

Zone District: Small Agriculture (A3)

Purpose

The purpose of the A3 district is to provide and retain contiguous tracts of irrigated and dry range lands for small-scale crop and food production, ranching, and forestry purposes while also providing opportunities for low-density residential development and other supporting uses. Supporting uses should be sited to protect the viability of existing and future agricultural operations.

Dimensional Standards

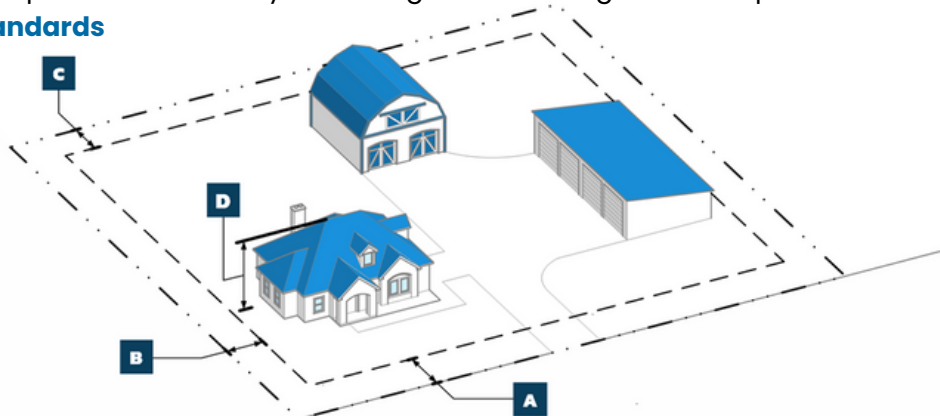


Table 17.02.10: A3 Lot and Building Standards				
SF = Square Feet FT = Feet DU = Dwelling Unit AC = Acre N/A = Not Applicable				
Lot Standards		Accessory Building Setbacks (Minimum)		
Lot Area, Minimum	1 AC	Front	25 FT	
Lot Width, Minimum	100 FT	Side	5 FT	
Density, Maximum	1 DU/ AC	Rear	5 FT	
Principal Building Setbacks (Minimum)		Coverage (Maximum)		
A	Front	25 FT	Building Coverage	50%
B	Side	15 FT	Building Height (Maximum)	
C	Side	15 FT	D	All Buildings
				35 FT

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 17.02.11: 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
Clear Sight Triangle	17.04.090
Signs	Chapter 17.05

Additional Standards

(i) Agricultural Overlay District

Additional requirements may apply to properties in the A3 district that also fall within the boundaries of the AGO district, as described in §17.02.100(d).

(ii) Pre-Existing Small Lots

Lots established prior to this UDC's Effective Date that have a minimum lot size of 7,000 square feet will be considered conforming to the UDC and can be developed or redeveloped, provided there is as much compliance with the A3 lot and building standards as is reasonably possible.

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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

- 1 Agricultural Production
- 2 Agricultural Processing
- 3 Agricultural Tourism
- 4 Nursery
- 5 Roadside Sale Stand

Household Living

- 6 Dwelling, Live/Work
- 7 Dwelling, Single-Family
- 8 Manufactured Home

Group Living

- 9 Group Home, FHA Small

Parks and Open Space

- 10 Parks and Playgrounds
- 11 Riding Trails and Fields

Agriculture and Animal Uses

- 12 Garden Supply Center

Food and Beverage

- 13 Farmers Market

Natural Resource Extraction (E)

- 14 Mining or Extraction Processing
- 15 Mining or Extraction

Utilities and Renewable Energy

- 16 Utilities (D)

Accessory Uses

- 17 Aviary
- 18 Concession Stand
- 19 Dwelling, Accessory
- 20 Equestrian Facility, Private
- 21 Greenhouse
- 22 Home Occupation
- 23 Home Day Care, Large
- 24 Home Day Care, Small
- 25 Primitive Camping
- 26 Private Cemetery
- 27 Short-Term Rental
- 28 Solar Energy Facility
- 29 Vehicle Storage
- 30 Wind Energy Facility

Special Use Permit

Agricultural Uses

- 1 Equestrian Facility, Commercial
- 2 Sawmill

Group Living

- 3 Group Residential Facility, Small

Community & Cultural Facilities

- 4 Assembly, Religious or Secular
- 5 Cemetery or Mausoleum
- 6 Daycare Center, Adult or Child

Agriculture and Animal Uses

- 7 Kennel, Breeding, and Boarding
- 8 Veterinary Hospital

Lodging Facilities

- 9 Bed and Breakfast

Personal Services

- 10 Studio

Recreation and Entertainment

- 11 Golf Course
- 12 Recreation and Entertainment, Outdoor, Small (< 2 acres)

Telecommunications

- 13 Broadcast Tower Facilities

Temporary Use Permit

- 1 Recreation Vehicle as Temporary Housing
- 2 Seasonal Sales and Experiences

*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.