

4 DISTRICT REGULATIONS & PRINCIPAL PERMITTED USES

4.1 AF - AGRICULTURAL FORESTRY ZONE DISTRICT

4.1.1 DESCRIPTION: Non-urban areas established primarily for the purpose of efficiently using land to conserve forest resources, protect the natural environment, and preserve uninhabited areas and to allow for farming and ranching activities.

4.1.2 ALLOWED USES: Note: This zone district is subject to Section 3 “General Regulations” of this Resolution.

4.1.2.1 Accessory buildings and uses.

4.1.2.1.1 Farm & Ranch Hand Quarters: A manufactured home or a manufactured home single-wide, will be allowed as an accessory use on a farm or ranch if it will be occupied by persons employed in farming or ranching activities on the property and their immediate families. The following are required in order to qualify for the accessory building and use:

4.1.2.1.1.1 Agricultural Declaration and documents from the Fremont County Assessor’s Office;

4.1.2.1.1.2 Letter stating the circumstances requiring the accessory use and building, and the terms of employment for the person(s) who will inhabit the accessory building;

4.1.2.1.1.3 Compliance with the zone district setback, building height, and lot coverage requirements;

4.1.2.1.1.4 Proof of water, which may be a letter from a public water district indicating that the proposed use can be provided water service, or a letter or a copy of a well permit from the Colorado Division of Water Resources, which notes that the proposed use can be serviced by a well;

4.1.2.1.1.5 Proof of sewage disposal, which may be a letter from a public sewer district or a copy of an individual percolation test for the specific use;

- 4.1.2.1.1.6** Only one (1) manufactured home or manufactured home single-wide will be allowed as an accessory use per lot, parcel, or tract;
- 4.1.2.1.1.7** A minimum of forty (40) acres is required; (minimum of seventy (70) acres for future subdivision),
- 4.1.2.1.1.8** Upon discontinuance or abandonment of the farming and/or ranching activities, the Farm and Ranch Hand Quarters shall be removed or the property shall be subdivided if all subdivision and zoning development regulations can be met.
- 4.1.2.2** Agriculture, including livestock, poultry and rabbits. In addition, the sale of agricultural and forestry products provided that no on-street parking is allowed and a minimum one-hundred (100) foot setback from all property lines is provided;
- 4.1.2.3** Cemetery;
- 4.1.2.4** Commercial firewood cutting, splitting, storage, and sales, provided there is no firewood cutting within two hundred (200) feet of any property line;
- 4.1.2.5** Contractor's yard or building; provided that the following is met:
- 4.1.2.5.1** The outdoor storage area for vehicles and equipment shall be set back a minimum of seventy-five (75) feet from all property lines;
- 4.1.2.5.2** The outdoor storage area for vehicles and equipment is contained by an opaque screen (fence or vegetation), in accordance with Section 5.7.15.1 of this resolution, along all portions of the property being used for the outdoor storage area, which do not meet the required seventy-five (75) foot setback from the property line;
- 4.1.2.5.3** The outdoor storage area is no more than five thousand (5,000) square feet;
- 4.1.2.5.4** There are no more than five (5) vehicles used in association with the contractor's yard.
- 4.1.2.6** Dwelling, cabin;

- 4.1.2.7** Dwelling, manufactured home;
- 4.1.2.8** Dwelling, manufactured home single-wide;
- 4.1.2.9** Dwelling, single-family;
- 4.1.2.10** Farm;
- 4.1.2.11** Forestry;
- 4.1.2.12** Fur bearing animal farms;
- 4.1.2.13** Golf course;
- 4.1.2.14** Government road maintenance facility;
- 4.1.2.15** Greenhouse, commercial;
- 4.1.2.16** Group Home;
- 4.1.2.17** Limited Winery provided the following is met:
 - 4.1.2.17.1** The production of vinous liquors does not exceed 100,000 gallons annually;
 - 4.1.2.17.2** The associated structures are no more than five thousand (5,000) square feet;
 - 4.1.2.17.3** Tasting rooms do not exceed seven-hundred-fifty (750) square feet in size;
 - 4.1.2.17.4** Sale rooms do not exceed seven-hundred-fifty (750) square feet in size;
 - 4.1.2.17.5** A combined tasting and sales room does not exceed one-thousand five-hundred (1500) square feet in size;
 - 4.1.2.17.6** There are no more than five (5) employee vehicles used in association with the limited winery;
 - 4.1.2.17.7** Off street parking is provided;
 - 4.1.2.17.8** A State of Colorado Limited Winery License is obtained;
- 4.1.2.18** Nursery;
- 4.1.2.19** Orchard and vineyard;
- 4.1.2.20** Ranch;
- 4.1.2.21** Riding academy, provided all housing and accessory buildings are located at least three-hundred (300) feet from all property lines;

4.1.2.22 Stable, provided all housing and accessory buildings are located at least three-hundred (300) feet from all property lines;

4.1.2.23 Veterinary premises.

4.1.3 CONDITIONAL USES: Subject to the issuance of a Conditional Use Permit.

4.1.3.1 Milling;

4.1.3.2 Mining;

4.1.3.3 Recycle facility;

4.1.3.4 Sawmill;

4.1.3.5 Transfer station.

4.1.4 SPECIAL REVIEW USES: Subject to the issuance of a Special Review Use Permit.

4.1.4.1 Airport, private;

4.1.4.2 Bed and breakfast;

4.1.4.3 Child care center;

4.1.4.4 Community building;

4.1.4.5 Contractor's yard or building (refer to 5.7.15 of this Resolution for additional development requirements);

4.1.4.6 Convenience store;

4.1.4.7 Correctional facility, public and private;

4.1.4.8 Dairy farm, provided all animal feeding areas, housing and accessory buildings are located at least three-hundred (300) feet from all property lines;

4.1.4.9 Elementary school;

4.1.4.10 Farm and ranch supplies sales and service;

- 4.1.4.11** Feedlot, provided all animal feeding areas, housing and accessory buildings are located at least three-hundred (300) feet from all property lines;
- 4.1.4.12** Fire and/or Police Station (minimum of four and one-half (4½) acres if platted as outlot which is specifically limited to these uses);
- 4.1.4.13** High school;
- 4.1.4.14** Junior high school;
- 4.1.4.15** Kennel;
- 4.1.4.16** Landfill;
- 4.1.4.17** Limited Winery
- 4.1.4.18** Mini-storage facility;
- 4.1.4.19** Museum;
- 4.1.4.20** Park, regional;
- 4.1.4.21** Public utility building, regulators, and substations;
- 4.1.4.22** Recreational facility, Rural;
- 4.1.4.23** Religious institution;
- 4.1.4.24** Restaurant;
- 4.1.4.25** Rodeo ground;
- 4.1.4.26** Slaughterhouse;
- 4.1.4.27** Towers that exceed fifty (50) feet;
- 4.1.4.28** Travel Trailer Park & Campground (refer to Section 5.6 of this resolution for additional development requirements);
- 4.1.4.29** Wildlife, Commercial Park;
- 4.1.4.30** Winery.

4.1.5 DEVELOPMENT REQUIREMENTS:

- 4.1.5.1** Minimum lot area: Thirty-five (35) acres.
- 4.1.5.2** Maximum lot coverage: Five (5) percent.
- 4.1.5.3** Maximum building height: Forty-five (45) feet.
- 4.1.5.4** Minimum lot width: Five-hundred (500) feet.
- 4.1.5.5** Minimum setback requirements:
 - 4.1.5.5.1** Front yard: Seventy-five (75) feet.
 - 4.1.5.5.2** Side yard: Fifty (50) feet.
 - 4.1.5.5.3** Rear yard: Fifty (50) feet.

4.1.6 TEMPORARY USES: Approval as stated below will be required for the following uses:

- 4.1.6.1** Manufactured home single-wide, incidental in construction on the premises of the principal building. Included with and dependent upon the issuance of a building permit. If a building permit is not required, Department approval will be required.
- 4.1.6.2** Trailer incidental in construction on the premises of the principal building. Included with and dependent upon the issuance of a building permit. If a building permit is not required, Department approval will be required.
- 4.1.6.3** Property sales office, (i.e.: Manufactured home, manufactured home single-wide or manufactured office building), (on site only). Included with and dependent upon the issuance of a building permit, if required. If a building permit is not required, Department approval will be required.
- 4.1.6.4** Spectator events, athletic events, carnivals, circus, concerts, fairs, flea markets, public recreational events, tent meetings, or other similar uses require the issuance of a temporary use permit by the Board. A temporary use permit will not be required for athletic events, carnivals, circus, concerts, fairs, flea markets, public recreational events, tent meetings, or other similar uses if the event is to be held at an established permanent stadium, athletic field, arena, auditorium, coliseum, fairground, or other similar permanent place of assembly, if such place or facility was constructed and approved for such events. If a temporary use permit is required refer to Section 8.16 for requirements.

4.1.6.5 Tower, temporary: Subject to the issuance of a temporary use permit by the Board or Department.

4.1.7 OFF-STREET PARKING REQUIREMENTS: See 5.3 of this Resolution.

4.1.8 OFF-STREET LOADING REQUIREMENTS: See 5.5 of this Resolution.