



Larimer County Land Use Code

Accessory Agricultural Uses, Article 3.4.4 and 3.4.5

Community Development
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Accessory Agricultural Uses –

1. Value-Added Agricultural Processing

Value-Added Ag Products Examples:

- cheese processing
- woolen products
- candle making
- herb products

1. Value-Added Agricultural Processing, Article 3.4.4.K

Purpose

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

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

Permit Requirements

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

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,
Small	n/a	100	Fewer than 20	1,200 or less	None	None
Medium	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		
Large	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.

Site and Use Requirements

- 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.
- 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.
- The agricultural processing and sales facility shall be operated by the owner or lessee of the agricultural use.
- The hours of operation are limited to the hours between 7:00 am and 9:00 pm.
- 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.
- 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.
- 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.

Accessory Agricultural Uses -

2. Agritourism Enterprise

Examples:

- Agricultural classes
- Farm tours
- Hayrides
- Corn mazes

2. Agritourism Enterprise, Article 3.4.4.B

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.

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"):

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.

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

Accessory Agricultural Uses

3. Farm Stand

4. Farmstead Accessory Dwelling

3. Farm Stand, Article 3.4.4.E

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.

4. Farmstead Accessory Dwellings, Article 3.4.5.D

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.

Occupancy

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.

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.

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:

*see table next page

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

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.