

Modifications to the Land Use Code
pertaining to
Short Term Rental and Bed and Breakfast Uses
Approved June 10, 2019
Effective Date September 1, 2019

Section 0.1. – General Provision

Bed and Breakfast, An owner- or operator-occupied dwelling where short-term lodging is provided to transient guests.

Dwelling, A building or portion thereof used for residential occupancy, including cabin, single-family, duplex and multiple-family dwellings. Dwelling includes approved Bed and Breakfasts and Short-Term Rentals, but does not include hotels, motels, boarding/rooming houses, resort cottages, lodges or manufactured homes that comply with the “National Manufactured Standards of 1974,” 42 U.S.C. 5401 et seq., as amended.

Short-Term Rental. A dwelling rented to transient guests for short-term lodging when not occupied by the owner/renter.

Bed Room, a room in a dwelling designed and intended for sleeping in.

Renter, The primary occupant (non-owner) of a dwelling for 31 consecutive days or more.

Section 4.1. – Zoning Districts

4.1.1. – FA-Farming.

A. Principal uses:

Accommodation

- 31. Bed and breakfast (PSP/MS) – See section 4.3.6
- 32. Seasonal camp (S)
- 33. Short-term rental (PSP/MS) – See section 4.3.6

Industrial

- 34. Mining (S)
- 35. Oil and gas drilling and production (R)
- 36. Small solar facility (R/PSP)
- 37. Small wind energy facility (MS)

Utilities

- 38. Commercial mobile radio service (SP/S) – See section 16
- 39. Radio and television transmitters (S)

4.1.2. – FA-1 Farming.

A. Principal uses:

Accommodation

- 34. Bed and breakfast (PSP/MS) – See section 4.3.6
- 35. Seasonal camp (S)

36. Short-term rental (PSP/MS) – See section 4.3.6

Industrial

- 37. Mining (S)
- 38. Oil and gas drilling and production (R)
- 39. Small solar facility (R/PSP)
- 40. Small wind energy facility (MS)

Utilities

- 41. Commercial mobile radio service (SP/S) – See section 16
- 42. Radio and television transmitters (S)

4.1.3. – FO-Forestry.

A. Principal uses:

Accommodation

- 27. Bed and breakfast (PSP/MS) – See section 4.3.6
- 32. Short-term rental (PSP/MS) – See section 4.3.6

4.1.4. – FO-1 Forestry.

A. Principal uses:

Accommodation

- 24. Bed and breakfast (PSP/MS) – See section 4.3.6
- 29. Short-term rental (PSP/MS) – See section 4.3.6

4.1.5. – O-Open.

A. Principal uses:

Accommodation

- 38. Bed and breakfast (PSP/MS) – See section 4.3.6
- 43. Short-term rental (PSP/MS) – See section 4.3.6

4.1.6. – E-Estate.

A. Principal uses:

Accommodation

- 12. Bed and breakfast (PSP/MS) – See section 4.3.6
- 13. Short-term rental (PSP/MS) – See section 4.3.6

Utilities

- 14. Commercial mobile radio service (SP/S) – See section 16

Industrial

- 15. Oil and gas drilling and production (R)
- 16. Small solar facility (R/PSP)

4.1.7. – E-1 Estate.

A. Principal uses:

Accommodation

- 12. Bed and breakfast (PSP/MS) – See section 4.3.6
- 13. Short-term rental (PSP/MS) – See section 4.3.6

Utilities

- 14. Commercial mobile radio service (SP/S) – See section 16

Industrial

- 15. Oil and gas drilling and production (R)
- 16. Small solar facility (R/PSP)

4.1.8. – RE-Rural Estate.

A. Principal uses:

Accommodation

- 28. Bed and breakfast (PSP/MS) – See section 4.3.6
- 32. Short-term rental (PSP/MS) – See section 4.3.6

4.1.9. – RE-1 Rural Estate.

A. Principal uses:

Accommodation

- 11. Bed and breakfast (PSP/MS) – See section 4.3.6
- 12. Short-term rental (PSP/MS) – See section 4.3.6

Utilities

- 13. Commercial mobile radio service (SP/S) – See section 16

Industrial

- 14. Oil and gas drilling and production (R)
- 15. Small solar facility (R/PSP)

4.1.10. – R-Residential.

A. Principal uses:

Accommodation

- 16. Bed and breakfast (PSP) – See section 4.3.6
- 17. Short-term rental (PSP) – See section 4.3.6

Utilities

- 18. Commercial mobile radio service (SP/S) – See section 16

Industrial

- 19. Oil and gas drilling and production (R)
- 20. Small solar facility (R/PSP)

4.1.11. – R-1 Residential.

A. Principal uses:

Accommodation

Utilities

- 17. Commercial mobile radio service (SP/S) – See section 16

Industrial

- 18. Oil and gas drilling and production (R)
- 19. Small solar facility (R/PSP)

4.1.12. – R-2 Residential.

A. Principal uses:

Accommodation

- 16. Bed and breakfast (PSP) – See section 4.3.6
- 17. Short-term rental (PSP) – See section 4.3.6

Utilities

- 18. Commercial mobile radio service (SP/S) – See section 16

Industrial

- 19. Oil and gas drilling and production (R)
- 20. Small solar facility (R/PSP)

4.1.15. – A-Accommodation.

A. Principal uses:

Accommodation

13. Short-term rental (PSP/MS) – See section 4.3.6

4.1.16. – T-Tourist.

A. Principal uses:

Accommodation

32. Short-term rental (PSP/MS) – See section 4.3.6

4.1.17. – B-Business.

A. Principal uses:

Accommodation

22. Hotel/motel (SP)
23. Nursing home (SP)
24. Resort lodge/resort cabins (SP)

Utilities

25. Commercial mobile radio service (SP/S) – See section 16
26. Radio and television transmitter (S)

Transportation

27. Bus Terminal (S)
28. Park and ride (SP)
29. Parking lot/garage (SP)
30. Transportation service (SP)

Recreational

31. Country club (S)
32. Golf course (S)
33. Membership club/clubhouse (SP)
34. Place of amusement or recreation (SP/S) – See section 4.3.5

Industrial

35. Oil and gas drilling and production (R)
36. Small solar facility (R/PSP)

4.1.21. – AP-Airport.

A. Principal uses:

Accommodation

45. Bed and breakfast (PSP/MS) – See section 4.3.6
46. Hotel/motel (S)
47. Short-term rental (PSP/MS) See Section 4.3.6

Industrial

48. Enclosed storage (S)
49. General industrial (S)
50. Light industrial (S)
51. Mining (S)
52. Oil and gas drilling and production (S)
53. Small solar facility (R/PSP)
54. Trade Use (S)

Utilities

55. Commercial mobile radio service (SP/S) – See section 16

Transportation

- 56. Airport (S)
- 57. Bus terminal (S)
- 58. Commercial aerial sightseeing/tour flights (S)
- 59. Heliport (S)
- 60. Park and ride (S)
- 61. Parking lot/garage (S)
- 62. Train station (S)
- 63. Transportation depot (S)
- 64. Transportation service (S)
- 65. Truck stop (S)

4.1.23. – RFLB-Red Feather Lakes Business.

A. Principal uses:

Accommodation

Industrial

- 23. Enclosed storage (S)
- 24. Oil and gas drilling and production (S)
- 25. Small solar facility (R/PSP)
- 26. Trade Use (S)

Utilities

- 27. Commercial mobile radio service (SP/S) – See section 16
- 28. Radio and television transmitter (S)
- 29. Treatment plant(S)
- 30. Water storage facility (S)

Transportation

- 31. Parking lot/garage (MS)

Zoning Table

Category	Use	FA, FA-1	FO, FO-1	O	E, E-1	RE, RE-1	R, R-1, R-2	A	T	B	RFLB	AP
Accommodation	Bed and Breakfast	PSP/MS	PSP/MS	PSP/MS	PSP/MS	PSP/MS	PSP	SP	SP			PSP/MS
Accommodation	Short Term Rental	PSP/MS	PSP/MS	PSP/MS	PSP/MS	PSP/MS	PSP	PSP/MS	PSP/MS			PSP/MS

Section 4.3. – Use Descriptions

4.3.6.B. *Bed and breakfast*, An owner or operator occupied dwelling where lodging is provided to transient guests for 30 or fewer consecutive days.

1. A bed and breakfast in the FA-Farming, FA-1 Farming, FO- Forestry, FO-1 Forestry, O-Open, E-Estate, E-1 Estate, RE-Rural Estate, RE-1 Rural Estate, R-Residential, R-1 Residential, R-2 Residential and AP-Airport zoning district accommodating ten (10) or fewer guests (determined by multiplying the number of guest bedrooms by 2) requires approval through the public site plan review process.
2. A bed and breakfast in the FA-Farming, FA-1 Farming, FO- Forestry, FO-1 Forestry, O-Open, E-Estate, E-1 Estate, RE-Rural Estate, RE-1 Rural Estate and AP-Airport zoning district accommodating more than ten (10) guests (determined by multiplying the number of guest bedrooms by 2) requires approval through the minor special review process.

4.3.6.E. *Short-Term Rental*. A dwelling rented to transient guests, when not occupied by the owner/renter, for 30 or fewer consecutive days.

1. A short-term rental in the FA-Farming, FA-1 Farming, FO- Forestry, FO-1 Forestry, O-Open, E-Estate, E-1 Estate, RE-Rural Estate, RE-1 Rural Estate, R-Residential, R-1 Residential, R-2 Residential, A-Accommodations, T-Tourist, and AP-Airport zoning districts accommodating a single group of ten (10) or fewer occupants (determined by multiplying the number of bedrooms by 2) requires approval through Public Site Plan (PSP) review process as defined in Section 6.2 of the Land Use Code.
 - a. In addition to the 6.2.3. - Review Criteria for a Public Site Plan Review, applications for short-term rentals shall comply with the following criteria:
 - i. Only 1 (one) short-term rental shall be allowed on a property.
 - ii. The short-term rental shall only be conducted in a legally constructed dwelling and shall require a change of occupancy permit prior to occupancy for the short-term rental use.
 - iii. The short-term rental shall have a property manager consisting of the owner or a responsible party representing the owner to manage the use at any time it is occupied. The property manager must be located within one (1) hour or less travel distance from the short-term rental, and their contact information shall be posted outside at the front door and in the operations manual located in the short-term rental. Changes to the contact information from the property manager shall be provided to the Larimer County Community Development Department within five (5) business days of the change in contact information.
 - iv. The short-term rental owner or property manager shall at the time of application provide documentation that the short-term rental location has

been registered with the local fire department or if none with the local sheriff/police.

- v. The location of the property boundaries for the short-term rental shall be easily identifiable and posted to prevent trespass
 - vi. The short-term rental shall not be located within an established floodplain, and if located within a floodplain shall require compliance with the applicable requirements of Section 4.2.2. – Floodplain overlay zones.
 - vii. The short-term rental shall include maps installed onto or adjacent to the doorway of each habitable room, illustrating how to exit the building. The map should include the address, GPS coordinates and the phone number of the short-term rental.
 - viii. The short-term rental shall be equipped with an operations manual/users guide that is in a visible location (such as a kitchen counter or entry table).
 - ix. The short-term rental shall have a plan for garbage storage and removal. The plan shall clearly illustrate the location of garbage storage areas, the method and frequency of regular garbage pick-up/disposal, and screening of the outdoor storage area.
 - x. Accessory Living Areas, Extended Family Dwellings, and Farmstead Accessory Dwellings shall not be utilized as a short-term rental.
 - xi. Solid fuel (such as wood or coal) fire pits shall not be allowed in identified wildfire hazard areas.
 - xii. Cooking areas within the short-term rental shall be equipped with a stove top fire stop.
 - xiii. Unless already equipped with an approved automatic fire sprinkler system, approved fire extinguishers shall be installed in a readily accessible and visible locations for immediate use in the following locations within the STR:
 1. In each room with a cooking appliance, fireplace, heating appliance or water heater.
 2. Inside and adjacent to the door leading to a deck, porch or patio with such appliances.
 3. At least one on each story
2. A short-term rental in the FA-Farming, FA-1 Farming, FO- Forestry, FO-1 Forestry, O-Open, E-Estate, E-1 Estate, RE-Rural Estate, RE-1 Rural Estate, R-Residential, R-1 Residential, R-2 Residential, A-Accommodations, T-Tourist, and AP-Airport zoning district accommodating a single group consisting of more than ten (10) occupants (determined by multiplying the number of bedrooms by 2) requires approval through the Minor Special review (MS) process as defined in Section 4.5 of this Code.
- a. In addition to the 4.5.5. - Review Criteria for a Minor Special review, applications for short-term rentals shall comply with the following criteria:

- xiv. All the criteria required for a short-term rental identified in Section 4.3.6.E.1.a (above), excluding item 4.3.6.E.1.a.xiii.
- xv. The short-term rental shall be equipped with a fire sprinkler system.

Section 8.6. Private Local Access Road and Parking Standards

Bed and breakfast	Two spaces plus one space for each bedroom used for accommodation
<u>Short-term rental</u>	<p><u>Short term rentals accommodating 10 or fewer guests shall be required to provide two on-lot parking spaces.</u></p> <p><u>Short-term rentals accommodating more than 10 guests shall be required to provide two on-lot parking plus one additional on-lot parking space for every additional 2 bedrooms within the short-term rental.</u></p>