



www.larimer.org

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## Options for Land Division and Boundary Changes in Larimer County

Planning review and approval is required when a parcel is divided into two or more parcels in which one or more is less than 35 acres in size. County review and approval is also required for changing the boundaries of a lot that is less than 35 acres in size.

Land Use Code regulations address:

- Standards for development layout – quantity, size, shape and compatibility of lots
- Site characteristics of the property – drainage, access, environmental issues
- Construction of required public infrastructure – roads, water, sewer, fire protection



Revised September 2012

Changing Boundaries of a Lot		Amended Plat	Lot Consolidation	Boundary Line Adjustment	Add-On Agreement	
APPLICATION	PURPOSE	QUALIFYING PROPERTY TYPES				REVIEW PROCESS
<b>Amended Plat (AP)</b>	Lot line changes and/or lot consolidations in approved, recorded subdivisions or other previously platted land divisions	<ul style="list-style-type: none"> <li>• Contiguous lots in approved, recorded subdivisions may be <b>reconfigured or combined</b> by an Amended Plat.</li> <li>• Planned Unit Developments</li> <li>• Minor Residential Developments (approved under Subdivision regulations).</li> <li>• Recorded Subdivisions</li> <li>• Conservation Developments</li> <li>• Rural Land Plans</li> <li>• Planned Land Divisions</li> <li>• Approved Exemptions, whether recorded or not</li> <li>• Right-of-Way Vacation - Right-of-Way Vacations that result in a new lot configuration requires an Amended Plat to adjust the property boundaries.</li> </ul>	<ul style="list-style-type: none"> <li>• Contiguous whole lots in approved, recorded subdivisions may be <b>combined</b> by a Lot Consolidation.</li> <li>• Planned Unit Developments</li> <li>• Minor Residential Developments (approved under Subdivision regulations)</li> <li>• Recorded Subdivisions</li> <li>• Conservation Developments</li> <li>• Rural Land Plans</li> <li>• Planned Land Divisions</li> <li>• Approved exemptions, whether recorded or not</li> </ul>	<ul style="list-style-type: none"> <li>• Common boundaries between contiguous legal lots can be reconfigured by a Boundary Line Adjustment <b>except:</b></li> <li>• Lots in recorded Subdivisions, Planned Unit Developments or Minor Residential Developments approved under previous Subdivision regulations.</li> <li>• Lots in recorded Minor Land Divisions, Conservation Developments or Planned Land Divisions</li> <li>• Lots in approved exemptions, whether recorded or not.</li> </ul>	<ol style="list-style-type: none"> <li>1. Pre-application conference</li> <li>2. Lot Consolidation Application Submittal (no survey required)</li> <li>3. 21-day Referral Agency Review</li> <li>4. Board of County Commissioner Hearing</li> <li>5. Finding &amp; Resolution Recording</li> </ol>	
<b>Lot Consolidation (LC)</b>	Lot consolidations only for contiguous lots in approved, recorded subdivisions				<ol style="list-style-type: none"> <li>1. Pre-application conference</li> <li>2. Boundary Line Adjustment Application Submittal (survey required)</li> <li>3. 21-day Referral Agency Review</li> <li>4. Review by Planning Director</li> <li>5. Boundary Line Adjustment Plat Recording</li> <li>6. Deed Recording</li> </ol>	
<b>Boundary Line Adjustment (BLA)</b>	Adjust the boundary lines between contiguous legal lots NOT in a platted subdivision				<ol style="list-style-type: none"> <li>1. Pre-application conference</li> <li>2. Add On Agreement Application Submittal (no survey required)</li> <li>3. 21-day Referral Agency Review</li> <li>4. Review by Planning Director</li> <li>5. Add On Agreement Recording</li> <li>6. Deed Recording</li> </ol>	
<b>Add On Agreement (AOA)</b>	To allow existing, contiguous legal lots, not in a platted subdivision, to be combined into one parcel				<ol style="list-style-type: none"> <li>1. Pre-application conference</li> <li>2. Add On Agreement Application Submittal (no survey required)</li> <li>3. 21-day Referral Agency Review</li> <li>4. Review by Planning Director</li> <li>5. Add On Agreement Recording</li> <li>6. Deed Recording</li> </ol>	

# Options for Land Division in Larimer County



<b>Subdivision</b> Land Use Code - Section 5.1	<b>Conservation Development</b> Land Use Code - Section 5.3	<b>Planned Land Division</b> Land Use Code – Section 5.2	<b>Rural Land Use Process</b> Land Use Code - Section 5.8	<b>Minor Land Division</b> Land Use Code – Section 5.4	<b>35 Acre Development</b>
<p>The Subdivision process may be used to subdivide and develop parcels of land that are:</p> <ul style="list-style-type: none"> <li>• Less than 30 acres in size, and</li> <li>• Located outside a Growth Management Area overlay zone district.</li> </ul> <p>A subdivision does not require private common open space.</p> <p>The minimum lot size is determined by zoning.</p> <p>The Subdivision must meet Adequate Public Facilities standards.</p> <p>The Subdivision process may also be used to subdivide and develop:</p> <ul style="list-style-type: none"> <li>• Parcels that have been granted an exception from Conservation Development requirements.</li> <li>• Parcels outside Growth Management Areas that are not zoned for residential uses.</li> </ul>	<p>The Conservation Development (CD) process is required for residential development on parcels of 30 acres or more located outside a Growth Management Area overlay zone district.</p> <p>The Conservation Development process is intended to:</p> <ul style="list-style-type: none"> <li>• Maintain the open character of rural areas, agricultural uses and environmentally-sensitive areas.</li> <li>• Respect the natural features of the site, creating amenities for future lot owners.</li> <li>• Cluster development on smaller lots. Residential lots are “clustered” on 20-50% of the land area, leaving 50-80% of the remainder as “residual” land for agricultural, natural or private open space uses.</li> </ul> <p>The maximum number of lots is determined by zoning.</p> <p>The CD must meet Adequate Public Facilities standards.</p> <p>Residual Land:</p> <ul style="list-style-type: none"> <li>• Must be placed in a conservation easement or other acceptable legal instrument for perpetuity.</li> <li>• May be owned and used by one individual owner or all lot owners.</li> <li>• May include a building envelope for a residence.</li> </ul>	<p>The Planned Land Division (PLD) process is used for a land division that is located in a Growth Management Area overlay zone district or for a property within the LaPorte Plan Area that has been rezoned to PD (Planned Development).</p> <p>Growth Management Areas (GMA) are those areas of the county that are subject to an intergovernmental agreement between the county and the applicable city or town.</p> <ul style="list-style-type: none"> <li>• The purpose of a Planned Land Division is to allow flexibility in the design of urban development to carry out Intergovernmental Agreements.</li> <li>• The land uses and density of the PLD must ‘fit’ the types of land uses and density called for by the municipality’s comprehensive plan or the County’s plan for the area.</li> <li>• The PLD must meet Adequate Public Facilities standards.</li> <li>• Often, during the Planned Land Division process, the property will also be rezoned to PD (Planned Development).</li> </ul>	<p>The Rural Land Use Process is a voluntary land division process, as an alternative to 35 acre development, for property owners who wish to subdivide their land while preserving agriculture or open space.</p> <ul style="list-style-type: none"> <li>• Minimum of 70 acres is required to subdivide.</li> <li>• The process provides incentives to encourage complementary development.</li> <li>• Guidelines allow the flexibility to tailor requirements to each unique piece of land.</li> <li>• Development standards are commensurate with the number of residential lots (Standards may vary from Adequate Public Facilities standards).</li> <li>• Residential lots are “clustered” on no more than 33% of the original parcel, leaving 67% or more as private “residual” land for agricultural, natural or private open space uses.</li> <li>• The maximum number of residential lots allowed cannot exceed 1 per 17 ½ acres.</li> <li>• The residual land must be protected from further development for a minimum of 40 years by a legal instrument such as a covenant or conservation easement.</li> </ul>	<p>The Minor Land Division process is used for land divisions that do not discernibly impact surrounding properties, environmental resources or public facilities.</p> <p>The minor land division process may be used for the following land divisions:</p> <ul style="list-style-type: none"> <li>• Division of existing legal uses that have separate utilities. This process can not be used to divide accessory uses from principal uses or create an opportunity for additional principal uses.</li> <li>• Division of an existing legal use from the remaining vacant property with the condition that development of the vacant property must be approved through the appropriate subdivision, conservation development or planned development process.</li> <li>• Division of quarter sections into four parcels of equal size where the original quarter section contains fewer than 140 acres.</li> <li>• Divisions of land for public utilities, open space, schools or other public uses that require county review of potential impacts through the location and extent, 1041, or special review process.</li> </ul>	<p>Land divisions that create parcels of 35 acres or greater do not require the approval of the Larimer County Board of County Commissioners.</p> <ul style="list-style-type: none"> <li>• Minimum of 70 acres is required to divide.</li> <li>• After division, all parcels must be at least 35 acres.</li> <li>• Land divisions that result in any parcels less than 35 acres are “illegal” if not approved by the Larimer County Board of County Commissioners.</li> </ul> <p>35-acre parcels are subject to all other county regulations, including zoning and building codes.</p>
<b>Subdivision Review Process</b>	<b>Conservation Development Review Process</b>	<b>Planned Land Division Review Process</b>	<b>Rural Land Use Review Process</b>	<b>Minor Land Division Review Process</b>	<b>35 acre Development</b>
<ol style="list-style-type: none"> <li>1. Sketch Plan Application*, Review and Meeting</li> <li>2. Neighborhood Meeting (if applicable)</li> <li>3. General Development Plan (only if multi-phased) Application*</li> <li>4. Preliminary Plat Application* and Review</li> <li>5. Planning Commission Hearing</li> <li>6. County Commissioner Hearing</li> <li>7. Final Plat Application*, Review and Recording</li> <li>8. Development Construction Permit</li> <li>9. Building Permit(s)</li> </ol>	<ol style="list-style-type: none"> <li>1. Sketch Plan Application*, Review and Meeting</li> <li>2. Neighborhood Meeting (if applicable)</li> <li>3. General Development Plan (only if multi-phased) Application*</li> <li>4. Preliminary Plat Application* and Review</li> <li>5. Planning Commission Hearing</li> <li>6. Board of County Commissioner Hearing</li> <li>7. Final Plat Application*, Review and Recording</li> <li>8. Development Construction Permit</li> <li>9. Building Permit(s)</li> </ol>	<ol style="list-style-type: none"> <li>1. Sketch Plan Application*, Review and Meeting</li> <li>2. Neighborhood Meeting (if applicable)</li> <li>3. General Development Plan (only if multi-phased) Application*</li> <li>4. Preliminary Plat Application* and Review</li> <li>5. Planning Commission Hearing</li> <li>6. Board of County Commissioner Hearing</li> <li>7. Final Plat Application*, Review and Recording</li> <li>8. Development Construction Permit</li> <li>9. Building Permit(s)</li> </ol>	<ol style="list-style-type: none"> <li>1. Conceptual plan application to Rural Land Use Center (includes Rural Land Use Center Board and Board of County Commissioner hearing)</li> <li>2. Final Plat Application and Review</li> <li>3. Completion of Improvements</li> <li>4. Lot Sales</li> <li>5. Building Permit(s)</li> </ol>	<ol style="list-style-type: none"> <li>1. Preliminary Plat Application* and Review</li> <li>2. Board of County Commissioner Hearing</li> <li>3. Final Plat Application, Review and Recording</li> </ol>	<p><b>No county review or approval required</b></p>

\* A pre-application conference is required.