

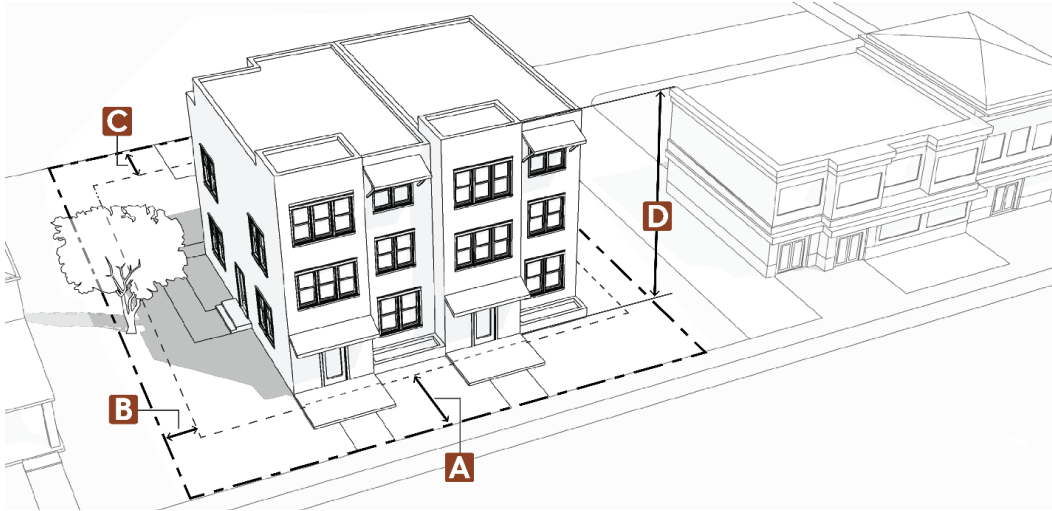


# Land Use Code

Phase 2: Housing Types &  
Affordability Amendments

**D. Multifamily Residential (MR)**

The MR district is intended to accommodate diverse types of multifamily residential uses with supporting institutional uses. This district is primarily intended for parcels within adopted Growth Management Areas.

**E. Manufactured Housing Park (MHP)**

The MHP district is intended to accommodate manufactured housing developments with shared amenities in order to encourage alternative housing opportunities. Other residential use types may be allowed through a site plan review process provided they are consistent with the adopted goals in the Comprehensive Plan for housing options and affordability. This district is primarily intended for parcels within adopted Growth Management Areas.

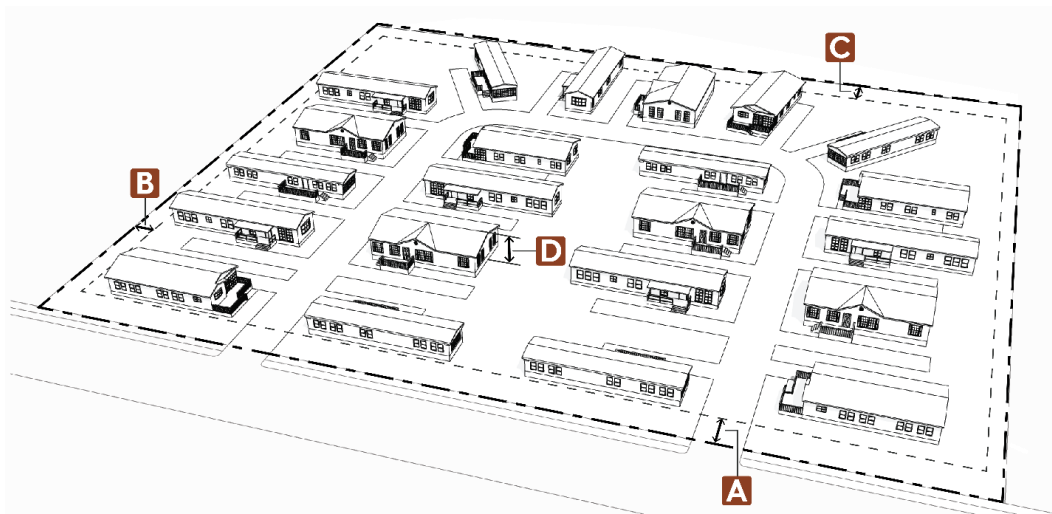


Table 3-1: Table of Allowed Principal Uses – Rural

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		3.3.2.E
Agricultural Labor Housing	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
SmallUrban		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	
Dwelling, Duplex											
Dwelling, Live/Work				R					R		3.3.3.C
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
<del>Modular Home</del>	<del>R</del>	<del>R</del>	<del>R</del>		<del>R</del>	<del>R</del>	<del>R</del>	<del>R</del>	<del>R</del>		
Storage Building or Garage, Residential		R	R	R	R	R	R	R	R	R	
<b>Group Living</b>											
Assisted Living Facility								S	SP		3.3.3.G
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
<b>PUBLIC, CIVIC &amp; INSTITUTIONAL USES</b>											
<b>Community &amp; Cultural Facilities</b>											
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	

## 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													
District	UR-1	UR-2	UR-3	MR	MHP	MU-N	MU-C	CC	CN	CD	IL	IH	AP	Use-Specific Standards
<b>AGRICULTURAL USES</b>														
Agricultural Operation	R	R	R	R	R	R	R	R	R	R	R	R	R	
<b>Agricultural Cultivation</b>														
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	
<b>Agricultural Support and Services</b>														
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	
<b>Animal Agriculture</b>														
Apiary	R	R	R	R	R	R	R	R	R	R	R	R	R	3.3.2.G
Commercial Feedlot or Dairy													S	3.3.2.H
Equestrian Operation														
Large													S	3.3.2.H
Small													AS	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

Table 3-2: Table of Allowed Principal Uses – Urban

R = Allowed by Right    SP = Site Plan    AS = Administrative Special Review    S = Special Review  
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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	
RESIDENTIAL USES															
Household Living															
Dwelling, Cabin														3.3.3.A	
Dwelling, Co-Housing				R	R									3.3.3.B	
Dwelling, Duplex			R	R	R									3.3.3.C	
Dwelling, Live/Work						RSP	RSP								
Dwelling, Multifamily				SP	SP									3.3.3.D	
Dwelling, Single-Family Attached		R	R	R	R	R								3.3.3.E	
Dwelling, Single-Family Detached	R	R	R	R	R	R							R		
Dwelling, Triplex or Fourplex				RSP	SPR	RSP									
Manufactured Home	R	R	R	R	R	R							R	3.3.3.E	
Manufactured Housing Park														3.3.3.F	
Medium Density					S										
High Density					S									3.3.3.F	
Modular Home	R	R	R		R	R							R		
Storage Building and Garage, Residential	R	R	R	R	R	R	R	R	R	R	R	R	R		
Group Living															
Assisted Living Facility	S	S	S	S	S	S		SP						3.3.3.G	
Community Residential Homes	R	R	R	R	R	R								3.3.3.I	
Congregate Residence	S	S	S	S	S	S			SP					3.3.3.I	
Group Home	R	R	R	R	R	R							R		
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	AS		
With Funeral Home or Crematorium								S			S	S	S		

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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
Crematorium								S			S	S		
Cultural Institution						SP	SP	SP	SP	SP	SP			
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
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	

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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
Veterinary Clinic or Hospital, Pet Animal														
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	See Accessory Use Table for Outdoor Seating and Drive-Through Facilities
Microbrewery, Cidery, Winery, Meadery or Distillery						SP	SP	SP	SP	SP	SP		S	
Restaurant						SP	SP	SP	SP	SP	SP		S	
Lodging Facilities														
Bed & Breakfast														
≤ Ten Guests	AS	AS	AS			AS	AS			SP			AS	3.3.5.A
> Ten Guests						AS	AS			SP			AS	3.3.5.A
Boarding or Rooming House				S	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														
≤ Ten Occupants	AS	AS	AS			AS	AS			AS			AS	3.3.5.B
> Ten Occupants						AS	AS			AS			AS	3.3.5.B
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									SP		SP			



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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 Product Manufacturing Facility									SP		SP			
Retail Marijuana Store								SP			SP			
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	

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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
Outdoor Display and Sales													S	3.3.5.F
Transportation														
Airport													S	3.3.5.G
Fleet Services							SP	SP	SP	SP	SP		S	3.3.5.H
Helipad													S	
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	
Adult Uses														
All											S	S		3.3.5.L
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	S	S	S	S	S	S	S	S	S	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														

**Table 3-2: Table of Allowed Principal Uses – Urban**

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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, 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
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		3.3.7.A
Small Solar Energy Facility, Ground Mounted	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		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 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	

## 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 &amp; 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
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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													
District	UR-1	UR-2	UR-3	MR	MHP	MU-N	MU-C	CC	CN	CD	IL	IH	AP	Use-Specific Standards
<b>AGRICULTURAL USES</b>														
Agricultural Operation, Accessory														
Agritourism Enterprise														3.4.4.A
Large	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		3.4.4.A
Apiary, Accessory	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	3.3.2.F

## Article 3.0: Use Regulations

3.2 Tables of Allowed Uses | 3.2.8 Tables of Allowed Accessory Uses

**Table 3-4: Table of Accessory Uses – Urban**

AC = Accessory R = Allowed by Right SP = Site Plan AS = Administrative Special Review S = Special Review  
AC = Accessory 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
Backyard <u>Chickens</u> <u>Poultry</u>	<u>AC</u>	AC	AC	AC	AC	AC	AC						<u>AC</u>	3.4.4.C
Farm Stand	<u>AC</u>	<u>AC</u>	<u>AC</u>	<u>AC</u>	<u>AC</u>	<u>AC</u>	<u>AC</u>	<u>AC</u>	<u>AC</u>	<u>AC</u>	<u>AC</u>	<u>AC</u>	<u>AC</u>	3.4.4.E
Horse Keeping														3.4.4.F
Livestock Auction, Accessory														
Pet Animals	<u>AC</u>	AC	AC	AC	AC	AC								3.4.4.G
Personal Horses and Livestock	<u>AC</u>	AC	AC	AC	AC	AC								3.4.4.I
<u>Poultry Keeping, Rural Accessory</u>														
Value-Added Ag Processing														
Small														3.4.4.J
Medium														3.4.4.J
Large														3.4.4.J
<b>RESIDENTIAL USES</b>														
Accessory Living Area	AS	AS	AS	AS	<u>AS</u>	<u>AS</u>							<u>AS</u>	3.4.5.A
Caretaker Dwelling Unit								SP		AS				3.4.5.B
Extended Family Dwelling	<u>AC/</u> AS	<u>AC/</u> AS	<u>AC/</u> AS	<u>AC/</u> AS	<u>AS</u>	<u>AC/</u> AS	<u>AC/</u> AS							3.4.5.C
Farmstead Accessory Dwelling	<u>SP</u> <u>AC</u>	<u>SP</u> <u>AC</u>	<u>SP</u> <u>AC</u>	<u>SP</u> <u>AC</u>	<u>SP</u>	<u>SP</u> <u>AC</u>								3.4.5.D
<b>PUBLIC, CIVIC &amp; INSTITUTIONAL USES</b>														
Child/Elderly Care, Home	AC	AC	AC	AC	AC	AC								3.4.6.A
Landing Strip or Helipad, Commercial														
Landing Strip or Helipad, Private														
<b>COMMERCIAL USES</b>														
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	<u>AC</u> <u>R</u>	<u>AC</u> <u>R</u>	<u>AC</u> <u>R</u>	<u>AC</u> <u>R</u>	<u>AC</u> <u>R</u>	<u>AC</u> <u>R</u>								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

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													
District	UR-1	UR-2	UR-3	MR	MHP	MU-N	MU-C	CC	CN	CD	IL	IH	AP	Use-Specific Standards
<b>INDUSTRIAL USES</b>														
Storage Buildings and Garages	AC	AC	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	AC	AC		3.4.8.B
Accessory Outdoor Commercial Storage						AC	AC	AC	AC	AC	AC	AC		3.4.8.C
<b>PUBLIC &amp; SEMI-PUBLIC UTILITY USES</b>														
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

**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
<b>TEMPORARY USES</b>														
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. 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.B.

**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 the Colorado State Forest Service or other state-certified forestry consultant for the parcel being clearcut.

**F.D. Nursery, Retail**

1. Any retail operations must meet the standards for a farm stand in §3.4.4.E.
2. Traffic generation from the nursery shall not exceed 20 or more vehicle trips per day, including customers, employees, and deliveries.

**G.E. Agricultural Equipment Display, Repair and Sales**

1. Equipment and storage of materials for repair shall be screened from the public right-of-way and neighboring properties and maintained in an orderly manner with no trash, junk, or debris as defined by the County Rubbish Ordinance.
2. Any outdoor display, repair, and sales areas shall be located to the side or rear of buildings and outside any parking, traffic circulation, right-of-way or landscaping area that services the site.
3. Any outdoor display, repair, and sales areas shall maintain adequate emergency access lanes around and through the area.
4. Any outdoor display, repair, and sales areas shall be located outside the sight triangle at any intersection or driveway as determined by the Urban Area Street Standards or the Rural Area Road Standards.

**F. Agricultural Labor Housing**

1. Agricultural labor housing structures may include any dwelling type allowed within the subject zoning district, including manufactured homes, recreational vehicles, and tiny homes on wheels.
2. All construction shall comply with all applicable lot and building standards for the underlying zoning district including required setbacks and building height limitations.
3. An application for agricultural labor housing shall be reviewed based on the following criteria:
  - a. The proposed use and number of bedrooms or dwelling units is compatible with the character of the surrounding area;
  - b. The proposed use will not result in an over-intensive use of the land;
  - c. There is adequate access to public water and sewer facilities or an adequately sized well and on-lot septic system;
  - d. The proposed use is adequately buffered and screened from adjacent uses; and
  - e. The proposed use will not be otherwise detrimental to the health, safety, or welfare of the adjacent property owners.

- b. The nonresidential use shall be owned and operated by a resident of the live/work dwelling.

#### D. Dwelling, Multifamily

All multifamily dwellings located within the Urban Districts and GMAs shall meet the site and building design requirements in §4.9, *Site and Building Standards in Urban Areas*.

#### E. Manufactured Home

1. Any manufactured home that is transportable over state highways in two or more pieces and is assembled at the building site may be placed on any legal lot that is zoned for single-family use.
2. Any manufactured home that is transportable over state highways as a single, complete dwelling unit and is located outside a manufactured home park shall meet the following requirements:
  - a. The manufactured home and any additions to it shall be permanently anchored to a permanent foundation, except those units that are approved as an extended family dwelling pursuant to §3.4.5.C, *Extended Family Dwelling*, may be installed using any method approved by the State of Colorado Manufactured Home Installation Program.
  - b. The manufactured home and any additions to it shall have standard exterior siding;
  - c. The manufactured home and any additions to it shall have a pitched roof structure with standard house shingles or other standard roofing materials;
  - d. The manufactured home shall be incorporated into a larger structure that includes one or more of the following: additional bedrooms; recreation room; patio; carport or garage;
  - e. The manufactured home shall be purged to the property on which it is located; and
  - f. The requirements noted above shall be completed within 18 months of the date that the building permit is issued. The Chief Building Official may grant an 18-month extension upon finding that significant progress has been made in the completion of the requirements or there have been other circumstances, beyond the control of the property owner, that have delayed completion.
3. Manufactured homes may be used to provide dwellings for agricultural operation ~~or dairy help workers~~ as part of a farmstead or as an extended family dwelling ~~(see as regulated by §3.4.5.C, *Extended Family Dwelling*)~~.
4. The use of manufactured homes as dwelling ~~placess~~ outside manufactured ~~home housing~~ parks is allowed as follows:
  - a. In lawful manufactured home subdivisions existing on March 18, 1970, provided such a subdivision is not deemed to be in existence unless it was approved by the County in accordance with subdivision regulations in effect at that time. The sale of two or more lots and the location thereon of manufactured homes prior to March 18, 1970 within a subdivision approved by Larimer County creates a presumption of intent to create a manufactured home subdivision as defined by this Code.
  - b. A lawful manufactured home subdivision existing on March 18, 1970, which is only partially developed, may be completed and developed in accordance with plans for such completion and development existing prior to that date, if the completion and

development does not create or permit to continue any hazard to the welfare and health of Larimer County inhabitants or subdivision residents.

- c. Manufactured homes may be used to provide temporary housing pursuant to §3.5.3.D, *Manufactured Home*.

- 5. Manufactured homes are designed, constructed, and intended to be single-family dwellings and shall bear either the HUD or Colorado Housing Authority seal.
- 6. Manufactured homes cannot be used for any purpose other than single-family dwellings without the approval of the Community Development Department.

## F. Manufactured Housing Parks

### 1. Permits, Applicability, and Nonconforming Uses

- a. No person shall construct, alter, extend, maintain, or operate any manufactured ~~home-housing~~ park in ~~the unincorporated territory of Larimer County~~ County ~~unless that person holds a valid manufactured home park permit issued by the administrative authority in that person's name without the appropriate approval per the Table of Allowed Uses in §3.2.7.~~
- b. Application for a manufactured housingme park ~~permit~~ shall be made to the Community Development Department prior to any construction, alteration, extension, maintenance or use of a manufactured housingme park.
- c. ~~An approval for a m~~Manufactured housingme park ~~permits-is~~are transferable to subsequent owners of the site and remains valid as long as the manufactured housingme park for which the permit approval was issued is still in existence and in compliance with this Code.
- d. The extension or expansion of any nonconforming manufactured housingme park or any other manufactured housingme park requires a new application and new manufactured ~~home-housing~~ park approval-permit.
- e. Any person whose application for a manufactured housingme park ~~permit~~ is denied may appeal the denial to the County Commissioners under the procedure provided in §6.7.2, *Appeals*.
- f. Except as noted in paragraphs E.1 and E.2 above, no manufactured home that is transportable over state highways as a single, complete dwelling unit can be occupied for dwelling purposes after the effective date of this Code unless it is located in a manufactured housingme park that qualifies as a nonconforming use under this Code or for which a valid ~~manufactured home park permit approval~~ was issued under this Code.
- g. It is unlawful for any property owner, tenant, lessee, or administrator of any real estate in Larimer County to rent, lease or sell any manufactured home to be used as a dwelling or living quarters (parked on land under their supervision) to be in violation of this Code.
- h. Any expansion or extension of a nonconforming manufactured housingme park, either on the same or adjoining property, shall comply with this Code.
- i. No unlawful use of property, structures or manufactured homes existing on the effective date of this Code will be deemed a nonconforming use, structure, or manufactured home.
- j. Only manufactured homes can be occupied for dwelling or sleeping purposes within a manufactured ~~home-housing~~ park.

**2.—Density, Setback Requirements, Accessory Uses and Signs****2.**

- a. For purposes of regulating density, minimum manufactured home space area and minimum street frontage, manufactured housingme parks are divided into two classes known as medium-density manufactured housingme parks and high-density manufactured housingme parks.
  - i. Medium-density manufactured housingme parks shall meet the following requirements:
    - 1) Maximum density—5 or fewer manufactured homes per acre;
    - 2) Minimum manufactured home space area—6,000 square feet;
    - 3) Minimum street frontage—25 feet.
  - ii. High-density manufactured housingme parks shall meet the following requirements:
    - 1) Maximum density—6-10 manufactured homes per acre;
    - 2) Minimum manufactured home space area—3,500 square feet;
    - 3) Minimum street frontage—25 feet.

*Note:* In computing minimum areas for manufactured home spaces, such minimum areas may include half of the area within the boundaries of one abutting street or roadway, whether dedicated to public use or reserved for private use.
- b. There are no minimum area requirements for manufactured housingme parks; however, every manufactured housingme park created or established after the effective date of this Code shall have a minimum of five manufactured home spaces.

**b-3. Setback Requirements**

- a. ~~Minimum setbacks.~~ The minimum setback ~~along from~~ property lines of a manufactured housingme park are listed in Table 3-8 below.

**Table 3-8: Manufactured Housing Park Minimum Setbacks**

<b>Manufactured Home Setbacks</b>	<b>Minimum Requirement</b>
<u>From public street or highway rights-of way</u>	<u>See §2.9.4.E</u>
<u>From exterior property line of Manufactured Housing Park [1]</u>	<u>20 feet</u>
<u>From private road rights-of way and access easements</u>	<u>25 feet from center-line or 10 feet from easement boundary, whichever distance is greater</u>
<u>From front line of manufactured home space</u>	<u>20 feet</u>
<u>From side line of manufactured home space</u>	<u>10 feet</u>
<u>From rear line of manufactured home space</u>	<u>10 feet</u>
<u>From any manufactured home or accessory structure</u>	<u>10 feet</u>
<u>From any unenclosed additions on, or detached structures accessory to adjacent</u>	<u>6 feet</u>

**Table 3.8: Manufactured Housing Park Minimum Setbacks**

<b>Manufactured Home Setbacks</b>	<b>Minimum Requirement</b>
homes, such as decks, open porches, carports, or sheds.	
From streams, creeks, and rivers	See §2.9.4.B

**Notes:**

[1]: Screening fences and shrubs or trees may be located closer to the property lines than the minimum setback distance.

**c.b.** Structures, including manufactured homes, shall not be erected, constructed, or located closer to such property lines than the minimum setback distance, unless otherwise specifically provided in §2.9.4. *Setbacks*.

- i.** ~~Setbacks from public street or highway rights-of-way shall comply with §2.9.4.E.1 of this code.~~
- ii.** ~~Private road rights-of-way and access easements setback shall be 25 feet from the centerline of such right-of-way or easement or ten feet from the easement boundary, whichever distance is greater.~~
- iii.** ~~For all other property lines the setback shall be 20 feet from the property line; however, screening fences and shrubs or trees may be erected or located closer to such property lines than the minimum setback distance.~~
- iv.** ~~A minimum setback of ten feet shall be maintained between homes in a manufactured home park.~~
- v.** ~~A minimum setback of six feet shall be maintained from homes to any part of unenclosed additions on, or detached structures accessory to adjacent homes, such as a decks, carports, sheds, or open porches.~~

**c.** In the event that only a portion of a land parcel, under single ownership and zoned for use as a manufactured home park, is being developed for a manufactured home park, the setback requirements of paragraph c, above, shall be observed along all of the perimeters of the portion being developed as though such perimeters were property lines.

**d-4. Accessory Uses**

**e.a.** Accessory buildings and uses are permitted within a manufactured home park under these conditions:

- i.** Such buildings and uses shall not, in any case, dominate in area, extent or purpose the principal use of the land as a manufactured home park;
- ii.** Such buildings and uses shall be only for the purpose of providing services, conveniences or comforts for the manufactured home park residents and their guests; and
- iii.** Any advertising of these uses shall be visible primarily from within the manufactured home park and not displayed to the general public.

~~Only one sign identifying a manufactured home park and displayed to the general public is allowed within manufactured home park boundaries. An identification sign shall not exceed 40 square feet and shall comply with Article 8.0, *Signs*.~~

**3-5. Site Conditions, Streets, Parking and Utilities**

- a. The condition of soil, groundwater level, drainage and topography within a manufactured home park shall not create hazards to the property, health, or safety of manufactured home park occupants.
- b. The site of a manufactured home park shall not be exposed to health and safety hazards, such as objectionable smoke, noxious odors, unusual noise, sudden flooding, subsidence or erosion or the probability of insect or rodent infestation.
- c. The entire ground surface within the manufactured home park shall be graded and equipped to provide diversion of water away from buildings, patios, and manufactured home stands; prevent standing water and soil saturation, which would be detrimental to structures; and provide adequate and safe surface drainage.
- d. To prevent soil erosion and unusual and objectionable dust, ~~exposed ground/roadway~~ surfaces within a manufactured home park, ~~except planting beds and areas preserved in their natural state for scenic reasons,~~ shall be paved. ~~They~~ All other areas shall also be surfaced with gravel, crushed rock, or similar material or planted in a vegetative growth capable of preventing erosion and dust.
- e. ~~Storage facilities for vehicles, boats, and recreational vehicles (other than private passenger vehicles) shall be designed in a way that obscures a view of the facilities from property adjoining the manufactured home park or from public roads. If a manufactured home pad is designed to be more than six inches below the finished grade of the manufactured home space, the entire surface of the manufactured home pad shall be covered with crushed rock, gravel, or other similar material to provide surface water drainage.~~

**6. Streets**

- ~~f.a.~~ A manufactured home park shall be serviced by a private street system constructed and maintained in compliance with this Code and provide safe and convenient access from abutting public streets or roads to all manufactured home spaces.
- ~~g.b.~~ The alignment and grade of all streets shall be properly adapted to the topography of the manufactured home park and provide safety of traffic movement, satisfactory surface and groundwater drainage and the proper functioning of sanitary and storm sewer systems.
- ~~h.c.~~ All streets shall be ~~hard surfaced~~ paved with concrete or asphalt, curbed, and guttered and constructed at least to the standards in the Larimer County ~~Road Standards~~ Urban Area Street Standards included in the technical supplement to the Code.
- ~~i.d.~~ The paved surface of streets, excluding curb and gutter, shall be of adequate width to accommodate anticipated traffic within the manufactured home park and meet these requirements:
  - i. ~~Access streets and collector~~ All streets with parallel parking on both sides shall be at least ~~34~~ 36 feet wide.
  - ~~ii. All other service streets and cul-de-sac streets with parallel parking on both sides shall be at least 34 feet wide.~~
  - ~~iii.~~ ~~ii.~~ Streets designated as one-way streets with parallel parking on both sides shall be at least ~~26~~ 30 feet wide.

~~iv.iii.~~ Where parking is prohibited on one or both sides of a street, the applicable minimum width is reduced seven feet for each side where parking is prohibited.  
Parking shall only be eliminated when adequate off-street parking is provided.

~~v.~~ Where pedestrian walkways are provided on one or both sides of a street, the applicable minimum width is reduced two feet.

~~j.e.~~ Culs-de-sac shall be a minimum of ~~80-100~~ feet in diameter. ~~and serve access to more than 20 manufactured home spaces.~~

~~k.~~ Cul-de-sac streets shall not exceed 500 feet.

~~l.~~ Minimum and maximum grades on all streets within a manufactured home park are:

~~i.~~ Access streets—12 percent maximum in a maximum distance of 150 feet.

~~ii.~~ Service streets—8 percent maximum

~~iii.~~ All streets—0.5 percent minimum.

~~m.~~ Street intersections shall generally be at right angles. For a distance of 75 feet from the point of intersection and along the centerlines of intersecting streets, a right angle shall be maintained as nearly as possible taking into account topography and the manufactured home park design.

~~n.7.~~ Where the centerlines of intersecting streets are offset to form a jog, the minimum distance between the points of intersection of the centerlines of the offset intersecting streets shall be 100 feet. **Exterior Lighting**

~~a.~~ All lighting shall comply with §4.10. Exterior Lighting.

~~b.~~ All service access roads and pedestrian walkways serving more than two manufactured home spaces shall be lighted for safe movement of vehicles and pedestrians at night with a minimum illumination of 0.3 footcandles.

~~c.~~ Exterior lighting equipment ~~containing 25-watt lamps and~~ spaced at minimum intervals of 100 feet along streets and pedestrian walkways satisfy the requirements of this section.

## **8. Connectivity**

Convenient, safe pedestrian path networks at least five feet wide shall be provided from dwelling units to recreation areas, bus stops, parking areas, commercial uses, nearby schools, and any public facility. All access shall conform to County standards.

## **9. Parking**

~~a.~~ A ratio of three automobile parking spaces (of at least 200 square feet each) for every two manufactured home spaces shall be maintained within the manufactured home park. A minimum of one paved off-street parking space shall be provided for each manufactured home in a manufactured housing park. In addition, guest and service parking shall be provided within the boundaries of the park in the amount of one space for each five manufactured home spaces.

~~b.~~ Off-street parking spaces shall have access to a paved street, driveway, or parking area over an access way of sufficient width to accommodate an automobile. In the Urban character area, it shall be surfaced with concrete, asphalt, or other paving material. In all other character areas, gravel, crushed rock, or other similar material are allowed.



**p-10. Utilities**

- q-a.** Utility lines and equipment shall be located and constructed in conformity with good engineering and construction practices and comply with all federal, state, and local laws, ordinances, or codes. They shall also comply with reasonable requirements of utility companies providing services to the manufactured housing park.
- r-b.** A minimum separation of three feet measured horizontally and six inches measured vertically shall be maintained between all underground utility lines unless utility providers have agreed to the joint use of a single trench for locating utility lines. However, underground gas lines shall always be located in a separate trench and the minimum separation maintained from all other utility lines.
- s-c.** No manufactured home or other structure can be located nearer than three feet measured horizontally from any gas main line.
- t-d.** All utility easements shall be at least ten feet wide and provide convenient ingress and egress for construction, maintenance vehicles and equipment.
- u-e.** Utilities shall be installed underground in all manufactured housing parks constructed after the effective date of this Code.

**11. Outdoor Storage**

Storage facilities for vehicles, boats, and recreational vehicles (other than private passenger vehicles) shall be designed in a way that obscures a view of the facilities from property adjoining the manufactured housing park or from public roads.

**4.12. Screening and Manufactured Home Standards**

In addition to landscaping requirements in §4.7, the following standards apply to all applications for manufactured housing parks:

- a.** Manufactured housing parks shall be screened from adjacent property and public streets or highways by trees, shrubs, fences, or walls designed to provide noise and sight buffers. Screening shall be at least 4½ feet in height, and trees and shrubs used shall be capable of attaining the minimum height within five years. Trees or shrubs that die after a manufactured housing park permit approval is issued shall be replaced within one year.
- b.** Paragraph a, above, does not apply to that portion of the property line of a manufactured housing park adjacent to a recreational vehicle park or campground.
- ~~**c.** Off street automobile parking spaces shall have access to a paved street, driveway, or parking area over an access way of sufficient width to accommodate an automobile. It shall be surfaced with concrete, asphalt, gravel, crushed rock, or other similar material.~~
- ~~**d.** If a manufactured home stand is designed to be more than six inches below the finished grade of the manufactured home space, the entire surface of the manufactured home stand shall be covered with crushed rock, gravel, or other similar material to provide surface water drainage.~~

**5.13. Outdoor Recreation Areas**

- a.** At least 15 percent of the gross area of the manufactured housing park shall be set aside for recreational purposes for use by the residents of the park. Every



~~manufactured home park containing more than 50 home spaces shall provide outdoor recreation areas with a minimum total area of 2,000 square feet; or, 100 square feet for each home space in excess of 50 home spaces, whichever area is greater.~~

~~b. If more than one outdoor recreation area is provided in a manufactured home park containing more than 50 home spaces, the minimum area for each outdoor recreation area shall be 2,000 square feet, despite the fact that the minimum total area provided for in subsection A above may be exceeded.~~

~~c.b. Outdoor recreation areas include but are not limited to adult recreation and child play areas, such as outdoor games, picnic tables and seating, playgrounds and swimming pools. They do not include areas for guest parking, or utilities, or drying yards.~~

c. Outdoor recreation areas shall be located where they are free from traffic hazards and excessive topography. They shall also be centrally located where the topography and traffic of the manufactured housing park permits.

#### **14. Landscaping**

All manufactured housing parks shall meet the applicable landscaping standards set forth in §4.7, Landscaping and the adjacency and buffering standards set forth in §4.8, Adjacency and Buffering Standards.

#### **15. Signs**

All signage installed within the boundaries of a manufactured housing park shall comply with the standards set forth in Article 8.0, Signs.

#### **16. Maintenance**

a. All manufactured housing parks shall be maintained in accordance with the requirements of this Section, applicable State of Colorado Department Health regulations, and other applicable County regulations.

d.b. The property owner shall be responsible for ongoing maintenance for all site elements included in the original approval of the manufactured housing park such as landscaping, signage, parking, streets, stormwater, drainage, outdoor recreation areas and other features unless otherwise specified in the development agreement.

### **G. Storage Building or Garage, Residential**

1. All storage shall be inside the storage building or garage.
2. No residential, business, or commercial activities are permitted in these buildings unless approved by the County Commissioners through the special exception, special review, or administrative special review processes.
3. On lots of less than two acres (net area) these buildings may not exceed 800 square feet. On lots of two to five acres (net area) these buildings may not exceed 2,400 square feet. On lots over five acres (net area) there is no limit to the size of these buildings. In no event shall the ground floor area of detached storage buildings and garages exceed ten percent of the net area of any lot.
4. Only those buildings that are designed, constructed, and approved by the Larimer County Building Department as storage buildings or garages may be used for this purpose. Manufactured homes, including pre-1974 mobile homes, cannot be used as storage buildings or garages.

**3. Site and Use Requirements**

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

**3.4.5. Additional Standards for Accessory Dwelling Units****A. Accessory Living Area****1. Occupancy**

- ~~a. An accessory living area is to be used solely for guests of the occupants of the single-family dwelling or those providing a service on site in exchange for their residency; and~~
- ~~a. Lodging Facilities, as defined in §20.2.4.C, Lodging Facilities, are prohibited within an accessory living area. The accessory living area shall not not be rented or leased separately from the single-family dwelling and may not be used as a short-term rental for 30 days or less as a short-term rental unit as regulated by §3.3.5.B, Short-Term Rental.~~
- ~~b. The accessory living area may be occupied by one additional living unit, separate from the principal dwelling unit.~~

**2. Review Required**

- a. An accessory living area in a detached building or in a portion of a residence that is attached with no direct access from the primary residence is subject to review and approval through the administrative special review process in §6.4.3.
- b. Building permit applications for accessory living areas are subject to all applicable impact fees, including transportation capital expansion fees ~~applicable to a multi-family land use type as defined in §20.2.2.A.5.~~

**3. Number and Size**

- a. One accessory living area is permitted per ~~single-family dwelling unit lot.~~
- ~~b. The total square footage of the accessory living area shall comply with the standards in Table 3-15 below, is limited to 40 percent of the square footage in the single-family dwelling, excluding any garage or basement area, whether finished or not, or 800 square feet, whichever is less.~~

b. \_\_\_\_\_

**Table 3 15: Accessory Living Area Maximum Size by Lot Area**

<u>Lot Area (sq. ft.)</u>	<u>Maximum Total Area of Accessory Living Area (lesser of) [1]</u>
<u>Up to 15,000</u>	<u>40 percent of the square footage of the single-family dwelling or 900 square feet</u>
<u>15,000 to 100,000</u>	<u>40 percent of the square footage of the single-family dwelling or 1,000 square feet</u>
<u>Greater than 100,000</u>	<u>40 percent of the square footage of the single-family dwelling or 1,200 square feet</u>
<b>Notes:</b>	
<u>[1] The total square footage of the single-family dwelling excludes any basement areas, finished or not.</u>	

c. The Director may approve an accessory living area in an existing structure that exceeds the maximum total area requirement in Table 3-15 if the accessory living area is clearly incidental to the principal dwelling unit and meets one or more of the following criteria:

- i. The existing structure is recognized as contributing to the historic, rural, or neighborhood character of the area;
- ii. The interior configuration of the existing structure is arranged in a manner that the space to be used as the accessory living area cannot feasibly be divided in conformance with the size requirements; or
- iii. There are unusual physical circumstances or conditions in the design of the existing structure that affect the total allowed area.

#### 4. Site Standards

- a. The single-family character of the property shall be maintained.
- b. One additional off-road-street parking space shall be provided for for each bedroom in the detached the accessory living area;
- B. If the accessory living area is located in a detached building, to the maximum extent practicable it shall be located within 300 feet of the primary residence.
- c. \_\_\_\_\_

#### C.B. Caretaker Dwelling Units

##### 1. Occupancy

- a. A caretaker dwelling unit shall be occupied by a person or persons associated with the principal use or business.
- b. A caretaker dwelling unit may be not used for short-term rentals.

##### 2. Review Required

Site plan approval is required.

##### 3. Number and Size

- a. One caretaker accessory dwelling unit per lot is allowed.

**a-b.** The gross floor area of the caretaker dwelling unit shall not exceed 1,000 square feet unless otherwise required by §3.4.3, General Standards for All Accessory Uses and Structures.

#### 4. Site Standards

A minimum of one off-street parking space shall be provided for a caretaker dwelling unit containing 800 square feet of gross floor area or less, and two off-street parking spaces for a unit greater than 800 square feet, in addition to the required parking for the principal use or business.

#### **D-C.** Extended Family Dwelling

The placement of an extended family dwelling on a property is a permitted accessory use subject to the following conditions.

1. The property owner shall obtain a permit through the process provided below.
  - a. A permit issued for an extended family dwelling by the Director is for a term not to exceed three years. The permit may be extended for additional three-year periods, provided the conditions noted in subsection C.2 below continue to exist.
  - b. Permits issued by the County Commission are effective for such period of time as the County Commissioners determine is appropriate based on the particular hardship after considering all the information presented at the public hearing. The permit may be extended administratively for additional three-year periods, provided the conditions noted in subsection C.2, below, continue to exist.
2. A permit for an extended family dwelling to house immediate family members who are elderly or disabled may be administratively issued by the Director on a finding that all of the following standards have been met:
  - a. The lot or parcel on which the extended family dwelling is to be placed contains at least four acres;
  - b. At least one occupant of the extended family dwelling is age 65 or older or is disabled. A letter from a licensed physician healthcare professional verifying the disability shall be submitted;
  - c. The extended family dwelling will be removed within three months from the date of the expiration of the permit unless an application for a land division is submitted; and
  - d. A plot site plan (~~simplified~~) will be required as part of the application.
3. A permit for an extended family dwelling used to house immediate family members for reasons other than age or disability, or on lots or parcels containing fewer than four acres, may be issued by administrative special review finding that the following standards and conditions have been met:
  - a. There is a legitimate family hardship that justifies the need for an extended family dwelling;
  - b. The extended family dwelling will not substantially adversely impact the surrounding area;
  - c. The extended family dwelling will be removed within three months from the date of the expiration of the permit, unless an application for land division is submitted;
  - d. All applicable capital expansion fees will be paid; and

- e. In no event will a lot or parcel used for an extended family dwelling be less than four acres, unless public sewer service is used by the principal dwelling and the extended family dwelling; and
- f. A site-plot plan (~~simplified~~) will be required as part of the application.

~~4.—Transportation capital expansion fees shall be paid at the time of issuance of a permit for an extended family dwelling. The fee will be computed as equal to 3/20 (15 percent) of the transportation capital expansion fee for a single family dwelling. This fee covers the three-year duration of the permit. An additional fee in the above amount is required for any subsequent extension of an extended family dwelling permit.~~

#### **E.D. Farmstead Accessory Dwellings**

##### **1. Where Permitted**

When ~~the~~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.

##### **2. 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.

##### **3. Review Required**

- a. A ~~simplified~~ site-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 subsections c, above and ~~d-5, below~~above. 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.

##### **4. Number**

A farmstead is limited to one primary dwelling plus one dwelling for each 40 acres of contiguous ownership, to a maximum of ~~three~~3 farmstead accessory dwellings, as follows:

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

**Table 3-16: Farmstead Accessory Dwellings by Acreage**

<b>Farmstead Contiguous Acreage</b>	<b>Primary Dwellings, Max.</b>	<b>Farmstead Accessory Dwellings</b>
80 to 120	1	2
120 to 160	1	3

## 5. 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.

**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.~~

Development or the Colorado Division of Housing that certifies that the structure is approved to be a dwelling.

**10. Manufactured Housing Park**

A parcel of land under single ownership that has been planned and improved for the placement of manufactured homes for single-family dwelling purposes. Accessory uses include community meeting space, common laundry and recreational facilities, and vehicle parking for residents and staff.

**11. Storage Building or Garage, Residential**

A building or garage intended for storing personal property of the lot owner.

**B. Group Living**

Uses in this category are characterized by residential occupancy of a structure by a group of people who do not meet the definition of “household living.” Tenancy is arranged on a monthly or longer basis and the size of the group may be larger than a living unit. Generally, group living structures have a common eating area for residents. Residents may receive care, training, or treatment, and caregivers may or may not also reside at the site. Accessory uses commonly include recreational facilities and vehicle parking for occupants and staff.

**1. Assisted Living Facility**

A residential facility that makes available to three or more adults not related to the owner of such facility, either directly or indirectly through a resident agreement with the resident, room and board and at least the following services: personal services; protective oversight; social care due to impaired capacity to live independently; and regular supervision that shall be available on a twenty-four-hour basis, but not to the extent that regular twenty-four hour medical or nursing care is required.

**2. Community Residential Home**

A group living situation accommodating at least four, but no more than eight, persons which is licensed by the state and in which services and supports are provided to persons with intellectual and developmental disabilities.

**3. Congregate Residence**

Apartments and dwellings with communal dining facilities and services, such as housekeeping, organized social and recreational activities, transportation services and other support services appropriate for the residents.

**4. Group Home**

A single-family dwelling licensed by the state to be occupied as a group home for no more than eight persons and includes the following.

**a. Group Home for the Aged**

A group home for the exclusive use of persons who are 60 years of age or older, as defined by §31-23-303(2)(b)(II) C.R.S., as amended.

**b. Group Home for the Persons with Behavioral or Mental Health Disorders**

A single-family dwelling occupied by two to eight people who are mentally ill as defined in Colorado Revised Statute 30-28-115.



**B. Accessory Dwelling Unit (ADU)**

A residential unit that is located on the same lot as a primary residential dwelling unit or principal use and is either internal to or attached to the unit or located in a detached structure.

**1. Accessory Living Area**

Finished habitable space attached to or part of (e.g. basement) in a single-family dwelling or in a detached building that is intended and designed to be occupied as a separate living unit than that of the primary single-family dwelling and clearly accessory to the single-family dwelling on the lot. Accessory living area may contain a complete dwelling unit. A single-family dwelling that includes contiguous habitable living space intended to be occupied by a single living unit is not considered an accessory living area.

**Family**

Any number of persons who are related by blood, marriage, ~~or~~ adoption, guardianship or other duly authorized custodial relationship.—A single-family dwelling may be occupied by one living unit which is one family plus two unrelated individuals who live with the family.

**Farm**

A type of agricultural operation that is used for the cultivation of agricultural or horticultural crops, composting, aquaponics, aquaculture, or hydroponics.

**Farmstead**

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.

**Fee Administrator**

The person designated by the county administrator to be the primary person responsible for the administration of this regulation.

**Fee Payer**

A person commencing traffic-generating development who is obligated to pay a non-regional road capital expansion fee in accordance with this regulation.

**Feline Hobby Breeder Facility**

Any facility that produces or transfers no more than 18 cats per year or breeds no more than three litters per year.

**FFHA**

The federal Fair Housing Amendments Act of 1988.

**Fire-Prone Vegetation**

Plants and vegetation that is highly flammable including but not limited to ornamental juniper, Leyland cypress, Italian cypress, rosemary, arborvitae, and eucalyptus.

**Fire Protection Plan**

A site/development specific plan for fire suppression and safety that addresses the following components.

**Fire Season**

The time of year when wildfires are most likely to ignite, spread, and affect resources, typically between the months of May and October.

**Fire Sprinkler Systems**

All fire sprinkler systems, whether required by the applicable fire district or chosen by the applicant for a development as part of a fire protection plan, shall be designed and installed to meet National Fire Protection Association (NFPA) standards.

**Flag, Commercial**

A flag displaying the name, insignia, emblem, or logo of a for-profit entity.

**Manufactured Home Space**

A plot of ground within a manufactured housing park designed for the accommodation of one manufactured home, its accessory structures, parking spaces and required yard areas.

**Mature Crown**

The width of the area occupied by the branches of a healthy, full-grown tree that has not been pruned and has been grown in a constructed landscape below 6,000 feet elevation.

**Maximum Extent Feasible**

When no prudent or feasible alternative exists and all possible efforts to comply with regulations and minimize potential harm or adverse impacts have been undertaken.

**Maximum Extent Practicable**

When, under the circumstances, reasonable efforts have been taken to comply with the regulation or requirement and the costs of compliance clearly outweigh the potential benefits to the public or would unreasonably burden the proposed project and reasonable steps have been taken to minimize any potential harm or adverse impacts resulting from the noncompliance.

**Medical Marijuana**

Marijuana that is grown and sold in accordance with Section 14, Article XVIII of the Colorado Constitution.

**Medical Marijuana Patient**

The term medical marijuana patient has the meaning set forth for the term 'patient' in Section 14, Article XVIII of the Colorado Constitution.

**Medical Marijuana Primary Caregiver**

The term medical marijuana primary caregiver has the meaning set forth for the term "primary caregiver" in Section 14, Article XVIII of the Colorado Constitution.

**Minor Modification**

The ability of the Director or County Commissioners to modify, adjust, or otherwise relax certain standards of this Code pursuant to §6.7.1.

**Modular Home**

A factory-built residential structure constructed to the building codes adopted by the Colorado Division of Housing and designed to be installed on a permanent foundation.

**Monopole**

A single, freestanding pole-type structure supporting one or more antennas.

**Mulch**

Non-living material used for covering bare ground between plant materials in a landscaped area to retain water, prevent erosion, lessen weeds, and generally make a healthier, aesthetic environment for the plant materials. Mulch is composed of loose, non-living materials including wood chips, shredded wood, pine needles or other materials that do not reflect heat onto adjacent plants or structures.

**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.

**Plot Plan**

An accurate, scaled drawing illustrating a property's dimensions and shape, the location of roads and man-made features on the property (buildings, structures driveways), natural water features (creeks, streams, rivers, lakes), and architectural features (cornices, canopies, eaves, awnings, bay windows, window wells, cantilevered walls, chimneys). The plot plan shows both what currently exists on the site and the physical changes proposed.

**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.

retaining walls four feet or less in height, irrigation facilities, poles, lines, cables, or other transmission or distribution facilities of public utilities. Landscape and associated nonliving ornamental landscape features or materials, such as rocks and edging, are excluded from this definition.

**Support Structure**

A structure designed to support small cell facilities including, but not limited to, monopoles, alternative tower structures, replacement poles, and other freestanding self-supporting pole structures.

**Sufficient**

Having the information necessary to demonstrate compliance with this Code.

**System**

A wastewater system installed on a lot or parcel and designed to collect and treat wastewater generated from uses on that parcel.

**Temporary**

Existing for a fixed or limited time period but not exceeding 30 days in any 12-month period unless otherwise specified by this Code.

**Tiny House on Wheels**

A unit built on a permanent chassis, with no attached motor as the means of propulsion, constructed to ANSI RVIA standards or certified by a licensed professional structural engineer with the exterior appearance of a single-family dwelling unit.

**Traffic-Generating Development**

Land development, building construction, or activity designed or intended to permit a use of the land that will increase the generation of vehicular traffic over the existing traffic-generating development.

**Traffic-Generating Development, Commencement of**

Occurs upon the issuance of a final plat for land division, a special review approval, or the issuance of a building permit, whichever occurs first after the effective date of this regulation.

**Traffic-Generating Development, Existing**

The most intense use of land within the past ten years prior to the time of commencement of new traffic-generating development.

**Transient**

Lasting only for a short time; impermanent.

**Trip**

A one-way movement of vehicular travel from an origin (one trip end) to a destination (the other trip end).

**Trip Generation**

The attraction or production of trips caused by a certain type of land development.

**Understory Landscaping**

A grouping of noninvasive low-level shrubs, herbaceous plants, or other ground covers.

**Unshielded**

For the purposes of §4.10, *Exterior Lighting*, any fixture that allows light to be emitted above the horizontal directly from the lamp or indirectly from the fixture or a reflector.