

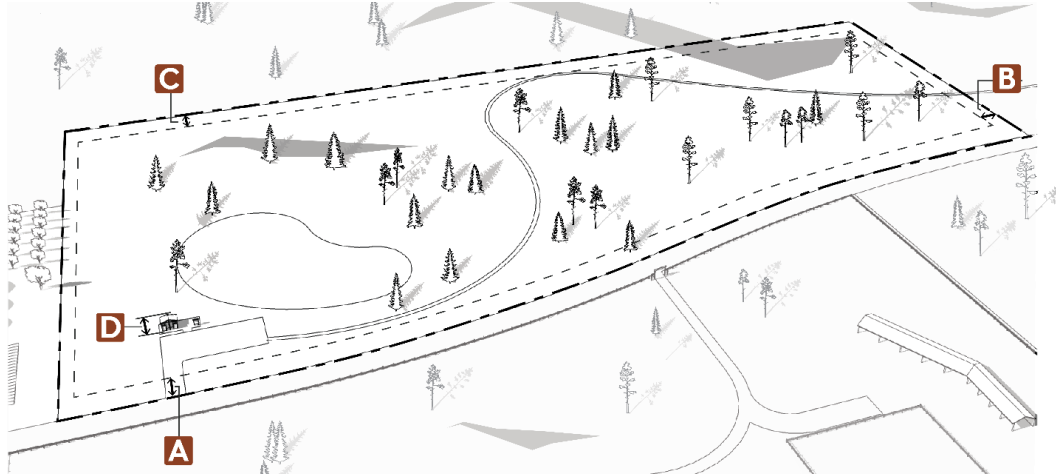


Land Use Code

Phase 2: Urban Agriculture
Amendments

B. Forestry (FO)

The FO district is intended for the purpose of efficiently using land to conserve forest resources and protect the natural environment. Rural residential development may be allowed through the Rural Land Use Process (§5.5).



C. Agriculture (A)

The A district is intended to encourage agricultural cultivation and production activities. While agricultural practices such as agriculture and ranching should be the principal activity of these areas, single family dwellings are permitted as co-existing principal uses. Rural residential development may be allowed through the Rural Land Use Process (§5.5). Residential uses are secondary in agricultural areas and should be developed at very low densities or clustered to protect and conserve existing open and agricultural lands and to preserve a rural character. Residential development adjacent to existing agricultural uses should have no significant, adverse impact on the continued operations of any adjacent agricultural use(s) and should comply with any applicable “right to farm” provisions in state statutes.

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 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	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	SPR	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	
Agricultural Support and Services											
Agricultural Equipment Repair & Sales				SP					SP	SP	3.3.2.E
Agricultural Labor Housing	AS	AS	AS		AS	AS	AS	AS	AS	AS	3.3.2.F
Custom Meat or Poultry 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.G3.3.2.E
Commercial Feedlot or Dairy		S	S	S	S	S	S				
Equestrian Operation											
Large		S	S		S	S	S				3.3.2.F3.3.2.H
Small		AS	AS		AS	AS	AS				3.3.2.H3.3.2.F
Poultry & Egg Production/Keeping											
Rural	R	R	R	R	R	R	R	R	R	R	3.3.2.I
Small Urban		R	R	AS	AS	AS	AS	AS			3.3.2.J
Large		S	S	S	S	S	S	S			
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					3.3.3.A
Dwelling, Co-Housing											3.3.3.B

Table 3-1: Table of Allowed Principal Uses – Rural											
R = Allowed by Right 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	
Personal Service				SP					SP		
Recreation & Entertainment											
Campground										\$6.4.4	
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		

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 AS = Administrative Special Review S = Special Review														
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	
AGRICULTURAL USES														
Agricultural Operation	R	R	R	R	R	R	R	R	R	R	R	R	R	R
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	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	ASR	SPR	SP	SP	SPR	SP	SPR	
Wholesale	R	R	R	R	R	R	R	R	R	R	SPR	SPR	R	
Agricultural Support and Services														
Agricultural Equipment Repair & Sales								SP		SP	SP	SP		3.3.2.E
Agricultural Labor Housing	AS	AS	AS	AS	AS									3.3.2.F
Custom Meat or Poultry 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	3.3.2.G 3.3.2.E
Commercial Feedlot or Dairy													S	
Equestrian Operation														
Large													S	3.3.2.H 3.3.2.E
Small													AS	3.3.2.E 3.3.2.H
Poultry & Egg Production/Keeping														
Small/Rural								R			R	R	S	3.3.2.I
Urban/Large	AS							AS			SPR	SPR	AS	3.3.2.J
Poultry Processing								AS			SP	SP	S	3.3.2.K

3.2.8. Tables of Allowed Accessory Uses

Table 3-3: Table of Allowed Accessory Uses – Rural											
AC = Accessory R = Allowed by Right SP = Site Plan AS = Administrative Special Review S = Special Review AC = Accessory 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	
AGRICULTURAL USES											
Agricultural Operation, Accessory	AC	ACR	ACR	ACR	ACR	ACR	ACR	ACR	ACR	ACR	
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/Chickens			AC	AC	AC	AC	AC	AC			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	ACR	ACR		ACR	ACR	ACR	ACR			3.4.4.J
Medium	SP	SP	SP		AS	AS	SP	SP			3.4.4.J
Large	AS	AS	AS		S	S	AS	AS			3.4.4.J
RESIDENTIAL USES											
Accessory Living Area	AS	AS	AS		AS	AS	AS	AS	AS		3.4.5.A
Caretaker 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		SPAC	SPAC		SPAC	SPAC	SPAC	SPAC			3.4.5.D
PUBLIC, CIVIC & INSTITUTIONAL USES											
Child/Elderly Care, Home		AC	AC		AC	AC	AC	AC	AC		3.4.6.A
Landing Strip or Helipad, Commercial		AC	AC		AC	AC	AC		AC	AC	
Landing Strip or Helipad, Private		AC	AC		AC	AC					
COMMERCIAL USES											
Outdoor Display and Sales				AS					AS		3.4.7.A

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

AC = Accessory Special Review R = Allowed by Right SP = Site Plan AS = Administrative Special Review
 S = Special Review AC = Accessory 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		ACR	ACR		ACR	ACR	ACR	ACR			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											
Storage Buildings and Garages		AC	AC	AC	AC	AC	AC	AC	AC	AC	3.4.8.A
Outside Storage of Vehicles		AC	AC	AC	AC	AC	AC	AC	AC	AC	3.4.8.B
Accessory Outdoor Commercial Storage				AS					AS		3.4.8.C
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 Special Review R = Allowed by Right SP = Site Plan AS = Administrative Special Review S = Special Review
 AC = Accessory 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	
AGRICULTURAL USES														
Agricultural Operation, Accessory														
Agritourism Enterprise														3.4.4.A
Large	S	S	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	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

Table 3-4: Table of Accessory Uses – Urban

AC = Accessory Special Review R = Allowed by Right SP = Site Plan AS = Administrative Special Review S =
 AC = Accessory 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	
Backyard Chickens/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
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	AS						AS	3.4.5.A
Caretaker Dwelling Unit								SP		AS				3.4.5.B
Extended Family Dwelling	AC/ AS	AC/ AS	AC/ AS	AC/ AS	AS	AC/ AS	AC/ AS							3.4.5.C
Farmstead Accessory Dwelling	SP AC	SP AC	SP AC	SP AC	SP	SP AC								3.4.5.D
PUBLIC, CIVIC & INSTITUTIONAL USES														
Child/Elderly Care, Home	AC	AC	AC	AC	AC	AC								3.4.6.A
Landing Strip or Helipad, Commercial														
Landing Strip or Helipad, Private														
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 R	AC R	AC R	AC R	AC R	AC R	AC R							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

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

T = Temporary 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		
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
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.

D.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.

Table 3-7: Equestrian Operation Formula			
Criteria	Number	Factor	Points
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

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.
- ~~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.
- d.
- 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.

3.3.2.3.3.3. Residential Uses

A. Dwelling, Cabin

- 1. A cabin that includes a primary heat source is considered a single-family 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.

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.

2. The floor area of any detached accessory structure shall not exceed 50 percent of the floor area of the principal structure, or 750 square feet, whichever is greater, unless size standards are specifically established for that accessory use in this section. The Director may authorize a structure to exceed these size limitations if the structure is used for animal production or crop production associated with an agricultural use.
3. The total combined floor area of all structures shall not exceed the maximum impervious lot coverage for the zoning district in which it is located.

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.

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”):

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 zone 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

B.C. _____ Apiary

See §3.3.2.F.

D. Backyard Chickens/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 ÷ 12 = 8.3).
- c. Roosters are prohibited.
—Backyard poultry shall be confined to the coop and/or run area at all times. The keeping of up to six eight chicken hens is permitted as an accessory use in the Urban districts. The following requirements apply:
 - 1.—The chicken hens shall be provided with a covered, properly ventilated, and predator-resistant chicken coop.
 - 2.—The chicken hens shall have access to an outdoor enclosure that is adequately fenced to protect them from predators.
 - 3.—The coop and enclosure are limited to a maximum size of 120 square feet.
- d. The chicken coop and outdoor enclosure shall be regularly cleaned to control dust, odor, and waste and not constitute a nuisance, safety hazard, or health problem to surrounding properties.

- 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.

~~4.—~~

E. Farm Stand

~~C.~~ A farm stand shall comply with the following standards:

- ~~1.~~ Any property that maintains a ~~primary-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.~~ operated by the owner of the facility.

~~A~~ Farm stands shall comply with the following standards:

- ~~2.~~ The majority of all products sold shall be sourced from Larimer County agricultural operations.
- ~~3.~~ Food items sold shall meet ~~Larimer County Public Health~~ local, state, and federal law and regulations. requirements.
- ~~4.~~ The stand shall ~~not exceed 200 square feet in size and shall be located to~~ 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.
- ~~5-6.~~ 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.

G.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.

H.I. Personal Horses and Livestock

Personal horses or livestock 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-family 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, A, ACE	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.

4. Tree Farm

Any parcel of land used to raise and harvest trees for wood products, such as lumber, posts and poles, fuel wood and Christmas trees and such parcel is included in a forest management plan approved by the Colorado State Forest Service or other state certified forestry consultant.

a. Retail

A tree farm where products are sold on-site.

b. Wholesale

A tree farm where forest products are transported to market and no on-site sales occur.

C. Agricultural Support and Services

Uses in this category are characterized by activities that provide support and services to agricultural, horticultural, and animal husbandry activities that operate in conjunction with and on the site of on-going agricultural, horticultural, or animal husbandry uses or off-site. Specific use types include:

1. Agricultural Equipment Repair and Sales

A commercial enterprise for the repair of equipment normally or routinely used for agricultural uses, and related parts, tools, and accessories, includes sales of such materials.

2. Agricultural Labor Housing

~~A facility for the dormitory-style housing of agricultural workers on a seasonal basis.~~
Housing occupied by individuals that are primarily engaged with and/or employed by an agricultural operation. Family members of such individuals may also live in the same unit.

3. Custom Meat ~~or Poultry~~ Processing Facility

A facility for the processing of meat and poultry for individuals, not intended for resale on the premises, including but not limited to the butchering, cutting, dressing, and packaging of meat and poultry products. All facilities shall be indoor operations only.

4. Livestock Auction

A commercial facility where livestock are offered for sale to people who bid on the animals.

5. Packing Facility

A facility where locally raised livestock and/or poultry products are to be packaged for shipping. This use does not include the butchering, cutting, or dressing of meat and poultry products.

D. Animal Agriculture

Uses in this category are characterized by the commercial breeding, raising, and/or keeping of fish, livestock, and/or any type of fowl for sale or use of the animal, their products, or byproducts, and/or the processing of those products or byproduct. Specific use types include:

Article 20.0: Rules of Interpretation and Definitions

20.2 Definitions of Use Categories and Specific Use Types | 20.2.2 Residential Uses

1. Apiary

A structure that is designed to hold honeybee hives.

2. Commercial Feedlot or Dairy

A confined enclosure for the feeding and fattening of livestock where the average number of animals exceeds ten animals per acre of feed yard and where less than 50 percent of the roughage type feed is raised on the same premises. Accessory uses commonly include the processing and packaging of dairy products.

3. Equestrian Operation, Large

A facility or place used for horse boarding (including equestrian pasture boarding) and/or equestrian activities for a fee, and/or for an exchange of goods or services that receives 35.5 or more points using the method in §3.3.2.H, *Equestrian Operation, Large and Small*. Uses specifically excluded from equestrian operations are horse rescue and horse breeding farms.

4. Equestrian Operation, Small

A facility or place used for horse boarding (including equestrian pasture boarding) and/or equestrian activities for a fee, and/or for an exchange of goods or services that receives up to 35 points using the method in §3.3.2.F. Uses specifically excluded from equestrian operations are horse rescue and horse breeding farms.

5. Poultry ~~and Egg Production~~ Keeping, Large

Maintaining an inventory of poultry for the purpose of ~~commercial~~ egg production and wholesale or retail sales of eggs and/or limited sales of poultry or poultry byproducts. Accessory uses may include limited the on-site processing, butchering, cutting, dressing, and packaging of poultry products.

6.a. ~~Poultry and Egg Production, Small~~ Rural

~~The keeping of poultry for the purpose of A poultry keeping egg production operation, located in the Conservation and Agriculture, Rural, and Mixed Center districts with a maximum of 50 hens.~~

b. Urban

~~A poultry keeping operation located in the Urban districts and within the GMAs.~~

6. Poultry Processing

Maintaining an inventory of poultry for the purpose of slaughtering, defeathering, eviscerating, carcass chilling, wrapping, or packaging poultry.

20.2.2. Residential Uses

A. Household Living

Uses in this category are characterized by residential occupancy of a building by a living unit and is not occupied by the living unit for less than 31 continuous days. This category does not include hotels, motels, boarding/rooming houses, resort cottages, or lodges. Specific use types include:

20.2.7. Accessory Uses

A use of land or of a building or portion thereof customarily incidental and subordinate to the principal use of the land or building and located on the same lot with the principal use. Specific use types include:

A. Agriculture

1. Agricultural Operation, Accessory

A parcel of land where livestock, pet animals, or poultry are raised or garden crops grown in a manner incidental to the principal residential use of the property and where the production of livestock or garden crops on the property does not constitute a principal income for the property owner. This use does not include the accessory agricultural uses listed in paragraphs 2. through 10 of this §20.2.7.A. This would include 4H and similar types of programs.

2. Agritourism Enterprise

Activities conducted on a parcel with a primary agricultural use and offered to the public for the purpose of recreation, education, or active tourism related involvement in the agricultural use. These activities shall be incidental to the primary agricultural use on the site or related to natural resources present on the property. This term includes site tours, hayrides, corn mazes, classes related to agricultural products or skills, picnic and party facilities offered in conjunction with the above. An agritourism enterprise does not include accommodations uses or retail sales.

a. Large

An agritourism enterprise with a maximum lot area of 10% of the total acreage or 5 acres (whichever is less) and/or generates 20 or more vehicle trips per day, including customers, employees, and deliveries.

b. Small

An agritourism enterprise with a maximum lot area of 10% of the total acreage or 3.5 acres (whichever is less) and/or generates up to 20 vehicle trips per day, including customers, employees, and deliveries.

3. Apiary, Accessory

A structure that is designed to hold honeybee hives and is incidental to the principal use on a lot.

4. Backyard ~~Chickens~~Poultry

~~5.~~The non-commercial or agricultural raising and caring for chickenspoultry.

~~6.5.~~ Farm Stand

A temporary or permanent structure used for the sale and display of agricultural or horticultural products such as vegetables, fruits, dairy products, eggs, grains, meat, poultry, fish, honey, hay, bedding plants, herbs, and wool.

Article 20.0: Rules of Interpretation and Definitions

20.2 Definitions of Use Categories and Specific Use Types | 20.2.7 Accessory Uses

7.6. Horse Keeping

The activity of keeping and/or caring for boarded horses including horse rescue operations.

8.7. Livestock Auction, Accessory

Where a property is being used for the raising of livestock, an event where livestock are offered for sale to people who bid on the animals.

9.8. Pet Animal

Dogs, cats, rabbits, guinea pigs, hamsters, mice, ferrets, birds, fish, reptiles, amphibians and invertebrates or any other species of wild or domestic or hybrid animal, except livestock, sold, transferred, or retained for the purposes of being kept as a household pet. Pet animal includes dogs and cats kept for working purposes on an agricultural operation or ranch.

10.9. Personal Horses or Livestock

Personal horses or livestock for the use of the occupants of the lot and their guests.

10. Poultry Keeping, Rural Accessory

See §20.2.1.D.5.a.

11. Value-Added Ag Processing

The processing and/or packaging of agricultural products, excluding the processing of fish, meat, or game. Examples include but are not limited to: the making of alfalfa pellets, herbal products, food products, wreaths, woolen products, cheese, and candles. Value added processing may include the sales of agricultural products grown on the site or value-added agricultural products produced on the site.

a. Small

See §3.4.4.K.2.

b. Medium

See §3.4.4.K.2.

c. Large

See §3.4.4.K.2.

Person

An individual, corporation, governmental agency, business trust, estate, trust, partnership, association, two or more people having a joint or common interest or any other entity.

Personal Event

A gathering for social activities such as family celebrations (including but not limited to wakes, funerals, anniversaries, graduations, and weddings), parties (including but not limited to dinner parties, barbecues, house warming parties) and/or gatherings (including but not limited to demonstration parties, study groups, club meetings) of family members and friends of the owner/resident of the property. Personal events shall be hosted by an individual that resides on the property. A personal event shall be accessory and incidental to use of the property as a residence.

Planned Development

A land area under unified control designed and planned to be developed in a single phase or a series of phases according to an approved development plan.

Poultry

Any domesticated bird, such as chickens, turkeys, ducks, and geese, raised commercially or domestically for eggs, meat, or other byproducts.

Primary Heat Source

A heating system capable of maintaining room temperatures at 68 degrees Fahrenheit at a point three feet above the floor and two feet from exterior walls in all habitable rooms during cold, inclement weather at all times, even when the structure is not occupied.

Principal Use

The primary or predominate use of a lot.

Property or Premises

A lot, tract, or parcel of land together with the buildings or structures thereon. For purposes of Article 7.0, individual condominium ownerships in a structure shall not be considered separate property. See also "multi-tenant center."

Ranch/Ranching

A type of agricultural operation that is used for grazing livestock.

Regenerative Farming

Farming practices that (i) contribute to generating/building soils and soil fertility and health; (ii) increase water percolation, water retention, and clean and safe water runoff; (iii) increase biodiversity and ecosystem health and resiliency; and (iv) increase carbon sequestration and reduce levels of CO2.

Remodeling

A change in any aspect or character of a sign including addition or change in the type of lighting, increase in height or size, addition of sign faces or change from wood posts and frame to metal posts and frame, but not including a change in the content or message of the sign face.