

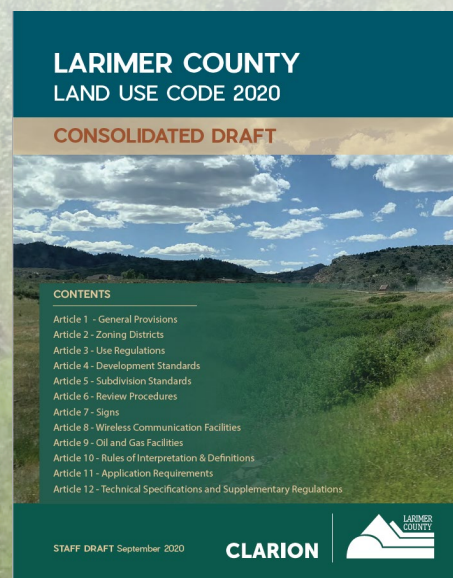
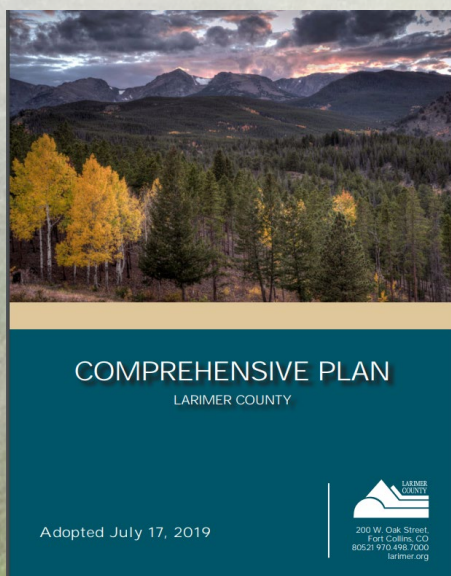
Background

Larimer County is updating its Land Use Code (“the Code”), which addresses how property is used and developed, and how development applications are reviewed. The current Land Use Code was adopted in 2000, with various amendments over the years. However, the Code has not been comprehensively updated for 30 years.

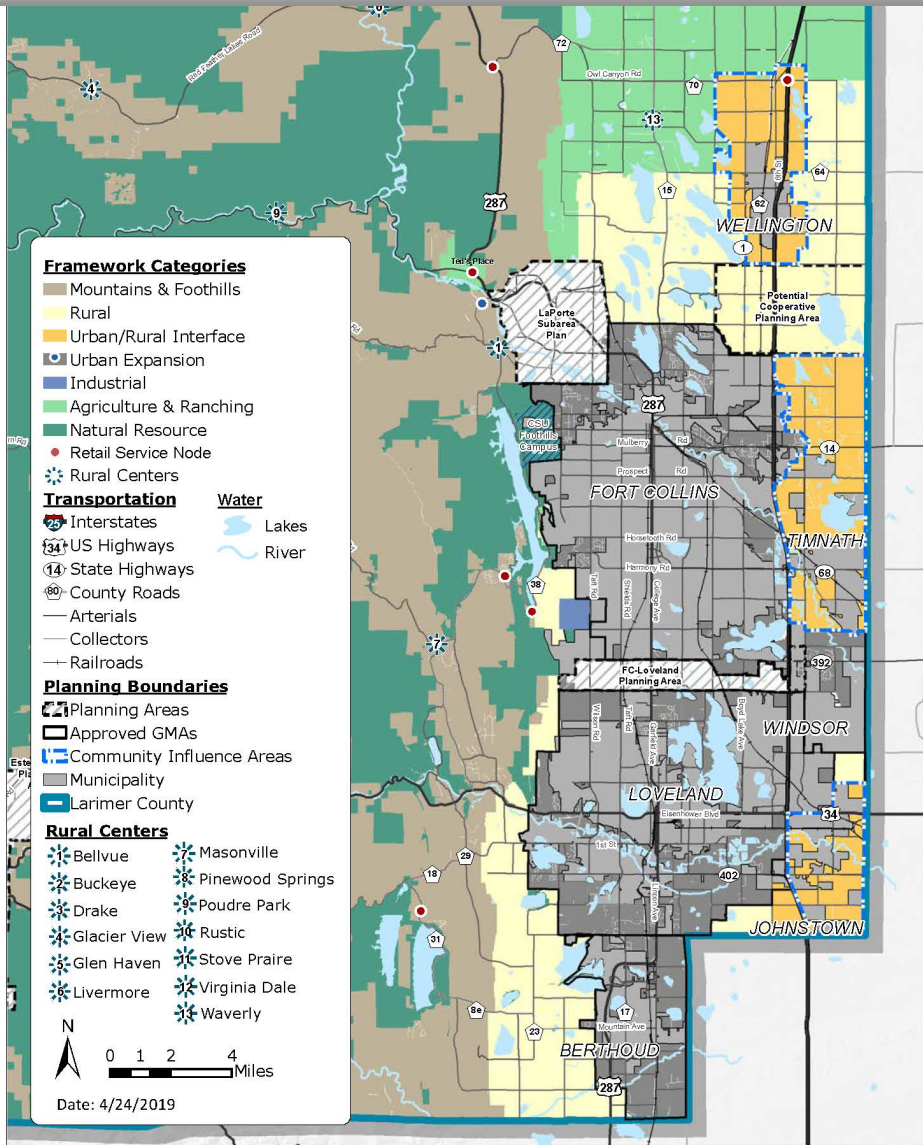
The Land Use Code 2020 project is intended to accomplish several goals:

- ✓ Implement the Larimer County Comprehensive Plan, Transportation Plan, Open Lands Plan, and other relevant plans;
- ✓ Update the zoning districts to align with the framework categories identified in the Comprehensive Plan (mountain and foothill, rural/agriculture, and urban);
- ✓ Update the standards and procedures for clarity, efficiency, and compliance;
- ✓ Establish standards that differentiate between urban and rural development;
- ✓ Introduce flexible tools and improve user-friendliness, including new graphics;
- ✓ Update procedures to support a fair, predictable, and efficient development review process; and
- ✓ Refine regulatory practices to address recovery efforts after unforeseen events.

The Land Use Code 2020 project does not involve updates to adopted County plans or the Building Code.



Implementing the Comprehensive Plan: Character Areas



The Larimer County Comprehensive Plan includes a Framework Map with nine development patterns that guide future land use decisions (see map, left). The Framework map and categories answer the following essential questions:

- Where should we live, work, play, and grow food?
- Where should we invest in infrastructure?
- Where and how should we protect and conserve watersheds, wildlife habitat, viewsheds, hazardous areas, and other resources?
- What type of County do we want to become?

To align with the Plan’s Framework categories, the Code is organized around four major “Character Areas”:

- Conservation & Agriculture
- Rural
- Mixed Center
- Urban

The table below indicates how the Framework categories and proposed character areas align.

	Larimer County Comprehensive Plan Framework Category								
Character Area	Urban Expansion	Urban/Rural Interface	Rural Center	Retail Services	Industrial	Rural	Agriculture & Ranch	Mountain & Foothills	Natural Resources
Conservation and Agriculture		❖				❖	❖	❖	❖
Rural		❖				❖	❖	❖	
Mixed Center		❖	❖	❖					
Urban	❖	❖			❖				