

DC-11-0003: Agricultural Amendments
Small Group Meetings – Hoophouses and Greenhouses
Boulder County Parks and Open Space Department
February 7, 2012 – 3:00 pm

Agenda

- Introductions
 - Purpose of the meeting
 - Current regulations and why
 - Land Use Code
 - Building Code
 - Discussion:
 - Discuss the need for hoophouses and greenhouses...
 - How big are they (generally)?
 - Are they temporary structures or permanent structures?
 - Do they have utilities?
 - Is there a concern that hoophouses might cover an entire parcel?
 - Next Steps
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Land Use Code

4-516 Accessory Uses

H. Accessory Structure

1. Definition: A subordinate structure detached from, but located on, the same lot as the principal use, the use of which is incidental and accessory to that of the principal use.
2. Districts Permitted: By right in all districts
3. Parking Requirements: None
4. Loading Requirements: None
5. Additional Provisions:
 - a. Any accessory structure is subject to the minimum requirements of the zoning district in which it is located.

Building Code

105.1 Required. No person shall erect, construct, reconstruct, alter, or change the use of any building or other structure without first obtaining a building permit.

105.2 Work Exempt from Permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. One story detached accessory structures used as a storage shed, playhouse, greenhouse, chicken coop, agricultural loafing shed, or similar uses, provided:

- a. The floor area of any structure does not exceed 120 square feet, except agricultural listed in item b. below.
 - b. Loafing sheds not exceeding 200 square feet,
 - c. Structures without utilities of less than 12 feet in height,
 - d. Structures that do not violate the conditions of any existing land use approval or conservation easement.
 - e. The number of detached accessory structures which may be constructed without a building permit shall be determined by the size of the subject parcel:
 - i. One detached accessory structure may be constructed without a building permit on parcels 0.5 acres or less in size.
 - ii. Two detached accessory structures may be constructed without a building permit on parcels greater than 0.5 acre and less than ten acres.
 - iii. Three detached accessory structures may be constructed without a building permit on parcels 10 acres and larger.
2. Fences not over 6 feet high.
 3. Retaining walls not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding flammable liquids.
 4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed two to one.
 5. Platforms, sidewalks and driveways not more than 30 inches above grade and not over any basement or story below and not subject to a grading permit.
 6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
 7. Temporary motion picture, television and theater stage sets and scenery.
 - 8. Shade cloth structures constructed for nursery or agricultural purposes, and not including service systems.**
 9. Prefabricated swimming pools where the pool walls are entirely above the adjacent grade and the capacity does not exceed 5,000 gallons.
 10. Swings and other playground equipment.
 11. Window awnings supported by an exterior wall which do not project more than 54 inches from the exterior wall and do not require additional support.
 12. Non-fixed and movable fixtures, cases, racks, counters, and partitions not over 5 feet 9 inches in height.
 13. Antennas and/or their supporting structures other than buildings, accessory to residential use less than ten feet in height and lower than the structure height limit in the zoning district in which located, or which were constructed or erected prior to July 1, 1988.
 14. Temporary emergency noncommercial telecommunication-sites operated by a governmental agency, or by a volunteer public safety agency officially sanctioned by a governmental agency for that purpose, for public safety communication uses, for a period not to exceed six months.

The above exceptions to the building permit requirements do not exempt structures from meeting the other applicable provisions of this Code, including but not limited to the applicable zoning district setback and height requirements and the provisions of the Floodplain Overlay District.