

LAND USE CODE

Accessory Dwelling Units

Revised: January 1, 2016

Property Owner Questions

- Can I have 2 houses on my property?
- Can my elderly parents live on my property?
- Can I build a guest house?
- Can I build a house for my farm help?

Most zoning districts allow one (1) single family dwelling per lot/parcel. The Larimer County Land Use Code provides several options for an additional accessory dwelling unit, under specific conditions.

Accessory uses and structures are intended to allow owners the full use of their property while maintaining the integrity and character of the neighborhood.

Accessory uses and structures must be:

- secondary and incidental to the principal use of the property
- located on the same lot with the principal use



Accessory Living Area

Finished habitable space that is clearly accessory to the single-family dwelling and located in a detached building or separated from the single-family dwelling such that it does not include interior passage between the accessory living area and the single-family dwelling.



Family

An individual or group of people living together who are related by blood, marriage or adoption.

Living quarters

That portion of a structure intended, designed and/or constructed to accommodate sleeping, cooking and bathing.

Living unit

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

OVERVIEW – Options for Accessory Dwelling Units

Please speak with one of our planners to get details for the specific Land Use Code regulations and additional qualifications required for each type of Accessory Dwelling Unit. See http://larimer.org/planning/planning/dwelling/dwelling_second_guest_quarters.htm for more information.

Accessory Living Area	Extended Family Dwelling	Farmstead Accessory Dwelling
<p>Definition</p> <ul style="list-style-type: none"> • Finished habitable space in a detached building or separated from the single-family dwelling with no interior passage between accessory living area and the single-family dwelling. • Clearly accessory to single-family dwelling on the lot <p>Occupancy</p> <ul style="list-style-type: none"> • Living quarters for guests of the single-family dwelling occupants • Living quarters for hired help • Must not be rented or leased separately from single family dwelling • Additional off-road parking space(s) required • Single-family character of property must be maintained <p>County Approval & Permits</p> <ul style="list-style-type: none"> • Public Site Plan Review approval • Building Permit prior to use • Transportation Capital Expansion Fee <p>Maximum Square Footage</p> <ul style="list-style-type: none"> • 40 percent of the total square footage of the dwelling (excluding any basement or garage area) or 800 square feet, whichever is less. 	<p>Definition</p> <ul style="list-style-type: none"> • <i>Temporary</i> living quarters in a manufactured home to house immediate family members for age or disability. <p>Occupancy</p> <ul style="list-style-type: none"> • Elderly family, 65 years or older • Disabled family • Family other than age or disability - when a legitimate hardship exists <p>County Approval, Permits, Fees</p> <ul style="list-style-type: none"> • Simplified Site Plan Review • Administrative approval or Commissioner hearing • Building Permit prior to use • 3-year Extended Family Dwelling Permit • Transportation Capital Expansion Fee <p>Minimum Requirement</p> <ul style="list-style-type: none"> • Lot or parcel must be at least 4 acres in size • If less than 4 acres, County Commissioner approval is required 	<p>Definition</p> <ul style="list-style-type: none"> • That portion of a farm, dairy, poultry farm, stable or exotic animal farm designated for accessory dwellings and other buildings necessary to the operation. <p>Occupancy</p> <ul style="list-style-type: none"> • Ag owner/operator • Ag owner's immediate family • Residents needed to support the agricultural operation <p>County Approval, Permits, and Fees</p> <ul style="list-style-type: none"> • Site Plan Review Application • Administrative approval or Commissioner hearing • Building Permit prior to use • 1 farmstead per 40 acres • Transportation Capital Expansion Fee