

Larimer County Land Use Code (LUC)

The online version of Larimer County's Land Use Code is available on the Planning Department webpage. Listed below is a guide to the most pertinent information regarding Land Use in Larimer County.

Uses allowed in each zoning district are detailed in the following sections of the Land Use Code (LUC):

Zoning District	LUC section
A	Accommodations 4.1.15
AP	Airport 4.1.21
B	Business 4.1.17
C	Commercial 4.1.18
E	Estate 4.1.6
E-1	Estate 4.1.7
FA	Farming 4.1.1
FA-1	Farming 4.1.2
FO	Forestry 4.1.3
FO-1	Forestry 4.1.4
I	Industrial 4.1.19
I-1	Heavy Industrial 4.1.20
M	Multiple Family 4.1.13
M-1	Multiple Family 4.1.14
O	Open 4.1.5
PD	Planned Development 4.1.22
R	Residential 4.1.10
R-1	Residential 4.1.11
R-2	Residential 4.1.12
RE	Rural Estate 4.1.8
RE-1	Rural Estate 4.1.9
RFLB	Red Feather Lakes Business 4.1.23
T	Tourist 4.1.16



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Options for Land Use in Larimer County:

Special Review, Minor Special Review, Special Exception and Rezoning

Zoning Districts

Unincorporated areas of Larimer County are divided into *zoning districts* (see list on back page).

Zoning districts were created to:

- implement the Larimer County Master Plan
- promote compatible land use patterns
- establish standards appropriate for each zoning district



Uses allowed by zoning

Each zoning district contains principal uses that are allowed 'by right' and other uses that require staff approval or approval by the Board of County Commissioners. A principal use is the primary or predominant use of the property.

A use that is allowed 'by right' in a specific zoning district is a use that can occur on a property without Board of County Commissioner approval. However, Site Plan approval may be required.

Accessory Uses

Accessory uses may also be allowed in addition to the principal use of a property. Accessory uses require compliance with established standards or may require County approval. Refer to Land Use Code Section 4.3.10. for more information on accessory uses.

Types of Land Use Approval (requires a land use application)

- Minor Special Review
- Special Review
- Special Exception
- Rezoning
- Site Plan Review (non-residential & multi-family uses)
- 'By Right' uses may require a building permit

Site Plan Approval

Non residential and multi-family uses, although allowed 'by right' may also require Site Plan approval prior to obtaining a building permit.

Overlay Zoning Districts

In addition to the above zoning districts, some properties may also be within an overlay zoning district with additional regulations.

Where a property is located within an overlay zone district, it is subject to the provisions of both the primary zoning district and the overlay district. Larimer County has the following overlay zone districts

- Growth Management Overlay Zone District
- Floodplain Overlay Zone Districts
- Fossil Creek Reservoir Transferable Density Units Overlay Zone District.

Options for Uses Requiring County Approval •Special Review •Minor Special Review •Special Exception •Rezoning



Special Review Land Use Code – Section 4.5	Minor Special Review Land Use Code – Section 4.5	Special Exception Land Use Code – Section 4.7	Rezoning Land Use Code – Section 4.4
<p>In all zoning districts listed in Land Use Code Section 4.1 - Zoning Districts, a use that is listed as 'Special Review' means that <i>before</i> the use can begin, Special Review approval is required.</p> <p>Purpose Special Review (SR) is used to address the potential impacts of certain land uses on existing and allowed uses in the surrounding area.</p> <p>Some land uses may or may not be compatible with uses allowed in a given zoning district depending on the specific location and characteristics of the proposed use.</p> <p>The Special Review process considers the location, design, configuration, intensity, density, natural hazards and other relevant factors pertaining to the proposed use.</p> <p>The designation of a use by Special Review does not guarantee the use will be approved.</p>	<p>In all zoning districts listed in Land Use Code Section 4.1 - Zoning Districts and Section 4.3.10 - Accessory Uses and Structures, a use that is listed as 'Minor Special Review' means that <i>before</i> the use can begin, Minor Special Review approval is required. Minor Special Review is similar to Special Review, but is a slightly abbreviated process. (see the steps listed below)</p> <p>Purpose Minor Special Review (MSR) is used to address the potential impacts of certain land uses on existing and allowed uses in the surrounding area.</p> <p>Some land uses may or may not be compatible with uses allowed in a given zoning district depending on the specific location and characteristics of the proposed use.</p> <p>The Minor Special Review process considers the location, design, configuration, intensity, density, natural hazards and other relevant factors pertaining to the proposed use.</p> <p>The designation of a use as a Minor Special Review use does not guarantee the use will be approved.</p>	<p>Occasionally, a use is proposed that is not allowed in a particular zoning district.</p> <p>The Board of County Commissioners may grant a Special Exception (SE) to allow a proposed use, if it determines: the proposed use will be compatible with the surrounding area; the use won't result in negative impacts on other properties in the surrounding area; referral agency comments are considered; the use meets the applicable standards; there is reasonable justification for the proposed use to be located at the proposed location rather than in a municipality, growth management area or where zoning would allow the use; there are significant benefits to the public and the use is consistent with the County Master Plan.</p> <p>Purpose Only those uses that are not otherwise allowed by 'Right', 'Minor Special Review' or 'Special Review', in a particular zoning district may be allowed through this process.</p> <p>Special Exception applications cannot be submitted in a Growth Management Area, Planned Development Zoning District or in the LaPorte Planning Area. Instead parcels may be rezoned to PD-Planning Development if the proposed use fits the Master Plan for the area.</p>	<p>The purpose of Rezoning is to provide a method for changing boundaries of zoning districts or overlay zoning districts and to change the zoning designation of a parcel as shown on the official zoning map.</p> <p>Growth Management Areas (GMA) In Growth Managements Areas or the LaPorte Plan Area a rezoning changes the existing zoning to a new zone called Planned Development (PD). The County Commissioners may approve a rezoning provided the uses allowed are consistent with the applicable supplementary regulations in a GMA district or the LaPorte area plan.</p> <p>Municipality Recommendations In the absence of any applicable supplementary regulations for the GMA district, the County Commissioners will consider the recommendations of the municipality.</p> <p>Rural Areas In rural areas, allowed uses are based on the current zoning of the property. Per the County Master Plan, changes in existing zoning shall be approved only when the change supports rural uses and maintains the open character of the rural area.</p>
<p>Special Review Approval The Planning Commission and Board of County Commissioners evaluate each proposed use for compliance with review criteria detailed in Section 4.5 of the Land Use Code. The County Commissioners may impose 'conditions' when approving a Special Review.</p>	<p>Minor Special Review Approval The Board of County Commissioners evaluate each proposed use for compliance with review criteria detailed in Section 4.5 of the Land Use Code. The County Commissioners may impose 'conditions' when approving a Minor Special Review.</p>	<p>Special Exception Approval The Planning Commission and County Commissioners evaluate each proposed use for compliance with review criteria detailed in Section 4.7 of the Land Use Code. The County Commissioners may impose 'conditions' when approving a Special Exception.</p>	<p>Rezoning Approval The Planning Commission and County Commissioners evaluate each proposed use for compliance with review criteria detailed in Section 4.4 of the Land Use Code. The County Commissioners may impose 'conditions' when approving a Rezoning.</p>
<p>Steps in the Special Review Process</p>	<p>Steps in the Minor Special Review Process</p>	<p>Steps in the Special Exception Process</p>	<p>Steps in the Rezoning Process</p>
<ol style="list-style-type: none"> 1. Pre-application conference 2. Sketch Plan Application, Review and Meeting 3. Neighborhood Meeting (if applicable) 4. Special Review Application and Review 5. Planning Commission Hearing 6. Board of County Commissioners Hearing 7. Final Development Plans (Conditions of Approval, Development Agreement, etc..) 8. Development Construction Permit 9. Building Permit 	<ol style="list-style-type: none"> 1. Pre-application conference 2. Minor Special Review Application and Review 3. Board of County Commissioners Hearing 4. Final Development Plans (Conditions of Approval, Development Agreement, etc..) 5. Development Construction Permit 6. Building Permit 	<ol style="list-style-type: none"> 1. Pre-application conference 2. Sketch Plan Application, Review and Meeting 3. Neighborhood Meeting (if applicable) 4. Special Exception Application and Review 5. Planning Commission Hearing 6. Board of County Commissioners Hearing 7. Final Development Plans (Conditions of Approval, Development Agreement, etc..) 8. Development Construction Permit 9. Building Permit 	<ol style="list-style-type: none"> 1. Pre-application conference 2. Sketch Plan Application, Review and Meeting 3. Neighborhood Meeting (if applicable) 4. Rezoning Application and Review 5. Planning Commission Hearing 6. Board of County Commissioners Hearing 7. Final Development Plans (Conditions of Approval, Development Agreement, etc..)