



Larimer County Land Use Code

Accessory Dwelling Unit, Article 3.4.5

LAND USE CODE

Accessory Dwelling Unit

Revised: April 15, 2022

Property Owner Questions

- Can I have 2 houses on my property?
- Can my elderly parents live on my property?
- Can I build a guest house?
- Can I build a house for my farm help?

Most zoning districts allow one (1) single family dwelling per lot/parcel. The Larimer County Land Use Code provides several options for an additional accessory living areas, under specific conditions.

Accessory uses and structures are intended to allow owners the full use of their property while maintaining the integrity and character of the neighborhood.

Accessory uses and structures must be:

- secondary and incidental to the principal use of the property
- located on the same lot with the principal use

Accessory Living Area (ALA)

Finished habitable space that is clearly accessory to the single-family dwelling and located in a detached building or separated from the single-family dwelling such that it does not include interior passage between the accessory living area and the single-family dwelling.

Family

Any number of persons who are related by blood, marriage, adoption, guardianship, or other duly authorized custodial relationship.

Living quarters

That portion of a structure intended, designed and/or constructed to accommodate sleeping, cooking, and bathing.

Living unit

One family, plus up to two additional individuals whose place of residence is with the family in the dwelling unit.

OVERVIEW – Options for Accessory Dwelling Units

Please speak with one of our planners to get details for the specific Land Use Code regulations and additional qualifications required for each type of Accessory Dwelling Unit. Link to Land Use Code: www.larimer.org/files/land-use-code

Accessory Living Area (ALA)	Extended Family Dwelling	Farmstead Accessory Dwelling
<p>Definition</p> <ul style="list-style-type: none"> • Finished habitable space in a detached building or separated from the single-family dwelling with no interior passage between accessory living area and the single-family dwelling. • Clearly accessory to single-family dwelling on the lot <p>Occupancy</p> <ul style="list-style-type: none"> • Guests or long-term tenants or hired help • Must not be rented on a short-term basis (30-days or less) • Additional off-road parking space(s) required • Single-family character of property must be maintained <p>County Approval & Permits</p> <ul style="list-style-type: none"> • Administrative Special Review approval • Building Permit prior to use • Transportation Capital Expansion Fee <p>Maximum Square Footage</p> <ul style="list-style-type: none"> • Maximum square footage for the proposed ALA is determined by the existing lot size and the size of the primary dwelling unit. See Land Use Code, Article 3.4.5.A.3, Table 3-15 (link to code provided above). 	<p>Definition</p> <ul style="list-style-type: none"> • Living quarters in a manufactured home to be used on a <i>temporary</i> basis to house immediate family members. <p>Occupancy</p> <ul style="list-style-type: none"> • Elderly family, 65 years or older • Disabled family • Family other than age or disability - when a legitimate hardship exists <p>County Approval, Permits, Fees</p> <ul style="list-style-type: none"> • Administrative approval • Plot Plan required • Building Permit prior to use • 3-year Extended Family Dwelling Permit • Transportation Capital Expansion Fee 	<p>Definition</p> <ul style="list-style-type: none"> • That portion of an agricultural operation, commercial feedlot, or dairy, poultry, and egg production, or equestrian operation designated for accessory dwellings and other buildings necessary to the operation. <p>Occupancy</p> <ul style="list-style-type: none"> • Person or persons needed to support the agricultural operation • Must not be rented on a short-term basis (30-days or less) <p>County Approval, Permits, and Fees</p> <ul style="list-style-type: none"> • Administrative approval • Plot Plan required • Building Permit prior to use • 1 farmstead per 40 acres • Transportation Capital Expansion Fee