



Community Development Department  
200 W. Oak Street  
3<sup>rd</sup> Floor  
Fort Collins, CO 80521  
970-498-7679

## Larimer County Land Use Code

### Rural Occupations, Article 3.4.7.C.

### WHAT ARE RURAL OCCUPATIONS?

Rural Occupations are a use conducted as customary, incidental, and accessory to either a single-family dwelling or an agricultural use.

Rural Occupations are intended to support agricultural and rural enterprises with reasonable operational characteristics, scale, and intensity so that they function as accessory to the principle use on the property without negatively impacting the enjoyment of life, investments, and rural living expectations on neighboring properties.

### DO I NEED COUNTY APPROVAL?

To determine whether county approval is necessary, a Rural Occupation must

- ❖ meet all of criteria listed below, and
- ❖ determine if it is
  - a) Use by Right (requires no county approval) or
  - b) Administrative Special Review (requires county approval). (See Page 2 for more information)



### Rural Occupations must meet all of the following criteria (Article 3.4.7.C.):

#### LOT

- The lot must be outside a Growth Management Area (GMA) Overlay zoning district. (GMA's are areas of the county that are subject to an intergovernmental agreement between the county and the applicable city or town. Fort Collins and Loveland currently have GMAs with Larimer County).
- The lot must be within the RR-1 Rural Residential, RR-2 Rural Residential, FO-Forestry, O-Open, A-Agriculture, or IR – Interface Residential zone districts. (Visit [www.larimer.org/planning/zoning](http://www.larimer.org/planning/zoning) to determine what zone district your property is located in.) The lot must meet minimum lot size requirements as specified on page 2.

- Multiple Rural Occupations, home occupations, or a combination of the two, are allowed on any lot provided that totaled together the requirements for single rural occupation are not exceeded.

#### USE

- The use must be conducted by the owner or lessee of the principal use (single family dwelling or agricultural use) of the property.
- The use must not significantly change the character of the lot, single-family dwelling, or neighborhood.
- The use must meet all applicable land use, health, and building codes including special events regulations along with county, state, and federal regulations.
- Rural Occupations shall keep noise, fumes, dust, odors, vibration, or light to levels that do not interfere with neighboring property owners' enjoyment of life.



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## **RURAL OCCUPATIONS** **USE BY RIGHT VS. ADMINISTRATIVE SPECIAL REVIEW**

Please speak with one of our planners to get details for the specific Land Use Code regulations and additional qualifications required for Rural Occupations.

### **Limited Rural Occupation Use by Right\***

#### **Definition**

A use that meeting the criteria in Article 3.4.7.C. and the following criteria qualifies as Use by Right and does not require county approval prior to commencement.

#### **Lot**

- Lot is at least 5 acres in size

#### **Indoor Size**

- May utilize up to 2,500 square feet of the dwelling.
- The area inside the single-family dwelling, detached building(s), or totaled together must be no more than 5,000 square feet.

#### **Outdoor Activity**

- Not to exceed 2,500 square feet.
- Be at least 100 feet from the property lines.
- Be effectively buffered to the extent practicable from existing residences on adjacent lots.

#### **Traffic**

- Vehicle trips are limited to 10 trips/day for any purpose, including employees, deliveries, and customers.

\*Community members are encouraged to submit a Rural Occupation Registration Certificate to the Planning Division.

\* A vehicle trip is defined as a one-way vehicle movement from origin to destination therefore both the entrance and the exit of a vehicle from the site would be counted for a total of two trips.

### **Large Rural Occupation Administrative Special Review\***

#### **Definition**

Administrative Special Review is required when a Rural Occupation exceeds what is allowed by right. County approval is required prior to commencement of the use.

#### **Lot**

- Lot is less than 5 acres but larger than 2 acres.

#### **Indoor Size**

- May utilize up to 2,500 square feet of the dwelling.
- The area inside the single-family dwelling, detached building(s), or totaled together cannot exceed 10,000 square feet.

#### **Outdoor Activity**

- Not to exceed 5,000 square feet.

#### **Traffic**

- Vehicle trips not to exceed a maximum of 20 trips in any day.

\*Administrative Special Review is intended to address potential impacts certain Rural Occupations may have on the land, environment, and surrounding properties. Conditions may be imposed to ensure the proposed use will not exceed air, water, odor, or noise standards established by the county, state, or federal regulations.

## **RURAL OCCUPATION PROHIBITED USES**

Uses specifically prohibited as rural occupations include:

- Lodging facilities
- Adult uses
- Auto body or paint shops
- Assembly uses
- Flea markets
- General industrial uses
- General retail
- Hazardous material storage and/or processing
- Junkyards
- Commercial kennels with outdoor use
- Shooting ranges
- Solid waste disposal or transfer centers
- Uses prohibited by State or Federal law
- Value-added agriculture
- Uses classified as hazardous waste generators under State or Federal legislation
- Outdoor storage of recreational vehicles, boats, and other large items
- Retail marijuana establishments