



Community Development Department

200 W. Oak Street - 3rd Floor

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Fort Collins, CO 80521

Planning: 970-498-7679

Building: 970-498-7660

The Larimer County Land Use Code limits the number of unrelated people allowed to occupy a residence located in the unincorporated areas of the County.

Q. How many unrelated people are allowed to occupy a residence located in the unincorporated areas of the County?

A. The Larimer County Land Use Code allows the following:

- A single-family dwelling or cabin may be occupied by one 'living unit.'
- A duplex may be occupied by two separate 'living units.'
- A multiple-family dwelling may be occupied by three or more separate 'living units.'

Q. Why does the County limit the number of unrelated people who reside in a residence?

A. To maintain the quality of life in single-family neighborhoods. Problems associated with too many people living in a dwelling include inadequate parking, additional traffic, and changes in traffic patterns, trash, noise, water supply, and adequate sewage disposal.

Q. How does the County enforce occupancy limits?

A. When a complaint is received, Code Compliance staff contact the property owner to explain restrictions and determine whether a violation exists. If there are more than the allowed amount of unrelated people residing in a residence, staff will ask for voluntary compliance. In cases where compliance is not achieved in a reasonable amount of time, the Board of County Commissioners may authorize court action to enforce County regulations.

Residential Occupancy Limits

Land Use Code Definitions:

Living Unit

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

Family

Any number of persons who are related by blood, marriage, 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.

Dwelling, Single-Family Detached

A single-family dwelling that is not attached to any other dwelling by any means, containing a primary heat source and living facilities for sleeping, cooking, eating, and sanitation.

Dwelling Single-Family Attached

A single-family dwelling attached to one or more single-family dwellings by a common vertical wall, containing a primary heat source and living facilities for sleeping, cooking, eating, and sanitation.

Dwelling, Cabin

A structure that contains at least one habitable room for living and sleeping that is designed, arranged, and intended to be occupied by one occupant or living unit. A cabin that includes a primary heat source and living facilities for sleeping, eating, cooking and sanitation will be considered a single-family detached dwelling.

Dwelling, Duplex

A single building on a single lot or tract with two independent dwelling units under one roof, each of which is occupied by one occupant or living units and contains a primary heat source and living facilities for sleeping, cooking, eating, and sanitation.

Dwelling, Multi-Family

One or more buildings or portion of buildings on a single lot or tract that contains five or more individual dwelling units, where each unit is occupied by one occupant or living unit living independently of each other and maintaining separate cooking facilities and where each unit has an individual entrance to the outdoors or to a common hallway.

Have a question or complaint?

Larimer County Code Compliance Division

Phone: 970-498-7683

Online: www.larimer.org/codecompliance

Need more information about the Land Use Code?

Larimer County Planning Division

Phone: 970-498-7679

Online: www.larimer.org/planning