

UDC Draft Section 7.3.303.A.2

2. Urban Agriculture

a. Structures

(1) Horticulture

- (a) Cold frames are limited to a maximum height of three (3) feet and shall be located at least ten (10) feet from any lot line adjacent to a lot that has an occupied residential use or is within a residential zone district.
- (b) Accessory greenhouse and hoop house structures are limited to a maximum height of ten (10) feet, shall be located at least ten (10) feet from any lot line adjacent to a lot that has an occupied residential use or is within a residential zone district, and may not cover more than twenty-five (25) percent of the rear lot.

(2) Animals

- (a) Dwarf or Pygmy Goats. Up to four (4) dwarf or pygmy goats may be kept on a property. If three (3) or more dwarf or pygmy goats are kept on the same property, a housing structure that meets the following standards shall be required:
 - (i) The housing structure shall be located within the rear fifty percent (50%) of the lot.
 - (ii) The housing structure shall be at least twenty (20) feet from any abutting property line and any primary residential structure.
 - (iii) Each goat shall have access to at least one-hundred and thirty (130) square feet of permeable area in the rear fifty (50) percent of the lot.
- (b) **Fowl.** Standards for coops and other accessory structures shall comply with Subsection 7.3.304.A.

- (3) Agricultural stands are limited to a maximum height of ten (10) feet and shall be located at least ten (10) feet from any lot line adjacent to a lot that has an occupied residential use or is within a residential zone district.

b. Operational Standards

- (1) Produce grown on the property may be sold only in accordance with the standards for cottage food sales in Subsection **Error! Reference source not found.** (Standards for Cottage Food Sales).
- (2) The site drainage and maintenance shall prevent water, fertilizer, or any other product from draining onto adjacent property that is not part of the contiguous land in common use and shall comply with all City regulations regarding illicit discharges.
- (3) Refuse and compost areas shall be enclosed at ground level to be rodent-resistant, and compost piles shall not exceed four (4) feet in height.

- (4) No outdoor work activity that involves power equipment or generators may occur between 7:00 p.m. and 7:00 a.m. the next day.

c. **Soil Quality**

- (1) Food products may be grown in soil native to the site if the applicant can provide documentation to the El Paso County Public Health Department that a composite sample of the native soil, consisting of no less than five (5) individual samples, has been tested for lead content and the lead content in the soil is determined to be at or below the residential screening levels for soil exposure, direct-contact for lead established by the State of Colorado; and either:
 - (a) Proof through maps, deeds, prior permits, or a combination of those sources that the site has only been used for residential or agricultural activities in the past; or
 - (b) Documentation that a composite sample of the native soil, consisting of no less than five (5) individual samples, has been tested for metal content using the US EPA 3050B, 3051, or a comparable method and that the metals arsenic, cadmium, mercury, molybdenum, nickel, selenium, and zinc are determined to be at or below the residential screening levels for soil exposure, direct-contact established by the State of Colorado. If metal content in soil exceeds established thresholds, food products may only be grown in raised beds filled with clean topsoil.
- (2) As an alternative to meeting the standards in Subsection (1) above, food products may be grown in clean soil brought to the site without completing a soil test of the soil native to the site.

Article 7.6.301

Dwarf or Pygmy Goat

Any goat weighing less than one hundred (100) pounds at maturity.

Urban Agriculture

The use of a parcel of land not exceeding five (5) acres in size for the cultivation of food and horticultural crops, composting, aquaponics, aquaculture, hydroponics, and animals limited to Fowl, Ducks, and Dwarf or Pygmy Goats. This use may include the production or sale of food products from food grown on the premises and accessory keeping of bees subject to City regulations but does not include cultivation of marijuana.