

# Article 3.0 Use Regulations

## 3.1. Purpose and Organization of this Article

### 3.1.1. Purpose

This article identifies the land uses allowed in Larimer County’s zoning districts and establishes standards that apply to certain uses with unique characteristics or impacts.

### 3.1.2. Organization

- A. §3.2, *Tables of Allowed Uses*, lists uses allowed by district and provides cross-references to applicable use -specific standards.
- B. §3.3, *Use-Specific Standards*, establishes use-specific standards applicable to specific land uses.
- C. §3.4, *Accessory Uses and Structures*, establishes standards applicable to accessory uses and structures.
- D. §3.5, *Temporary Uses and Structures*, establishes standards applicable to temporary uses and structures.

## 3.2. Tables of Allowed Uses

### 3.2.1. Explanation of Use Permission Abbreviations

#### A. Uses Permitted By-Right

“R” in a cell indicates that the use is permitted by right in the respective zoning district. Permitted uses are subject to all other applicable regulations of the Code.

#### B. Site Plan Review Required

“SP” in a cell indicates that the use is only permitted in the respective zoning district with approval of a site plan review pursuant to §6.4.1, *Site Plan Review*, subject to all other applicable standards within the Code.

#### C. Administrative Special Review Required

“AS” in a cell indicates that the use is only permitted in the respective zoning district with approval of an administrative special review pursuant to §6.4.3, *Administrative Special Review*, subject to all other applicable standards within the Code.

#### D. Special Review Required

“S” in a cell indicates that the use is only permitted in the respective zoning district with approval of a special review pursuant to §6.4.2, *Special Review*, subject to all other applicable standards within the Code.

#### E. Use Prohibited

A blank cell indicates that the use is prohibited in the respective zoning district.

**F. Accessory Uses**

“AC” in a cell indicates that the use is only permitted in the respective zoning district as an accessory use.

**G. Temporary Uses**

“T” in a cell indicates that the use is only permitted in the respective zoning district as a temporary use.

**H. Use-Specific Standards**

Use-specific standards are identified and cross-referenced in the last column of the table. Regardless of whether a use is allowed by right or with approval of a site plan, administrative special review, special Review, additional standards may be applicable to that use.

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**3.2.2. Table Organization**

**A. Primary, Accessory, and Temporary Use Tables**

§3.2, *Tables of Allowed Uses*, contains a total of six tables with primary, accessory, and temporary uses separated into different tables and organized by the character areas described in §2.0, *Zoning Districts*. The Rural tables include the Conservation and Agricultural, Rural, and Mixed Center character areas and the Urban tables include the Urban character area.

**B. Use Categories and Use Types**

In §3.2.6 and §3.2.7, land uses and activities are classified into general use categories and specific use types based on common functional, product, or physical characteristics such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions. This classification provides a systematic basis for assigning present and future land uses into appropriate zoning districts. This classification does not list every use or activity that may appropriately exist within each use category. Certain uses may be listed in one category when they may reasonably have been listed in one or more other categories. The use categories are intended as an indexing tool and are not regulatory.

**C. Use Identification**

If a use has been interpreted into a use category, it may not also be interpreted into a second use category, even though it may broadly fit within the non-identified use category definition. For example, if the production of homemade ice cream with on-site retail is categorized as an artisan food and beverage use, it will not also be categorized as a general retail use.

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**3.2.3. Application to Zoning Districts**

**A. Approval Limited to Identified Use**

Approval of a use listed in §3.2.6 or §3.2.7 and compliance with the applicable use-specific standards for that use, authorizes that use only. Buildings and structures shall not be erected, altered, or enlarged except for the uses listed in §3.2.6 and §3.2.7. All other uses not specifically listed are prohibited and shall be unlawful unless the Director has determined an appropriate use type for the unlisted use pursuant to the procedure in §3.2.4, below.

**B. Multiple Principal Uses Permitted**

1. Multiple principal uses consisting of an agricultural operation and single-unit detached dwelling on one lot shall be allowed in all zoning districts where agricultural operations are allowed and all accessory uses associated with the agricultural operation or single-unit detached dwelling shall also be permitted.
2. Multiple principal uses on one lot shall be allowed in the ACE, RC, MHP-P, MU-C, CC, CD, IL, and IH zoning districts if each individual use is allowed in the zoning district and all uses can be accommodated within the zoning district's dimensional standards and comply with all use-specific conditions or standards required of any of the principal uses.

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**3.2.4. Classification of New and Unlisted Uses**

The following procedure shall apply if an application is submitted for a use type that is not listed in §3.2.6 or §3.2.7. Submission and approval of such an application shall be required prior to approval of any other permit or development approval associated with the use.

**A. Director Determination of Appropriate Use Type**

The Director shall determine the appropriate use type for the proposed use. In making such determination, the Director shall consider the potential impacts of the proposed use including the nature of the use and whether it includes dwellings, sales, processing, or storage; and typical operations, employment characteristics, nuisances, requirements for public utilities, and transportation requirements.

**B. Use and Use-Specific Standards Requiring a Text Amendment**

When and if the Director determines that the proposed unlisted use cannot be applied to an existing appropriate use type, or that additional use-specific standards are necessary, the Director shall require a text amendment to the Code pursuant to §6.6.3, *Amending the Code Text*.

**C. Appeal of Director's Determination**

An appeal of the Director's determination shall be made pursuant to the procedures in §6.7.2, *Appeals*.

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**3.2.5. Use Conversion**

- A. When one use is changed to another, the requirements of this Code shall apply to the new use. Use changes can occur in a number of ways, including from current primary to new primary, by adding a second (or later) principal use, by changing a principal use to an accessory use, by expanding the size of an accessory use so that it becomes a principal use, or by changing from a current accessory use to a new accessory use.
- B. The use of any part of any nonresidential building, structure, or property shall not be changed to any other use, whether principal or accessory and whether alterations in the building, structure, or property are involved or not, until a site plan review that meets the standards of §6.4.1 has been approved by the Director.

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**3.2.6. Table of Allowed Principal Uses – Rural**

**Table 3-1: Table of Allowed Principal Uses – Rural**

**R = Allowed by Right      SP = Site Plan      S = Special Review      AS = Administrative Special Review**  
**AS\* = Administrative Special Review Public Hearing      Blank Cell = Prohibited use**

CHARACTER AREA	CONSERVATION & AGRICULTURE				RURAL			MIXED CENTER			
District	NR	FO	A	ACE	RR-1	RR-2	O	IR	RC	CE	Use-Specific Standards
<b>AGRICULTURAL USES</b>											<b>3.3.2.A</b>
Agricultural Operation	R	R	R	R	R	R	R	R	R	R	
<b>Agricultural Cultivation</b>											
Community Garden	AS	AS	AS	SP	AS	AS	AS	AS	SP	AS	3.3.2.B
Forestry	R	R	R								3.3.2.C
Nursery											
Retail	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	3.3.2.D
Wholesale	R	R	R	R	R	R	R	R	R	R	
Tree Farm											
Retail	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	
Wholesale	R	R	R	R	R	R	R	R	R	R	
Vertical Agriculture											
<b>Agricultural Support and Services</b>											
Agricultural Equipment Repair & Sales				SP					SP		3.3.2.E
Agricultural Labor Housing	AS	AS	AS		AS	AS	AS	AS	AS		3.3.2.F
Custom Meat Processing Facility		SP	SP	SP	AS	S		S	S		
Livestock Auction				SP					SP		
Packing Facility		SP	SP	SP	AS	AS	AS	AS	SP		
<b>Animal Agriculture</b>											
Apiary	R	R	R	R	R	R	R	R	R	R	3.3.2.G
Commercial Feedlot or Dairy		S	S	S	S	S	S				
Equestrian Operation											
Large		S	S		S	S	S				3.3.2.H
Small		AS	AS		AS	AS	AS				3.3.2.H
Poultry Keeping											
Rural	R	R	R	R	R	R	R	R	R	R	3.3.2.I
Urban											3.3.2.J
Poultry Processing	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	3.3.2.K
<b>RESIDENTIAL USES</b>											
<b>Household Living</b>											
Dwelling, Cabin	R	R	R		R	R	R				3.3.3.A
Dwelling, Co-Housing											3.3.3.B
Dwelling, Duplex											
Dwelling, Live/Work				R					R		3.3.3.C

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CHARACTER AREA	CONSERVATION & AGRICULTURE				RURAL			MIXED CENTER			
District	NR	FO	A	ACE	RR-1	RR-2	O	IR	RC	CF	Use-Specific Standards
Dwelling, Multi-Unit											3.3.3.D
Dwelling, Single-Unit Attached									R		
Dwelling, Single-Unit Detached	R	R	R		R	R	R	R	R		
Dwelling, Triplex or Fourplex									R		
Manufactured Home	R	R	R		R	R	R	R	R		3.3.3.E
Manufactured Housing Park											
Medium-Density									S		3.3.3.F
High Density											3.3.3.F
Storage Building or Garage on Vacant Lot, Residential		R	R	R	R	R	R	R	R	R	3.3.3.G
<b>Group Living</b>											
Assisted Living Facility								S	SP		3.3.3.H
Community Residential Home	R	R	R		R	R	R	R	R		3.3.3.I
Congregate Residence								S	SP		
Group Home	R	R	R		R	R	R	R	R		3.3.3.I
Group Home for Aged	R	R	R		R	R	R	R	R		3.3.3.I
Group Home for Persons W/ Behavioral or Mental Health Disorders	R	R	R		R	R	R	R	R		3.3.3.I
<b>PUBLIC, CIVIC &amp; INSTITUTIONAL USES</b>											
<b>Community &amp; Cultural Facilities</b>											
Assembly											
Indoor only		AS	AS	SP	AS	AS	AS	AS	SP	SP	
With outdoor area		S	S	S	S	S	S	S	S	S	
Cemetery		AS	AS		AS	AS	AS	AS	AS	AS	
With Funeral Home or Crematorium									S	S	
Crematorium									S		
Cultural Institution									SP	SP	
Day Care Center				SP					AS	SP	
Funeral Home									S	S	
With Crematorium									S	S	
Prison or Detention Center										S	3.3.4.A
<b>Educational Facilities</b>											

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CHARACTER AREA	CONSERVATION & AGRICULTURE				RURAL			MIXED CENTER			
District	NR	FO	A	ACE	RR-1	RR-2	O	IR	RC	CE	Use-Specific Standards
School, Nonpublic		S	S	SP	S	S	S		SP	SP	
School, Public	See §6.4.4, Location and Extent										
Healthcare Facilities											
Health Services				AS					AS	AS	
Hospital				AS					AS	AS	3.3.4.B
Medical or Dental Clinic				AS					AS	AS	
Rehabilitation Facility				AS					AS	AS	
Parks and Open Lands											
Natural Resources & Wildlife Area	R	R	R	R	R	R	R			R	3.3.4.C
Park or Playground	R	R	R	R	R	R	R	R	R	R	3.3.4.C
Regional Open Space & Trails	R	R	R	R	R	R	R		R		3.3.4.C
Reservoir Park	R	R	R	R	R	R				R	3.3.4.C
Urban Open Space & Trail							R	R		R	3.3.4.C
COMMERCIAL USES											
Agriculture & Animal Uses											
Garden Supply Center		AS	AS	SP	AS	AS	AS	AS	SP		
Kennel, Commercial											
Indoor Only		AS	AS	SP	AS	AS		AS	SP		
Outdoor Animal Use Area		S	S	AS	S	S		S	AS		
Pet Animal Service Facility		AS	AS	SP	AS	AS		AS	SP		
Veterinary Clinic or Hospital, Livestock											
Indoor Only ≤ 5,000 SF or Outdoor Animal Use Area ≤ 1,000 SF		AS	AS	SP	AS	AS		AS	SP		
Indoor Only > 5,000 SF or Outdoor Animal Use Area >1,000 SF		S	S	AS	S	S		S	AS		
Veterinary Clinic or Hospital, Pet Animal											
Indoor Only ≤ 2,500 SF or Outdoor Animal Use Area ≤ 200 SF		AS	AS	SP	AS	AS		AS	SP		
Indoor Only > 2,500 SF and Outdoor Animal Use Area < 200 SF		S	S	SP	S	S		S	SP		
Outdoor Animal Use Area >200 SF		S	S	S	S	S		S	S		
Food & Beverage Services											
Bar or Tavern									SP		

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CHARACTER AREA	CONSERVATION & AGRICULTURE				RURAL			MIXED CENTER			
District	NR	FO	A	ACE	RR-1	RR-2	O	IR	RC	CF	Use-Specific Standards
Microbrewery, Cidery, Winery, Meadery, or Distillery									SP		See Accessory Use Table for Outdoor Seating and Drive-Through Facilities
Restaurant									SP		
Lodging Facilities											
Bed and Breakfast Inn			AS				AS	AS	AS		
Boarding or Rooming House											
Hotel or Motel									SP		
Resort Lodge or Resort Cottages	S	S	S		S				SP		
Short-term Rental – Max. Ten Guests		AS*	AS*		S	S	S	S			3.3.5.B
Short-term Rental, Hosted											
1-10 Guests (Small)		AS	AS		AS	AS	AS	AS	AS		3.3.5.A
11-16 Guests (Large)		S	S		S	S	S	S	S		3.3.5.A
Marijuana											
Medical Marijuana-infused Products Manufacturer											Chapter 14, Article VI of the Larimer County Code of Ordinances
Medical Marijuana Center											
Medical Marijuana Optional Premises Cultivation Operation											
Private Marijuana Clubs											
Retail Marijuana Cultivation Facility											
Retail Marijuana Product Manufacturing Facility											
Retail Marijuana Store											
Retail Marijuana Testing Facility											
Office, Business & Professional Services											
Financial Institution									SP		
Professional Office									SP		
Personal Services											
Instructional Facility									SP		
Personal Service				SP					SP		
Recreation & Entertainment											
Campground										\$6.4.4	

## Article 3.0: Use Regulations

### 3.2 Tables of Allowed Uses | 3.2.6 Table of Allowed Principal Uses – Rural

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CHARACTER AREA	CONSERVATION & AGRICULTURE				RURAL			MIXED CENTER			
District	NR	FO	A	ACE	RR-1	RR-2	O	IR	RC	CE	Use-Specific Standards
Primitive	AS	AS	AS	AS						\$6.4.4	3.3.5.C
Modern	S	S	S	S	S	S		S	S	\$6.4.4	3.3.5.C
Membership Club or Clubhouse		S	S	SP	S	S	S	S	SP		
Rafting Business		AS	AS						SP		
Recreation Facility, Indoor				AS					SP		
Recreational Vehicle Park	S	S	S	S	S	S		S	S	\$6.4.4	3.3.5.D
Riding Stable	S	AS	AS	SP	AS	AS	AS		SP		3.3.5.E
Seasonal Camp	S	S	S		S	S		S			
Shooting Range											
Indoor Only	AS	AS	AS		AS	AS		AS	SP		
With Outdoor Activity	S	S	S		S	S					
<b>Retail Sales</b>											
Building Material & Supply Store				SP					SP		
Fireworks Sales, Permanent											
Flea Market				SP					SP		
With Outdoor Activity				AS					AS		
General Retail											
≤ 10,000 SF				SP					SP		
10,000 to 25,000 SF				AS					AS		
> 25,000 SF				S					S		
Outdoor Display and Sales				AS					AS		3.3.5.F
<b>Transportation</b>											
Airport										S	3.3.5.G
Fleet Services									SP		
Helipad										S	3.3.5.H
Parking Lot or Garage									SP		
Transit Terminal or Station							S				3.3.5.I
Transportation Depot				AS							3.3.5.J
<b>Vehicles and Equipment</b>											
Truck Stop									SP		
Vehicle Fuel Sales				SP					SP		
Vehicle Repair, Major				S					S		
Vehicle Repair, Minor				AS					SP		
Vehicle Sales & Leasing				SP					SP		3.3.5.K



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CHARACTER AREA	CONSERVATION & AGRICULTURE				RURAL			MIXED CENTER			Use-Specific Standards
District	NR	FO	A	ACE	RR-1	RR-2	O	IR	RC	CF	
Vehicle Wash				SP					SP		
<b>Other Uses</b>											
Adult Uses											3.3.5.L
General Commercial				SP					SP		
<b>INDUSTRIAL USES</b>											
<b>Manufacturing &amp; Processing</b>											
Hazardous Materials Storage and/or Processing											
Junkyard											
Landfill			S		S			S			3.3.6.A
Manufacturing, Light											3.3.6.B
Manufacturing, Heavy											
Mining	S	S	S	S	S	S	S	S	S	S	3.3.6.C
Oil & Gas Drilling and Production			S	S			S				3.3.6.D
Recycling Facility											
Sawmill		S	S	AS							
Trade Use				SP					SP		
Treatment Plant										S	3.3.6.E
Utility Substation										S	3.3.6.F
Water Storage Facility										S	3.3.6.G
<b>Storage &amp; Warehousing</b>											
Storage, Enclosed				SP					SP		3.3.6.H
Storage, Outdoor				AS					AS		3.3.6.I
Warehousing & Wholesale Facility				SP					SP		3.3.6.J
<b>PUBLIC &amp; SEMI-PUBLIC UTILITY USES</b>											
Power Plant										S	
Radio & Television Transmitters		S			S	S	S			S	
Small Solar Energy Facility, Building-Mounted	R	R	R	R	R	R	R	R	R	R	3.3.7.A
Small Solar Energy Facility, Ground-Mounted	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	3.3.7.B
Small Wind Energy Facility	S	S	S		S	S		S		S	3.3.7.C
Wireless Communication Facilities											
Alternative Tower Structure (concealed)											Article 9.0
≤ 40 feet high	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	Article 9.0

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CHARACTER AREA	CONSERVATION & AGRICULTURE				RURAL			MIXED CENTER			
District	NR	FO	A	ACE	RR-1	RR-2	O	IR	RC	CE	Use-Specific Standards
≤ 60 feet high	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	Article 9.0
Attached Facility on Existing Structure	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	Article 9.0
Small Cell Facility	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	Article 9.0
Tower (non-concealed)											Article 9.0
≤ 40 feet high											Article 9.0
≤ 60 feet high		AS				AS	AS				Article 9.0
61-80 feet high		AS				AS					Article 9.0
81-100 feet high											Article 9.0
101- 120 feet high							AS				Article 9.0
> 120 feet high							S				Article 9.0

**3.2.7. Table of Allowed Principal Uses – Urban**

Table 3-2: Table of Allowed Principal Uses – Urban															
R = Allowed by Right    SP = Site Plan    S = Special Review    AS = Administrative Special Review AS* = Administrative Special Review Public Hearing    Blank Cell = Prohibited use															
CHARACTER AREA	URBAN														
District	UR-1	UR-2	UR-3	MR	MHP	MHP-P	MU-N	MU-C	CC	CN	CD	IL	IH	AP	Use-Specific Standards
<b>AGRICULTURAL USES</b>															<b>3.3.2.A</b>
Agricultural Operation	R	R	R	R	R	R	R	R	R	R	R	R	R	R	
<b>Agricultural Cultivation</b>															
Community Garden	AS	AS	AS	AS	AS	AS	AS	AS	SP	SP	SP	SP	SP	SP	3.3.2.B
Forestry															3.3.2.C
Nursery															
Retail	AS	AS	AS	AS			AS	AS	SP			SP		R	3.3.2.D
Wholesale	SP	SP	SP	SP			SP	SP	SP	SP	SP	SP		R	
Tree Farm															
Retail	AS	AS	AS	AS			AS	AS	SP	SP	SP	SP	SP	SP	
Wholesale	SP	SP	SP	SP			SP	SP	SP	SP	SP	SP	SP	SP	
Vertical Agriculture									SP			SP	SP		
<b>Agricultural Support and Services</b>															
Agricultural Equipment Repair & Sales									SP		SP	SP	SP		3.3.2.E
Agricultural Labor Housing	AS	AS	AS	AS											3.3.2.F
Custom Meat Processing Facility								S	SP			SP	SP	S	
Livestock Auction									SP			SP	SP	S	
Packing Facility									SP			SP	SP	S	
<b>Animal Agriculture</b>															
Apiary	R	R	R	R	R	R	R	R	R	R	R	R	R	R	3.3.2.G
Commercial Feedlot or Dairy														S	
Equestrian Operation															
Large														S	3.3.2.H
Small														AS	3.3.2.H
Poultry Keeping															
Rural															3.3.2.I
Urban	AS								AS			SP	SP	AS	3.3.2.J
Poultry Processing									AS			SP	SP	S	3.3.2.K
<b>RESIDENTIAL USES</b>															

## Article 3.0: Use Regulations

### 3.2 Tables of Allowed Uses | 3.2.7 Table of Allowed Principal Uses – Urban

Table 3-2: Table of Allowed Principal Uses – Urban															
R = Allowed by Right    SP = Site Plan    S = Special Review    AS = Administrative Special Review AS* = Administrative Special Review Public Hearing    Blank Cell = Prohibited use															
CHARACTER AREA	URBAN														
District	UR-1	UR-2	UR-3	MR	MHP	MHP-P	MU-N	MU-C	CC	CN	CD	IL	IH	AP	Use-Specific Standards
<b>Household Living</b>															
Dwelling, Cabin															3.3.3.A
Dwelling, Co-Housing				R											3.3.3.B
Dwelling, Duplex			R	R	R										
Dwelling, Live/Work							SP	SP							3.3.3.C
Dwelling, Multi-Unit				SP	SP										3.3.3.D
Dwelling, Single-Unit Attached		R	R	R	R		R								
Dwelling, Single-Unit Detached	R	R	R	R	R		R							R	
Dwelling, Triplex or Fourplex				SP	SP		SP								
Manufactured Home	R	R	R	R	R	R	R							R	3.3.3.E
Manufactured Housing Park															
Medium Density					S	SP									3.3.3.F
High Density					S	SP									3.3.3.F
Storage Building and Garage on Vacant Lot, Residential	R	R	R	R	R	R	R	R						R	3.3.3.G
<b>Group Living</b>															
Assisted Living Facility	S	S	S	S	S		S		SP						3.3.3.H
Community Residential Homes	R	R	R	R	R		R								3.3.3.I
Congregate Residence	S	S	S	S	S		S			SP					
Group Home	R	R	R	R	R	R	R							R	3.3.3.I
Group Home Aged	R	R	R	R	R	R	R							R	3.3.3.I
Group Home for Persons W/ Behavioral or Mental Health Disorders	R	R	R	R	R	R	R							R	3.3.3.I
<b>PUBLIC, CIVIC &amp; INSTITUTIONAL USES</b>															
<b>Community &amp; Cultural Facilities</b>															
Assembly															
Indoor only							SP	SP	SP	SP	SP	SP		AS	
With outdoor area							AS	AS	AS	AS	AS	AS		AS	
Cemetery	AS	AS	AS	AS					AS			AS	AS	AS	
With Funeral Home or Crematorium									S			S	S	S	
Crematorium									S			S	S		
Cultural Institution							SP	SP	SP	SP	SP	SP			

## Article 3.0: Use Regulations

### 3.2 Tables of Allowed Uses | 3.2.7 Table of Allowed Principal Uses – Urban

Table 3-2: Table of Allowed Principal Uses – Urban															
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CHARACTER AREA		URBAN													
District	UR-1	UR-2	UR-3	MR	MHP	MHP-P	MU-N	MU-C	CC	CN	CD	IL	IH	AP	Use-Specific Standards
Day Care Center						AS	AS	AS	SP	SP	SP				
Funeral Home									SP			SP	SP		
With Crematorium									S			S	S		
Prison or Detention Center									S			S	S		3.3.4.A
Educational Facilities															
School, Nonpublic							SP	SP	SP	SP	SP	SP		S	
School, Public		See §6.4.4, <i>Location and Extent</i>													
Healthcare Facilities															
Health Services									SP	SP		SP		S	
Hospital								SP	SP	SP		SP		S	3.3.4.B
Medical or Dental Clinic								SP	SP	SP		SP		S	
Rehabilitation Facility								SP	SP	SP		SP		S	
Parks and Open Lands															
Natural Resources & Wildlife Area															3.3.4.C
Park or Playground	R	R	R	R	R	R	R	R	R	R	R	R	R	R	3.3.4.C
Regional Open Space & Trails															3.3.4.C
Reservoir Park															3.3.4.C
Urban Open Space & Trail	R	R	R	R	R	R	R	R	R	R	R	R	R	R	3.3.4.C
COMMERCIAL USES															
Agriculture & Animal Uses															
Garden Supply Center								SP	SP	SP	SP	SP		S	
Kennel, Commercial															
Indoor Only								SP	SP	SP	SP	SP		SP	
Outdoor Animal Use Area								AS	AS	AS	AS	AS		AS	
Pet Animal Service Facility								SP	SP	SP	SP	SP		SP	
Veterinary Clinic or Hospital, Livestock															
Indoor Only ≤ 5,000 SF or Outdoor Animal Use Area ≤ 1,000 SF								SP	SP	SP	SP	SP		SP	
Indoor Only > 5,000 SF or Outdoor Animal Use Area >1,000 SF								AS	AS	AS		AS		AS	
Veterinary Clinic or Hospital, Pet Animal															

## Article 3.0: Use Regulations

### 3.2 Tables of Allowed Uses | 3.2.7 Table of Allowed Principal Uses – Urban

Table 3-2: Table of Allowed Principal Uses – Urban															
R = Allowed by Right    SP = Site Plan    S = Special Review    AS = Administrative Special Review AS* = Administrative Special Review Public Hearing    Blank Cell = Prohibited use															
CHARACTER AREA		URBAN													
District	UR-1	UR-2	UR-3	MR	MHP	MHP-P	MU-N	MU-C	CC	CN	CD	IL	IH	AP	Use-Specific Standards
Indoor Only ≤ 2,500 SF or Outdoor Animal Use Area ≤ 200 SF								SP	SP	SP	SP	SP		SP	
Indoor Only > 2,500 SF and Outdoor Animal Use Area <200 SF								SP	SP	SP	SP	SP		SP	
Outdoor Animal Use Area >200 SF								S	S	S	S	S		S	
Food & Beverage Services															
Bar or Tavern							SP	SP	SP	SP	SP	SP		S	See Accessory Use Table for Outdoor Seating and Drive-Through Facilities
Microbrewery, Cidery, Winery, Meadery or Distillery							SP	SP	SP	SP	SP	SP		S	
Restaurant							SP	SP	SP	SP	SP	SP		S	
Lodging Facilities															
Bed and Breakfast Inn							SP	SP		SP	SP			AS	
Boarding or Rooming House				S			S	S			S				
Hotel or Motel								SP	SP	SP	SP	SP		S	
Resort Lodge or Resort Cottages								SP	SP	SP	SP	SP			
Short-term Rental – Max. Ten Guests	AS*	AS*	AS*				AS*	AS*			AS*			AS*	3.3.5.B
Short-term Rental, Hosted															
1-10 Guests (Small)	AS	AS	AS				SP	SP			SP			AS	3.3.5.A
11-16 Guests (Large)							S	S			S			S	3.3.5.A
Marijuana															
Medical Marijuana-infused Products Manufacturer															Chapter 14, Article VI of the Larimer County Code of Ordinances
Medical Marijuana Center															
Medical Marijuana Optional Premises Cultivation Operation															
Private Marijuana Clubs															
Retail Marijuana Cultivation Facility										SP		SP			
Retail Marijuana Product Manufacturing Facility										SP		SP			
Retail Marijuana Store									SP			SP			

## Article 3.0: Use Regulations

### 3.2 Tables of Allowed Uses | 3.2.7 Table of Allowed Principal Uses – Urban

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CHARACTER AREA	URBAN														
District	UR-1	UR-2	UR-3	MR	MHP	MHP-P	MU-N	MU-C	CC	CN	CD	IL	IH	AP	Use-Specific Standards
Retail Marijuana Testing Facility									SP			SP			
<b>Office, Business &amp; Professional Services</b>															
Financial Institution								SP	SP	SP	SP	SP		S	
Professional Office								SP	SP	SP	SP	SP		S	
<b>Personal Services</b>															
Instructional Facility								SP	SP	SP	SP	SP		S	
Personal Service							SP	SP	SP	SP	SP	SP		S	
<b>Recreation &amp; Entertainment</b>															
Campground															3.3.5.C
Primitive															
Modern	S	S	S				S	S	S	S	S	S		S	
Membership Club or Clubhouse								SP	SP	SP	SP	SP		S	
Rafting Business								SP	SP	SP	SP	SP			
Recreation Facility, Indoor								SP	SP	SP	SP	SP		S	
Recreational Vehicle Park								S	S	S	S	S			3.3.5.D
Riding Stable								SP	SP		SP				3.3.5.E
Seasonal Camp															
Shooting Range															
Indoor Only									SP			SP			
With Outdoor Activity								SP	SP	SP	SP	SP			
<b>Retail Sales</b>															
Building Material & Supply Store								SP	SP	SP	SP	SP		S	
Fireworks Sales, Permanent												S	S		
Flea Market									SP			SP			
With Outdoor Activity								SP	P	SP	SP	SP			
General Retail															
≤ 10,000 SF								SP	SP	SP	SP	SP		S	
10,000 to 25,000 SF								AS	SP	SP	SP	SP		S	
> 25,000 SF								S	S	S	S	S		S	
Outdoor Display and Sales														S	3.3.5.F
<b>Transportation</b>															
Airport														S	3.3.5.G
Fleet Services								SP	SP	SP	SP	SP		S	

## Article 3.0: Use Regulations

### 3.2 Tables of Allowed Uses | 3.2.7 Table of Allowed Principal Uses – Urban

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CHARACTER AREA	URBAN														
District	UR-1	UR-2	UR-3	MR	MHP	MHP-P	MU-N	MU-C	CC	CN	CD	IL	IH	AP	Use-Specific Standards
Helipad														S	3.3.5.H
Parking Lot or Garage								SP	SP	SP	SP	SP		S	
Transit Terminal or Station								SP	SP			SP		S	3.3.5.I
Transportation Depot									SP			SP		S	3.3.5.J
<b>Vehicles &amp; Equipment</b>															
Truck Stop								SP	SP	SP	SP	SP		S	
Vehicle Fuel Sales							SP	SP	SP	SP	SP	SP		S	
Vehicle Repair, Major								S	SP	S	SP	SP		S	
Vehicle Repair, Minor								SP	SP	SP	SP	SP		S	
Vehicle Sales & Leasing									SP	AS	AS	SP		S	3.3.5.K
Vehicle Wash								SP	SP	SP	SP	SP		S	
<b>Other Uses</b>															
Adult Uses												S	S		3.3.5.L
General Commercial									SP			SP	SP		
<b>INDUSTRIAL USES</b>															
<b>Manufacturing &amp; Processing</b>															
Hazardous Materials Storage and/or Processing												S	S	S	
Junkyard												S	S		
Landfill												S			3.3.6.A
Manufacturing, Light									S			SP	SP	S	3.3.6.B
Manufacturing, Heavy												S	S	S	
Mining									S	S		S	S	S	3.3.6.C
Oil & Gas Drilling and Production													S	S	3.3.6.D
Recycling Facility												S	S		
Sawmill												S	S		
Trade Use									SP		SP	SP	SP	S	
Treatment Plant											S				3.3.6.E
Utility Substation											S				3.3.6.F
Water Storage Facility											S				3.3.6.G
<b>Storage &amp; Warehousing</b>															
Storage, Enclosed									SP		S	SP	SP	S	3.3.6.H
Storage, Outdoor									SP			SP	SP		3.3.6.I
Warehousing & Wholesale Facility									SP		S	SP	SP		3.3.6.J



## Article 3.0: Use Regulations

### 3.2 Tables of Allowed Uses | 3.2.7 Table of Allowed Principal Uses – Urban

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CHARACTER AREA			URBAN													
District	UR-1	UR-2	UR-3	MR	MHP	MHP-P	MU-N	MU-C	CC	CN	CD	IL	IH	AP	Use-Specific Standards	
	PUBLIC & SEMI-PUBLIC UTILITY USES															
Power Plant													S			
Radio & Television Transmitters									S	S	S	S	S			
Small Solar Energy Facility, Building Mounted	R	R	R	R	R		R	R	R	R	R	R	R		3.3.7.A	
Small Solar Energy Facility, Ground Mounted	AS	AS	AS	AS	AS		AS	AS	AS	AS	AS	AS	AS		3.3.7.B	
Small Wind Energy Facility												AS	AS		3.3.7.C	
Wireless Communication Facilities																
Alternative Tower Structure (concealed)															Article 9.0	
≤ 40 feet high	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	Article 9.0	
≤ 60 feet high	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS		Article 9.0	
Attached Facility on Existing Structure	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	Article 9.0	
Small Cell Facility	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	Article 9.0	
Tower (non-concealed)															Article 9.0	
≤ 40 feet high														AS	Article 9.0	
≤ 60 feet high									AS	AS	AS	AS	AS		Article 9.0	
61-80 feet high											AS				Article 9.0	
81-100 feet high										AS	AS				Article 9.0	
101- 120 feet high									AS			AS	AS		Article 9.0	
> 120 feet high															Article 9.0	

**3.2.8. Tables of Allowed Accessory Uses****Table 3-3: Table of Allowed Accessory Uses – Rural**

**AC = Accessory      SP = Site Plan      AS = Administrative Special Review      S = Special Review**  
**Blank Cell = Prohibited use**

CHARACTER AREA	CONSERVATION & AGRICULTURE				RURAL			MIXED CENTER			
District	NR	FO	A	ACE	RR-1	RR-2	O	IR	RC	CF	Use-Specific Standards
<b>AGRICULTURAL USES</b>											
Agricultural Operation, Accessory	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	
Agritourism Enterprise											
Large		S	S	S	S	S		S			3.4.4.A
Small		AS	AS	AS	AS	AS		AS			3.4.4.A
Apiary, Accessory	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	3.3.2.F
Backyard Poultry											3.4.4.C
Farm Stand	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	3.4.4.E
Horse Keeping	AC	AC	AC		AC	AC	AC	AC			3.4.4.F
Livestock Auction, Accessory	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	3.4.4.G
Pet Animals	AC	AC	AC	AC	AC	AC	AC	AC	AC		3.4.4.H
Personal Horses	AC	AC	AC	AC	AC	AC	AC	AC	AC		3.4.4.I
Poultry Keeping, Rural Accessory	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	
Value-Added Ag Processing											
Small	AC	AC	AC		AC	AC	AC	AC		AC	3.4.4.J
Medium	SP	SP	SP		AS	AS	SP	SP		SP	3.4.4.J
Large	AS	AS	AS		S	S	AS	AS		AS	3.4.4.J
<b>RESIDENTIAL USES</b>											
Accessory Living Area	AC/ AS	AC/ AS	AC/ AS		AC/ AS	AC/ AS	AC/ AS	AC/ AS	AC/ AS		3.4.5.A
Business Accessory Dwelling Unit									AS	AS	3.4.5.B
Farmstead Accessory Dwelling		AC	AC		AC	AC	AC	AC			3.4.5.C
Outside Storage of Vehicles		AC	AC	AC	AC	AC	AC	AC	AC	AC	3.4.5.D
Storage Buildings and Garages		AC	AC	AC	AC	AC	AC	AC	AC	AC	3.4.5.E
<b>PUBLIC, CIVIC &amp; INSTITUTIONAL USES</b>											
Child/Elderly Care, Home		AC	AC		AC	AC	AC	AC	AC		3.4.6.A
Landing Strip or Helipad, Commercial	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	
<b>COMMERCIAL USES</b>											
Outdoor Display and Sales				AS					AS		3.4.7.A

**Table 3-3: Table of Allowed Accessory Uses – Rural**

AC = Accessory      SP = Site Plan      AS = Administrative Special Review      S = Special Review  
Blank Cell = Prohibited use

CHARACTER AREA	CONSERVATION & AGRICULTURE				RURAL			MIXED CENTER			Use-Specific Standards
District	NR	FO	A	ACE	RR-1	RR-2	O	IR	RC	CF	
Outdoor Seating Area or Drive-Through Within 300 Feet of a Residential Zoning District									AS		
Occupations											
Home Occupations											
Limited		AC	AC		AC	AC	AC	AC			3.4.7.B
Large		AS	AS		AS	AS	AS	AS			3.4.7.B
Rural Occupations											
Limited		R	R		R	R	R	R			3.4.7.C
Large		AS	AS		AS	AS	AS	AS			3.4.7.C
<b>INDUSTRIAL USES</b>											
Accessory Outdoor Commercial Storage				AS					AS		3.4.8.A
<b>PUBLIC &amp; SEMI-PUBLIC UTILITY USES</b>											
Wind Generator		AC	AC	AC	AC	AC	AC	AC	AC	AC	3.4.9.A
Solar Energy System		AC	AC	AC	AC	AC	AC	AC	AC	AC	3.4.9.B

**Table 3-4: Table of Accessory Uses – Urban**

AC = Accessory      SP = Site Plan      AS = Administrative Special Review      S = Special Review  
Blank Cell = Prohibited use

CHARACTER AREA			URBAN													
District		UR-1	UR-2	UR-3	MR	MHP	MHP-P	MU-N	MU-C	CC	CN	CD	IL	IH	AP	Use-Specific Standards
	AGRICULTURAL USES															
Agricultural Operation, Accessory																
Agritourism Enterprise																3.4.4.A
Large		S	S	S	S			S	S	S	S	S	S	S		3.4.4.A
Small		AS	AS	AS	AS			AS	AS	AS	AS	AS	AS	AS		3.4.4.A
Apiary, Accessory		AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	3.3.2.F
Backyard Poultry		AC	AC	AC	AC	AC	AC	AC	AC						AC	3.4.4.C
Farm Stand		AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	3.4.4.E
Horse Keeping																3.4.4.F
Livestock Auction, Accessory																

# Article 3.0: Use Regulations

3.2 Tables of Allowed Uses | 3.2.8 Tables of Allowed Accessory Uses

Table 3-4: Table of Accessory Uses – Urban															
AC = Accessory      SP = Site Plan      AS = Administrative Special Review      S = Special Review Blank Cell = Prohibited use															
CHARACTER AREA	URBAN														
District	UR-1	UR-2	UR-3	MR	MHP	MHP-P	MU-N	MU-C	CC	CN	CD	IL	IH	AP	Use-Specific Standards
Pet Animals	AC	AC	AC	AC	AC	AC	AC								3.4.4.G
Personal Horses	AC	AC	AC	AC	AC	AC	AC								3.4.4.I
Poultry Keeping, Rural Accessory															
Value-Added Ag Processing															
Small															3.4.4.J
Medium															3.4.4.J
Large															3.4.4.J
RESIDENTIAL USES															
Accessory Living Area	AC/ AS	AC/ AS	AC/ AS	AC/ AS			AC/ AS							AC/ AS	3.4.5.A
Business Accessory Dwelling Unit									AS		AS				3.4.5.B
Farmstead Accessory Dwelling	AC	AC	AC	AC			AC								3.4.5.C
Outside Storage of Vehicles	AC	AC	AC	AC	AC		AC		AC	AC	AC	AC	AC		3.4.5.D
Storage Buildings and Garages	AC	AC	AC	AC	AC		AC		AC	AC	AC	AC	AC		3.4.5.E
PUBLIC, CIVIC & INSTITUTIONAL USES															
Child/Elderly Care, Home	AC	AC	AC	AC	AC	AC	AC								3.4.6.A
Landing Strip or Helipad, Commercial								AS	AS	AS	AS	AS	AS		
COMMERCIAL USES															
Outdoor Display and Sales							AC	AC	AC	AC	AC	AC	AC		3.4.7.A
Outdoor Seating Area or Drive-Through Within 300 Feet of a Residential Zoning District							AS	AS	AS	AS	AS	AS	AS		
Occupations															
Home Occupations															
Limited	AC	AC	AC	AC	AC	AC	AC								3.4.7.B
Large	AS	AS	AS	AS	AS	AS	AS								3.4.7.B
Rural Occupations															
Limited															3.4.7.C
Large															3.4.7.C
INDUSTRIAL USES															
Accessory Outdoor Commercial Storage							AC	AC	AC	AC	AC	AC	AC		3.4.8.A
PUBLIC & SEMI-PUBLIC UTILITY USES															
Wind Generator	AC	AC	AC	AC	AC		AC	AC	AC	AC	AC	AC	AC		3.4.9.A
Solar Energy System	AC	AC	AC	AC	AC		AC	AC	AC	AC	AC	AC	AC		3.4.9.B

### 3.2.9. Tables of Allowed Temporary Uses

**Table 3-5: Table of Allowed Temporary Uses – Rural**

T = Temporary		Blank Cell = Prohibited										
Character Area		Conservation & Agriculture				Rural			Mixed Center			
District	NR	FO	A	ACE	RR-1	RR-2	O	IR	RC	CF	Use-Specific Standards	
Temporary Uses												
Agritourism Enterprise, Temporary			T		T	T					3.5.3.A	
Christmas Tree Stand											3.5.3.B	
Fireworks Stand											3.5.3.C	
Manufactured Home		T	T		T	T	T	T	T		3.5.3.D	
Office, Temporary		T	T		T	T	T	T	T		3.5.3.E	
Recreational Vehicle	T	T	T	T	T	T	T	T	T	T	3.5.3.F	
Storage for Construction Projects, Temporary		T	T	T	T	T	T	T	T	T	3.5.3.G	

**Table 3-6: Table of Allowed Temporary Uses – Urban**

	T = Temporary	Blank Cell = Prohibited use														
CHARACTER AREA		URBAN														
District		UR-1	UR-2	UR-3	MR	MHP	MHP-P	MU-N	MU-C	CC	CN	CD	IL	IH	AP	Use-Specific Standards
	TEMPORARY USES															
Agritourism Enterprise, Temporary																3.5.3.A
Christmas Tree Stand										T	T		T	T		3.5.3.B
Fireworks Stand										T	T		T	T		3.5.3.C
Manufactured Home		T	T	T	T	T	T	T	T							3.5.3.D
Office, Temporary		T	T	T	T	T	T	T	T							3.5.3.E
Recreational Vehicle		T	T	T	T	T	T	T	T	T	T	T	T	T		3.5.3.F
Storage for Construction Projects		T	T	T	T	T	T	T	T	T	T	T	T	T		3.5.3.G

## 3.3. Use-Specific Standards

### 3.3.1. General Standards

- A. The use-specific standards listed in this section shall apply to those uses listed on the same line of the use tables in §3.2.6 and §3.2.7, regardless of their respective level of permission.
- B. Use-specific standards in this section apply to all zoning districts unless otherwise stated.

- C. Should any use-specific standards conflict with the standards in Article 4.0, *Development Standards*, these use-specific standards shall apply unless otherwise stated.

### 3.3.2. Agricultural Uses

#### A. General Intent

Agricultural uses help to promote and preserve a rural, agricultural economic base and lifestyle in unincorporated Larimer County. Development of agricultural uses should respect and respond to the County's unique agricultural and rural character, as well as its topography. Agricultural development should be sited to avoid or mitigate any adverse impacts on the rural environment and sensitive development areas. All agricultural uses are encouraged to practice regenerative farming and should use appropriate best management practices to address potential environmental and compatibility impacts of their operation related to management of water quality, storm water, soil erosion, soil health, manure, dust, pasture vegetation, pests, wildlife, and weeds.

#### B. Community Garden

1. All structures shall comply with the applicable setbacks for the zoning district in accordance with §2.0, *Zoning Districts*, and shall not be located in or over any easement.
2. All community gardens shall be maintained in an orderly manner with no trash, junk or debris as defined by the County Rubbish Ordinance.
3. All tools and supplies shall be stored indoors or removed from the property daily.
4. Adequate parking shall be provided on site and shall meet the standards in §4.6, *Off-Street Parking and Loading*.
5. Activities at a community garden shall not take place before sunrise or after sunset.
6. In the NR, A, FO, RR-1 and RR-2 zoning districts, any accessory retail operations must meet the standards for a farm stand in §3.4.4.E.

#### C. Forestry

Clearcutting of more than 10 percent of a total parcel or 40 acres on a parcel, whichever is less, in any 12-month period requires approval through the special review process unless such clearcutting is specifically in conformance with a forest management plan approved by the Colorado State Forest Service or other state-certified forestry consultant for the parcel being clearcut.

#### D. Nursery, Retail

1. Any retail operations must meet the standards for a farm stand in §3.4.4.E.
2. Traffic generation from the nursery shall not exceed 20 or more vehicle trips per day, including customers, employees, and deliveries.

#### E. Agricultural Equipment Display, Repair and Sales

1. Equipment and storage of materials for repair shall be screened from the public right-of-way and neighboring properties and maintained in an orderly manner with no trash, junk, or debris as defined by the County Rubbish Ordinance.
2. Any outdoor display, repair, and sales areas shall be located to the side or rear of buildings and outside any parking, traffic circulation, right-of-way or landscaping area that services the site.
3. Any outdoor display, repair, and sales areas shall maintain adequate emergency access lanes around and through the area.

4. Any outdoor display, repair, and sales areas shall be located outside the sight triangle at any intersection or driveway as determined by the Urban Area Street Standards or the Rural Area Road Standards.

**F. Agricultural Labor Housing**

1. Agricultural labor housing structures may include any dwelling type allowed within the subject zoning district, including manufactured homes, recreational vehicles, and tiny homes on wheels.
2. All construction shall comply with all applicable lot and building standards for the underlying zoning district including required setbacks and building height limitations.
3. An application for agricultural labor housing shall be reviewed based on the following criteria:
  - a. The proposed use and number of bedrooms or dwelling units is compatible with the character of the surrounding area;
  - b. The proposed use will not result in an over-intensive use of the land;
  - c. There is adequate access to public water and sewer facilities or an adequately sized well and on-lot septic system;
  - d. The proposed use is adequately buffered and screened from adjacent uses; and
  - e. The proposed use will not be otherwise detrimental to the health, safety, or welfare of the adjacent property owners.

**G. Apiary****1. Hives**

All bee colonies shall be kept in removable frame hives, which shall be kept in sound and usable condition.

**2. Water**

Each beekeeper shall ensure that a convenient source of water is available at all times to the bees.

**3. General Maintenance**

There shall be no outdoor storage of any beekeeping or hive materials that are not being used as part of a hive.

**4. Queens**

In any instance in which a colony exhibits unusually aggressive characteristics by stinging or attempting to sting without due provocation, it shall be the duty of the beekeeper to requeen the colony.

**5. Colony Densities**

No more than the following number of colonies may be kept on any lot, based upon the size or configuration of the lot on which the apiary is situated:

- a. On lots of 15,000 square feet or less — four colonies are allowed.
- b. On lots of more than 15,000 square feet — two additional colonies are allowed for each 7,500 square feet in excess of 15,000 square feet.
- c. For each two colonies allowed under the colony densities, subsection (a) above, there may be maintained upon the same lot eight temporary nucleus colonies. The hive structure shall not exceed one standard nine and five-eighths inch depth ten

frame hive body with no honey super(s) attached as required from time to time for management of swarms and for rearing of queens. Each such temporary nucleus colony shall be disposed of or combined with an authorized colony within 30 days after the date it is acquired.

## 6. Distance

An apiary consisting of more than 75 colonies shall maintain a distance of at least 200 feet from any property line.

## H. Equestrian Operation, Large and Small

### 1. Types of Equestrian Operations Allowed

Equestrian operations are allowed as detailed in the table below:

Table 3-7: Equestrian Operation Formula			
Criteria [1] & [2]	Number	Factor	Points
Maximum number of horses boarded or kept for training (at any time)		x 1.0	
Maximum number of weekly equestrian trainee visits in excess of 15		x 0.5	
Less than 5 acres			10
At least 5 acres but less than 10 acres			8
At least 10 acres but less than 35 acres			5
35 acres or more			0
For each additional 35 acres			-2
	Operation Type		Total Points
	Small		≤ 35
	Large		≥ 35.5

#### Notes:

[1] Some equestrian uses may fall under the category of Accessory Horse Keeping and not considered to be an Equestrian Operation in the above chart. See §3.4.4.F, *Horse Keeping*.

[2] If the number of horses kept on a property exceeds one horse per one-half acre, an administrative special review approval is required, unless otherwise indicated as a special review in Tables 3-1 and 3-2.

### 2. Best Management Practices

All large and small equestrian operations shall utilize appropriate best management practices to address potential environmental and compatibility impacts of their operation. Applicants shall prepare a resource stewardship plan that outlines the best management practices to be implemented for the following issues or topics, as applicable: management of water quality, storm water, soil erosion, manure, dust, pasture vegetation, pests, wildlife, and weeds.

### 3. Outdoor Storage of Horse Trailers

Outdoor storage of horse trailers is allowed as part of an approved large or small equestrian operation.



- a. Only those trailers that are for use by owners of the property, people associated with the operation, and/or boarded horses may be stored. General trailer storage is not allowed.
- b. No more than one trailer per horse residing on the property is allowed.
- c. All horse trailers shall be currently licensed and operable

**4. Additional Standards for Small Equestrian Operations**

The following additional standards shall apply to small equestrian operations:

- a. Noise, fumes, dust, odors, vibration, or light generated as a result of the equestrian operation will, at the property line, be below the volume, frequency, or intensity such that they do not unreasonably interfere with the enjoyment of life, quiet, comfort or outdoor recreation of an individual of ordinary sensitivity and habits.
- b. The routine hours of operation open to the public are limited to the hours between 6:00 a.m. and 10:00 p.m.
- c. Lights and amplified noise devices associated with outdoor arenas shall be turned off by 9:00 p.m. if the arena is located within 250 feet of a neighboring residence.

**I. Poultry Keeping, Rural**

Rural poultry keeping operations shall be located outside of established GMAs, the Laporte Plan Area, and the Estes Valley Planning Area and shall comply with the following standards:

**1. General**

- a. No more than 50 birds per acre shall be kept on one lot.
- b. The sale of eggs, processed meats, and other byproducts at an on-site farm stands shall be limited to birds raised and processed on site.

**2. Design**

- a. A minimum of one coop and one run shall be provided.
- b. Coops and runs shall be covered, properly ventilated, predator-resistant, and adequately sized to support the number of birds kept on site.
- c. The ratio of coop area to run area shall be at the discretion of the owner based upon the species, size, and other characteristics of the poultry.
- d. Coops and runs shall be regularly cleaned to control dust, odor, and waste and not constitute a nuisance, safety hazard, or health problem to surrounding properties.
- e. Poultry are not required to be confined to the coop, run, or other enclosed areas at all times.
- f. Portable coops on wheels, skids, or other mobile support structure are allowed and subject to paragraphs b., c., d. and e. above.

**3. On-Site Processing**

- a. Up to 1,000 birds raised on the premise may be processed per calendar year.
- b. On-site processing shall not include birds raised on a different lot than the poultry keeping operation.
- c. On-site processing shall occur in an enclosed structure or an adequately screened area that prohibits off-property visibility of the processing area. A licensed mobile processing unit is considered an enclosed space.
- d. Enclosed processing areas shall meet all minimum setbacks required for the property and shall be setback a minimum of 50 feet from all property lines.

- e. Screened processing areas shall meet all minimum setbacks required for the property and shall be setback a minimum of 100 feet from all property lines unless separated by a building or structure that effectively prohibits off-property visibility of the processing area.

**J. Poultry Keeping, Urban**

Urban poultry keeping operations shall be located within established GMAs, the Laporte Plan Area, or the Estes Valley Planning Area and shall comply with the following standards:

**1. General**

- a. No more than 50 birds per acre shall be kept on one lot.
- b. The total number of birds allowed on a property shall be based upon a minimum provision of 12 square feet for each bird, not to exceed two percent of the lot. For example, two percent of a 5,000 square foot lot is 100 square feet. Each bird requires a minimum of 12 square feet therefore eight birds are allowed on the lot ( $100 \div 12 = 8.3$ ).
- c. Roosters may be allowed with the approval through the administrative special review process.
- d. The sale of eggs, processed meats, and other byproducts at an on-site farm stand shall be limited to birds raised and processed on site.

**2. Design**

- a. A minimum of one coop and one run shall be provided.
- b. Coops and runs shall be covered, properly ventilated, predator-resistant, and adequately sized to support the number of birds kept on site.
- c. The ratio of coop area to run area shall be at the discretion of the owner based upon the species, size, and other characteristics of the poultry.
- d. Alternate designs may be approved as part of the administrative special review process.
- e. Coops and runs shall be regularly cleaned to control dust, odor, and waste and not constitute a nuisance, safety hazard, or health problem to surrounding properties.
- f. Poultry are not required to be confined to the coop, run, or other enclosed areas at all times.
- g. Portable coops on wheels, skids, or other mobile support structure are allowed and subject to paragraphs b., c., d., e., and f. above.

**3. On-Site Processing**

- a. Up to 1,000 birds raised on the premise may be processed per calendar year.
- b. On-site processing shall not include birds raised on a different lot than the poultry keeping operation.
- c. On-site processing shall occur in an enclosed structure unless an adequate screening method is approved through the administrative special review process. A licensed mobile processing unit is considered an enclosed space.
- d. Enclosed or screened processing areas shall be setback a minimum of 100 feet from all property lines.

**K. Poultry Processing**

All poultry processing operations shall comply with the following standards:

**1. General**

- a. No more than 50 birds per acre shall be kept on one lot.
- b. The sale of eggs, processed meats, and other byproducts at an on-site farm stand may include birds raised and processed on site or from off-site processing facilities as set forth in §3.4.4.E, *Farm Stand*.

**2. Design**

- a. A minimum of one coop and one run shall be provided.
- b. Coops and runs shall be covered, properly ventilated, predator-resistant, and adequately sized to support the number of birds kept on site.
- c. The ratio of coop area to run area shall be at the discretion of the owner based upon the species, size, and other characteristics of the poultry.
- d. Coops and runs shall be regularly cleaned to control dust, odor, and waste and not constitute a nuisance, safety hazard, or health problem to surrounding properties.
- e. Poultry are not required to be confined to the coop, run, or other enclosed areas at all times.
- f. Portable coops on wheels, skids, or other mobile support structure are allowed and subject to paragraphs b., c., d. and e. above.

**3. On-Site Processing**

- a. Between 1,000 and 20,000 birds raised on the premise may be processed per calendar year.
- b. On-site processing shall not include birds raised on a different lot than the poultry keeping operation.
- c. On-site processing shall occur in an enclosed structure or an adequately screened area that prohibits off-property visibility of the processing area. A licensed mobile processing unit is considered an enclosed space.
- d. Enclosed processing areas shall meet all minimum setbacks required for the property and shall be setback a minimum of 25 feet from all property lines.
- e. Screened processing areas shall meet all minimum setbacks required for the property and shall be setback a minimum of 50 feet from all property lines unless separated by a building or structure that effectively prohibits off-property visibility of the processing area.

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**3.3.3. Residential Uses****A. Dwelling, Cabin**

1. A cabin that includes a primary heat source is considered a single-unit dwelling.
2. Cabins are permitted in the applicable zoning districts (See §3.2, Tables of Allowed Uses) only in the west half of Range 70, in Ranges 71-78 and in Townships 11 and 12, Ranges 68-78.
3. A tiny home on wheels on a temporary foundation is not allowed as a cabin.

**B. Dwelling, Co-Housing****1. Design and Layout**

- a. The minimum project size for co-housing development is one acre.
- b. The maximum size of each co-housing unit is 800 square feet of gross floor area.
- c. A minimum of 10 percent of the project area shall be held in shared open space.

- d. Underlying zoning district lot and setback requirements shall apply to the project site boundaries as a whole, but not to individual co-housing dwelling pads.
- e. Each co-housing dwelling unit shall be separated by a minimum of five feet.

**2. Operation and Ownership**

- a. Each co-housing dwelling unit shall be on a permanent foundation and shall connect to public water and sanitary sewer.
- b. One accessory storage structure less than 100 square feet may be permitted for any unit part of a co-housing project approval.
- c. One accessory storage structure less than 600 square feet may be permitted as a shared maintenance storage facility for the co-housing project. The structure shall be enclosed on all sides and separated from other structures by a minimum of three feet.
- d. Access drives within a co-housing dwelling development shall be constructed to county standards.
- e. Co-housing projects shall be organized as condominium developments meeting all requirements of the County's condominium platting and map process in §6.5.9, *Condominium Maps*, and Colorado state law.

**C. Dwelling, Live/Work**

- a. The residential component of a live/work dwelling shall be located on upper stories or to the rear of nonresidential portions of the structure.
- b. The nonresidential use shall be owned and operated by a resident of the live/work dwelling.

**D. Dwelling, Multi-Unit**

All multi-unit dwellings located within the Urban Districts and GMAs shall meet the site and building design requirements in §4.9, *Site and Building Standards in Urban Areas*.

**E. Manufactured Home**

- 1. Any manufactured home that is transportable over state highways in two or more pieces and is assembled at the building site may be placed on any legal lot that is zoned for single-unit use.
- 2. Any manufactured home that is transportable over state highways as a single, complete dwelling unit and is located outside a manufactured housing park shall meet the following requirements:
  - a. The manufactured home and any additions to it shall be permanently anchored to a permanent foundation;
  - b. The manufactured home and any additions to it shall have standard exterior siding;
  - c. The manufactured home and any additions to it shall have a pitched roof structure with standard house shingles or other standard roofing materials;
  - d. The manufactured home shall be incorporated into a larger structure that includes one or more of the following: additional bedrooms; recreation room; patio; carport or garage;
  - e. The manufactured home shall be purged to the property on which it is located; and
  - f. The requirements noted above shall be completed within 18 months of the date that the building permit is issued. The Chief Building Official may grant an 18-month extension upon finding that significant progress has been made in the completion of

the requirements or there have been other circumstances, beyond the control of the property owner, that have delayed completion.

3. Manufactured homes may be used to provide dwellings for agricultural operation workers as part of a farmstead.
4. The use of manufactured homes as dwellings outside manufactured housing parks is allowed as follows:
  - a. In lawful manufactured home subdivisions existing on March 18, 1970, provided such a subdivision is not deemed to be in existence unless it was approved by the County in accordance with subdivision regulations in effect at that time. The sale of two or more lots and the location thereon of manufactured homes prior to March 18, 1970 within a subdivision approved by Larimer County creates a presumption of intent to create a manufactured home subdivision as defined by this Code.
  - b. A lawful manufactured home subdivision existing on March 18, 1970, which is only partially developed, may be completed and developed in accordance with plans for such completion and development existing prior to that date, if the completion and development does not create or permit to continue any hazard to the welfare and health of Larimer County inhabitants or subdivision residents.
  - c. Manufactured homes may be used to provide temporary housing pursuant to §3.5.3.D, *Manufactured Home*.
5. Manufactured homes are designed, constructed, and intended to be single-unit dwellings and shall bear either the HUD or Colorado Housing Authority seal.
6. Manufactured homes, including pre-1974 mobile homes, cannot be used as storage buildings, barns, or garages.

#### **F. Manufactured Housing Parks**

##### **1. Permits, Applicability, and Nonconforming Uses**

- a. No person shall construct, alter, extend, maintain, or operate any manufactured housing park in unincorporated Larimer County without the appropriate approval per the Table of Allowed Uses in §3.2.7.
- b. Application for a manufactured housing park shall be made to the Community Development Department prior to any construction, alteration, extension, maintenance or use of a manufactured housing park.
- c. An approval for a manufactured housing park is transferable to subsequent owners of the site and remains valid as long as the manufactured housing park for which the approval was issued is still in existence and in compliance with this Code.
- d. The extension or expansion of any nonconforming manufactured housing park or any other manufactured housing park requires a new application and new manufactured housing park approval.
- e. Any person whose application for a manufactured housing park is denied may appeal the denial to the County Commissioners under the procedure provided in §6.7.2, *Appeals*.
- f. Except as noted in paragraphs E.1 and E.2 above, no manufactured home that is transportable over state highways as a single, complete dwelling unit can be occupied for dwelling purposes after the effective date of this Code unless it is located in a manufactured housing park that qualifies as a nonconforming use under this Code or for which a valid approval was issued under this Code.

- g. It is unlawful for any property owner, tenant, lessee, or administrator of any real estate in Larimer County to rent, lease or sell any manufactured home to be used as a dwelling or living quarters (parked on land under their supervision) to be in violation of this Code.
- h. Any expansion or extension of a nonconforming manufactured housing park, either on the same or adjoining property, shall comply with this Code.
- i. No unlawful use of property, structures or manufactured homes existing on the effective date of this Code will be deemed a nonconforming use, structure, or manufactured home.
- j. Only manufactured homes can be occupied for dwelling or sleeping purposes within a manufactured housing park.

## 2. Density

- a. For purposes of regulating density, minimum manufactured home space area and minimum street frontage, manufactured housing parks are divided into two classes known as medium-density manufactured housing parks and high-density manufactured housing parks.
  - i. Medium-density manufactured housing parks shall meet the following requirements:
    - 1) Maximum density—5 or fewer manufactured homes per acre;
    - 2) Minimum manufactured home space area—6,000 square feet;
    - 3) Minimum street frontage—25 feet.
  - ii. High-density manufactured housing parks shall meet the following requirements:
    - 1) Maximum density—6-10 manufactured homes per acre;
    - 2) Minimum manufactured home space area—3,500 square feet;
    - 3) Minimum street frontage—25 feet.

*Note:* In computing minimum areas for manufactured home spaces, such minimum areas may include half of the area within the boundaries of one abutting street or roadway, whether dedicated to public use or reserved for private use.
- b. There are no minimum area requirements for manufactured housing parks; however, every manufactured housing park created or established after the effective date of this Code shall have a minimum of five manufactured home spaces.

## 3. Setback Requirements

- a. The minimum setback from property lines of a manufactured housing park are listed in Table 3-8, below.

**Table 3-8: Manufactured Housing Park Minimum Setbacks**

Manufactured Home Setbacks	Minimum Requirement
From public street or highway rights-of way	See §2.9.4.E
From exterior property line of Manufactured Housing Park [1]	20 feet

**Table 3-8: Manufactured Housing Park Minimum Setbacks**

<b>Manufactured Home Setbacks</b>	<b>Minimum Requirement</b>
From private road rights-of way and access easements	25 feet from center-line or 10 feet from easement boundary, whichever distance is greater
From front line of manufactured home space	20 feet
From side line of manufactured home space	10 feet
From rear line of manufactured home space	10 feet
From any manufactured home or accessory structure	10 feet
From any unenclosed additions on, or detached structures accessory to adjacent homes, such as decks, open porches, carports, or sheds.	6 feet
From streams, creeks, and rivers	See §2.9.4.B

**Notes:**

[1]: Screening fences and shrubs or trees may be located closer to the property lines than the minimum setback distance.

- b. Structures, including manufactured homes, shall not be erected, constructed, or located closer to such property lines than the minimum setback distance, unless otherwise specifically provided in §2.9.4, *Setbacks*.
- c. In the event that only a portion of a land parcel, under single ownership and zoned for use as a manufactured housing park, is being developed for a manufactured housing park, the setback requirements of paragraph c, above, shall be observed along all of the perimeters of the portion being developed as though such perimeters were property lines.

**4. Accessory Uses**

- a. Accessory buildings and uses are permitted within a manufactured housing park under these conditions:
  - i. Such buildings and uses shall not, in any case, dominate in area, extent or purpose the principal use of the land as a manufactured housing park;
  - ii. Such buildings and uses shall be only for the purpose of providing services, conveniences or comforts for the manufactured housing park residents and their guests; and
  - iii. Any advertising of these uses shall be visible primarily from within the manufactured housing park and not displayed to the general public.

**5. Site Conditions**

- a. The condition of soil, groundwater level, drainage and topography within a manufactured housing park shall not create hazards to the property, health, or safety of manufactured housing park occupants.
- b. The site of a manufactured housing park shall not be exposed to health and safety hazards, such as objectionable smoke, noxious odors, unusual noise, sudden flooding, subsidence or erosion or the probability of insect or rodent infestation.

- c. The entire ground surface within the manufactured housing park shall be graded and equipped to provide diversion of water away from buildings, patios, and manufactured home pads; prevent standing water and soil saturation, which would be detrimental to structures; and provide adequate and safe surface drainage.
- d. To prevent soil erosion and unusual and objectionable dust, roadway surfaces within a manufactured housing park shall be paved. All other areas shall be surfaced with gravel, crushed rock, or similar material or planted in a vegetative growth capable of preventing erosion and dust.
- e. If a manufactured home pad is designed to be more than six inches below the finished grade of the manufactured home space, the entire surface of the manufactured home pad shall be covered with crushed rock, gravel, or other similar material to provide surface water drainage.

**6. Streets**

- a. A manufactured housing park shall be serviced by a private street system constructed and maintained in compliance with this Code and provide safe and convenient access from abutting public streets or roads to all manufactured home spaces.
- b. The alignment and grade of all streets shall be properly adapted to the topography of the manufactured housing park and provide safety of traffic movement, satisfactory surface and groundwater drainage and the proper functioning of sanitary and storm sewer systems.
- c. All streets shall be paved with concrete or asphalt, curbed, and guttered and constructed at least to the standards in the Larimer County Urban Area Street Standards.
- d. The paved surface of streets, excluding curb and gutter, shall be of adequate width to accommodate anticipated traffic within the manufactured housing park and meet these requirements:
  - i. All streets with parallel parking on both sides shall be at least 34 feet wide.
  - ii. Streets designated as one-way streets with parallel parking on both sides shall be at least 26 feet wide.
  - iii. Where parking is prohibited on one or both sides of a street, the applicable minimum width is reduced seven feet for each side where parking is prohibited. Parking shall only be eliminated when adequate off-street parking is provided.
- e. Culs-de-sac shall be a minimum of 100 feet in diameter.

**7. Exterior Lighting**

- a. All lighting shall comply with §4.10, *Exterior Lighting*.
- b. All service access roads and pedestrian walkways serving more than two manufactured home spaces shall be lighted for safe movement of vehicles and pedestrians at night with a minimum illumination of 0.3 footcandles.
- c. Exterior lighting equipment spaced at minimum intervals of 100 feet along streets and pedestrian walkways satisfy the requirements of this section.



**8. Connectivity**

Convenient, safe pedestrian path networks at least five feet wide shall be provided from dwelling units to recreation areas, bus stops, parking areas, commercial uses, nearby schools, and any public facility. All access shall conform to County standards.

**9. Parking**

- a. A minimum of one paved off-street parking space shall be provided for each manufactured home in a manufactured housing park. In addition, guest and service parking shall be provided within the boundaries of the park in the amount of one space for each five manufactured home spaces.
- b. Off-street parking spaces shall have access to a paved street, driveway, or parking area over an access way of sufficient width to accommodate an automobile. In the Urban character area, it shall be surfaced with concrete, asphalt, or other paving material. In all other character areas, gravel, crushed rock, or other similar material are allowed.

**10. Utilities**

- a. Utility lines and equipment shall be located and constructed in conformity with good engineering and construction practices and comply with all federal, state, and local laws, ordinances, or codes. They shall also comply with reasonable requirements of utility companies providing services to the manufactured housing park.
- b. A minimum separation of three feet measured horizontally and six inches measured vertically shall be maintained between all underground utility lines unless utility providers have agreed to the joint use of a single trench for locating utility lines. However, underground gas lines shall always be located in a separate trench and the minimum separation maintained from all other utility lines.
- c. No manufactured home or other structure can be located nearer than three feet measured horizontally from any gas main line.
- d. All utility easements shall be at least ten feet wide and provide convenient ingress and egress for construction, maintenance vehicles and equipment.
- e. Utilities shall be installed underground in all manufactured housing parks constructed after the effective date of this Code.

**11. Outdoor Storage**

Storage facilities for vehicles, boats, and recreational vehicles (other than private passenger vehicles) shall be designed in a way that obscures a view of the facilities from property adjoining the manufactured housing park or from public roads.

**12. Screening**

In addition to landscaping requirements in §4.7, the following standards apply to all applications for manufactured housing parks:

- a. Manufactured housing parks shall be screened from adjacent property and public streets or highways by trees, shrubs, fences, or walls designed to provide noise and sight buffers. Screening shall be at least 4½ feet in height, and trees and shrubs used shall be capable of attaining the minimum height within five years. Trees or shrubs that die after a manufactured housing park approval is issued shall be replaced within one year.

- b. Paragraph a, above, does not apply to that portion of the property line of a manufactured housing park adjacent to a recreational vehicle park or campground.

**13. Outdoor Recreation Areas**

- a. At least 15 percent of the gross area of the manufactured housing park shall be set aside for recreational purposes for use by the residents of the park.
- b. Outdoor recreation areas include but are not limited to adult recreation and child play areas, such as outdoor games, picnic tables and seating, playgrounds and swimming pools. They do not include areas for guest parking, or utilities.
- c. Outdoor recreation areas shall be located where they are free from traffic hazards and excessive topography. They shall also be centrally located where the topography and traffic of the manufactured housing park permits.

**14. Landscaping**

All manufactured housing parks shall meet the applicable landscaping standards set forth in §4.7, *Landscaping* and the adjacency and buffering standards set forth in §4.8, *Adjacency and Buffering Standards*.

**15. Signs**

All signage installed within the boundaries of a manufactured housing park shall comply with the standards set forth in Article 8.0, *Signs*.

**16. Maintenance**

- a. All manufactured housing parks shall be maintained in accordance with the requirements of this section, applicable State of Colorado Department Health regulations, and other applicable County regulations.
- b. The property owner shall be responsible for ongoing maintenance for all site elements included in the original approval of the manufactured housing park such as landscaping, signage, parking, streets, stormwater, drainage, outdoor recreation areas and other features unless otherwise specified in the development agreement.

**G. Storage Building or Garage on Vacant Lot, Residential**

The following standards are applicable to non-agricultural storage buildings and garages.

- 1. Prior to the construction of a principal dwelling, a property shall be allowed one storage building or garage for the purpose of storing the personal property of the lot owner.
- 2. All storage shall be inside the storage building or garage.
- 3. No residential, business, or commercial activities are permitted in a storage building or garage unless approved by the County Commissioners through the special review, or administrative special review processes.
- 4. On lots of less than two acres (net area) a storage building or garage may not exceed 800 square feet. On lots of two to five acres (net area) a storage building or garage may not exceed 2,400 square feet. On lots over five acres (net area) there is no limit to the size of a storage building or garage. In no event shall the ground floor area of a storage building or garage exceed ten percent of the net area of any lot.
- 5. Only those buildings that are designed, constructed, and approved by the Larimer County Building Department as storage buildings or garages may be used for this purpose. Manufactured homes, including pre-1974 mobile homes, cannot be used as storage buildings or garages.

**H. Assisted Living Facility**

Assisted living facilities shall comply with all state regulatory and licensing requirements.

**I. Group Homes and Community Residential Homes**

All state-regulated group homes, including Group Homes for the Aged, Community Residential Homes, and Group Homes for Persons with Behavioral or Mental Health Disorders, shall comply with the following standards

1. The group home shall be licensed by the State of Colorado prior to occupancy.
2. Occupancy for each individual group home is limited to eight persons, not including staff.
3. The group home applicant shall demonstrate by competent evidence that there are no other group homes within 750 feet of the proposed facility.

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**3.3.4. Public, Civic, and Institutional Uses****A. Prison or Detention Center**

See §6.4.4, *Location and Extent*, for public projects. Non-public projects shall be evaluated through the appropriate review process (site plan, administrative special review, or special review) indicated in the tables of allowed uses.

**B. Hospital**

See §6.4.4, *Location and Extent*, for public projects. Non-public projects shall be evaluated through the appropriate review process (site plan, administrative special review, or special review) indicated in the tables of allowed uses.

**C. Parks and Open Lands Uses (All uses)**

See §6.4.4, *Location and Extent*, for public projects. Non-public projects shall be evaluated through the appropriate review process (site plan, administrative special review, or special review) indicated in the tables of allowed uses.

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**3.3.5. Commercial Uses****A. Hosted Short-term Rental****1. Total Occupancy**

For purposes of determining the potential total number of guests, the number of guest bedrooms is multiplied by two. One (1) additional sleeping area is allowed, such as a living room, loft, or similar, if it meets all building code requirements for a bedroom, allowing two (2) additional guests. Total occupancy for Hosted Short-term Rentals shall include the full-time resident or owner living on-site.

**2. Standards for Hosted Short-term Rentals**

In addition to the §6.4.3.D, *Review Criteria for Administrative Special Review*, or §6.4.1.D, *Review Criteria for Site Plan Review*, applications for hosted short-term rentals shall comply with the following standards:

- a. Only one shall be allowed on a property.
- b. The hosted short-term rental structure, any portion of the primary parking, and 100-feet of the existing driveway abutting the primary parking shall not be located within the Floodplain Overlay (FPO) District Zone AE (Floodway), the Floodplain Overlay

(FPO) District Zone AE (Flood Fringe), the Floodplain Overlay (FPO) District Zone A, Floodplain Overlay (FPO) District Zone AH, nor within Floodplain Overlay (FPO) District Zone AO.

- c. The hosted short-term rental shall be equipped with an operations manual/users guide that is placed in a visible location (such as an entry table or kitchen table) accessible to all guests.
- d. The property shall not be advertised as an event space.
- e. To be issued a new license, a hosted short-term rental must first undergo and pass a life-safety inspection or other required building inspection.

### **3. Large Hosted Short-term Rentals with More than Ten Guests**

In addition to the §6.4.2.D, *Review Criteria for Special Review*, applications for hosted short-term rentals with more than ten guests shall comply with the following standards:

- a. All the standards required for a hosted short-term rental identified in 3.3.5.A.2, above.
- b. The hosted short-term rental shall be equipped with fire sprinkler system.
- c. The hosted short-term rental shall meet International Building Code (IBC) accessibility requirements for a commercial operation.

## **B. Short-Term Rental**

### **1. Total Occupancy for Guests**

For purposes of determining the potential total number of occupants or guests, the number of bedrooms is multiplied by two. One (1) additional sleeping area is allowed, such as a living room, loft, or similar, if it meets all building code requirements for a bedroom, allowing two (2) additional guests.

### **2. Standards for Short-Term Rentals**

In addition to the §6.4.2.D, *Review Criteria for Special Review* and §6.4.3.D, *Review Criteria for Administrative Special Review*, applications for short-term rentals shall comply with the following standards:

#### **General Standards**

- a. Only one short-term rental shall be allowed on a property. Preexisting lodging facilities in the EV A and EV A-1 zoning districts are not subject to this requirement as set forth in §13.6.1.D, *Preexisting Lodging Facility*. Preexisting multi-unit dwellings in the EV A and EV A-1 zoning districts are not subject to this requirement.
- b. The short-term rental shall only be conducted in a legally constructed dwelling and shall require a change of occupancy permit prior to occupancy for the short-term rental use.
- c. The following minimum separation requirements shall apply to the short-term rental, and are measured from center of principal dwelling to center of principal dwelling:
  - i. Countywide, including the Estes Valley: A short-term rental must be a minimum of 500 feet from another short-term rental. Short-term rentals in the EV A, EV A-1, and EV E-1S zoning districts are not subject to this requirement.

- ii. Red Feather Lakes Area: A short-term rental must be a minimum of 250 feet from another short-term rental. This shall only apply to properties that have a Red Feather Lakes address.
- d. Accessory Living Areas, Extended Family Dwellings, and Farmstead Accessory Dwellings shall not be utilized as a short-term rental; however, an owner may reside in an Accessory Living Area unit on a property while renting the principal dwelling as a short-term rental.
- e. No person shall be permitted to stay overnight in any motor vehicle, including but not limited to a recreational vehicle, travel trailer, tent, or other outdoor structures on the short-term rental property.
- f. The short-term rental property shall not be advertised as an event space.
- g. The short-term rental shall have an approved and reliable water source (well or public water) available for firefighting and meet standards for wastewater system.
- h. The short-term rental shall not be located within 500-feet of a Larimer County Park or Open Space.
- i. The Operations Manual shall include information notifying guests that anyone visiting a Larimer County Park or Open Space must purchase the required entrance permit pass for the park or open space.
- j. If the short-term rental property is within 1,000 feet of the boundary of a public open space or park land, it shall be referred to the relevant public lands management agency and the owner will mitigate potential impacts to the public natural resources or wildlife.
- k. A short-term rental with a valid approval under the previous Land Use Code from April 1, 2020, until May 31, 2023, may continue to operate as defined under the previous code. Such non-conforming short-term rentals must comply with the requirements of the Short-term Rental Use Specific Standards and the Enforcement Ordinance with the requirement to renew the license every other year. Non-conforming short-term rentals are required to comply with the life-safety provisions of the Enforcement Ordinance, Building Codes, and Land Use Code.

**Ordinance for Implementation and Enforcement of Short-term Rentals**

- l. Subsequent to the Planning Division approval and the Certificate of Occupancy issuance from the Building Division, a license to operate as a short-term rental will be issued. For short-term rentals approved prior to June 1, 2023, the planning approval number will serve as the license.
- m. The short-term rental must comply with the “Ordinance for Implementation and Enforcement of Short-term Rentals” in effect at the time.
- n. The owner or operator must ensure that guests do not cause excessive noise or other disturbances, disorderly conduct, or violations of any applicable law or regulation pertaining to the rental of the property or adversely affect other residents in the vicinity of the property.

**Safety Standards**

- o. The short-term rental shall be equipped with an operations manual/users guide that is in a visible location (such as a kitchen counter or entry table).
- p. The short-term rental shall have a property manager consisting of the owner or a responsible party representing the owner to manage the use at any time it is

occupied. Outside of the Estes Valley area, the property manager shall be located within one hour or less travel distance from the short-term rental, and their contact information shall be posted in the operations manual located in the short-term rental. Changes to the contact information from the property manager shall be provided to the Larimer County Community Development Department within five business days of the change in contact information.

- q. A sign containing the following information shall be posted at each interior entrance and exit of the short-term rental:
  - i. A map including the address and Global Positioning System (GPS) coordinates of the short-term rental.
  - ii. Exit mapping from each habitable room.
  - iii. A map of escape routes from the neighborhood to a public road.
  - iv. Contact information for the Fire Department having jurisdiction, as well as contact information for Police/sheriff and ambulance service.
  - v. Contact information with a phone number for the short-term rental owner or manager.
- r. The location of the property boundaries for the short-term rental shall be easily identifiable and posted to prevent trespass.
- s. The short-term rental shall have a plan for garbage storage and removal. The plan shall clearly illustrate the location of garbage storage areas, the method and frequency of regular garbage pick-up/disposal, and screening of the outdoor storage area.
- t. Cooking appliances within the short-term rental shall be equipped with a stove top fire stop or approved alternative and an anti-tip device.
- u. Unless already equipped with an approved automatic fire sprinkler system or installing one with a building and/or fire department permit, approved fire extinguishers shall be installed in readily accessible and visible locations for immediate use in the following locations within the short-term rental:
  - i. In each room with a cooking appliance, fireplace, heating appliance or water heater.
  - ii. Inside and adjacent to the door leading to a deck, porch, or patio with such appliances.
  - iii. At least one on each story.
- v. Solid fuel-burning (such as wood or coal) exterior appliances including, but not limited to fire pits, outdoor fireplaces, portable outdoor fireplaces, briquette BBQ, smoker, or similar shall not be allowed.
- w. The short-term rental shall have reliable cellular or VoIP service available or provide access to a landline telephone to enable guests to call 911 in the event of an emergency.

#### **Floodplain Overlay District Standards**

- x. The short-term rental structure, any portion of the primary parking, and 100-feet of the existing driveway, access road or travel way abutting the primary parking, shall not be located within the Floodplain Overlay (FPO) District Zone AE (Floodway), the Floodplain Overlay (FPO) District Zone AE (Flood Fringe), the Floodplain Overlay

(FPO) District Zone A, the Floodplain Overlay (FPO) District Zone AH, nor within the Floodplain Overlay (FPO) District Zone AO.

- y. If the short-term rental is located adjacent to the Floodplain Overlay (FPO) District Zone AE (Floodway), Zone AE (Flood Fringe), Zone A, Zone AH, or Zone AO, the Operations Manual shall include information on sheltering in place or the egress route, whichever is the safest option during a flood event. This information shall also be posted on or adjacent to the primary exit door.
- z. If any portion of the short-term rental property is located within the floodplain, a flood hazard sign warning guests of potential flood danger shall be clearly posted adjacent to the existing driveway.

**Local Roadway and Access Standards**

- aa. Local roadways, whether public or private, used to access the short-term rental, shall comply with the Appendix G Standards of Larimer County Rural Area Roadway Standards. Local Roadways are either defined by the Local Roadway segments shown on the applicable Transportation Master Plan or as designated by the County Engineer. Larimer County Rural Area Roadway Standards (LCRARS) Appendix G 2.2 does not apply.

**Life-Safety Inspection and License Renewal**

- bb. Before operating, a short-term rental must first undergo and pass a life-safety inspection or other required building inspection.
- cc. The Building Division shall be notified of any changes made to the short-term rental structure or building and the facility must undergo and pass a life-safety inspection or other required building inspection. Failure to notify the Building Division of any changes may be grounds for revocation of the short-term rental license.
- dd. Short-term rental license renewal shall be required every other year on the anniversary of the original approval or license date. Failure to complete and resubmit the renewal form to the Community Development Department, shall be cause for consideration or revocation of license approval.
- ee. The short-term rental shall be re-inspected by the Building Division every four (4) years accompanying the license renewal every other year to ensure continued compliance with the building code in effect at that time. At the time of the re-inspection a non-conforming vacation home shall be required to be in compliance with 3.3.5.B.2.o-w *Safety Standards*. During the years when a re-inspection is not required, the property owner or operator shall self-certify that the short-term rental remains in compliance with the regulations.

**Transfer of Short-term Rental License**

- ff. Ownership of a license may not be transferred unless meeting one of the exceptions as listed herein.
  - i. The transfer of title to real property when the grantee is a member of the grantor's immediate family. For purposes of this section, a family transaction shall mean between parents and children, spouse or domestic partners, siblings, grandparents and grandchildren, or similar family relationship.
  - ii. An active license for a specific short-term rental operating continuously (by license, renewal, or approved transfer) under the required license since prior to

the effective date of June 1, 2023, may transfer the license to a different owner one (1) time within ten (10) years, and in accordance with procedures in this Code, including paragraph (gg) below.

- gg. Other Licenses. Licenses for short-term rentals not addressed in subparagraph (ii) above are not transferrable to any person upon sale or other transfer of ownership of the property. Upon such sale or transfer of ownership, the license shall terminate automatically, and the new owner of the property shall apply for a short-term rental license if it wishes to continue the use of the property as a short-term rental. Such application shall be subject to any applicable waitlist.
- hh. If the property owner changes during the period for which the short-term rental has been licensed, and the license is eligible for transfer as described in paragraph (ff) above, a new property owner of record must file an application to transfer the license into their name within sixty (60) days of transfer of ownership and must ensure the short-term rental is in compliance with all other County regulations. If the property is transferred to an immediate family member, that new owner must notify the county of the transfer of ownership, demonstrate that the license is in compliance with the Code, and assume responsibility for compliance.

## C. Campground

### 1. Applicability and Permit Requirements

- a. No person shall construct, alter, extend, maintain, or operate any campground in unincorporated Larimer County without the appropriate approval per the Tables of Allowed Uses in §§3.2.6 and 3.2.7.
- b. Application for a campground shall be made to the Community Development Department prior to the commencement of any construction, alteration, extension, maintenance or use of the campground.
- c. The application shall be submitted in accordance with the LUC Supplemental Materials.
- d. The application shall comply with §§6.4.2, *Special Review* or 6.4.3, *Administrative Special Review* of this Code as applicable, and all other applicable laws and regulations.
- e. An approval for a campground established through a valid County process is transferable to subsequent property owners and remains valid as long as the campground for which the approval was issued is constructed within the time designated on the permit and remains in existence and complies with this Code.
- f. Any public project shall meet the standards and follow the procedures set forth in §6.4.4, *Location and Extent*, and shall be followed by an internal technical review.
- g. All campgrounds located in the floodplain shall meet the standards set forth in §12.1.5.G, *Campgrounds*.

### 2. Nonconformities

- a. No unlawful use of property, structures or recreational vehicles existing on the effective date of this Code will be considered a legal nonconforming use, structure, or campground.
- b. Any expansion or extension of a nonconforming campground shall comply with this Code.



### 3. Campground Types

For the purpose of this Code, campgrounds shall be designated as primitive or modern based on the definitions set forth in §20.2.4.G.1, *Campground*.

### 4. General Standards

In addition to the standards in this subsection, all campgrounds shall comply with all applicable state and federal requirements, adopted building codes, fire district requirements, and other applicable codes as adopted by the County and shall be approved by the Director.

#### a. Exceptions

Primitive campgrounds shall be exempt from all provisions except:

- i. Paragraphs b., c., and e. of §3.3.5.C.6, *Roads and Setback Requirements*;
- ii. 3.3.5.C.7, *Landscaping*;
- iii. Paragraph a. of §3.3.5.C.9, *Water Supply*;
- iv. 3.3.5.C.11, *Refuse Disposal*; and
- v. 3.3.5.C.12, *Fire Safety*.

#### b. Size and Density

- i. The minimum campground area shall be the same as the minimum lot size for the zoning district in which it is located, including variations in acreage based on availability and service to the property of public water and sewer, unless the Director determines:
  - 1) The lot was legally established before the effective date of this Code and can adequately and safely accommodate a campground area without meeting the minimum lot size; or
  - 2) The lot meets the minimum lot size, but cannot adequately and safely accommodate a campground area.
- ii. The maximum density in a campground is eight sites per acre. The area in roadways within the campground is included in determining the density.

#### c. Occupancy

No person shall stay in any campground more than 180 days per calendar year. The Director may grant an extension for any additional 90-day period if a formal written request is submitted by the owner or manager of the campground.

#### d. Campsites

- i. All recreational vehicles or tents parked or attached to the ground in a campground for use as an overnight accommodation shall be parked or attached to the ground upon a campsite as defined by this Code. However, an area not exceeding ten percent of the gross area of the campground, including roadways, may be designated and used for an overflow area.
- ii. Each campsite shall provide at least 1,260 square feet of space for tent-only campsites and 1,750 square feet for campsites that accommodate RVs, including the required parking space as described in subsection iv. below.
- iii. Each campsite shall be clearly marked and identified with an indicator of at least four square inches and attached to a post or tree on or near the campsite,

indicating the type of recreational vehicle that may be parked on the campsite, if any.

- iv. Each campsite shall include a parking space of at least 200 square feet for one vehicle other than a recreational vehicle. That parking space shall be constructed so no portion of the vehicle extends onto any roadway within the campground.
- v. Group sites are allowed within a campground; however, they shall be at least 15,000 square feet, excluding roadways; and provide a minimum of 400 square feet of parking area for vehicles other than recreational vehicles for every two sites in the group site.
- vi. Each campsite, except primitive campsites, shall front upon a conforming road, and each campsite not fronting directly upon a conforming road shall have a clear and unobstructed access of not less than 10 feet in width to a conforming road.
- vii. Temporary structures such as canvas awnings, screened enclosures, or platforms, which are normal camping equipment, may be erected but must be removed when the campsite is vacated.

## 5. Walkways

- a. An internal pedestrian circulation system shall be provided.
- b. Constructed walkways within the campground area shall be at least five feet wide, with an all-weather surface.
- c. Walkways shall be adequately lighted in accordance with the standards in §4.10, *Exterior Lighting*.

## 6. Roads and Setback Requirements

- a. Road systems within a campground are required. Road systems shall form a loop system only and be constructed in the same manner and to the same standards as an access road. If the road system is for one-way traffic only, directional signs shall be installed.
- b. Access roads to campgrounds shall be 16 feet wide for one-way traffic and 24 feet wide for two-way traffic. They shall be surfaced in accordance with the Rural Area Road Standards or Urban Area Road Standards as applicable.
- c. Interior roadways shall be lighted at intersections and at a minimum of every 400 feet. All lighting fixtures shall comply with the standards in §4.10, *Exterior Lighting*. This requirement may be waived or modified if electricity is not available or to protect the rural character or natural setting of the area.
- d. Campsites within a campground and recreational vehicles parked within a campground shall comply with these minimum setback requirements:

**Table 3-9: Campsite Setback Requirements**

Description	Setback
From the perimeter of the campground	25 feet
From existing residentially developed or residentially zoned properties	250 feet
From the boundary of a public right-of-way	100 feet
From interior roadways	10 feet

## 7. Landscaping

- a. The boundary of a campground shall maintain an adequate existing buffer or constructed buffer, as defined in §4.8.1, *Buffering and Screening*, with landscaping, hedging, trees, shrubbery, walls or fences, or a combination of two or more elements.
- b. One tree shall be provided for every two campsites and shall be located in close proximity to those spaces. Existing trees on the site may be used to satisfy this requirement. If the location is not suited to the planting of trees, a shade structure measuring at least ten feet in each dimension shall be provided for each campsite.

## 8. Sanitary Facilities

- a. Every campground shall include a minimum of one unisex sanitary facility.
- b. All sanitary facilities shall comply with the requirements of the Americans with Disabilities Act (ADA) and the ADA Standards for Accessible Design.
- c. Required toilet, lavatory, and bathing fixtures shall be provided in the minimum numbers unless otherwise approved by the Director:

**Table 3-10: Minimum Campsite Sanitary Facility Requirements**

Sites	Toilets	Lavatories or Hand Sinks [1]	Showers
15	2	1	1
16—30	2	1	1
31—45	3	3	1
46—60	4	3	2
61—80	5	4	2
81—100	5	4	3

**Notes:**

[1] Lavatories or hand sinks shall be included when full sanitary facilities are required.

- d. For every 30 additional sites in excess of 100 sites, two additional toilets and two additional lavatories shall be provided. For every 40 additional sites in excess of 100 sites, two additional showers shall be provided. For every 100 additional sites in excess of 100 sites, two additional toilets shall be provided.
- e. Sanitary facilities shall be maintained primarily for the use of campground occupants. The general public shall not be invited by advertisement or otherwise to use the sanitary facilities.

## 9. Water Supply

- a. The water supply system shall be designed, constructed, and maintained in compliance with Colorado Department of Health regulations and recommendations to provide a safe, potable and adequate supply of water.
- b. Every site within a campground shall be within a 200 foot radius of at least one potable water hydrant, including water faucets on posts and handpump hydrants, for common use. Additional hydrants shall be provided based on the number of

campsites, design of the campground, or other site conditions as determined during the applicable review process.

- c. Potable water hookups for individual connections to recreational vehicles shall meet the adopted plumbing code standards including backflow prevention, shut-off valve to control water flow rate, and be equipped with a flexible hose to reach the inlet of recreational vehicle water storage tanks.
- d. Each potable water hydrant and hookup shall be constructed to allow good drainage and prevent freezing.

#### **10. Sanitary Waste Station**

- a. Where recreational vehicles are accommodated within a campground, a minimum of one sanitary waste station shall be provided when campsites are not equipped with individual sewer connections.
- b. Sanitary waste stations that are not connected to a central wastewater treatment system or public sewer shall meet the design requirements for a septic system permit issued by the Larimer County Department of Health and Environment.
- c. The drainage basin of the sanitary waste station shall be constructed of an impervious material. Sanitary waste stations draining into an impervious vault shall include a capacity alarm system.
- d. The sanitary waste station shall be connected to the campground water supply and provide facilities for washing recreational vehicle waste-holding tanks and for cleaning the general area of the sanitary station.

#### **11. Refuse Disposal**

- a. The storage, collection, and disposal of refuse shall be performed so as to minimize accidents, fire hazards, air pollution, odors, insects, rodents, or other nuisance conditions.
- b. All trash collection areas shall be screened and trash containers shall be wildlife-proof.

#### **12. Fire Safety**

- a. Fires will be permitted only in facilities that have been provided for such purposes or where open fires are allowed.
- b. Approved designated outdoor campfire locations, if provided, shall be in areas where they will not constitute fire hazards to vegetation, undergrowth, trees, recreational vehicles, camping units, and structures.
- c. Each campground shall have a written evacuation plan approved as part of an application submittal.

### **D. Recreational Vehicle Park**

#### **1. Applicability and Permits**

- a. No person shall construct, alter, extend, maintain, or operate any recreational vehicle park in unincorporated Larimer County without the appropriate approval per the Tables of Allowed Uses in §§3.2.6 and 3.2.7.
- b. Application for a recreational vehicle park shall be made to the Community Development Department prior to the commencement of any construction, alteration, extension, maintenance, or operation of a recreational vehicle park.

- c. The application shall be submitted in accordance with the LUC Supplemental Materials.
- d. The application shall comply with §§6.4.2, *Special Review* or 6.4.3, *Administrative Special Review* of this Code as applicable, and all other applicable laws and regulations.
- e. An approval for a recreational vehicle park established through a valid County process is transferable to subsequent property owners and remain valid as long as the recreational vehicle park for which such approval is issued is constructed within the time designated on the permit and remains in existence and complies with this Code.
- f. Any public project shall meet the standards and follow the procedures set forth in §6.4.4, *Location and Extent*, and shall be followed by an internal technical review.
- g. All recreational vehicle parks located in the floodplain shall meet the standards set forth in §12.1.5.F, *Recreational Vehicles (RVs) and RV Parks*.

## **2. Nonconformities**

- a. No unlawful use of property, structures or recreational vehicles existing on the effective date of this Code will be considered a legal nonconforming use, structure, or recreational vehicle park.
- b. Any expansion or extension of a nonconforming recreational vehicle park shall comply with this Code.

## **3. General Standards**

In addition to the standards in this subsection, all recreational vehicle parks shall comply with all applicable state and federal requirements, adopted building codes, fire district requirements, and other applicable codes as adopted by the County and shall be approved by the Director.

### **a. Size and Density**

- i. The minimum recreational vehicle area shall be the same as the minimum lot size for the zoning district in which it is located, including variations in acreage based on availability and service to the property of public water and sewer, unless the Director determines:
  - 1) The lot was legally established before the effective date of this Code and can adequately and safely accommodate a recreational vehicle park without meeting the minimum lot size; or
  - 2) The lot meets the minimum lot size, but cannot adequately and safely accommodate a recreational vehicle park.
- ii. The maximum density in a recreational vehicle park is 20 sites per acre. The area in roadways within the recreational vehicle park is included in determining the density.

### **b. Occupancy**

Recreational vehicle sites with full utility hookups to a state or County approved water, electricity, and gas supply and a state or County approved sewage disposal system are eligible for occupancy with no time limit.

**c. Sites**

- i. All types of recreational vehicles and tents may be accommodated in a recreational vehicle park.
- ii. All recreational vehicles parked in a recreational vehicle park for use as an overnight accommodation shall be parked on a site as defined by this Code.
- iii. Each site within a recreational vehicle park shall be a minimum of 1,750 square feet, excluding roadways.
- iv. Each site shall be equipped with an electrical hookup for a recreational vehicle.
- d. Roads and pedestrian walkways within the recreational vehicle park, buildings, comfort stations and other areas or facilities with nighttime use shall be lighted for safe use.
- e. A minimum of 10 percent of the gross area within the perimeters of a recreational vehicle park shall be maintained as an outdoor recreation area. Outdoor recreation areas include adult recreation and child play areas, but do not include sanitary facilities and parking areas.

**4. Roads and Setback Requirements**

- a. Access to a recreational vehicle park shall not be through any developed residential area or land platted for residential subdivision, unless the plat has been recorded with the County Clerk and Recorder for more than three years and no residential buildings have been constructed on any platted lots.
- b. Road systems within a recreational vehicle park are required. Road systems shall form a loop system only and be constructed in the same manner and to the same standards as an access road. If a road system is for one-way traffic only, directional signs shall be installed.
- c. Access roads to recreational vehicle parks shall be 16 feet wide for one-way traffic and 24 feet wide for two-way traffic. The roads shall be surfaced in accordance with the Rural Area Road Standards or Urban Area Road Standards as applicable.
- d. Interior roadways shall be lighted at intersections and at a minimum of every 400 feet. All lighting fixtures shall comply with the standards in §4.10, *Exterior Lighting*. This requirement may be waived or modified if electricity is not available or to protect the rural character or natural setting of the area.
- e. Sites in a recreational vehicle park have the following recreational vehicle minimum setback requirements:

**Table 3-11: Recreational Vehicle Site Setback Requirements**

Description	Setback
From the perimeter of the recreational vehicle park	25 feet
From existing residentially developed or residentially zoned properties	250 feet
From the boundary of a public right-of-way	100 feet
From interior roadways	10 feet

**5. Landscaping**

- a. The boundary of a campground shall maintain an adequate existing buffer or constructed buffer, as defined in §4.8.1, *Buffering and Screening*, with landscaping,

hedging, trees, shrubbery, walls or fences, or a combination of two or more elements.

- b. One tree shall be provided for every two sites and shall be located in close proximity to those two sites. Existing trees on the site may be used to satisfy this requirement. If the location is not suited for the planting of trees, a shade structure measuring at least 10 feet in each dimension shall be provided for each site.

## 6. Walkways

- a. An internal pedestrian circulation system shall be provided.
- b. Constructed walkways within the campground area shall be at least five feet wide, with an all-weather surface.
- c. Walkways shall be adequately lighted in accordance with the standards in §4.10, *Exterior Lighting*.

## 7. Sanitary Facilities

- a. Every recreational vehicle park shall include a minimum of one unisex sanitary facility as approved by the Larimer County Department of Health and Environment.
- b. All sanitary facilities shall comply with the requirements of the Americans with Disabilities Act (ADA) and the ADA Standards for Accessible Design.
- c. Required toilet, lavatory, and bathing fixtures shall be provided in the minimum numbers unless otherwise approved by the Larimer County Department of Health and Environment:

**Table 3-12: Minimum Sanitary Facility Requirements**

Sites	Toilets	Lavatories or Hand Sinks [1]	Showers
15	2	1	1
16—30	2	1	1
31—45	3	3	1
46—60	4	3	2
61—80	5	4	2
81—100	5	4	3

**Notes:**

[1] Lavatories or hand sinks shall be included only when full sanitary facilities are required.

- d. A sanitary facility shall be maintained primarily for the use of recreational vehicle park occupants. The general public shall not be invited by advertisement or otherwise to use the sanitary facility.
- e. Every site within a recreational vehicle park shall be within a radius of at least 400 feet from a sanitary facility; however, in no event can a sanitary facility be located nearer than 25 feet from any site.

## 8. Water Supply

- a. The water supply system shall be designed, constructed, and maintained in compliance with Colorado Department of Health regulations and recommendations to provide a safe, potable and adequate supply of water.

- b. Each recreational vehicle park shall have at least one potable water hydrant, including water faucets on posts and handpump hydrants, for common use.
- c. Potable water hookups for individual connections to recreational vehicles shall meet the adopted plumbing code standards including backflow prevention, shut-off valve to control rate of water flow, and be equipped with flexible hose to reach the inlet of recreational vehicle water storage tanks.
- d. If individual connections are not provided for each site in the recreational vehicle park, every site shall be within a 200 foot radius have of at least one potable water hydrant.
- e. Each potable water hydrant and hookup shall be constructed to allow good drainage and prevent freezing.

**9. Sanitary Waste Station**

- a. A minimum of one sanitary waste station shall be provided in all new recreational vehicle parks where individual sewer hookups are not available for all sites. Recreational vehicle parks with more than 100 sites shall have one sanitary waste station for every 100 sites when individual sewer connections are not provided for all sites.
- b. Sanitary waste stations that are not connected to central wastewater treatment or public sewer shall meet the design requirements for a septic system permit issued by the County Health Department. Sanitary waste stations draining to an impervious vault shall include a capacity alarm system as required for vaulted septic systems.
- c. The sanitary waste station shall be connected to the recreational vehicle park water supply and provide facilities for washing recreational vehicle waste holding tanks and for cleaning the general area of the sanitary waste station.

**10. Refuse Disposal**

- a. The storage, collection, and disposal of refuse shall be performed so as to minimize accidents, fire hazards, air pollution, odors, insects, rodents, or other nuisance conditions.
- b. All trash collection areas shall be screened and trash containers shall be wildlife-proof.

**11. Fire Safety**

- a. Fires will be permitted only in facilities that have been provided for such purposes or where open fires are allowed.
- b. Approved designated outdoor campfire locations, if provided, shall be in areas where they will not constitute fire hazards to vegetation, undergrowth, trees, recreational vehicles, camping units, and structures.
- c. Each recreational vehicle park shall have a written evacuation plan approved as part of an application submittal.

**12. Recreational Vehicles in Recreational Vehicle Parks**

- a. Recreational vehicles shall remain readily mobile. No structures may be attached to a recreational vehicle or placed in a manner that would prevent or hinder the immediate removal of the recreational vehicle.
- b. Recreational vehicles shall be placed at least ten feet from other recreational vehicles and buildings, such as storage sheds.



- c. All recreational vehicles, recreational vehicle sites and recreational vehicle parks shall be in compliance with all applicable building, fire, electrical, mechanical, and related codes.
- d. The owner of each recreational vehicle is responsible for having current registration tags on the recreational vehicle.
- e. A limited amount of storage of recreational vehicles, boats, snow mobiles and other similar items is permitted in a recreational vehicle park provided the storage does not exceed one item stored for every 10 recreational vehicle sites in the park.

**E. Riding Stable**

In the MU-C, CC, and CD zoning districts, all buildings, corrals, and storage areas for odor and dust-producing substances shall be located at least 250 feet from the centerline of all rights-of-way and at least 200 feet from all property lines.

**F. Outdoor Display and Sales**

- 1. Outdoor display and sales areas shall be maintained in an orderly manner with no trash, junk or debris as defined by the County Rubbish Ordinance.
- 2. Outdoor display and sales areas shall effectively screen the side and rear of the display areas from adjacent properties that are zoned to allow residential uses. See §4.7, *Landscaping*.
- 3. Outdoor display and sales areas shall maintain adequate emergency access lanes around and through the outdoor display and sales areas.
- 4. Outdoor display and sales areas shall be outside any parking, traffic circulation, right-of-way or landscaping area that serves the site.
- 5. Outdoor display and sales areas shall be located outside the sight triangle at any intersection or driveway as determined by the urban area street standards or the Rural Area Road standards.

**G. Airport**

See §6.4.4, *Location and Extent*, for public projects. Non-public projects shall be evaluated through the appropriate review process (site plan, administrative special review, or special review) indicated in the tables of allowed uses.

**H. Helipad**

See §6.4.4, *Location and Extent*, for public projects. Non-public projects shall be evaluated through the appropriate review process (site plan, administrative special review, or special review) indicated in the tables of allowed uses.

**I. Transit Terminal or Station**

See §6.4.4, *Location and Extent*, for public projects. Non-public projects shall be evaluated through the appropriate review process (site plan, administrative special review, or special review) indicated in the tables of allowed uses.

**J. Transportation Depot**

In the ACE zoning district, administrative special review is required for the loading and unloading of potential hazardous materials.

**K. Vehicle Sales and Leasing**

All outdoor display and sales areas on the premises must meet the standards for Outdoor Display and Sales in §3.3.5.F.

**L. Adult Uses**

1. No adult use is allowed within 1,000 feet of any residentially zoned property or property used for a dwelling. This distance is measured from the closest property line of residentially zoned property or property used for a dwelling to the property line of the adult use. Residentially zoned property refers to property zoned RR-1 and RR-2, Rural Residential; IR, Interface Residential; UR-1, Urban Residential; UR-2, Urban Residential; UR-3, Urban Residential; MR, Multi-Unit Residential; MHP, Manufactured Housing Park; MHP-P, Manufactured Housing Park Preservation, and any PD-Planned Development zoning district with an approved plan having a residential component.
2. No adult use is allowed within 1,000 feet of any school, assembly use, public park, other adult use, or liquor licensed establishment (“protected properties”) subject to the State of Colorado Liquor Code. This distance is measured from the closest property line of the protected property to the closest property line of the adult use.
3. Adult use buildings, entries, windows, and openings shall be located, covered, or screened in a manner to prevent a view into the interior from any public or semi-public area.
4. Adult use structures, signs, and buildings cannot be painted in garish (excessively vivid) colors, nor can any promotional materials or displays be exhibited to serve the same purposes as a sign.

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**3.3.6. Industrial Uses**

**A. Landfill**

See §6.4.4, *Location and Extent*, for public projects. Non-public projects shall be evaluated through the appropriate review process (site plan, administrative special review, or special review) indicated in the tables of allowed uses.

**B. Manufacturing, Light**

All activities shall occur entirely within in an enclosed structure.

**C. Mining**

On-site processing of mined materials is considered accessory to the mining activity but shall be included in the special review application and reviewed simultaneously with the mining special review application.

**D. Oil and Gas Drilling and Production**

An access permit shall be obtained from the Community Development Department prior to the commencement of any oil and gas drilling and production operation per the standards set forth in Article 11.0, *Oil and Gas Facilities*.

**E. Treatment Plant**

See §6.4.4, *Location and Extent*, for public projects. Non-public projects shall be evaluated through the appropriate review process (site plan, administrative special review, or special review) indicated in the tables of allowed uses.

**F. Utility Substation**

See §6.4.4, *Location and Extent*, for public projects. Non-public projects shall be evaluated through the appropriate review process (site plan, administrative special review, or special review) indicated in the tables of allowed uses.

**G. Water Storage Facility**

See §6.4.4, *Location and Extent*, for public projects. Non-public projects shall be evaluated through the appropriate review process (site plan, administrative special review, or special review) indicated in the tables of allowed uses.

**H. Storage, Enclosed**

Enclosed storage facilities shall use building orientation and landscaping (See §4.7, *Landscaping*) to restrict the view of the interior of storage units and loading areas and docks from adjacent properties that are zoned to allow residential uses.

**I. Storage, Outdoor**

1. Outdoor storage as a principal use shall be effectively screened from adjacent properties located outside the area that is zoned CC-Commercial Corridor or IL and IH – Industrial Light and Heavy. See §4.7, *Landscaping*.
2. All outdoor storage areas shall maintain adequate emergency access lanes around and through the outdoor storage areas,
3. Outdoor storage uses shall be maintained in an orderly manner with no junk, trash or debris as defined by the County Rubbish Ordinance.
4. Outdoor storage areas shall be outside the sight triangle at any driveway or intersection as determined by the Urban Area Street Standards or the Rural Area Road Standards.
5. Outdoor storage areas shall be located outside any parking, traffic circulation, right of way or landscaping area that serves the site.

**J. Warehousing and Wholesale Facility**

Warehousing and wholesale facilities shall use building orientation and landscaping (See §4.7, *Landscaping*) to minimize the view of loading areas and docks from adjacent properties that are zoned to allow residential uses.

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**3.3.7. Public and Semi-Public Utility Uses**
**A. Small Solar Energy Facility, Building-Mounted**

1. The solar energy system components shall be mounted as flush to roof or structure as practicable.
2. The building-mounted solar energy system may exceed the maximum height allowed by the zoning district by five feet.

**B. Small Solar Energy Facility, Ground-Mounted**

1. The minimum setbacks for a ground-mounted system are the same as the minimum building setbacks in the underlying zoning district.
2. The total area of the ground mounted solar energy system cannot exceed 50 percent of the lot's net area.
3. Power lines shall be underground except where the electrical collector wiring is brought together for connection to the transmission or distribution network, adjacent to that

network. Proposed transmission facilities shall be identified and included as part of the small solar energy facility project.

4. A small solar energy facility shall be designed to minimize site disturbances. Reestablishment of all disturbed areas, including the construction access, shall maintain the historic drainage patterns and permeable ground cover and shall be done to minimize environmental impacts. Temporary and permanent erosion control measures shall be used as necessary to minimize erosion of the site.
5. A small solar energy facility application shall include an agreement that addresses decommissioning and abandonment of the facility. The agreement shall at a minimum provide for reuse or dismantlement of the facility at the owner's expense. Disturbed areas shall be reestablished to historic drainage patterns and ground cover.

**C. Small Wind Energy Facility**

1. A small wind energy facility shall be sited and designed to minimize adverse visual impacts on neighboring properties.
2. A small wind energy facility shall be setback from property lines, public rights-of-way, and access easements at least two times the hub height of the generator.
3. A small wind energy facility shall be located on a lot or parcel of at least one acre.
4. The wind generator turbines and towers shall be painted or coated a non-reflective white, grey, or other neutral color.
5. A small wind energy facility shall not be artificially illuminated unless required by the FAA.
6. A small wind energy facility shall not be used to display advertising.
7. Electrical controls shall be wireless or underground and power lines shall be underground except where the electrical collector wiring is brought together for connection to the transmission or distribution network, adjacent to that network. Proposed transmission facilities shall be identified and included as part of the small wind energy facility project.
8. Noise emanating from the small wind energy facility shall be in compliance with Larimer County Code Chapter 30, Article V. Noise.
9. The operator of the small wind energy facility shall minimize or mitigate any interference with electromagnetic communications, such as radio, telephone or television signals caused by the facility.
10. Towers for wind generators shall be constructed of a tubular design and include anti-climb features.
11. A small wind energy facility shall be designed to minimize access and associated site disturbance. Construction access shall be regraded and revegetated to minimize environmental impacts.
12. A small wind energy facility application shall include an agreement that addresses decommissioning and abandonment of the facility. The agreement shall at a minimum provide for reuse or dismantlement of the facility at the owner's expense.

## 3.4. Accessory Uses and Structures

### 3.4.1. Purpose

This section establishes minimum standards for accessory uses and structures that are incidental and subordinate to principal uses. These standards are intended to minimize adverse impacts on surrounding properties and the community.

### 3.4.2. Accessory Uses and Structures Allowed

#### A. Intent

Accessory uses and structures are intended to allow property owners the full use of their property while maintaining the integrity and character of the neighborhood. To accomplish these goals, accessory uses and buildings shall be erected and used only for purposes that are clearly secondary and incidental to the principal use of the property and shall be located on the same lot with the principal use.

#### B. Accessory Use Criteria

An accessory use or structure is normally incidental to a principal use. Accessory uses and structures shall comply with all the following criteria:

1. The accessory use shall be clearly incidental to and consistent with the principal use in the following measurements:
  - a. Lot/floor area devoted to the use or structure,
  - b. Economic production of the accessory use,
  - c. Traffic generation to the site, and
  - d. Customer/visitor generation.
2. The accessory use shall be commonly associated with the operation of the principal use;
3. The accessory building/use shall be built and/or conducted only in conjunction with the principal use; and
4. The accessory use shall be operated and maintained under the same ownership as the principal use.
5. The Director shall evaluate relevant site-specific context in the interpretation, application, and enforcement of these standards.

#### C. Conversion to Principal Use

An accessory use that exceeds or fails to meet one or more of the criteria established in §3.4.2.B, as determined by the Director based on existing conditions on the site where the accessory use is located, shall be considered a principal use. The property owner's options for compliance are identified in §3.2.5, *Use Conversion*.

### 3.4.3. General Standards for All Accessory Uses and Structures

#### A. Size

The following standards shall apply in all zoning districts:

1. Accessory uses and structures shall not violate the dimensional, parking, landscaping, or open space standards of the applicable zoning district when taken together with the principal use or structure.

2. The total combined ground floor area of all accessory structures shall not exceed 10 percent of the lot's net area.

**B. Timing**

Accessory uses or structures are not allowed until the principal use or structure is established unless otherwise stated.

### 3.4.4. Additional Standards for Accessory Agricultural Uses

**A. General Intent**

All accessory agricultural uses shall comply with general intent for principal agricultural uses as set forth in §3.3.2.A.

**B. Agritourism Enterprise**

**1. Purpose**

- a. Agritourism enterprises are intended to help preserve or enhance the rural character of the neighborhood or vicinity.
- b. Agritourism enterprises and facilities are intended to be accessory to agricultural uses in the Conservation and Agriculture character area where the impacts of the use will not significantly change the character of the neighborhood.

**2. Where Permitted**

In zoning districts where agricultural cultivation and animal agriculture are principal uses, an accessory agritourism enterprise that complies with the following criteria may be permitted.

- a. The agritourism enterprise is limited to the following maximum size, location, and traffic generation standards ("agritourism lot"):

Table 3-13: Accessory Agritourism Criteria			
Classification	Maximum Lot Area (whichever is less) [1]	Traffic Generation	Operational Timeframe
Large	10% of total acreage or 5 acres	20 or more VTD [2]	More than four months per calendar year
Small	10% of total acreage or 3.5 acres	Up to 20 VTD [2]	

**Notes:**

[1] Clustered development is measured by the actual individual lot on which the agritourism use is proposed, not the minimum lot size permitted in the zoning district.

[2] Vehicle trips per day, including customers, employees, and deliveries.

- b. The agritourism lot shall be located:
  - i. At least 100 feet from all property lines, and
  - ii. So as to not interfere with normal agricultural practices or to convert agricultural land to a non-agricultural use.
- c. The agritourism lot shall have access from a public road. The access provided from the public road to the agritourism lot shall be designed to handle both existing traffic and proposed agritourism traffic.

- d. All guest parking shall be located on the agritourism lot and shall be designed to ensure safe parking and maneuvering.
- e. The agritourism enterprise will be operated by the agricultural facility owner or lessee.
- f. The hours of operation are 7:00 am to 9:00 pm.
- g. Noise, fumes, dust, odors, or light generated as a result of the agritourism enterprise shall not exceed established County standards when measured at the property line.
- h. Lodging uses are not included or permitted as part of an accessory agritourism use.

**3. Review Required**

- a. Temporary agritourism enterprise facilities may be approved per §3.5.3.A.
- b. Administrative special review is required for small agritourism enterprises.
- c. Special review is required for large agritourism enterprise facilities

**C. Apiary**

See §3.3.2.F.

**D. Backyard Poultry**

Backyard poultry uses shall be located within established GMAs, the LaPorte Plan Area, or the Estes Valley Planning Area and shall comply with the following standards:

**1. General**

- a. No more than 50 birds shall be kept on one lot.
- b. The total number of birds allowed on a property shall be based upon a minimum provision of 12 square feet for each bird, not to exceed two percent of the lot. For example, two percent of a 5,000 square foot lot is 100 square feet. Each bird requires a minimum of 12 square feet therefore eight birds are allowed on the lot ( $100 \div 12 = 8.3$ ).
- c. Roosters are prohibited.
- d. Backyard poultry shall be confined to the coop and/or run area at all times.
- e. The on-site retail sale of eggs generated by backyard poultry shall be considered either a home occupation or rural occupation and subject to the applicable standards set forth in §3.4.7.B, *Home Occupation* and §3.4.7.C, *Rural Occupations*.
- f. Backyard poultry uses are not considered a principal agricultural uses and farm stands are prohibited unless the subject property also maintains a principal agricultural use.

**2. Design**

- a. Coops and runs shall be covered, properly ventilated, predator-resistant, and adequately sized to support the number of birds kept on site.
- b. The ratio of coop area to run area shall be at the discretion of the owner based upon the species, size, and other characteristics of the poultry.
- c. All portions of coops and runs shall meet all minimum setbacks required for the property.
- d. Coops and runs shall be regularly cleaned to control dust, odor, and waste and not constitute a nuisance, safety hazard, or health problem to surrounding properties.

### 3. On-Site Processing

- a. No on-site processing of backyard poultry for commercial purposes shall be allowed.
- b. Processing of poultry for the personal consumption of the occupants of the property is allowed and shall occur in an enclosed area.

### E. Farm Stand

A farm stand shall comply with the following standards:

1. Any property that maintains a principal agriculture use may include an accessory stand for the sale of agricultural products generally produced on the site or on another site that maintains a principal agriculture use unless otherwise restricted by §§3.3.2.I, *Poultry Keeping, Rural* and 3.3.2.J, *Poultry Keeping, Urban*.
2. The majority of all products sold shall be sourced from Larimer County agricultural operations.
3. Food items sold shall meet all local, state, and federal law and regulations.
4. The stand shall comply with all dimensional standards of the applicable zoning district.
5. Farm stands designed for public entry or greater than 200 square feet require a building permit.
6. One parking space plus one space per 200 square feet of gross retail space shall be provided on the same side of the street as the farm stand and within 50 feet of the farm stand. This requirement may be fulfilled with paved or unpaved spaces. The Community Development Director may waive or modify this requirement upon a showing by the applicant that the safety of the farm stand operations can be sufficiently accounted for in an alternative manner.

### F. Horse Keeping

#### 1. Site Standards

##### a. Maximum Number of Horses

- i. Up to four boarded horses may be kept on lots ten acres or less.
- ii. On lots larger than ten acres, the number of boarded horses shall not exceed one horse per two and one-half acres of lot up to a maximum total of 20 boarded horses.
- iii. In no event, shall the total number of horses exceed one horse per half-acre of lot. This includes both personal and boarded horses.

##### b. Site Adjacent to Residential Dwelling

Lights and amplified noise devices associated with outdoor arenas shall be turned off by 9:00 p.m. if the arena is located within 250 feet of a neighboring residence.

#### 2. Use Standards

##### a. Trainee Visits

- i. Up to 15 weekly trainee visits may be provided.
- ii. In lieu of a boarded horse as allowed in paragraph F.1.a. above, two equestrian trainee visits are allowed during a week. In no case, shall the number of weekly equestrian trainee visits exceed 55.

##### b. Outdoor Storage of Horse Trailers

Outdoor storage of horse trailers is allowed as follows:



- i. Only those trailers that are for use by owners of the property and/or boarded horses may be stored.
- ii. No more than one trailer per horse residing on the property is allowed.
- iii. All horse trailers shall be licensed and operable.

**c. Best Management Practices**

Property owners conducting accessory horse keeping activities are encouraged to prepare a resource stewardship plan and utilize appropriate best management practices to address potential environmental and compatibility impacts of the use. A resource stewardship plan may include best management practices for the management of water quality, storm water, soil erosion, manure, dust, pasture vegetation, pests, wildlife, and weeds.

**d. Accessory Horse Keeping Registration Certificate**

Any property owner who establishes accessory horse keeping may complete and sign an accessory horse keeping registration certificate. The accessory horse keeping registration certificate helps to ensure a public record that will support the property owner in the event of a complaint.

**G. Livestock Auction, Accessory**

Applicable properties are limited to two livestock auction events in a calendar year.

**H. Pet Animals**

Pet animals are permitted as an accessory use to residential uses. Hobby breeder facilities and foster homes for pet animals are permitted as part of this accessory use.

**I. Personal Horses**

Personal horses for the use of the occupants of the lot and their guests, for purposes other than boarding or training are allowed in all zoning districts that allow single-unit dwellings, provided the number of animals does not exceed one animal per one-half acre of lot.

**J. Poultry Keeping, Rural Accessory**

See §3.3.2.I.

**K. Value-Added Agricultural Processing**

**1. Purpose**

A value-added agriculture processing facility or operation is intended to:

- a. Preserve and enhance the rural character of the neighborhood or vicinity, and
- b. Serve as an accessory use to other principal uses, and
- c. Not significantly change the character of the neighborhood.

**2. Permit Requirements**

- a. Value-added agricultural processing requires the permit type identified in Table 3-14, unless waived by the Director.

**Table 3-14: Value-Added Agricultural Processing Permit Requirements**

VAAP Classification	Parcel Size	% of Agricultural Product from Site [1]	Max Traffic Generated (VTD)[2]	VAAP Facility Size (sq. ft) [3]	Permit Required	
					NR,FO, A, O, IR, CF	RR-1, RR-2,
<b>Small</b>	n/a	100	Fewer than 20	1,200 or less	None	None
<b>Medium</b>	Less than 35 acres	More than 50	Fewer than 20	1,200 or less	Site Plan	Admin. Special Review
	35 acres or more	More than 50	Fewer than 20	1,201 to 4,000		
<b>Large</b>	Less than 35 acres	Less than 50	20 or more	1,200 to 4,000	Admin. Special Review	Special Review
	35 acres or more	Less than 50	20 or more	More than 4,000		

**Notes:**

[1] Percentage of agricultural product, by volume, that are raised or grown on the site or on another site operated by the owner of the facility.

[2] All vehicle trips per day, including customers, employees, and deliveries.

[3] SF of gross floor area for total of all facilities, including processing and sales.

**3. Site and Use Requirements**

- a. The processing and/or sales facility, any outdoor storage in connection with the facility, and on-site parking will be effectively screened from existing dwellings within 500 feet.
- b. Any processing operation will be located at least 100 feet from property lines unless a greater setback is required by another section of this Code.
- c. The agricultural processing and sales facility shall be operated by the owner or lessee of the agricultural use.
- d. The hours of operation are limited to the hours between 7:00 am and 9:00 pm.
- e. Noise, fumes, dust, odors, or light generated as a result of the value-added processing shall not exceed established County standards when measured at the property line.
- f. The processing facility is not permitted to include any activities that might allow it to be classified as a hazardous waste generator under state or federal regulations.
- g. Sales of products in addition to those grown or processed on the site are limited to 20 percent of the gross floor area of the sales space or as specifically approved with the required permit.

**3.4.5. Additional Standards for Residential Accessory Uses****A. Accessory Living Area****1. Occupancy**

- a. Lodging Facilities, as defined in §20.2.4.C, *Lodging Facilities*, are prohibited within an accessory living area. The accessory living area shall not be rented for 30 days or less as a short-term rental unit as regulated by §3.3.5.B, *Short-Term Rental*.

- b. A tiny home on wheels fixed to a temporary foundation approved by the Larimer County Building Division may be used as an accessory living unit.
- c. The accessory living area may be occupied by one additional living unit, separate from the principal dwelling unit.

## 2. Review Required

- a. Unless otherwise noted in this §3.4.5.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 allowed as a use by right.
- b. Building permit applications are required for accessory living areas and are subject to all standards contained herein and all applicable impact fees, including transportation capital expansion fees.

## 3. Number and Size

- 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 below.

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][2]
Up to 15,000	75 percent of the square footage of the single-unit dwelling or 900 square feet
15,000 to 100,000	75 percent of the square footage of the single-unit dwelling or 1,000 square feet
Greater than 100,000	75 percent of the square footage of the single-unit dwelling or 1,200 square feet
<b>Notes:</b>	
[1] The total square footage of the single-unit dwelling excludes any basement areas, finished or not.	
[2] Exceeding the maximum total area of an accessory living area requires approval by the Board of County Commissioners through the appeals process in §6.7.2.	

- c. The Director may approve an accessory living area in an existing structure that exceeds the maximum total area requirement in Table 3-15 if the accessory living area is clearly incidental to the principal dwelling unit and meets one or more of the following criteria:
  - i. The existing structure is recognized as contributing to the historic, rural, or neighborhood character of the area;
  - ii. The interior configuration of the existing structure is arranged in a manner that the space to be used as the accessory living area cannot feasibly be divided in conformance with the size requirements; or
  - iii. There are unusual physical circumstances or conditions in the design of the existing structure that affect the total allowed area.

## 4. Site Standards

- a. The single-unit 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.
- d. If the accessory living area is attached to the primary residence, the accessory living unit entrance must be located on another façade leaving only one entry visible on the front façade of the primary residence.

**B. Business Accessory Dwelling Units****1. Occupancy**

- a. A business accessory dwelling unit shall be occupied by an owner, operator, caretaker or employee, including their immediate family, of the principal nonresidential use or business located on the lot.
- b. A business accessory dwelling unit may be not used for short-term rentals.

**2. Review Required**

Administrative Special Review approval is required.

**3. Number and Size**

- a. One business accessory dwelling unit per lot is allowed.
- b. The gross floor area of the business accessory dwelling unit shall not exceed 1,000 square feet unless otherwise required by §3.4.3, *General Standards for All Accessory Uses and Structures*.

**4. Site Standards**

A minimum of one off-street parking space shall be provided for a business accessory dwelling unit containing 800 square feet of gross floor area or less, and two off-street parking spaces for a unit greater than 800 square feet, in addition to the required parking for the principal use or business.

**C. Farmstead Accessory Dwellings****1. Where Permitted**

When an agricultural operation has sufficient contiguous acreage as identified in Table 3-16, farmstead accessory dwellings are allowed on a farmstead in addition to the primary dwelling.

**2. Occupancy**

- a. Farmstead accessory dwellings shall be occupied by a person or persons needed to support the agriculture operation. Farmstead accessory dwellings may not be used for short-term rentals.
- b. A tiny home on wheels on a temporary foundation is not allowed as a farmstead.

**3. Review Required**

- a. A plot plan will be required as part of the process.
- b. Capital expansion fees shall be paid for each dwelling when the building permit is issued.
- c. Each dwelling shall comply with the standards for all development required by Article 4.0, *Development Standards*.

- d. Each plan approved for a farmstead shall include an agreement which includes the terms described in subsection c, above and 5. below. The agreement shall be signed by the property owner, notarized, and recorded with the County Clerk and Recorder. The agreement shall state that it runs with the land and is binding on all successors, assigns, heirs and subsequent owners of the property.
- e. A farmstead may include agricultural labor housing subject to administrative special review approval by the County Commissioners.

#### 4. Number

A farmstead is limited to one primary dwelling plus one dwelling for each 40 acres of contiguous ownership, to a maximum of three farmstead accessory dwellings, as follows:

Table 3-16: Farmstead Accessory Dwellings by Acreage		
Farmstead Contiguous Acreage	Primary Dwellings, Max.	Farmstead Accessory Dwellings
Up to 40	1	n/a
40 to 80	1	1
80 to 120	1	2
120 to 160	1	3

#### 5. Siting

- a. Each farmstead shall be designed to allow a logical pattern of lots that all meet minimum lot size and setback requirements of the applicable zoning district and provide for adequate access, drainage, and utilities for each lot.
- b. Should the agricultural operation cease, the property owner shall pursue one of the following options:
  - i. The rural land use process;
  - ii. Subdivision;
  - iii. Conservation development to place each accessory farmstead dwelling on a separate lot;
  - iv. Identify a separate 35-acre or larger tract for each accessory dwelling; or
  - v. Present a proposal to be approved by the Director.

#### D. Outside Storage of Vehicle

- 1. Only those vehicles that do not qualify as junk vehicles and are owned by the occupant or owner of a single-unit dwelling and agricultural equipment may be stored outside on the same lot with the dwelling.
- 2. Stored vehicles shall be located on the lot such that they will not cause traffic sight obstructions or safety hazards.

#### E. Storage Buildings and Garages

The following standards are applicable to non-agricultural accessory storage buildings and garages.

- 1. Each lot may include detached storage buildings and garages for the sole use of the occupants of the principal building or principal use on that lot.

2. The total ground floor area of all storage buildings and garages on a lot cannot exceed ten percent of the lot's net area.
3. Only those buildings that are designed, constructed, and approved by the Larimer County Building Division as storage buildings or garages may be used for this purpose.
  - a. Manufactured homes, including pre-1974 mobile homes, cannot be used as storage buildings, barns, or garages.
  - b. Semitrailers with attached running gear (i.e., axels, wheels) cannot be used as storage buildings or garages.

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**3.4.6. Additional Standards for Public, Civic, and Institutional Accessory Uses****A. Child/Elderly Care, Home**

All parking required to accommodate the child/elderly care home shall be provided on the site.

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**3.4.7. Additional Standards for Commercial Accessory Uses****A. Outdoor Display and Sales****1. Where Permitted**

Accessory outdoor display and sales is permitted as follows:

- a. As identified in the applicable table of allowed uses;
- b. In conjunction with any use that is approved through the administrative special review or special review processes when the display and sales is specifically approved as part of the application;
- c. Where the display and sales is specifically approved as part of the expansion of a nonconforming retail use pursuant to §1.10.7; or
- d. The accessory outdoor display and sales is specifically approved as part of a PD, planned development zoning district.

**2. Generally Applicable Standards**

- a. The accessory outdoor display area shall be outside any parking, traffic circulation, right-of-way and/or landscaping area that serves the site.
- b. The accessory outdoor display area cannot be any larger than the square footage of the principal building on the lot.
- c. Accessory outdoor display areas shall be effectively screened from any adjacent property zoned to allow residential uses (See §4.7, *Landscaping*).
- d. Accessory outdoor display and sales items are displayed outdoors only when the principal use is open for business.

**B. Home Occupation****1. Where Permitted**

- a. Home occupations are allowed in all zoning districts either by:
  - i. Right, only after the occupant of the dwelling unit on the property has submitted a completed and signed Home Occupation Registration Certificate, or by
  - ii. Approval of an administrative special review, including a completed and signed Home Occupation Registration Certificate, as identified in Table 3-17.

**Table 3-17: Accessory Home Occupations**

Classification	Max Indoor DU Space (SF GFA) [1]; Max SF	Max Outdoor Storage (SF)	Max Vehicle Trips/Day [2]	Permit Required
Limited	Up to 50%; not to exceed 800 [3]	1 vehicle [4]	10	Home Occupation Registration Certificate
Large	Between 800 and 1,200 [3]	800 [5]	10	Admin. Special Review & Home Occupation Registration Certificate

**Notes:**

[1] Total GFA includes basement and attached garage. Home occupation may be located in the attached garage.

[2] Associated with the home occupation. Retail sales events are not included. A vehicle trip is defined as a one-way vehicle movement from origin to destination; therefore, both the entrance and the exit of a vehicle from the site would be counted for a total of two trips.

[3] Located inside dwelling, attached garage, and detached accessory building.

[4] Licensed as a passenger vehicle or light duty truck.

[5] Outdoor storage of materials, parts, vehicles, equipment, and finished product; shall be screened from surrounding properties and public roads.

[6] Failure to comply with the standards in 3.4.7.B and all representations made in the Home Occupation Registration Certificate may result in revocation of the use.

**2. Generally Applicable Standards**

All home occupations shall meet the following criteria.

- The operator of the home occupation shall occupy the residential dwelling on the property as their primary dwelling unit.
- The home occupation shall be conducted in a legally constructed dwelling and/or detached accessory building.
- Multiple home occupations are allowed on any lot provided that for all home occupations totaled together, the requirements for a single home occupation are not exceeded.
- The home occupation may only be conducted by members of the occupants who reside on the premises plus up to one full time equivalent person who works at the site of the home occupation and does not reside on the premises.
- All parking required to accommodate the home occupation shall be provided on the site of the home occupation and located outside of required building setbacks.
- The home occupation shall not change the residential character of the lot or the exterior appearance of the dwelling.
- Retail sales of merchandise not produced on-site shall only occur as part of a service provided by the home occupation. For example, a hair cutting service can sell hair care products associated with the service, but only at the time of service.
- On-site retail sales of products produced on-site shall only occur at an allowed on-site sales event.

- i. On-site sales events shall be limited to 30 events in a calendar year and shall only include products produced on-site.
- j. Customers frequenting the home occupation by a method other than a motor vehicle shall be considered the same as a vehicle trip and count against the max allowed number of vehicle trips per day.
- k. Noise, fumes, dust, odors, or light generated as a result of the home occupation shall not exceed the County's established standards when measured at the property line.

### 3. Prohibited Home Occupations

The following uses are specifically prohibited as home occupations: lodging facilities, adult uses, vehicle repair including auto body or paint shops, assembly uses, light or heavy manufacturing uses, hazardous material storage and/or processing, flea markets, general retail, rentals of any kind, junkyards, shooting ranges, solid waste disposal or transfer centers, uses prohibited by state or federal law, value-added agriculture, uses classified as hazardous waste generators under state or federal legislation, outdoor storage of recreational vehicles, boats and other large items, and retail marijuana establishments.

## C. Rural Occupations

### 1. Purpose

Accessory rural occupations are intended to support agricultural and rural enterprises with reasonable operational characteristics, scale, and intensity so that they function as accessory to the principle use on the property without negatively impacting the enjoyment of life, investments, and rural living expectations on neighboring properties. A use that does not meet the criteria for accessory rural occupations is not considered an accessory rural occupation and must meet other applicable use requirements.

### 2. Where Permitted

- a. Accessory rural occupations are allowed either by:
  - i. Right, only after the owner or occupant of the property has submitted a completed and signed Accessory Rural Occupation Registration Certificate, or by
  - ii. Administrative special review, including the submittal of a completed and signed Accessory Rural Occupation Registration Certificate, as detailed in Table 3-18 below.
- b. Administrative special review applications for accessory rural occupations are subject to all applicable transportation capital expansion fees associated with the use and the number of vehicle trips generated by the use.

Table 3-18: Accessory Rural Occupations					
Classification	Lot Size	Max Indoor Space (SF GFA) Total/ Max SF Per Single Family DU	Max Outdoor Space (SF)	Max Vehicle Trips [1]	Permit Required
Limited	5 acres	5,000/2,500	2,500	10	Accessory Rural Occupation



Table 3-18: Accessory Rural Occupations					
Classification	Lot Size	Max Indoor Space (SF GFA) Total/ Max SF Per Single Family DU	Max Outdoor Space (SF)	Max Vehicle Trips [1]	Permit Required
Large	2 acres	10,000/2,500	5,000	20	Registration Certificate Admin. Special Review & Accessory Rural Occupation Registration Certificate

**Notes:**

[1] Associated with the rural occupation. Retail sales events are not included. A vehicle trip is defined as a one-way vehicle movement from origin to destination therefore both the entrance and the exit of a vehicle from the site would be counted for a total of two trips.

[2] Failure to comply with the standards in 3.4.7.C and all representations made in the Accessory Rural Occupation Certificate may result in revocation of the use.

### 3. Use Standards

- a. The following uses are specifically prohibited as accessory rural occupations: lodging facilities, adult uses, auto body or paint shops, assembly uses, light or heavy manufacturing uses (except for excavation using agricultural equipment), hazardous material storage and/or processing, flea markets, general retail, junkyards, commercial kennels with outdoor use, shooting ranges, solid waste disposal or transfer centers, uses prohibited by state or federal law, value-added agriculture, uses classified as hazardous waste generators under state or federal legislation, outdoor storage of recreational vehicles, boats and other large items, and retail marijuana establishments.
- b. Multiple accessory rural occupations or home occupations, or a combination of the two, are allowed on any lot provided that for all totaled together, the requirements for a single accessory rural occupation are not exceeded.
- c. All applicable land use, health, and building codes shall be met, including 7.3s regulations.
- d. The operator of the rural occupation not associated with a dwelling on the property shall be conducted by the owner or lessee of the agricultural use on the property.
- e. The operator of the rural occupation associated with a dwelling unit on the property shall occupy the residential dwelling on the property as their primary dwelling unit.
- f. Retail sales of products clearly incidental, secondary, and ancillary to the accessory rural occupation, including the on-site sales of products produced on the premise, may occur throughout the year.
- g. On-site sales events shall be limited to 30 events in a calendar year.

- h. Customers frequenting the accessory rural occupation by a method other than a motor vehicle shall be considered the same as a vehicle trip and count against the max allowed number of vehicle trips per day.

#### **4. Site Standards**

All accessory rural occupations shall meet the following criteria:

- a. Noise, fumes, dust, odors, or light generated as a result of the rural occupation shall not exceed the County's established standards when measured at the property line. Any noise generating activity that exceeds this standard shall be indoors.
- b. The accessory rural occupation shall not significantly change the character of the lot, single-unit dwelling, or neighborhood.
- c. All outdoor activity associated with the accessory rural occupation including any storage of vehicles, equipment, or employee parking shall:
  - i. Be at least 100 feet from the property lines.
  - ii. Be effectively buffered to the extent practicable from existing residences on adjacent lots.
  - iii. Setbacks and buffering may be required based on the proposed use and the location of the proposed use on the lot.
- d. Properties used for rural occupations shall be located outside of Established Growth Management Areas with an adopted Intergovernmental Agreement by the County and a local municipality.

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### **3.4.8. Additional Standards for Industrial Accessory Uses**

#### **A. Outdoor Commercial Storage**

##### **1. Where Permitted**

Accessory outdoor commercial storage is permitted as follows:

- a. As identified in the applicable table of allowed uses;
- b. In conjunction with any use that is approved through the administrative special review or special review processes when the accessory outdoor storage is specifically approved as part of the application;
- c. When the expansion of a nonconforming business, commercial, or industrial use is approved pursuant to §1.10.7 and the approval specifically includes accessory outdoor storage; or
- d. When the accessory outdoor storage is specifically approved as part of a PD, planned development zoning district.

##### **2. Generally Applicable Standards**

Accessory outdoor commercial storage areas shall meet the following standards. Where the use or structure cannot meet all the following requirements, administrative special review is required.

- a. Accessory outdoor commercial storage areas shall be effectively screened from any adjacent property zoned to allow residential uses (See §4.7, *Landscaping*).
- b. Accessory outdoor commercial storage areas cannot cover an area larger than the principal building on the site or 50 percent of the total area of the site, whichever is greater.

- c. Accessory outdoor commercial storage areas shall be maintained in an orderly manner with no junk, trash, or debris as defined by the County Rubbish Ordinance.
- d. Adequate emergency access lanes shall be maintained around and through the storage area.
- e. Accessory outdoor commercial storage shall be outside any parking, traffic circulation, right-of-way, and/or landscaping area that serves the site.
- f. Parking of employee and customer vehicles is not accessory outdoor commercial storage.

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**3.4.9. Additional Standards for Utility Accessory Uses****A. Accessory Wind Generator****1. Where Permitted**

Each lot may include a wind generator for the use of the property owner.

**2. Generally Applicable Standards**

A wind generator shall meet the following standards. An accessory wind generator that cannot meet all the following standards requires review and approval through the administrative special review process.

- a. One wind generator per lot is allowed.
- b. The lot shall be at least one acre.
- c. The hub height of the wind generator shall not exceed 40 feet. The height of a vertical axis turbine is measured at the top of the generator.
- d. The wind generator shall be setback from property lines, public rights-of-way, and access easements at least two times the hub height of the generator.
- e. The wind generator shall be painted or coated a non-reflective white, grey, or other neutral color.
- f. The wind generator shall not be artificially illuminated.
- g. The wind generator shall not be used to display advertising.
- h. Electrical controls shall be wireless or underground and power lines shall be underground except for an interconnection to an existing above ground power grid.
- i. Noise emanating from the wind generator shall be in compliance with Larimer County Code Chapter 30, Article V, Noise.

**B. Accessory Solar Energy System**

Each lot may include a solar energy system designed to supply power to the principal use(s) on the lot. A solar energy system that cannot meet all the following standards requires review and approval through the administrative special review process. An accessory solar energy system shall meet the following standards:

**1. Building-Mounted System**

- a. The solar energy system components shall be mounted as flush to roof or structure as practicable.
- b. The building mounted solar energy system may exceed the maximum height allowed by the zoning district by five feet.

**2. Ground-Mounted System (allowed in addition to any building -mounted solar energy system)**

- a. The minimum setbacks for a ground mounted system are the same as the minimum building setbacks in the underlying zoning district.
- b. The height of the solar energy system cannot exceed 15 feet.
- c. The total area of the ground mounted solar energy system cannot exceed ten percent of the lot's net area. The ground mounted system may exceed five acres as long as the system is sized for the power consumption of the principle use on the lot.

## 3.5. Temporary Uses and Structures

### 3.5.1. Purpose

The purpose of this section is to allow certain uses and structures of a limited duration subject to specified conditions. This section is intended to ensure that such uses or structures do not negatively impact surrounding properties and are discontinued upon the expiration of a set time period.

### 3.5.2. Temporary Uses Allowed

- A. The tables of allowed uses in §3.2.6 and §3.2.7 list allowed temporary uses and structures alphabetically.
- B. Temporary uses and structures not listed in the table require approval under the procedure in §3.2.4, Classification of New and Unlisted Uses.
- C. All temporary uses are subject to the standards in this section, in addition to any applicable requirements in §3.3, Use-Specific Standards.

### 3.5.3. Temporary Use Standards

**A. Agritourism Enterprise, Temporary**

A temporary agritourism enterprise may be approved by the Director if the following conditions exist:

1. The parcel on which the agricultural use is located is proposed is greater than 35 acres; and
2. Safe and adequate access and parking have been approved by the County Engineer; and
3. Adequate sanitation facilities have been approved by the County Health Department; and
4. A specific time frame is established for the use. The maximum length of time for a temporary agritourism enterprise use is four months;
5. The temporary recreational use is located on the site of an existing agricultural use; and
6. The applicant submits and obtains approval of a site plan that adequately addresses all the requirements noted above.

**B. Christmas Tree Stand**

Temporary Christmas tree stands are allowed from the day after Thanksgiving to the day after Christmas.

**C. Fireworks Stand**

1. Temporary fireworks stands are allowed from June 16 to July 5.

2. A building permit is required for each temporary fireworks stand.

#### **D. Manufactured Home**

1. Manufactured homes, whether transportable as a single, complete dwelling unit or not, may be used to provide temporary housing for the owner of the property during the construction of a single-unit dwelling on the site.
2. The duration of this temporary housing cannot exceed 18 months and requires a building permit issued by the Larimer County Building Department at the same time the building permit for the permanent structure is issued.
3. The manufactured home shall be removed from the site at the end of the 18-month period or upon completion of the construction, whichever occurs first.
4. The Chief Building Official may grant an extension of 18 months for the temporary housing upon a finding that significant progress has been made in the construction of the permanent structure or there have been circumstances, beyond the control of the property owner, that have delayed construction.

#### **E. Temporary Office**

Factory-built non-residential structures shall bear the “Commercial Modular Identification” seal issued by the Colorado Housing Authority to be used as offices or other commercial purposes.

#### **F. Recreational Vehicle**

##### **1. Generally**

The following standards apply to all recreational vehicles and tiny houses on wheels located outside County-approved recreational vehicle parks and campgrounds pursuant to this section of the Code whether a permit is required or not.

- a. Recreational vehicles shall remain fully operable, licensed, and ready for highway use within two hours as determined by the Director or the authorized enforcing official. To be considered fully operable and ready for highway use, the RV must be on its wheels or jacking system, able to be self-propelled or towed quickly from the site, attached to the site only by quick-disconnect utilities, and have no permanently attached additions;
- b. Recreational vehicles shall be placed at least 10 feet from all buildings and other recreational vehicles;
- c. An address shall be assigned to the lot or parcel and the address shall be displayed pursuant to County requirements;
- d. The site of and hook-ups to the recreational vehicle shall be in compliance with all applicable building, fire, electrical, mechanical, healthy and related codes; and
- e. The recreational vehicle shall have a current registration and vehicle license.
- f. Recreational vehicles shall be transported to a sanitary waste station as needed to empty both gray water and toilet waste tanks or connected to a sewage disposal system approved by the County Department of Health and Environment.
- g. All recreational vehicles located in the floodplain shall meet the standards set forth in §12.1.5.F, *Recreational Vehicles (RVs) and RV Parks*.

##### **2. Temporary Dwelling During Construction**

A recreational vehicle may be located as a temporary dwelling during the construction of a single-unit dwelling on the same lot or parcel subject to the following conditions:

- a. A valid building permit for the permanent residence on the site shall be in effect during the entire time that the recreational vehicle is located on the site;
- b. The recreational vehicle is connected to the sewage disposal system that will serve the single-unit dwelling, unless other arrangements have been approved by the County Health Department; and
- c. In the wildfire hazard area the recreational vehicle will be located at least 20 feet from continuous vegetation.

**3. Vacation and Recreational Use of Recreational Vehicles on Vacant Lots**

The use of recreational vehicles for vacation or recreational purposes on vacant lots shall meeting the following standards.

- a. The owner or lessee of the property shall be allowed to occupy one recreational vehicle on a vacant lot. Any family members or guests of the property owner or lessee shall not occupy a recreational vehicle on the lot without the owner being present and shall not exceed a total of 45 days in a calendar year.
- b. Recreational vehicles shall not be located for occupancy outside a recreational vehicle park or campground for a period not to exceed 180 days in any 12-month period.
- c. The total number of additional recreational vehicles allowed for family members or guests shall be based on the total size of the vacant lot as follows:
  - i. 5,000 to 15,000 square feet – one recreational vehicle
  - ii. 15,000 to 100,000 square feet – two recreational vehicles
  - iii. Greater than 100,000 square feet – three recreational vehicles

**4. Recreational Vehicles on Properties with Dwellings**

- a. Recreational vehicles that are owned by the occupant of the dwelling may be used by family members for a period not to exceed 30 days in a calendar year.
- b. Recreational vehicles that are not owned by the occupant of the dwelling are allowed to stay on the property for 30 days in a calendar year when visiting the occupants of the dwelling.
- c. Recreational vehicles on any property outside of an approved recreational vehicle park or campground cannot be rented.

**5. Seasonal Worker Housing**

Housing for seasonal workers is allowed in recreational vehicles in the RR-1 and RR-2, and FO zoning districts under the following conditions:

- a. Seasonal worker housing for up to five recreational vehicles requires approval through the administrative special review process using the standards contained in §3.3.5.D, *Recreational Vehicle Park*.
- b. Seasonal worker housing for more than five recreational vehicles requires approval through the special review process using the standards in §3.3.5.D, *Recreational Vehicle Park*.

**6. Storage of Unoccupied Recreational Vehicles**

The storage of unoccupied recreational vehicles as an accessory use to a single-unit dwelling is addressed in §3.4, *Accessory Uses and Structures*. The storage of recreational

vehicles as a business is considered Outdoor Storage and is addressed in §3.2.6, *Table of Allowed Principal Uses – Rural* and §3.2.7, *Table of Allowed Principal Uses – Urban*.

**G. Storage for Construction Projects, Temporary**

The temporary storage of vehicles, materials, equipment, field offices and the excavation of fill material that are accessory to a construction project are a permitted temporary use with the following conditions:

1. The project is for the construction of a highway, road, utility, or other public improvement under a federal, state, county, town, city, rural water association or special district contract;
2. The storage site is used for a maximum of one year. The Director may approve an extension of six months upon a written request that details reasons for the requested extension;
3. Disposal of solid and hazardous waste such as fuels, solvents, lubricants, and construction materials shall comply with applicable federal and state rules and regulations. On-site disposal of wastes is prohibited;
4. Vehicles, materials, equipment, and field offices shall be stored or located at least 200 feet from existing dwellings unless the owner(s) of the dwellings waive this requirement in writing. This condition does not apply to materials intended for use on the parcel or right-of-way where they are temporarily stored;
5. Asphalt and concrete batch plants and rock-crushing facilities shall be located on or adjacent to the parcel or right-of-way being improved;
6. Borrow or fill material excavation sites shall be located within 1,320 feet of the parcel or right-of-way being improved. Excavation sites more than 1,320 feet but less than one mile from the parcel or right-of-way being improved may be approved by the County Commissioners pursuant to the appeal process in §6.7.2, *Appeals*. Excavation sites more than one mile from the improvement are subject to the special review process for a mining operation; and
7. Storage and field office sites shall be reclaimed to their original or better condition within 30 days after the temporary construction project is complete. The Director may extend the reclamation period, in writing, upon written request that details the reasons for the requested extension. Borrow and fill excavation sites shall be reclaimed pursuant to the approved state permit. The Director may require that collateral be provided to ensure reclamation of the storage and field office sites is completed.