

operators of motor vehicles on PUBLIC or private STREETS; and no colored lights may be used which may be confused with or construed as traffic control devices.

G. Property Maintenance. Property located within the Industrial Zone Districts shall be maintained in such a manner that grasses and weeds are not permitted to grow taller than twelve (12) inches. In no event shall the property owner allow the growth of NOXIOUS WEEDS. (Weld County Codification Ordinance 2000-1)

*Division 5
E (Estate) Zone District*

Sec. 23-3-400. Intent.

The E (Estate) Zone District is intended to provide the present and future residents of the COUNTY with areas in which to locate and establish residential land USES and land USES that are compatible with residential areas. The E Zone District is intended to be located, designed and developed in a manner that is compatible with Chapter 22 of this Code and the adopted MASTER PLANS of affected municipalities. (Weld County Codification Ordinance 2000-1)

Sec. 23-3-410. Uses allowed by right.

No BUILDING, STRUCTURE or land shall be USED, and no BUILDING or STRUCTURE shall hereafter be erected, structurally altered, enlarged or maintained in the E Zone District except for one (1) or more of the following USES. Land in the E Zone District must be USED in compliance with the bulk requirements contained in Section 23-3-440 below. Uses within the E Zone District are subject to the additional requirements contained in Articles IV and V of this Chapter.

A. One (1) SINGLE-FAMILY DWELLING per LEGAL LOT. The SINGLE-FAMILY DWELLING shall be connected to and served by a PUBLIC WATER system and an adequate sewage disposal system. The sewage disposal system shall comply with the Individual Sewage Disposal Regulations contained in Chapter 30 of this Code. Evidence that PUBLIC WATER and an adequate sewage disposal system are available to the LEGAL LOT shall be provided prior to the issuance of a building permit.

B. One (1) MANUFACTURED HOME per LEGAL LOT. The MANUFACTURED HOME shall be connected to and served by a PUBLIC WATER system and an adequate sewage disposal system. The sewage disposal system shall comply with the Individual Sewage Disposal Regulations contained in Chapter 30 of this Code. Evidence that PUBLIC WATER and an adequate sewage disposal system are available to the LEGAL LOT shall be provided prior to the issuance of a building permit.

- C. FARMING, RANCHING and GARDENING.
- D. PUBLIC parks and PUBLIC recreation areas.
- E. PUBLIC SCHOOLS and PUBLIC SCHOOL extension classes.
- F. Police and fire stations or facilities.
- G. UTILITY SERVICE FACILITIES.
- H. GROUP HOME FACILITY.

I. FOSTER CARE HOME. (Weld County Codification Ordinance 2000-1; Weld County Code Ordinance 2007-14)

Sec. 23-3-420. Accessory uses.

The following BUILDINGS, STRUCTURES and USES shall be allowed in the E (Estate) Zone District so long as they are clearly incidental and accessory to the Uses Allowed by Right in the E (Estate) Zone District. Such BUILDINGS, STRUCTURES and USES must be designed, constructed and operated in conformance with the bulk requirements contained in Section 23-3-440 below. ACCESSORY USES within the E (Estate) Zone District are also subject to the additional requirements contained in Articles IV and V of this Chapter.

A. Garages, carports and parking areas.

B. Swimming pools, tennis courts and similar RECREATIONAL FACILITIES.

C. SIGNS, in accordance with the provisions of Article IV, Division 2 of this Chapter.

D. HOME OCCUPATIONS.

E. Service BUILDINGS and facilities.

F. Any other STRUCTURE or USE clearly incidental and ACCESSORY to a Use Allowed by Right in the E Zone District.

G. Parking and operation of one (1) commercial vehicle from the property, provided that such parking and operation are permitted through Section 23-4-950 of this Chapter. (Weld County Codification Ordinance 2000-1; Weld County Code Ordinance 2006-2)

Sec. 23-3-430. Uses by special review.

The following BUILDINGS, STRUCTURES and USES may be constructed, occupied, operated and maintained in the E Zone District upon approval of a permit in accordance with the requirements and procedures set forth in Article II, Division 4 of this Chapter.

A. HOSPITAL, nursing home and rehabilitation center.

B. Private SCHOOL.

C. CHURCH.

D. PRIVATE RECREATIONAL FACILITY.

E. KENNEL, subject to the additional requirements of Section 23-4-400 of this Chapter.

F. CHILD CARE CENTER.

G. Keeping, raising or boarding of EXOTIC ANIMALS.

H. HOME BUSINESS.

I. OIL AND GAS PRODUCTION FACILITIES.

J. WIND TURBINES.

K. USES similar to the USES listed above as Uses by Special Review as long as the USE complies with the general intent of the E Zone District.

L. CEMETERY. (Weld County Codification Ordinance 2000-1; Weld County Code Ordinance 2005-01; Weld County Code Ordinance 2007-1)

Sec. 23-3-440. Bulk requirements.

The following Subsections list the bulk requirements for the E Zone District.

A. Minimum LOT size: two and one-half (2.5) acres.

B. Maximum LOT size: twenty (20) acres.

C. Minimum SETBACK: twenty (20) feet.

D. Minimum OFFSET: twenty (20) feet.

E. Minimum OFFSET for residences when ADJACENT to the A (Agricultural) Zone District: forty (40) feet.

F. Fences less than six (6) feet in height are not required to comply with the minimum OFFSET and may be located on the property line.

G. Maximum BUILDING HEIGHT: forty (40) feet.

H. Maximum number of ANIMAL UNITS: one (1) per acre, not to exceed eight (8) ANIMAL UNITS per LOT.

I. Minimum square footage of SINGLE-FAMILY DWELLING or MANUFACTURED HOME: one thousand two hundred (1,200) square feet.

J. The combined GROSS FLOOR AREA of all ACCESSORY BUILDINGS constructed after the original effective date of this Chapter (August 25, 1981) on LOTS in an approved or recorded subdivision plat or LOTS part of a map or plan filed prior to adoption of any regulations controlling subdivisions of less than ten (10) acres shall not exceed four percent (4%) of the total lot area, except in the Regional Urbanization Area (RUA), which shall adhere to RUA development standards. However, in no case shall such an accessory building exceed twice the gross floor area of the primary residence on the lot except by variance. Any accessory structure made nonconforming by application of this Subsection may be repaired, replaced or restored in total.

K. Exterior portions of all ACCESSORY BUILDINGS, including the roof, shall be constructed of nonreflective materials.

L. No BUILDING or STRUCTURE, as defined and limited to those occupancies listed as Groups A, B, E, F, H, I, M, R, S and U in Section 302.1 of the 2003 International Building Code, shall be constructed within a two-hundred-foot radius of any tank battery, within a one-hundred-fifty-foot radius of any wellhead or within a twenty-five-foot radius of any plugged or abandoned oil and gas well. Any construction within a two-hundred-foot radius of any tank battery or one-hundred-fifty-foot radius of any

wellhead shall require a variance from the terms of this Chapter in accordance with Subsection 23-6-10.C of this Code.

M. All external lighting shall be designed in accordance with Section 23-2-160.U.6. (Weld County Codification Ordinance 2000-1; Weld County Code Ordinance 2003-10; Weld County Code Ordinance 2005-01; Weld County Code Ordinance 2007-1; Weld County Code Ordinance 2009-8)

Division 6

PUD (Planned Unit Development) District

*[All current development proposals are
subject to Chapter 27 of this Code.*

See transition provisions of Section 23-1-80 C.]

Sec. 23-3-500. Intent.

The PUD (Planned Unit Development) District is intended to allow an alternative means for property owners to apply flexibility in developing their land which may not be possible under the normal application of this Chapter and Chapter 24 of this Code. The PUD District is not intended to be used to circumvent or distort the policies and objectives of this Chapter and Chapters 22 and 24 of this Code. The objectives of the PUD District are to: encourage flexibility and variety in the DEVELOPMENT of land to promote its most appropriate use; improve the design, character and quality of new DEVELOPMENT; facilitate the adequate and economical provision of public and private services; preserve the natural and scenic features of the DEVELOPMENT area; encourage an integrated planning approach; and ensure compatibility with Chapters 22 and 24 of this Code. The COUNTY is authorized to regulate PUDs by Section 24-67-101, et seq., C.R.S. (Weld County Codification Ordinance 2000-1)

Sec. 23-3-510. Permitted uses.

A. A PUD District may include any BUILDING, STRUCTURE or USE as found to be appropriate under the review and approval procedures in Article II, Division 8 of this Chapter. DEVELOPMENT is allowed only in those parts of a PUD District which are included in an approved and recorded PUD plan. USES within the PUD District shall also be subject to the additional requirements contained in Articles IV and V of this Chapter.

B. USES within a PUD District shall be described by tract within a PUD District. This description shall give a clear indication of the type of USE to take place within the tract and a brief description of the type of BUILDINGS and STRUCTURES to be associated with those USES. This description shall be in adequate detail to determine density, COMMON OPEN SPACE, major vehicle and pedestrian circulation, water and sewer facilities, and buffering or SCREENING.

C. Each approved PUD District is considered unique, and the location of USES described by tract within a PUD District cannot be altered unless an amendment to the PUD District is approved as a new PUD District under the PUD Change of Zone procedure in Article II, Division 8 of this Chapter. (Weld County Codification Ordinance 2000-1)

Sec. 23-3-520. Performance standards.

All BUILDINGS, STRUCTURES and land USES in the PUD District shall be located, designed, used and occupied in accordance with the standards enumerated below.