

Agricultural Floor Area Exemptions



COMMUNITY DEVELOPMENT

Pitkin County Community Development

Agricultural Buildings Floor Area Exemptions Section 5-20-70 (j)



The following Floor Area exemptions are available for new agricultural buildings in Pitkin County, provided the buildings comply with the criteria in Section 5-20-70(j) of the Land Use Code.

Acres	Loafing Sheds (12' max height)	Ag Equipment Storage Bldg (16' max height)	Barns (max height varies)
< 5	1 @ 300 sf	0	0
5 < 20	1 @ 300 sf	0	1,160 sf
20 < 30	Unlimited # @ 300 sf each	990 sf	1,740 sf
30 < 70	Unlimited # @ 300 sf each	990 sf	4,060 sf
70 < 160	Unlimited # @ 300 sf each	990 sf	58 sf/acre
160 +	Unlimited # @ 300 sf each	Unlimited	Unlimited

Agricultural Buildings Constructed Prior to October 18, 2011 Section 5-20-70(i)(7)

Agricultural Buildings legally constructed prior to October 18, 2011 shall count towards the floor area exemptions for agricultural buildings. If the total size of the agricultural building(s) on the lot or parcel is less than the maximum size shown above, then the existing agricultural building(s) can be replaced and can be expanded up to a total of the size allowed for each type of agricultural building. If the total size of the agricultural building(s) on the lot or parcel is more than the maximum size shown above, then the existing agricultural building(s) can be replaced but may not be expanded without obtaining additional exempt floor area through the Flexibility for Agricultural Support provision of the Land Use Code Section 20-30-20(g)(19).

Hay Storage Building			
Acres	30' max height Top of Ridge		20' max height Top of Ridge
<20	0	OR	0
20 < 35	224 sf	OR	336 sf
35 < 70	448 sf	OR	672 sf
70 < 160	672 sf	OR	1,008 sf
160 +	Unlimited	OR	Unlimited

Greenhouse		
Acres	Max Size	Max height Top of Ridge
<30,000	320 sf	10'
< 1	320 sf	16'
1 < 5	600 sf	16'
5 < 10	1,000 sf	16'
10 < 35	1,300 sf	20'
35 +	1,600 sf	20'

Community Development

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There's More to Know

There's more important information for you to know about agricultural development in Pitkin County. Please review these sections of our Land Use Code to learn more or contact a planner.

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| 1. Building Height Exempt Agricultural Buildings | Section 5-20-60 (j) |
| 2. Criteria for Floor Area exemptions | Section 5-20-70(j) |
| 3. Flexibility for Agricultural Support | Section 2-30-20(g)(19) |
| 4. Agricultural Review Committee | Section 2-10-70, 5-20-70(j)(6) |
| 5. Site Plan Review Exemptions | Section 7-10-30(a) |
| 6. "Common" Agricultural Buildings | Section 5-20-70(j)(9) |
| 7. Occupancy Covenant and Agreement | Section 5-20-70 (j)(a) |
| 8. Agricultural Definitions | Chapter 11 |

Pitkin County Agricultural Floor Area



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Criteria for Agricultural Building Floor Area

Exemption Section 5-20-70 (i)



An exemption from floor area is available for new Loafing sheds, Agricultural Equipment Storage Buildings, Hay Storage Buildings, Barn, and Greenhouses as shown on page 1, subject to compliance with the following criteria. Additional exempt agricultural floor area is available through the Flexibility for Agricultural Support provision of the Land Use Code (See Section 2-30-20(g)(19)), or through the use of TDRs or Growth Management competition.

Agricultural Equipment Storage Building

- a) Shall be used only for the storage of equipment utilized for an on-site agricultural operation. The building may contain a workshop/work area utilized for equipment repair and maintenance as a secondary use to the equipment storage; and
- b) May have an excavated, raised or slab foundation; and
- c) Shall not contain any plumbing equipment other than a hose bib, but may contain mechanical or electrical equipment.

Hay Storage Building

- a) Shall have a maximum of three (3) walls. The fourth side of the building may have a fence or gate to exclude wildlife, but shall not be fully enclosed; and
- b) Shall be used only for the protection and storage of hay; and
- c) Shall not have an excavated, raised or slab foundation; and
- d) Shall not contain any mechanical or plumbing equipment. Electrical equipment shall be limited to necessary lighting.

Loafing Shed

- a) Shall have a maximum of three walls. The fourth side may have a fence or gate, but shall not be fully enclosed; and
- b) Shall be used only for livestock protection; and
- c) Shall not have an excavated, raised or slab foundation; and
- d) Shall not contain any mechanical, electrical or plumbing equipment; and
- e) May be movable.

Barn

- a) Shall be designed and used to shelter or enclose livestock, feed, or field equipment, or for other purposes in support of an on-site agricultural operation.
- b) May contain mechanical, electrical and plumbing equipment.
- c) May contain 1 toilet room (toilet and lavatory only) up to 20 sq ft, or an accessible toilet room up to 43 square feet. Showers and bathing facilities are prohibited, with the exception of a safety shower. A dog wash shall not be permitted within the bathroom.
- d) May contain office space up to 120 sq ft if related on-site agricultural operation.
- e) Human amenities are prohibited within a barn.

Greenhouse

- a) Products grown on-site may be sold on-site if in compliance with the standards for an Agricultural Stand in Sec. 4-30-50 and approval of a Temporary Use Permit pursuant to Sec. 2-30-20.
- b) Shall be detached from residential buildings. May be attached to a "U" occupancy building as classified in the IBC.
- c) Greenhouse of 200 sq ft or less shall not contain any mechanical, electrical or plumbing equipment. Greenhouse in excess of 200 sq ft shall not contain any plumbing equipment other than a hose bib, but may contain mechanical or electrical equipment.
- d) No light shall emanate from the interior of the greenhouse such that it is visible from the exterior of the greenhouse from 2 hours after dusk until 2 hours before dawn.
- e) Any greenhouse of 3,000 sq ft or more requires Special Review approval.