



Community Development Division
200 W. Oak Street
3rd Floor
Fort Collins, CO 80521
970-498-7683

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.

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:

- | | |
|---|---|
| <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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Community Development Division

P.O. Box 1190
200 W. Oak Street, 3rd Floor
Fort Collins, CO 80521

970-498-7683
970-498-7711 (fax)

Accessory Rural Occupation Registration Certificate

Date

Parcel No.

(10 digit number, property identification number on tax record)

Property Address

Property Owner(s) – Please include all property owners and phone numbers

Property Owner Name

Phone Number

Business Name

Email Address

Description of the Accessory Rural Occupation (feel free to attach additional pages or site map if needed)

Indoor square footage used by occupation? _____

Outdoor square footage used by occupation? _____

Number of vehicle trips per day? (1 vehicle trip in,
1 vehicle trip out = 2 trips) _____

ACKNOWLEDGEMENT

I, owner(s) of said property stated above, certify that:

- ✓ I have read and understand the attached standards and requirements for accessory rural occupations as set forth in Sec 4.3.10.P of the Larimer County Land Use Code.
- ✓ I have contacted applicable agencies to assure that the accessory rural occupation will be in compliance with all applicable land use, health, building and fire codes. **It is your responsibility to ensure that you are in compliance with the agencies' regulations.**
 - ✓ ___ Larimer County Building Dept ✓ ___ Sewer District ✓ ___ Water District
 - ✓ ___ Larimer County Planning ✓ ___ Division of Water Resources
 - ✓ ___ Larimer County Health Department ✓ ___ Fire District
- ✓ The accessory rural occupation to be located at this address will be operated in compliance with Land Use Code standards and requirements at all times.

Property Owner's Signature(s)

Date

County Planning Staff Use Only:

Received by _____ Date: _____

The lot is inside the GMA overlay zoning district? Y ___ N ___

The lot is in one of the following zoning districts:

FA, FA-1, FO, FO-1, O, RE Y ___ N ___

***Receipt of this form by Larimer County does not constitute review or approval.**

ACCESSORY RURAL OCCUPATION REQUIREMENTS

Land Use Code Section 4.3.10.P

P. Accessory Rural Occupation.

A use conducted as customary, incidental, and accessory to either a single family dwelling or an agricultural use. An accessory rural occupation may include business uses such as the repair of agricultural equipment or the use of agricultural equipment for excavating, etc., but may not include any of the uses specifically listed in item 4 below. 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. A use that does not meet the criteria for accessory rural occupations is not considered an accessory rural occupation and must meet other applicable use requirements.

Accessory Rural Occupations are allowed by right and by public site plan as detailed below.

1. All accessory rural occupations must meet the following criteria:
 - a. The lot is outside a Growth Management Area Overlay zoning district.
 - b. The lot is within the FA-Farming, FA-1 Farming, FO-Forestry, FO-1 Forestry, O-Open, or RE-Rural Estate zoning districts.
 - c. Any noise, fumes, dust, odors, vibration, or light generated as a result of the accessory rural occupation must, at the property line, be below the volume, frequency, or intensity, duration or time of day such that they do not unreasonably interfere with the enjoyment of life, quiet, comfort or outdoor recreation of an individual of ordinary sensitivity and habits.
 - d. All applicable land use, health, and building codes must be met, including special events regulations.
 - e. The accessory rural occupation is conducted by the owner or lessee of the principle use (single family dwelling or agricultural use) of the property.
 - f. Retail sales of products clearly incidental, secondary and ancillary to the accessory rural occupation, including on site sales of products produced on the premises, may occur throughout the year.
 - g. On site retail sales events may occur no more than 30 days in any calendar year.
 - h. Multiple accessory rural occupations or home occupations, or a combination of the two, are allowed on any lot provided that for all totaled together, the requirements for a single accessory rural occupation are not exceeded.
 - i. Any property owner who establishes an accessory rural occupation is encouraged to complete and sign an Accessory Rural Occupation Registration Certificate prior to operation.

2. An accessory rural occupation meeting the criteria in subsection 1 and the following additional criteria are allowed by right.
 - a. The lot is at least 5 acres in size.
 - b. The accessory rural occupation may utilize up to 50 percent of the square footage of the single family dwelling. The area used for the accessory rural occupation inside the single family dwelling or detached outbuildings totaled together is no more than 5,000 square feet. Any noise generating activity, to the extent practicable, must be indoors.
 - c. The accessory rural occupation must not significantly change the character of the lot, single family dwelling, or neighborhood. All outdoor activity associated with the accessory rural occupation including any storage of vehicles, equipment, employee parking, etc., must:
 1. Not exceed 2,500 square feet.
 2. Be at least 100 feet from the property lines.
 3. Be effectively buffered to the extent practicable from existing residences on adjacent lots.
 - d. The total number of vehicle trips associated with the accessory rural occupation including the traffic associated with employees and customers must not exceed 10 trip ends on any given day (5 vehicles entering and 5 vehicles leaving the site) except for retail sales events,
3. An accessory rural occupation meeting the criteria in subsection 1 and wishing to operate under the following conditions and circumstances may operate if approval is first obtained through the public site plan process.
 - a. The lot is at least 2 acres in size.
 - b. The area used for the accessory rural occupation inside the single family dwelling or detached outbuildings totaled together is no more than 10,000 square feet. Any noise generating activity, to the extent practicable, must be indoors.
 - c. The accessory rural occupation must not significantly change the character of the lot, single family dwelling, or neighborhood. All outdoor activity associated with the accessory rural occupation including any storage of vehicles, equipment, employee and customer parking, etc.:
 1. Must not exceed 5,000 square feet.
 2. Setbacks and buffering may be required based on the proposed use and the location of the proposed use on the lot.
 - d. The total number of vehicle trips associated with the accessory rural occupation including the traffic associated with employees and customers must not exceed 20 trip ends on any given day (10 vehicles entering and 10 vehicles leaving the site) except for retail sales events.
 - e. Public site plan applications for accessory rural occupations are subject to all applicable transportation capital expansion fees associated with the use and the number of vehicle trips generated by the use.

4. Uses specifically prohibited as accessory rural occupations include: accommodation uses, adult uses, auto body or paint shops, community halls, general industrial uses, hazardous material storage and/or processing, flea markets, general retail, junkyards, 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, and outdoor storage of recreational vehicles, boats and other large items.

Please contact the following agencies to assure compliance with code requirements:

- **Larimer County Building Department**
200 West Oak Street
Third Floor
PO Box 1190
Fort Collins, CO 80522-1190
(970) 498-7700
- **Larimer County Department of Health and Environment**

<u>Fort Collins Office</u> 1525 Blue Spruce Dr. Fort Collins, CO 80524 (970) 498-6700	<u>Loveland Office</u> 205 E. Sixth Street Loveland, CO 80537 (970) 679-4580	<u>Estes Park Office</u> 1601 Brodie Avenue Estes Park, CO 80517 (970)-577-2050
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- **Your local Fire District or Department**
- **For general information regarding opening a business in Larimer County**
<http://www.larimer.org/info/business.htm>