

Division 1 Rural Residential

Section 16.3.100. Intent.

- (a) The intent of the rural residential zone district is to provide large lot, low-density, single-family detached residential development. Development in this district requires centralized water but may not be served by central sewer. Other municipal infrastructure services may be limited.
- (b) The Rural Residential Zone District includes two (2) sub-zoning categories as outlined below. Further specifics on these sub-zonings are outlined in Sections 16.3.140 and 16.3.145 of this Code.
 - (1) Rural residential agricultural development can occur within or outside designated rural residential areas. The type of development, referred to as Agricultural (Ag) Residential, is characterized by large-lot residential subdivisions that include an agricultural component. The agricultural component may include one of the following.
 - a. Associated with each individual lot, or
 - b. Shared among a select number of lots, or
 - c. Comprised of a stand-alone agricultural parcel.Similar to rural residential development, Ag residential development is limited by the availability or feasibility of infrastructure. The lot size in Ag residential areas is determined by the agricultural use associated with the land rather than by a fixed minimum acreage per lot.
 - (2) Rural residential conservation development can occur within designated rural residential areas. This type of development emphasizes preserving large portions of land for open space, agricultural, or conservation easements, which complement the layout of rural subdivision lots. The specific requirements for densities, open space allocation, and design standards are detailed in Section 16.3.145 of this Code.

Section 16.3.105. Lot and building standards.

- (a) *Gross maximum density.* Two and one-half acres per dwelling unit (i.e., 50 acres divided by 2.5 acres equals 20 lots).
 - (1) Lot sizes may be smaller than two and one-half acres if the development contains managed open space or preserved agricultural land with clustered lots to achieve the maximum density.
 - (2) Final lot count may be limited by infrastructure or geographic constraints.
- (b) *Minimum lot sizes.* One and one-quarter acres.
 - (1) Diversity and flexibility of lot sizes is highly encouraged.
- (c) *Setbacks.* For areas not governed by building envelopes, the minimum setback shall be as shown on the following Table 16.3.105.

Table 16.3.105. Rural Residential Setback Criteria

	Principal Residence	Accessory Building
Front setback	25 feet	25 feet
Side setback	7.5 feet	5 feet
Rear setback	30 feet	5 feet

Section 16.3.110. Land uses.

- (a) Uses by right. These may require a site plan at the direction of Town staff based on the intensity and potential impacts of the proposal.
 - (1) Residential land uses include the following.
 - Accessory dwelling
 - Home-based business
 - Single-family attached and detached dwellings
 - (2) Commercial, retail, or service land uses include the following.
 - Agriculture, commercial and noncommercial
 - (3) Public, quasi-public, other land uses include the following.
 - Golf courses
 - Outdoor recreation
 - Places of worship and assembly
 - Public and private parks
 - Schools
- (b) Uses by special review. Land uses not identified may be considered with additional review as determined by Town staff.

Section 16.3.115. Layout standards.

- (a) Typical subdivision layout details include the following.
 - (1) Individual lots shall be accessed by an internal rural roadway system.
 - (2) Each lot shall have frontage onto a roadway.
 - (3) Fencing shall be open and maintained along the perimeter street frontage.
 - (4) The main entrance to a subdivision shall have a monument sign and landscaping.
 - (5) The perimeters adjacent to major roadways shall be landscaped and shall provide pathways for pedestrian linkages.
 - (6) Open space and drainage corridors within the subdivision shall provide opportunities for pedestrian linkage to adjacent subdivisions.
- (b) Typical single-family lot layout. The vision for a typical single-family lot is to create a buildable area and identify septic envelopes and open/landscape areas.
- (c) Individual wastewater treatment systems (such as underground septic and leach fields and above ground ponds) must be shown on building permit plot plan.

Section 16.3.125. Fencing.

- (a) Fencing along major roadways and public areas shall be of a rural character. The treatment should be consistent within the entire development. Fencing located along collector or arterial roads shall be open rail/open character, wood and set back from the right-of-way a minimum of 20 feet. Fencing shall be made visually interesting and shall avoid creating a "tunnel" effect. Style of fencing for neighborhood should strive for consistency with surroundings and intended design. Compliance with this standard may be accomplished by integrating architectural elements such as brick or stone columns and incorporating articulation or openings into the design. Varying the alignment or setback of the fence and softening the appearance of fence lines with plantings or similar techniques is also encouraged. Privacy fences should not be used along major roadways and public areas. For agriculture uses, T-post fences, wire fences and electric fences are allowed as per the management plan.
- (b) Perimeters not associated with major roadways shall be fenced by the developer with T-post and wire fencing or better. Internal common areas, including pedestrian connectivity pathways and drainage conveyance channels, shall be fenced by the developer using materials consistent with the development. Management and maintenance of all fencing shall be addressed in the developer's management plan.

Section 16.3.130. Entries and signage.

Entry signs and entry features should be a visual and attractive focal point for the development. The type and size of signs should be appropriate for the size of the subdivision. Rural character is highly encouraged. Signage shall be shown on the site plan.

Section 16.3.135. Managed individual wastewater treatment system standards.

- (a) Owners and/or applicants are required to submit documentation of approval for individual wastewater treatment systems (such as underground septic and leach fields and above ground ponds) from Weld County as part of a development or permit application with the Town. The Town does not regulate individual wastewater treatment standards.
- (b) Any screening or buffering required for above ground systems shall be provided in accordance with the Town's landscaping and buffering standards of this Code.
 - (1) The location and extents of such systems shall be reflected on the development application and building permit plot plan drawings when submitted to the Town.

Section 16.3.140. Rural residential agriculture sub-zoning.

The rural residential agricultural sub-zoning is intended to allow private property owners to annex existing agricultural operations into the Town and continue operations. The process for receiving the rural residential agricultural sub-zoning is the same as any other zoning request and may either come through the annexation process or a rezoning of an existing annexed property. The following are characteristics of the agriculture sub-zoning design.

- (a) Agriculture components retained.
- (b) Served by domestic water.
- (c) Joint access points to and from county roads to reduce driveways where practical. (Existing agricultural access permitted in Weld County may be maintained if no further subdivision is taking place).
- (d) No interior fencing required.
- (e) Density characteristics include the following.
 - (1) Minimum lot size (with septic) is 10 acres.
 - (2) Gross density is one dwelling unit for every 15 acres.
- (f) Perimeter treatment characteristics include the following.
 - (1) Fencing to be addressed on fencing plan.
 - (2) Road right-of-way is the same as rural residential.
 - (3) Connectivity to adjacent subdivisions are not specifically required, but adequate access points and alignment of access points is required.
 - (4) Landscaping that can be native.

Section 16.3.145. Rural residential conservation sub-zoning.

The rural residential conservation sub-zoning is intended to allow private property owners to annex large, existing agricultural or open lands into the Town with a restriction on a portion of the property that conserves the land as farmland or open space in perpetuity. As an incentive to the property owner, the owner will be allowed to develop the unencumbered lands into a greater number of lots with more diverse sizes than the rural residential agriculture sub-zoning. The following are characteristics of the conservation sub-zoning design.

- (a) Conservation component retained (conservation easement, dedicated open space, agricultural operation).
- (b) Served by domestic water.
- (c) Joint access points to and from county roads to reduce driveways where practical.
- (d) No interior fencing required, but fencing along public roadways may be required to be adjacent to residential lots.
- (e) Density is defined by the following example and based on percentage of open space.
 - (1) Minimum initial land size equals 60 gross acres. A minimum of 60 percent or 36 acres shall be perpetually conserved, and on the remaining land 24 acres, two lots will be

allowed. If a farmstead already exists, it can be platted as a third lot. With each additional 10 acres of contiguous land, 60 percent or six acres shall adjoin the original conserved land, and one additional lot shall be allowed. Once platted and developed, no future plats of the initial land that increase the number of lots or reduce the amount of the conserved land will be allowed. Examples include the following scenarios.

- a. 70 acres times 60 percent equals 42 acres conserved and three lots on 28 acres
 - b. 80 acres times 60 percent equals 48 acres conserved and four lots on 32 acres
 - c. 100 acres times 60 percent equals 60 acres conserved and six lots on 40 acres
 - d. 120 acres times 60 percent equals 72 acres conserved and eight lots on 48 acres
 - e. 160 acres times 60 percent equals 96 acres conserved and 12 lots on 64 acres
 - f. 180 acres times 60 percent equals 108 acres conserved and 14 lots on 72 acres
 - g. Any single home or farmstead can be platted as one additional lot
- (2) Conservation land shall be contiguous and available for large areas of farming or rural open space. Lots may be clustered or scattered. Minimum lot size equals three acres. Diversity of lot sizes is encouraged. Any grouping of lots using a shared access and exceeding four lots shall have an internal roadway designed and shall be built to rural residential specifications of the Town. Groups of two, three, or four lots shall have a hard-surface shared-access pad connected to the perimeter public roadway. Each shared-access pad shall be concrete measuring 40 feet wide by 100 feet long by six inches thick, with private drives serving individual lots from the shared-access pad. Driveways serving individual lots shall be contained within the lot and shall be owned and maintained by the lot owner. Single lot access to the roadways will be discouraged.
- (f) Perimeter treatments include the following.
- (1) Fencing adjacent to right-of-way shall be addressed in fencing Plan. Criteria and maintenance responsibilities shall be described in the management plan.
 - (2) Road right-of-way. Right-of-way dedication shall adhere to the Severance Transportation Master Plan. Maintenance of public roadways shall be the responsibility of the Town.
 - (3) Road cross section may be modified at Staff discretion based on proposed number of lots and anticipated traffic. Letter from a licensed traffic engineer shall be required in cases in which proposed changes differ from transportation plan. A minimum dirt road cross section of 32 feet will be required adjacent to proposed residential lots for any rural residential conservation development.
 - (4) Connectivity to adjacent subdivisions or undeveloped lands shall be reviewed on a case-by-case basis.
 - (5) Landscaping between the fencing (if applicable) or property line of any lot (excluding conservation lots) and the public roadway shall be native, drought-tolerant grasses. Management and maintenance responsibilities of these areas shall be described in the management plan.