Occupation, Minor Home Occupation, Major		X X	 X	
Shooting Range (Commercial/Private)			X	
Stable Private Commercial ≥ 35 acres		 X X		
Telecommunication Facility	Special Use Permit Required, see Division 9 of Article V			
Transfer Station			X	
Utility Facility County Major Minor		X X	 X	
Veterinarian Small Animal Large Animal		X X		

*An accessory structure, regardless of primary structure, is permitted on parcels thirty-five (35) acres or larger.

**TABLE 5-301a
New Lot Development Standards – Agricultural Zone District**

Standards	Maximum	Minimum
Lot Area	N/A	160 Acres
*Floor Area Per Unit – Principal Structure		
Residential	N/A	N/A
Non-Residential	N/A	N/A
Structure Height	50 Feet	
Setbacks – Principal & Accessory Structures		
Any Side From Any Watercourse		50 Feet
Any Side From Any Wetland		50 Feet
Front: Adjacent to State/Federal Highway		50 Feet
Front: Adjacent to All Other Roads		30 Feet
Side		30 Feet
Rear		20 Feet

* Structures must meet applicable building codes

CAMPING DEFINITIONS

Tracts C and D are within the Agricultural Zone District

Tracts zoned within the Agricultural Zone District that were divided into lots of less than 160 acres, or 35 acres or more prior to August 2, 1983, or **tracts less than 35 acres created prior to June 1, 1972, are recognized as non-conforming and legal lots within the Agricultural Zone District** for which development permits may be issued for the uses permitted in this Section.

Table 5-301 makes mention of “See Definitions” under special regulations, but fails to provide this information. The special regulations of mention are below:

1. No more than two camping units per lot are allowed.
2. Camping activities shall comply with all structure setbacks for the zone district (see below).
3. Sewage shall be disposed of either at an off-site facility or by means of an on-site system. In either case, the facility or system must be currently permitted or approved by Park County.
4. Trash shall be managed on-site, and removed from the site regularly during camping and upon completion of camping. Bear resistant containers are highly recommended.
5. Camping units shall have current licensing and registration and be in operable road worthy condition, as applicable.
6. Legal, permitted access is required per Article VII, Division 2, Section 7-204 (Driveways).
7. Posted address is required in accordance with Article VII, Division 12, Section 7-1207.

Setbacks – Principal & Accessory Structures

Any Side From Any Watercourse	50 Feet
Any Side From Any Wetland	50 Feet
Front: Adjacent to State/Federal Highway	50 Feet
Front: Adjacent to All Other Roads	30 Feet
Side	30 Feet
Rear	20 Feet