

**DC-11-0003: Agricultural Amendments**  
**Small Group Meetings – Ag Worker Housing**  
Boulder County Land Use Department  
February 2, 2012 – 10:00 am

Agenda

- Introductions
  - Purpose of the meeting
  - Current regulations and why
    - County regulations (Land Use Code and Building Code)
    - State/Federal regulations (Sonia Rodriguez)
  - Discussion:
    - Describe the need for ag worker housing?
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  - Next Steps
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4-516 Accessory Uses

A. Accessory Dwelling

1. Definition: A dwelling unit which is accessory to a permitted principal use and which is limited to the following, allowed purposes:
  - a. Family care units, to be occupied by a family member who either requires some level of care or supervision from, or provides some level of care or supervision to, another family member inhabiting the principal residence.
  - b. Agricultural units, to be occupied by an agricultural worker or family whose help is required to support or conduct an agricultural principal use on the subject property.
  - c. Historical units within a landmarked structure whose purpose is to contribute to the preservation of the landmark.
2. Districts Permitted:
  - a. For family care units, by limited impact special review in all districts;
  - b. For agricultural units, by limited impact special review in the Agricultural District, and Rural Residential District on unsubdivided land; and
  - c. For historic units, by limited impact special review in all districts.
3. Parking Requirements: At least one off-street parking space must be provided
4. Loading Requirements: None
5. Additional Provisions for Family Care Units **[omitted]**
6. Additional Provisions for Agricultural Worker Units.
  - a. 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.
  - b. The applicant shall adequately demonstrate that the worker is substantially employed in farming the property.
  - c. The applicant shall adequately demonstrate that the unit is necessary for operating the farm.
  - d. 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.

- e. The accessory dwelling is limited to 1,800 square feet. The Board may approve covered porches to proposed accessory dwellings which exceed these specified square footage limitations, provided that no other portion of the floor area of the proposed dwelling exceeds the specified limitation, and provided that the Board approves the additional covered porch area in accordance with the special use criteria. In no event shall any such approved covered porch area ever be enclosed.
  - f. The property owner or a member of the owner's immediate family must work and live on the property.
  - g. The owner must submit an annual report to the Land Use Department indicating that the purpose for which the accessory unit was approved has not changed, and that the unit continues to be occupied in accordance with the approval. Any impermissible change in use of the unit can result in termination of the right to occupy or use the unit.
  - h. A notice of these provisions will be recorded in the real property records of the Clerk and Recorder's Office.
  - i. 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.
7. Additional Provisions for Historic Units. **[omitted]**