

DC-11-0003: Agricultural Amendments
Small Group Meetings – Demonstration Farm/Classes
Boulder County Land Use Department
January 27, 2012 – 2:00 pm

Agenda

- Introductions
 - Purpose of the meeting
 - Current regulations and why
 - What are the current needs/wants from farmers?
 - What types of classes do you offer/want to offer?
 - Are classes predominately inside or outside?
 - How many students per class?
 - How many classes per week?
 - Are the classes year-round or seasonal?
 - Next Steps
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Existing Land Use Code Regulations

4-516 Accessory Uses

I. Demonstration Farm (*added in 2006*)

1. Definition: An area of agricultural land, including accessory structures, used to demonstrate farming, ranching and agricultural practices, to assist in the evaluation of farming practices and technologies, and to increase public awareness of food production and preparation practices. This accessory use must be accessory to Open Agricultural Uses.
2. Districts Permitted: By limited impact special review in A and in RR on unsubdivided land.
3. Parking Requirements: To be determined through limited impact special review.
4. Loading Requirements: To be determined through limited impact special review.
5. Additional Provisions:
 - a. A related educational facility, including a kitchen for food preparation, may be approved as part of the Demonstration Farm use.
 - b. This use does not include commercial, institutional, lodging, or recreational uses such as hay rides, petting zoos, corn mazes, day-care centers, or summer camps.

4-502 Agricultural Uses

E. Open Agricultural Uses

1. Definition: Agricultural uses which do not have structures, other than accessory structures, associated with their operation, including but not limited to the grazing, keeping and use of livestock, the production of agricultural or horticultural products, and accessory storage.
2. Districts Permitted: By right in F, A, RR, ER, LI, GI, and MI
3. Parking Requirements: One space per 1,000 square feet of floor area.
4. Loading Requirements: One space per 10,000 square feet of floor area.

5. Additional Provisions:
 - a. This use is not required to be located on a building lot, or comply with the minimum lot size requirement for the district in which it is located unless it has an associated dwelling.
 - b. Accessory Sales associated with Intensive Agricultural Uses shall conform to the requirements of section 4-516.A.
 - c. One single family dwelling, occupied by the owner or manager of the farm, will be considered customary and incidental as a part of this use. Single family dwellings must be located on building lots.
 - d. Boarding of horses is permitted. Improved riding facilities may be provided in connection with boarding and made available to fewer than 15 different individual people per month, in addition to the owner or manager of the property.
 - i. Limited impact special review is required for any equestrian center with amplified sound and/or lighted outdoor riding, driving, or showing of horses. Special review is required for competitive events open to participants outside of those who board or train at the facility.
 - e. Any accessory structures must be predominately accessory to the use of the property on which the structure is located except for storage of associated agricultural equipment and agricultural and horticultural products grown on-site.
 - i. On-site means agricultural and horticultural products that are grown on parcels under the same ownership, lease or contract as the parcel on which the accessory structure is located.
 - f. A demonstration farm (as defined in section 4-516) may be allowed as an accessory use by limited impact special review in A, and in RR on unsubdivided land.