



Residential Occupancy Limits

The Larimer County Land Use Code limits the number of unrelated people allowed to occupy a residence located in the unincorporated areas of the County, with the exception of the Estes Valley Area, which is regulated by the Estes Valley Development Code.

Q. How many unrelated people are allowed to occupy a residence located in the unincorporated areas of the County?

- A.** The Larimer County Land Use Code allows the following:
- A single-family dwelling or cabin may be occupied by one . . . *'living unit'*.
 - A duplex may be occupied by two separate . . . *'living units'*.
 - A multiple-family dwelling may be occupied by three or more separate . . . *'living units'*.

Q. Why does the County limit the number of unrelated people who reside in a residence?

- A.** To maintain the quality of life in single-family neighborhoods. Problems associated with too many people living in a dwelling include inadequate parking, additional traffic and changes in traffic patterns, trash, noise, water supply and adequate sewage disposal.

Q. How does the County enforce occupancy limits?

- A.** When a complaint is received, Code Compliance staff contact the property owner to explain restrictions and determine whether a violation exists.
- If there are more than the allowed amount of unrelated people residing in a residence, staff will ask for voluntary compliance.
- In cases where compliance is not achieved in a reasonable amount of time, a public meeting before the Larimer County Board of County Commissioners may be held for a finding of a code violation and authority to commence a court action to enforce County regulations.



Land Use Code Definitions

- **Living unit** is defined as one family, plus up to two additional individuals, whose place of residence is with the family in the dwelling unit.
- **Family.** An individual or group of people living together related by blood, marriage or adoption.
- **Dwelling, single-family.** A structure designed, arranged and intended to be occupied by **one** . . . **living unit**, containing a primary heat source and living facilities for sleeping, cooking, eating and sanitation.
- **Dwelling, cabin.** A structure that contains at least one habitable room for living, sleeping, cooking, eating and sanitation that is designed, arranged and intended to be occupied by **one** . . . **living unit**.
- **Dwelling, duplex.** A structure designed, arranged and intended to be occupied by **two separate** . . . **living units**, containing a primary heat source and living facilities for sleeping, cooking, eating and sanitation.
- **Dwelling, multiple-family.** A structure designed, arranged and intended to be occupied by **three or more separate** . . . **living units**, containing a primary heat source and living facilities for sleeping, cooking, eating and sanitation.

Have a question or complaint?

Larimer County Code Compliance Section
200 W. Oak Street, 3rd Floor
Fort Collins, Colorado 80521
Phone 970-498-7683
Online: www.larimer.org/codecompliance

Need more information about Land Use Code?

Larimer County Planning Department
200 W. Oak Street, 3rd Floor
Fort Collins, Colorado 80521
Phone 970-498-7679
Online: www.larimer.org/planning