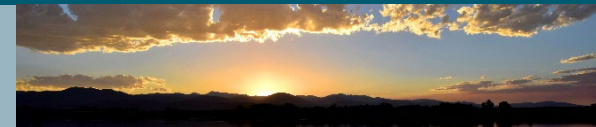


LARIMER COUNTY



CHARACTER AREA PLANS OVERVIEW



COMPREHENSIVE PLAN GUIDANCE

C2. PROACTIVE PLANNING AND ENGAGEMENT

Larimer County values, includes, and collaborates with unincorporated residents, rural communities and the region through long-range comprehensive planning and meaningful representation. (See [E1. Regional Economic Development](#))

- 2.1. Utilize the Comprehensive Plan as policy to formulate the Land Use Code and supporting regulations in harmony with the vision and mission of Larimer County.
- 2.2. Prepare and regularly update master plans to achieve a healthier, more vibrant and resilient future for the County.
- 2.3. Facilitate open, inclusive and respectful public participation and engagement with all community members in proactive planning projects and the development review process to foster better decision-making and an informed community.
- 2.4. Strengthen informal and formal communication and decision-making channels to support unincorporated community leaders and their ability to govern locally.

Rural Center

Location: Existing and potential commercial, tourist or civic nodes that function as service center for rural areas to support civic uses and basic needs of the community.

Purpose and Character: Commercial and/or civic uses that serve local needs and do not require urban level facilities and services. Historic townsites, schools, gathering spaces, and similar uses create a focal point and foster social and economic resiliency for a community within an otherwise residential, ranching, or agricultural area.

Preferred Uses:

- Civic
- Commercial Office (including non-residential health services)
- Commercial Retail
- Educational
- Multi-Family
- Mixed Use

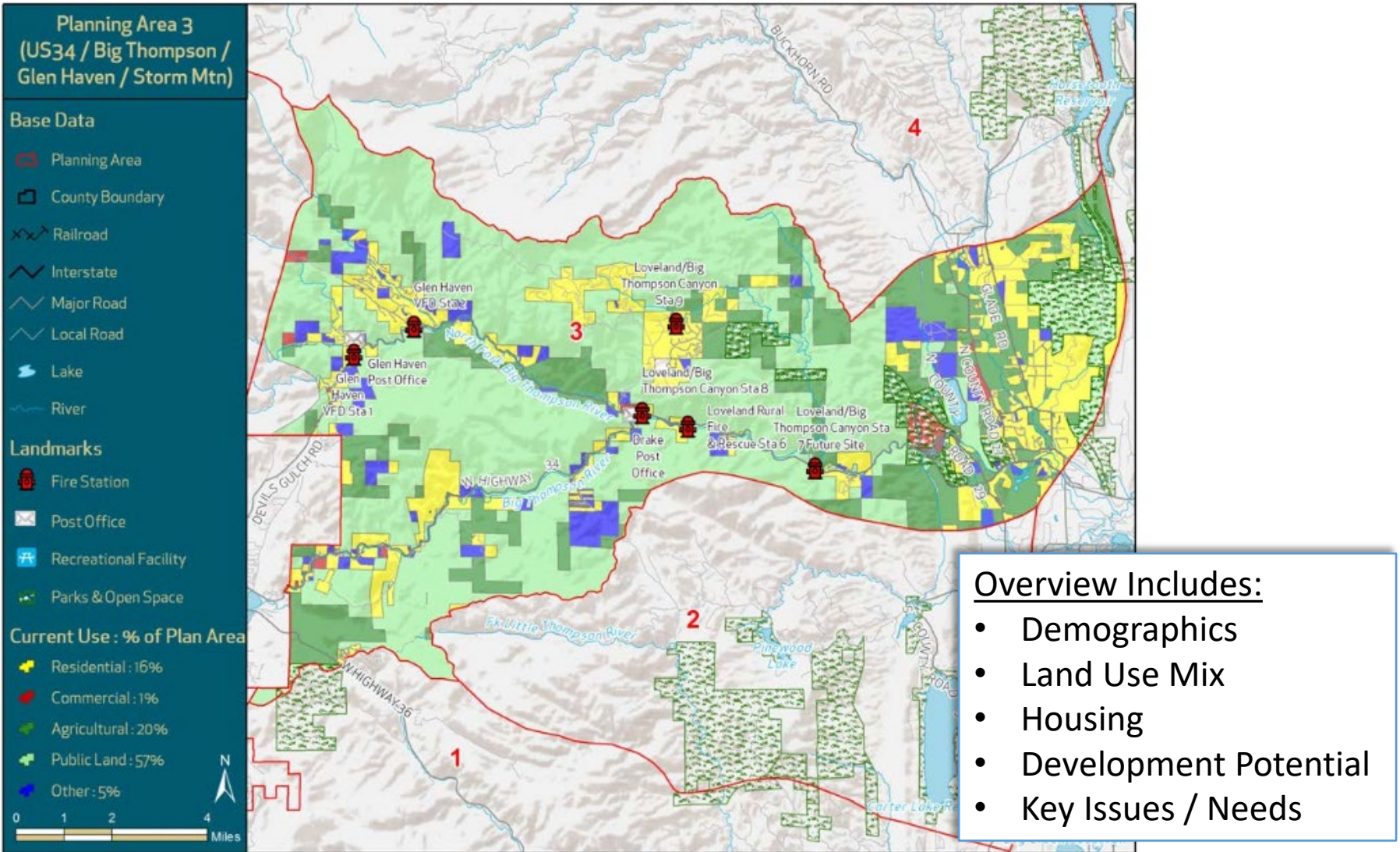
Additional Uses:

- Accommodations
- Tourist
- Multi-Family Residential
- Flex office/industrial

Rural Centers

- | | | | |
|---|--------------|----|------------------|
| 1 | Bellvue | 7 | Masonville |
| 2 | Buckeye | 8 | Pinewood Springs |
| 3 | Drake | 9 | Poudre Park |
| 4 | Glacier View | 10 | Rustic |
| 5 | Glen Haven | 11 | Stove Praire |
| 6 | Livermore | 12 | Virginia Dale |
| | | 13 | Waverly |

Area 3. US 34 / BIG THOMPSON / GLEN HAVEN / STORM MOUNTAIN



WHAT IS A CHARACTER AREA PLAN?



COMPREHENSIVE PLAN
LARIMER COUNTY

Comprehensive
Plan



Character Area
Plan

LaPORTE AREA PLAN



Subarea Plan

← MORE GENERAL

MORE SPECIFIC →

WHAT IS A CHARACTER AREA PLAN?

- Establishes vision and desired future character for small geographic areas
- Driven by existing needs and/or changing conditions
- Results from an inclusive community engagement process
- Can address land use, resource protection, infrastructure, economic development, housing, community identity, amenities and other needs
- Short, illustrative document (5 pages or less)



Enhancement of Cody's eastern gateway along Big Horn Avenue.

natural and agricultural landscape of the County to the more intensive development of the City.

The existing neighborhoods in this district should be expanded to accommodate Cody's growing workforce near employment opportunities, the middle school, and Mentock Park. Low-intensity commercial uses, professional offices, and neighborhood services could be developed adjacent to residential areas.



