



ACCESSORY LIVING AREA (ALA)

COMMUNITY DEVELOPMENT | PLANNING

ALA INFORMATION SHEET

1. The Accessory Living Area will be located: within or attached to single-family home in a detached structure

2. Water and sewer for the ALA:

Water: well public: _____ (list provider)

Sewer: septic public: _____ (list provider)

3. Proposed Size of ALA: _____ sq ft

4. Size of single-family home (excluding garages or basement): _____ sq ft

Accessory Living Areas have size restrictions based on single-family home square footage and lot size:

Table 3-15: Accessory Living Area Maximum Size by Lot Area	
Lot Area (sq. ft.)	Maximum Total Area of Accessory Living Area (lesser of) [1]
Up to 15,000	75 percent of the square footage of the single-family dwelling or 900 square feet
15,000 to 100,000	75 percent of the square footage of the single-family dwelling or 1,000 square feet
Greater than 100,000	75 percent of the square footage of the single-family dwelling or 1,200 square feet

Notes:
[1] The total square footage of the single-family dwelling excludes any basement areas, finished or not.

HOW TO CALCULATE YOUR SQUARE FOOTAGE ALLOWANCE:

Single-family home square footage* x 0.75 = maximum allowed square footage for ALA**

* does not include any basements or garages (finished or not)

** if your maximum allowed square footage based on the single-family home size is more than what is listed on the table above, you are limited to whichever is less.

Example #1: Susie’s lot size is 70,000 square feet, and her single-family home is 2,800 square feet.

$$1,300 \text{ sq ft} \times 0.75 = 1,050 \text{ sq ft}$$

Susie would be limited to 1,000 square feet for the ALA, based on the table requirements for lots 15,000 to 100,000 square feet.

Example #2: Michael’s lot size is 108,000 square feet, and his single-family home is 1,200 square feet.

$$1,500 \text{ sq ft} \times 0.75 = 1,125 \text{ sq ft}$$

Michael would be limited to 1,125 sq ft for the ALA, based on the table requirements for lots greater than 100,000 sq ft.



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Summary	What are you proposing? (Example: 1 bedroom Accessory Living Area above a detached garage) NOTE: If there is anything you would like us to know about your property, please communicate that to us here. _
<i>PLEASE CHECK YES TO INDICATE THAT YOU ACKNOWLEDGE EACH STANDARD</i>	
Administrative Special Review Criteria (6.4.3.D)	<p>1. The proposed use has minimal impacts on existing and future development of the area:</p> <p style="padding-left: 40px;">YES, I acknowledge the above standard.</p> <p>2. Any impacts associated with the environment, wildlife, access, traffic, emergency services, utilities, parking, refuse areas, noise, glare, odor, and other adverse impacts have been adequately addressed and/or mitigated;</p> <p style="padding-left: 40px;">YES, I acknowledge the above standard.</p> <p>3. The recommendations of referral agencies have been considered and adequately addressed;</p> <p style="padding-left: 40px;">YES, I acknowledge the above standard.</p> <p>4. Within a GMA district, the proposed use is consistent with the applicable supplementary regulations to the GMA district, or if none, with the Comprehensive Plan;</p> <p style="padding-left: 40px;">YES, I acknowledge the above standard.</p> <p>5. The applicant has demonstrated that this project can meet applicable additional criteria listed in Article 3.0, Use Regulations.</p> <p style="padding-left: 40px;">YES, I acknowledge the above standard.</p>
<i>PROPERTY OWNERS ARE REQUIRED TO MEET ALL ALA STANDARDS. FOR A COMPLETE LIST OF STANDARDS, PLEASE REFER TO THE LAND USE CODE.</i>	
Additional Standards for Accessory Living Areas (3.4.5.A)	<p>1. Occupancy</p> <ul style="list-style-type: none"> a. The accessory living area shall not be rented for 30 days or less as a short-term rental unit b. The accessory living area may be occupied by one additional living unit, separate from the principal dwelling unit. <p>2. Review Required</p> <ul style="list-style-type: none"> a. An accessory living area in a detached building or in a portion of a residence that is attached with no direct access from the primary residence is subject to review and approval through the administrative special review process in §6.4.3. b. Building permit applications for accessory living areas are subject to all applicable impact fees, including transportation capital expansion fees. <p>3. Number and Size</p> <ul style="list-style-type: none"> a. One accessory living area is permitted per lot. b. The total square footage of the accessory living area shall comply with the standards in Table 3-15



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	<p>4. Site Standards</p> <ul style="list-style-type: none"> a. The single-family character of the property shall be maintained. b. One additional off-street parking space shall be provided for the accessory living area. c. If the accessory living area is located in a detached building, to the maximum extent practicable it shall be located within 300 feet of the primary residence. <p>YES, I acknowledge the above standards</p>
<p>Legal Access</p>	<p>Please note: If the property does not gain direct access to a public right-of-way or has a shared driveway, you may be asked to demonstrate that they have the legal ability to use the existing access points and easements for the proposed use.</p> <p>YES, I acknowledge that I may be requested to provide documentation that proves the ALA can utilize the existing access points and easements.</p>
<p>Appeals</p>	<p>If you are requesting an appeal, it must be listed below. Specifically, how the appeal will comply with the applicable review criteria (see Article 6.7.2 of the Land Use Code):</p>
<p>Infrastructure</p>	<p>If applicable, please provide a written detailed description of the current infrastructure. Including stormwater detention or retention ponds and any existing or proposed easements:</p>
<p>Proposed Changes to the Site</p>	<p>If applicable, please provide a written detailed description of any proposed changes you will be making to accommodate the ALA. Including Size (outer dimensions and area in square feet) of all new proposed buildings, proposed uses of all new buildings, proposed additions/uses to existing buildings, and outdoor space:</p>



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SQUARE FOOTAGE ACKNOWLEDGMENT STATEMENT

We/I the owner(s) of the property located at the address above have submitted a Land Use Application for an Accessory Living Area with the Larimer County Planning Department. A floor plan of the proposed Accessory Living Area has been submitted which indicates the layout, dimensions and square footage being requested. A review of the floor plan will be completed once a building permit application has been submitted. Should the floor plan submitted with the building permit application indicate any changes to the layout, dimensions, or square footage approved during the Planning approval process, a new application and application fee may be required. A new application for adjustments made to the layout, dimension or square footage will also delay the approval and issuance of the building permit.

Date: _____

Owners Name: _____

Owners Signature: _____

Owners Name: _____

Owners Signature: _____