

Land Use Code

TYPE A

Code violations having life/safety/health concerns, as determined by the code compliance officer or other applicable County staff. Clear or potential danger to life, or the environment; sewage disposal and other Health Department concerns; flood plain violations; wildfire hazards. Type A violations apply to all situations, including businesses and non-conforming uses.

Violation Description	Proactive and Complaint	Complaint Only
Imminent Dangers	X	
Dangers, but not imminent	X	

TYPE B

Code violations having a significant, negative impact on surrounding properties, property values and/or the quality of life enjoyed by owners in the area, as determined by the Code Compliance Officer; violations for which a timely response is necessary or appropriate; and code violations that challenge the authority of the County and the credibility of the Code Compliance program, including, but not limited to, the following:

Violation Description	Proactive and Complaint	Complaint Only
Junk or trash having a significant, negative impact on surrounding properties, property values and/or the quality of life enjoyed by property owners in the area	X	
Graffiti that is or may be gang-related	X	

New Sign Code violations ²	X	
New Illegal Businesses ³	X	
Violations holding up the issuance of building permits	X	
Expansions of non-conforming businesses	X	
Change in character of non-conforming businesses	X	
Violations of County-denied Land Use Code applications	X	
Violations of conditions attached to a previous approval.	X	

TYPE C

Violation Description	Proactive and Complaint	Complaint Only
Old Sign Code Violations ⁴		X
Old Illegal Businesses ⁵		X
Junk or trash visible only to the complainant, having a moderate, negative impact on surrounding properties, property values and/or the quality of life enjoyed by property owners in the area		X

TYPE D

Violation Description	Proactive and Complaint	Complaint Only
Graffiti that is not likely to be gang-related.		X
Junk and trash not visible to a neighbor or the public, having a low, negative impact on surrounding properties, property values and/or the quality of life enjoyed by property owners in the area. (*Complainant must reside within 500 feet of property being complained about).		X*
Code violations, as determined by the Code Compliance Officer, having little or no negative impact on surrounding properties, property values and/or the quality of life enjoyed by property owners in the area.		X

¹Written complaints from County staff other than Code Compliance Officers must be submitted to the Code Compliance Section through a department head or elected official unless the issue directly affects the County employee's property.

²"New Sign Code Violations" are code violations that commenced after the adoption of the County's new Sign Code on 2/22/2005, and off-premise signs.

³"New Illegal Businesses" are businesses that began operation after the enactment of the Larimer County Land Use Code on January 1, 2000.

⁴"Old Sign Code Violations" are violations established prior to February 22, 2005.

⁵"Old Illegal Businesses" are businesses established prior to January 1, 2000.

Building Code

TYPE A

Code violations having life/safety/health concerns. Clear or potential danger to life, property or the environment, sewage disposal and other Health Department concerns; Building, Plumbing, Electrical, Mechanical and Fire Code violations where life, safety and health are concerns.

Violation Description	Proactive and Complaint	Complaint Only
Imminent Dangers	X	
Dangers, but not imminent	X	

TYPE B

Violation Description	Proactive and Complaint	Complaint Only
Current construction of any type taking place without a building permit or with an expired building permit lacking final inspection approvals, or without a land use or other required approval. Situations in which continuation of construction could result in the need to remove, demolish, redesign, or alter the building/structure, or where County land use or other approvals are required but not obtained. Residential or commercial buildings constructed on or after	X	

1/1/1988 without a building permit or with an expired building permit lacking final inspection approvals.		
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TYPE C

Violation Description	Proactive and Complaint	Complaint Only
Additions, alterations or remodels of residential or commercial buildings constructed after 8/31/98 without a building permit or with an expired building permit lacking final inspection approvals.	X	
Additions, alterations or remodels of residential or commercial buildings constructed from 1/1/1988 to 8/31/1998 without a building permit or with an expired building permit lacking final inspection approvals.		X

TYPE D

Violation Description	Proactive and Complaint	Complaint Only
All accessory structures, including additions, alterations		X

<p>or remodels, constructed on or after 1/1/1988 without a building permit or with an expired building permit lacking final inspection approvals.</p> <p>Construction of residential or commercial buildings, including additions, alterations or remodels, from 1/1/1972 to 12/31/1987 without a building permit or with an expired building permit lacking final inspection approvals, unless the matter involves or has the potential to involve life-safety issues.</p>		
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