

B. Hospital

See §6.4.4, *Location and Extent*, for public projects. Non-public projects shall be evaluated through the appropriate review process (site plan, administrative special review, or special review) indicated in the tables of allowed uses.

C. Parks and Open Lands Uses (All uses)

See §6.4.4, *Location and Extent*, for public projects. Non-public projects shall be evaluated through the appropriate review process (site plan, administrative special review, or special review) indicated in the tables of allowed uses.

3.3.5. Commercial Uses**A. Bed and Breakfast**

For purposes of determining the potential total number of guests, the number of guest bedrooms is multiplied by two.

B. Short-Term Rental**1. Total Occupancy**

For purposes of determining the potential total number of occupants, the number of bedrooms is multiplied by two.

2. Standards for Short-Term Rentals with Ten or Fewer Occupants

In addition to the §6.4.3.D, *Review Criteria for Administrative Special Review*, applications for short-term rentals with ten or fewer occupants shall comply with the following standards:

- a. Only one short-term rental shall be allowed on a property. Preexisting lodging facilities in the EV A and EV A-1 zoning districts are not subject to this requirement as set forth in §13.6.1.D, *Preexisting Lodging Facility*.
- b. The short-term rental shall only be conducted in a legally constructed dwelling and shall require a change of occupancy permit prior to occupancy for the short-term rental use.
- c. The short-term rental shall have a property manager consisting of the owner or a responsible party representing the owner to manage the use at any time it is occupied. The property manager shall be located within one hour or less travel distance from the short-term rental, and their contact information shall be posted outside at the front door and in the operations manual located in the short-term rental. Changes to the contact information from the property manager shall be provided to the Larimer County Community Development Department within five business days of the change in contact information.
- d. The location of the property boundaries for the short-term rental shall be easily identifiable and posted to prevent trespass
- e. The short-term rental shall not be located within an established floodplain, and if located within a floodplain shall require compliance with the applicable requirements of §2.7.1, *Floodplain Overlay (FP-O)*.
- f. The short-term rental shall include maps installed onto or adjacent to the doorway of each habitable room, illustrating how to exit the building. The map should include the address, GPS coordinates and the phone number of the short-term rental.

- g.** The short-term rental shall be equipped with an operations manual/users guide that is in a visible location (such as a kitchen counter or entry table).
- h.** The short-term rental shall have a plan for garbage storage and removal. The plan shall clearly illustrate the location of garbage storage areas, the method and frequency of regular garbage pick-up/disposal, and screening of the outdoor storage area.
- i.** Accessory Living Areas, Extended Family Dwellings, and Farmstead Accessory Dwellings shall not be utilized as a short-term rental.
- j.** Solid fuel (such as wood or coal) fire pits shall not be allowed in identified wildfire hazard areas.
- k.** Cooking areas within the short-term rental shall be equipped with a stove top fire stop or approved alternative.
- l.** Unless already equipped with an approved automatic fire sprinkler system, approved fire extinguishers shall be installed in a readily accessible and visible locations for immediate use in the following locations within the STR:
 - i.** In each room with a cooking appliance, fireplace, heating appliance or water heater.
 - ii.** Inside and adjacent to the door leading to a deck, porch, or patio with such appliances.
 - iii.** At least one on each story.

3. Standards for Short-Term Rentals with More than Ten Occupants

In addition to the §6.4.3.D, *Review Criteria for Administrative Special Review*, applications for short-term rentals with more than ten occupants shall comply with the following standards:

- a.** All the standards required for a short-term rental identified in 3.3.5.B.2 above, excluding 3.3.5.B.2.l.
- b.** The short-term rental shall be equipped with a fire sprinkler system.

C. Campground

1. Applicability and Permit Requirements

- a.** No person shall construct, alter, extend, maintain, or operate any campground in unincorporated Larimer County without the appropriate approval per the Tables of Allowed Uses in §§3.2.6 and 3.2.7.
- b.** Application for a campground shall be made to the Community Development Department prior to the commencement of any construction, alteration, extension, maintenance or use of the campground.
- c.** The application shall be submitted in accordance with the LUC Supplemental Materials.
- d.** The application shall comply with §§6.4.2, *Special Review* or 6.4.3, *Administrative Special Review* of this Code as applicable, and all other applicable laws and regulations.
- e.** An approval for a campground established through a valid County process is transferable to subsequent property owners and remains valid as long as the campground for which the approval was issued is constructed within the time designated on the permit and remains in existence and complies with this Code.