



BIG IDEAS

- Expand the County’s zoning toolbox so that appropriate development may be built by-right (not subject to a more detailed level of review and approval by elected officials)
- Introduce new potential zoning districts to implement the Comprehensive Plan
- Ensure allowed uses and development standards align with the purpose of each zoning district



WHY DOES THE CODE ADDRESS THIS?

- Zoning districts are the main tool used to implement the framework categories established in the Comprehensive Plan
- Zoning districts provide the framework for future land use decisions and a basis to determine whether proposed uses are appropriate.



WHAT IS NOT CHANGING

- ☑ Existing zoning designations – no rezonings will occur as a direct result of Phase 1 of the Code update
- ☑ Growth Management Area boundaries and existing intergovernmental agreements
- ☑ Current standards for the Floodplain, Growth Management Area, and Cooperative Planning Area overlay districts



WHAT IS NEW?

1 Proposed Zoning Districts Tailored By Character Areas

Larimer County Comprehensive Plan Framework Categories										
Character Area	Urban Expansion	Urban/Rural Interface	Rural Center	Retail Services	Industrial	Rural	Agriculture & Ranch	Mountain & Foothills	Natural Resources	Zoning Districts
Conservation and Agriculture						■	■	■	■	NR, A, FO, ACE
Rural		■				■	■	■		RR-1, RR-2, O
Mixed Center		■	■	■						IR, RC, CF
Urban/GMA	■	■			■					UR-1, UR-2, UR-3, MR, MHP, MU-N, MU-C, CC, CN, CD, IL, IH, AP



WHAT IS NEW?

2 New List of Zoning Districts

- New districts implement the Comprehensive Plan and provide more agriculture options
- Consolidated existing districts based on similarities

Base Zoning Districts
Conservation and Agricultural
NR Natural Resources
A Agriculture
FO Forestry
ACE Agricultural Commercial Enterprise
Rural
RR-1 Rural Residential
RR-2 Rural Residential
O Open
Mixed Center
IR Interface Residential
RC Rural Commercial
CF Community Facilities

Urban
UR-1 Urban Residential
UR-2 Urban Residential
UR-3 Urban Residential
MR Multifamily Residential
MHP Manufactured Housing Park
MU-N Mixed Use Neighborhood
MU-C Mixed Use Commercial
CC Commercial Corridor
CN Commercial Neighborhood
CD Commercial Destination
IL Industrial Light
IH Industrial Heavy
AP Airport
Planned Development
PD Planned Development
RPD Rural Planned Development

Overlay Zoning Districts
FP-O Floodplain Overlay
GMA Growth Management Area
CPA Cooperative Planning Area
AG-O Agricultural Overlay

3 Updated Dimensional Standards

- ✓ Some minimum lot, minimum setback, and maximum height standards adjusted to better distinguish between zoning districts
- ✓ Distinctions in minimum lot size requirements based on public water and sewer vs. well or septic system adjusted to only apply in districts with a significant amount of properties on well or septic systems

Table 2-4: Mixed Center Districts - Lot and Building Standards

Zoning Districts	IR	RC	CF
Lot Standards (Minimum)			
Lot area if well/septic	2 acres	5,000 sq. ft.	10,000 sq. ft.
Lot area if public water/sewer	21,780 sq. ft. ⁸⁵		
Setbacks (Minimum) [1]			
Front (ft)	20	15	20
Side (ft)	25	7	15
Rear (ft)	25	15	20
Height (Maximum) [2]			
Building height (ft)	40	45	40

NOTES

[1] Additional setback standards may apply; see §2.8.4.

[2] Height exceptions may apply; see §2.8.5.

5 Simplified O-Open District

- Refined intent with a clear residential focus, while still allowing other compatible rural uses
- Intended to minimize ongoing confusion associated with current standards
- Increase level of predictability for what types of uses and developments can be established

Phase 2 Topics:

- Agriculture overlay district
- Mapping and applying the new districts