

## PCD QUICK TIPS – Agricultural Structure Exemption from the Building Code

An Agricultural Structure Exemption from the Building Code exempts structures used solely for agricultural purposes from the Building Code (except for electrical, plumbing, and/or mechanical requirements). Agricultural structures in the A-35 zoning district with a minimum lot size of 35 acres are not subject to the requirements listed below. All other proposed agricultural structures may receive an Agricultural Structure Exemption from the Building Code if the following standards are met.

\*\*\*Please note that “pole barns” are not automatically exempt from the requirements of the Building Code. All structures require a building permit unless otherwise explicitly exempt.

### USE OF STRUCTURE

Structures must be used solely for one or more of the following uses on the subject parcel for which the agricultural use is located:

- Shelter for livestock (including hen chickens) or for the storage of the feed and equipment relating to the care, training, raising, and/or maintenance of the livestock (including hen chickens); or
- Agricultural products associated with horticultural, dairy, livestock, hen chickens, as well as other products customarily produced on a farm or ranch; or
- Agricultural implements and machinery, such as tractors and tractor attachments, when used as part of a farming or ranching operation (minimum 35-acre parcel).

Non-agricultural related uses such as personal/vehicle storage, commercial uses, marijuana related uses, etc. are prohibited.

## SIZE AND APPEARANCE REQUIREMENTS

Agricultural structures shall not exceed two (2) times the size of the building footprint of the principal use or 5,000 square feet, whichever is greater. Any agricultural structure exceeding the above allowance shall require special use approval.

Agricultural structures must have appropriately sized doors to allow for livestock and/or agricultural implements and machinery to enter and exit the structure and a minimum of three agricultural design features.

Materials and structures such as tires, shipping containers, fabric, mobile homes, carports, etc. are not eligible to receive an Agricultural Structure Exemption from the Building Code.

## APPLICATION REQUIRED

An approved Agricultural Structure Exemption from the Building Code application, site plan, and affidavit, signed and notarized, and recorded with the El Paso County Clerk and Recorder's Officer (after the site plan is approved) is required. Apply online at [epcdevplanreview.com](http://epcdevplanreview.com).

## RESOURCES

To view the complete regulations for Agricultural Structure Exemption from the Building Code or for more information:

- Visit the El Paso County Land Development Code at [www.library.municode.com/co/el\\_paso\\_county](http://www.library.municode.com/co/el_paso_county)
- Call us at 719-520-6300