

Zone District: Large Agriculture (A1)

Purpose

The purpose of the A1 district is to retain and promote the use of large, contiguous tracts of dry range and irrigated lands for agriculture, ranching, and conservation purposes. The A1 district provides opportunities for supporting uses that contribute to the long-term viability of existing or future agricultural or ranching operations.

Dimensional Standards

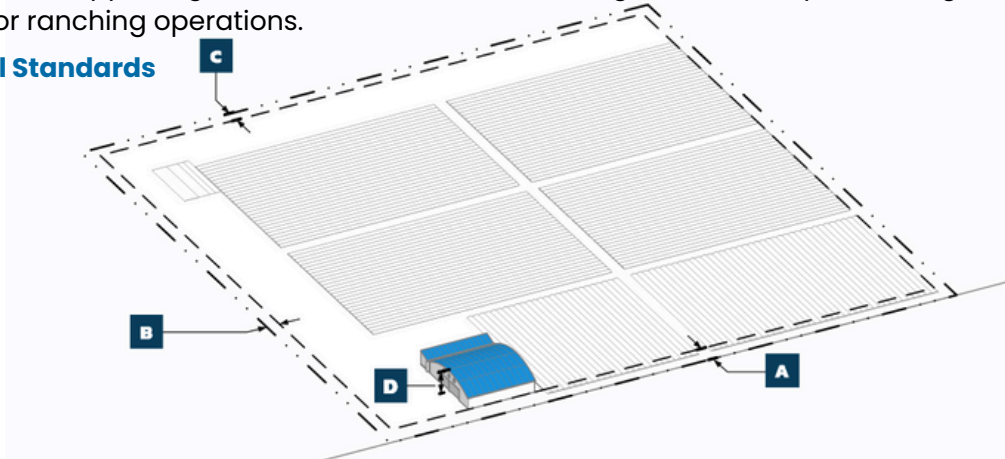


Table 17.02.6: A1 Lot and Building Standards			
SF = Square Feet FT = Feet DU = Dwelling Unit AC = Acre N/A = Not Applicable			
Lot Standards		Accessory Building Setbacks (Minimum)	
Lot Area, Minimum	5,000 SF	Front	25 FT
Lot Width, Minimum	300 FT	Side	5 FT
Density, Maximum	1 DU/ 35 AC	Rear	5 FT
Principal Building Setbacks (Minimum)		Coverage (Maximum)	
A Front	25 FT	Building Coverage	25%
B Side	15 FT	Building Height (Maximum)	
C Side	15 FT	D All Buildings	N/A [1]
Notes:			
[1] Principal and accessory buildings within 1,320 feet (1/4 mile) of a Residential or Mixed-Use zone district shall have a maximum heights of 35 feet.			

Other Applicable UDC Sections

Development shall comply with all applicable sections of this UDC. Cross-references to some of the key sections are provided below.

Table 17.02.7: Cross-References to Other Applicable UDC Sections	
Section	Section Reference
Use Regulations	Chapter 17.03
Floodplain	17.04.010
Off-Street Parking and Loading	17.04.020
Screening	17.04.030
Outdoor Lighting	17.04.040
Subdivision Design	17.04.050
Rural Land Use Process	17.04.060
Residential Adjacency Standards	17.04.070
Clear Sight Triangle	17.04.090
Signs	Chapter 17.05

Additional Standards

(i) Agricultural Overlay District

Additional requirements may apply to properties in the A1 district that also fall within the boundaries of the AGO district, as described in §17.02.100(d).

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Permitted Uses

M = Zoning Compliance Review (Marijuana) H = Zoning Compliance Review (Hemp) D = Designated Activity of State and Local Interest
E = Mining & Extraction Permit W = Hazardous Waste Incinerator or Processor

Agricultural Uses	Marijuana (M)	Waste and Salvage (W)
1 Agricultural Production	19 Medical Marijuana Cultivation, Indoor	35 Hazardous Waste Incinerator or Processor
2 Agricultural Processing	20 Medical Marijuana Cultivation, Outdoor	Wireless Communication Facilities (WCF)
3 Agricultural Tourism	21 Medical Marijuana Products Manufacturer	Accessory Uses
4 Nursery	22 Retail Marijuana Cultivation, Indoor	37 Aviary
5 Hemp Establishment (H)	23 Retail Marijuana Cultivation, Outdoor	38 Concession Stand
6 Roadside Sale Stand	24 Retail Marijuana Products	39 Dwelling, Accessory
7 Sawmill	25 Manufacturer	40 Dwelling, Farmstead Accessory
Household Living	Industrial Services	41 Equestrian Facility, Private
8 Dwelling, Live/Work 9 Dwelling, Single-Family	26 Contractor's Yard	42 Greenhouse
10 Manufactured Home	Natural Resource Extraction (E)	43 Home Occupation
Group Living	27 Mining or Extraction Processing	44 Home Day Care, Large
11 Group Home, FHA Small	28 Mining or Extraction	45 Home Day Care, Small
Community and Cultural Facilities	Storage, Warehousing and Wholesale	46 Primitive Camping
12 Assembly, Religious or Secular	29 Outdoor Storage	47 Private Cemetery
Educational Facilities	Utilities and Renewable Energy	48 Short-Term Rental
13 College or University	30 Electric Power Plant (D)	49 Solar Energy Facility
Parks and Open Space	31 Medium-Scale Solar Facility (D)	50 Vehicle Storage
14 Parks and Playgrounds	32 Nuclear Power Facility (D)	51 Wind Energy Facility
15 Riding Trails and Fields	33 Utilities (D)	
16 Water Recharge Areas	34 Utility-Scale Solar Facility (D)	
Agriculture and Animal Uses		
17 Garden Supply Center		
Food and Beverage		
18 Farmers Market		

Special Use Permit

Agricultural Uses	Office	Storage, Warehousing and Wholesale
1 Animal Feeding Operation	12 Laboratory and/or Research Facility	20 Hazardous Storage
2 Concentrated Animal Feeding Operation	Personal Services	Telecommunication
3 Equestrian Facility, Commercial	13 Studio	21 Broadcast Tower Facilities
4 Livestock Sales and Auction	Recreation and Entertainment	Waste and Salvage
Group Living	14 Golf Course	22 Composting Facility
5 Group Residential Facility, Small	15 Recreation and Entertainment, Outdoor Large (≥ 2 acres)	23 Hazardous Waste Facility
Community and Cultural Facilities	16 Shooting Range, Outdoor	24 Solid Waste Disposal Site and Facility
6 Cemetery or Mausoleum	Transportation	Wireless Communications Facility (WCF)
7 Daycare Center, Adult or Child	17 Airport or Heliport, Private	
Agricultural and Animal Uses	Vehicle Equipment	25 Tower, New
8 Kennel, Breeding, and Boarding	18 Vehicle Sales, Rental, and Leasing	
9 Veterinary Hospital	19 Vehicle Repair, Agriculture	
Lodging Facilities		
10 Bed and Breakfast		
11 Campground or Recreational Vehicle Park		

Temporary Use Permit

1 Carnival or Circus	3 Recreation Vehicles as Temporary Housing	4 Seasonal Sales and Experiences
2 Laydown Yard		5 Meteorological Tower

*This document is a summary of the above zoning district. Please refer to the [Pueblo County Unified Development Code](#) for a comprehensive overview for this zoning district.