

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	CF	Use-Specific Standards	
AGRICULTURAL USES											3.3.2.A	
Agricultural Operation	R	R	R	R	R	R	R	R	R	R		
Agricultural Cultivation												
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												
Agricultural Support and Services												
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			
Animal Agriculture												
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	
RESIDENTIAL USES												
Household Living												
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	

Article 3.0: Use Regulations

3.2 Tables of Allowed Uses | 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	CF	Use-Specific Standards
Dwelling, Multifamily											3.3.3.D
Dwelling, Single-Family Attached									R		
Dwelling, Single-Family 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
Group Living											
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
PUBLIC, CIVIC & INSTITUTIONAL USES											
Community & Cultural Facilities											
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
Educational Facilities											

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	CF	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		

Article 3.0: Use Regulations

3.2 Tables of Allowed Uses | 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	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

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	CF	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					
Retail Sales											
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
Transportation											
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
Vehicles and Equipment											
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

Article 3.0: Use Regulations

3.2 Tables of Allowed Uses | 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	CF	Use-Specific Standards
Vehicle Wash				SP					SP		
Other Uses											
Adult Uses											3.3.5.L
General Commercial				SP					SP		
INDUSTRIAL USES											
Manufacturing & Processing											
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
Storage & Warehousing											
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
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	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

Article 3.0: Use Regulations

3.2 Tables of Allowed Uses | 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			Use-Specific Standards	
	District	NR	FO	A	ACE	RR-1	RR-2	O	IR	RC		CF
≤ 60 feet high	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	Article 9.0
Small Cell Facility	SP	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	MU-N	MU-C	CC	CN	CD	IL	IH	AP	Use-Specific Standards	
AGRICULTURAL USES															
Agricultural Operation	R	R	R	R	R	R	R	R	R	R	R	R	R	R	3.3.2.A
Agricultural Cultivation															
Community Garden	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			
Agricultural Support and Services															
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		
Animal Agriculture															
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	
RESIDENTIAL USES															

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	MU-N	MU-C	CC	CN	CD	IL	IH	AP	Use-Specific Standards
Household Living														
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, Multifamily				SP	SP									3.3.3.D
Dwelling, Single-Family Attached		R	R	R	R	R								
Dwelling, Single-Family Detached	R	R	R	R	R	R							R	
Dwelling, Triplex or Fourplex				SP	SP	SP								
Manufactured Home	R	R	R	R	R	R							R	3.3.3.E
Manufactured Housing Park														
Medium Density					S									3.3.3.F
High Density					S									3.3.3.F
Storage Building and Garage on Vacant Lot, Residential	R	R	R	R	R	R	R						R	3.3.3.G
Group Living														
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	3.3.3.I
Group Home Aged	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	3.3.3.I
PUBLIC, CIVIC & INSTITUTIONAL USES														
Community & Cultural Facilities														
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														
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	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	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	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													Use-Specific Standards
District	UR-1	UR-2	UR-3	MR	MHP	MU-N	MU-C	CC	CN	CD	IL	IH	AP	
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
Microbrewery, Cidery, Winery, Meadery or Distillery							SP	SP	SP	SP	SP			S
Restaurant							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*	3.3.5.B
Short-term Rental, Hosted														
1-10 Guests (Small)	AS	AS	AS				SP	SP			SP			AS
11-16 Guests (Large)							S	S			S			S
Marijuana														
Medical Marijuana-infused Products Manufacturer														
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		

Chapter 14, Article VI of the Larimer County Code of Ordinances

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	MU-N	MU-C	CC	CN	CD	IL	IH	AP	Use-Specific Standards
Retail Marijuana Testing Facility								SP			SP			
Office, Business & Professional Services														
Financial Institution							SP	SP	SP	SP	SP		S	
Professional Office							SP	SP	SP	SP	SP		S	
Personal Services														
Instructional Facility							SP	SP	SP	SP	SP		S	
Personal Service						SP	SP	SP	SP	SP	SP		S	
Recreation & Entertainment														
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			
Retail Sales														
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
Transportation														
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

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	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
Vehicles & Equipment														
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	
Other Uses														
Adult Uses											S	S		3.3.5.L
General Commercial								SP			SP	SP		
INDUSTRIAL USES														
Manufacturing & Processing														
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
Storage & Warehousing														
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

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	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	R	3.3.7.A
Small Solar Energy Facility, Ground Mounted	AS	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	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	Article 9.0
Small Cell Facility	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
AGRICULTURAL USES											
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 and Livestock	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
RESIDENTIAL USES											
Accessory Living Area	AS	AS	AS		AS	AS	AS	AS	AS		3.4.5.A
Business Accessory Dwelling Unit									AS	AS	3.4.5.B
Extended Family Dwelling		AC/AS	AC/AS		AC/AS	AC/AS	AC/AS	AC/AS	AC/AS		3.4.5.C
Farmstead Accessory Dwelling		AC	AC		AC	AC	AC	AC			3.4.5.D
Outside Storage of Vehicles		AC	AC	AC	AC	AC	AC	AC	AC	AC	3.4.5.E
Storage Buildings and Garages		AC	AC	AC	AC	AC	AC	AC	AC	AC	3.4.5.F
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	AS	AS	AS	AS	
COMMERCIAL 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
Outdoor Display and Sales				AS					AS		3.4.7.A
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
INDUSTRIAL USES											
Accessory Outdoor Commercial Storage				AS					AS		3.4.8.A
PUBLIC & SEMI-PUBLIC UTILITY USES											
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	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	3.3.2.F
Backyard Poultry	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	3.4.4.E
Horse Keeping														3.4.4.F

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	MU-N	MU-C	CC	CN	CD	IL	IH	AP	Use-Specific Standards
Livestock Auction, Accessory														
Pet Animals	AC	AC	AC	AC	AC	AC								3.4.4.G
Personal Horses and Livestock	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	AS	AS	AS	AS		AS							AS	3.4.5.A
Business Accessory Dwelling Unit								AS		AS				3.4.5.B
Extended Family Dwelling	AC/ AS	AC/ AS	AC/ AS	AC/ AS		AC/ AS	AC/ AS							3.4.5.C
Farmstead Accessory Dwelling	AC	AC	AC	AC		AC								3.4.5.D
Outside Storage of Vehicles	AC	AC	AC	AC	AC	AC		AC	AC	AC	AC	AC		3.4.5.E
Storage Buildings and Garages	AC	AC	AC	AC	AC	AC		AC	AC	AC	AC	AC		3.4.5.F
PUBLIC, CIVIC & INSTITUTIONAL USES														
Child/Elderly Care, Home	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								3.4.7.B
Large	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														

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	MU-N	MU-C	CC	CN	CD	IL	IH	AP	Use-Specific Standards
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	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							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	T	T		3.5.3.F

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	MU-N	MU-C	CC	CN	CD	IL	IH	AP	Use-Specific Standards
Storage for Construction Projects	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