

Larimer County Land Use Code

Accessory Rural Occupations, Section 4.3.10.P

WHAT ARE ACCESSORY RURAL OCCUPATIONS?

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

Accessory 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, an Accessory Rural Occupation must

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

Accessory Rural Occupations must meet all of the following criteria (Section 4.3.10.P.1):

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 FA-Farming, FA-1 Farming, FO-Forestry, FO-1 Forestry, O-Open, RE-Rural Estate zoning districts. (See the Planning Department to determine what zone your property is located in.)

■ Multiple Accessory Rural Occupations, home occupations, or a combination of the two, are allowed on any lot provided that totaled together the requirements for single accessory 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. (see a planner for more information these regulations_

■ Accessory Rural Occupations shall keep noise, fumes, dust, odors, vibration or light to levels that do not interfere with neighboring property owners' enjoyment of life.



ACCESSORY RURAL OCCUPATIONS USE BY RIGHT VS. PUBLIC SITE PLAN REVIEW

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

Accessory Rural Occupation Use by Right*

Definition

A use that meeting the criteria in Section 4.3.10.P.1 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 50% of the square footage 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 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.

*Citizens are encourage to submit an Accessory Rural Occupation Registration Certificate to the Planning Department. Click here to submit a [Registration Certificate](#) now.

Accessory Rural Occupation Public Site Plan Review*

Definition

Public Site Plan Review is required when an Accessory 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

- Exceeds 5,000 square feet but no more than 10,000 square feet.

Outdoor Activity

- Exceeds 2,500 square feet but is no more than 5,000 square feet.

Traffic

- Vehicle trips exceed 10 trips/day with a maximum of 20 trips in any day.

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

ACCESSORY RURAL OCCUPATION PROHIBITED USES

Uses specifically prohibited as accessory rural occupations include:

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| <ul style="list-style-type: none"> ▪ Accommodation uses ▪ Adult uses ▪ Auto body or paint shops ▪ Community halls ▪ Flea markets ▪ General industrial uses ▪ General retail ▪ Hazardous material storage and/or processing ▪ Junkyards | <ul style="list-style-type: none"> ▪ Pet animal facilities 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 |
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