

Article 3.0 Use Regulations

3.1. Purpose and Organization of this Article

3.1.1. Purpose

This article identifies the land uses allowed in Larimer County's zoning districts and establishes standards that apply to certain uses with unique characteristics or impacts.

3.1.2. Organization

- A. §3.2, *Tables of Allowed Uses*, lists uses allowed by district and provides cross-references to applicable use -specific standards.
- B. §3.3, *Use-Specific Standards*, establishes use-specific standards applicable to specific land uses.
- C. §3.4, *Accessory Uses and Structures*, establishes standards applicable to accessory uses and structures.
- D. §3.5, *Temporary Uses and Structures*, establishes standards applicable to temporary uses and structures.

3.2. Tables of Allowed Uses

3.2.1. Explanation of Use Permission Abbreviations

A. Uses Permitted By-Right

"R" in a cell indicates that the use is permitted by right in the respective zoning district. Permitted uses are subject to all other applicable regulations of the Code.

B. Site Plan Review Required

"SP" in a cell indicates that the use is only permitted in the respective zoning district with approval of a site plan review pursuant to §6.4.1, *Site Plan Review*, subject to all other applicable standards within the Code.

C. Administrative Special Review Required

"AS" in a cell indicates that the use is only permitted in the respective zoning district with approval of an administrative special review pursuant to §6.4.3, *Administrative Special Review*, subject to all other applicable standards within the Code.

D. Special Review Required

"S" in a cell indicates that the use is only permitted in the respective zoning district with approval of a special review pursuant to §6.4.2, *Special Review*, subject to all other applicable standards within the Code.

E. Use Prohibited

A blank cell indicates that the use is prohibited in the respective zoning district.

F. Accessory Uses

“AC” in a cell indicates that the use is only permitted in the respective zoning district as an accessory use.

G. Temporary Uses

“T” in a cell indicates that the use is only permitted in the respective zoning district as a temporary use.

H. Use-Specific Standards

Use-specific standards are identified and cross-referenced in the last column of the table. Regardless of whether a use is allowed by right or with approval of a site plan, administrative special review, special Review, additional standards may be applicable to that use.

3.2.2. Table Organization

A. Primary, Accessory, and Temporary Use Tables

§3.2, *Tables of Allowed Uses*, contains a total of six tables with primary, accessory, and temporary uses separated into different tables and organized by the character areas described in §2.0, *Zoning Districts*. The Rural tables include the Conservation and Agricultural, Rural, and Mixed Center character areas and the Urban tables include the Urban character area.

B. Use Categories and Use Types

In §3.2.6 and §3.2.7, land uses and activities are classified into general use categories and specific use types based on common functional, product, or physical characteristics such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions. This classification provides a systematic basis for assigning present and future land uses into appropriate zoning districts. This classification does not list every use or activity that may appropriately exist within each use category. Certain uses may be listed in one category when they may reasonably have been listed in one or more other categories. The use categories are intended as an indexing tool and are not regulatory.

C. Use Identification

If a use has been interpreted into a use category, it may not also be interpreted into a second use category, even though it may broadly fit within the non-identified use category definition. For example, if the production of homemade ice cream with on-site retail is categorized as an artisan food and beverage use, it will not also be categorized as a general retail use.

3.2.3. Application to Zoning Districts

A. Approval Limited to Identified Use

Approval of a use listed in §3.2.6 or §3.2.7 and compliance with the applicable use-specific standards for that use, authorizes that use only. Buildings and structures shall not be erected, altered, or enlarged except for the uses listed in §3.2.6 and §3.2.7. All other uses not specifically listed are prohibited and shall be unlawful unless the Director has determined an appropriate use type for the unlisted use pursuant to the procedure in §3.2.4, below.

B. Multiple Principal Uses Permitted

1. Multiple principal uses consisting of an agricultural operation and single-unit detached dwelling on one lot shall be allowed in all zoning districts where agricultural operations are allowed and all accessory uses associated with the agricultural operation or single-unit detached dwelling shall also be permitted.
2. Multiple principal uses on one lot shall be allowed in the ACE, RC, MHP-P, MU-C, CC, CD, IL, and IH zoning districts if each individual use is allowed in the zoning district and all uses can be accommodated within the zoning district's dimensional standards and comply with all use-specific conditions or standards required of any of the principal uses.

3.2.4. Classification of New and Unlisted Uses

The following procedure shall apply if an application is submitted for a use type that is not listed in §3.2.6 or §3.2.7. Submission and approval of such an application shall be required prior to approval of any other permit or development approval associated with the use.

A. Director Determination of Appropriate Use Type

The Director shall determine the appropriate use type for the proposed use. In making such determination, the Director shall consider the potential impacts of the proposed use including the nature of the use and whether it includes dwellings, sales, processing, or storage; and typical operations, employment characteristics, nuisances, requirements for public utilities, and transportation requirements.

B. Use and Use-Specific Standards Requiring a Text Amendment

When and if the Director determines that the proposed unlisted use cannot be applied to an existing appropriate use type, or that additional use-specific standards are necessary, the Director shall require a text amendment to the Code pursuant to §6.6.3, *Amending the Code Text*.

C. Appeal of Director's Determination

An appeal of the Director's determination shall be made pursuant to the procedures in §6.7.2, *Appeals*.

3.2.5. Use Conversion

- A. When one use is changed to another, the requirements of this Code shall apply to the new use. Use changes can occur in a number of ways, including from current primary to new primary, by adding a second (or later) principal use, by changing a principal use to an accessory use, by expanding the size of an accessory use so that it becomes a principal use, or by changing from a current accessory use to a new accessory use.
- B. The use of any part of any nonresidential building, structure, or property shall not be changed to any other use, whether principal or accessory and whether alterations in the building, structure, or property are involved or not, until a site plan review that meets the standards of §6.4.1 has been approved by the Director.

3.2.6. Table of Allowed Principal Uses – Rural

Table 3-1: Table of Allowed Principal Uses – Rural

R = Allowed by Right SP = Site Plan S = Special Review AS = Administrative Special Review
 AS* = Administrative Special Review Public Hearing Blank Cell = Prohibited use

CHARACTER AREA	CONSERVATION & AGRICULTURE				RURAL			MIXED CENTER			
District	NR	EO	A	ACE	RR-1	RR-2	O	IR	RC	CF	Use-Specific Standards
AGRICULTURAL USES											3.3.2.A
Agricultural Operation	R	R	R	R	R	R	R	R	R	R	
Agricultural Cultivation											
Community Garden	AS	AS	AS	SP	AS	AS	AS	AS	SP	AS	3.3.2.B
Forestry	R	R	R								3.3.2.C
Nursery											
Retail	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	3.3.2.D
Wholesale	R	R	R	R	R	R	R	R	R	R	
Tree Farm											
Retail	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	
Wholesale	R	R	R	R	R	R	R	R	R	R	
Vertical Agriculture											
Agricultural Support and Services											
Agricultural Equipment Repair & Sales				SP					SP		3.3.2.E
Agricultural Labor Housing	AS	AS	AS		AS	AS	AS	AS	AS		3.3.2.F
Custom Meat Processing Facility		SP	SP	SP	AS	S		S	S		
Livestock Auction				SP					SP		
Packing Facility		SP	SP	SP	AS	AS	AS	AS	SP		
Animal Agriculture											
Apiary	R	R	R	R	R	R	R	R	R	R	3.3.2.G
Commercial Feedlot or Dairy		S	S	S	S	S	S				
Equestrian Operation											
Large		S	S		S	S	S				3.3.2.H
Small		AS	AS		AS	AS	AS				3.3.2.H
Poultry Keeping											
Rural	R	R	R	R	R	R	R	R	R	R	3.3.2.I
Urban											3.3.2.J
Poultry Processing	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	3.3.2.K
RESIDENTIAL USES											
Household Living											
Dwelling, Cabin	R	R	R		R	R	R				3.3.3.A
Dwelling, Co-Housing											3.3.3.B
Dwelling, Duplex											
Dwelling, Live/Work				R					R		3.3.3.C

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District	NR	FO	A	ACE	RR-1	RR-2	O	IR	RC	CF	Use-Specific Standards
Dwelling, Multi-Unit											3.3.3.D
Dwelling, Single-Unit Attached									R		
Dwelling, Single-Unit Detached	R	R	R		R	R	R	R	R		
Dwelling, Triplex or Fourplex									R		
Manufactured Home	R	R	R		R	R	R	R	R		3.3.3.E
Manufactured Housing Park											
Medium-Density									S		3.3.3.F
High Density											3.3.3.F
Storage Building or Garage on Vacant Lot, Residential		R	R	R	R	R	R	R	R	R	3.3.3.G
Group Living											
Assisted Living Facility								S	SP		3.3.3.H
Community Residential Home	R	R	R		R	R	R	R	R		3.3.3.I
Congregate Residence								S	SP		
Group Home	R	R	R		R	R	R	R	R		3.3.3.I
Group Home for Aged	R	R	R		R	R	R	R	R		3.3.3.I
Group Home for Persons W/ Behavioral or Mental Health Disorders	R	R	R		R	R	R	R	R		3.3.3.I
PUBLIC, CIVIC & INSTITUTIONAL USES											
Community & Cultural Facilities											
Assembly											
Indoor only		AS	AS	SP	AS	AS	AS	AS	SP	SP	
With outdoor area		S	S	S	S	S	S	S	S	S	
Cemetery		AS	AS		AS	AS	AS	AS	AS	AS	
With Funeral Home or Crematorium									S	S	
Crematorium									S		
Cultural Institution									SP	SP	
Day Care Center				SP					AS	SP	
Funeral Home									S	S	
With Crematorium									S	S	
Prison or Detention Center										S	3.3.4.A
Educational Facilities											

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District	NR	FO	A	ACE	RR-1	RR-2	O	IR	RC	CF	Use-Specific Standards
School, Nonpublic		S	S	SP	S	S	S		SP	SP	
School, Public	See §6.4.4, Location and Extent										
Healthcare Facilities											
Health Services				AS					AS	AS	3.3.4.B
Hospital				AS					AS	AS	
Medical or Dental Clinic				AS					AS	AS	
Rehabilitation Facility				AS					AS	AS	
Parks and Open Lands											
Natural Resources & Wildlife Area	R	R	R	R	R	R	R			R	3.3.4.C
Park or Playground	R	R	R	R	R	R	R	R	R	R	3.3.4.C
Regional Open Space & Trails	R	R	R	R	R	R	R		R		3.3.4.C
Reservoir Park	R	R	R	R	R	R				R	3.3.4.C
Urban Open Space & Trail							R	R		R	3.3.4.C
COMMERCIAL USES											
Agriculture & Animal Uses											
Garden Supply Center		AS	AS	SP	AS	AS	AS	AS	SP		
Kennel, Commercial											
Indoor Only		AS	AS	SP	AS	AS		AS	SP		
Outdoor Animal Use Area		S	S	AS	S	S		S	AS		
Pet Animal Service Facility		AS	AS	SP	AS	AS		AS	SP		
Veterinary Clinic or Hospital, Livestock											
Indoor Only ≤ 5,000 SF or Outdoor Animal Use Area ≤ 1,000 SF		AS	AS	SP	AS	AS		AS	SP		
Indoor Only > 5,000 SF or Outdoor Animal Use Area >1,000 SF		S	S	AS	S	S		S	AS		
Veterinary Clinic or Hospital, Pet Animal											
Indoor Only ≤ 2,500 SF or Outdoor Animal Use Area ≤ 200 SF		AS	AS	SP	AS	AS		AS	SP		
Indoor Only > 2,500 SF and Outdoor Animal Use Area < 200 SF		S	S	SP	S	S		S	SP		
Outdoor Animal Use Area >200 SF		S	S	S	S	S		S	S		
Food & Beverage Services											
Bar or Tavern									SP		

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District	NR	FO	A	ACE	RR-1	RR-2	O	IR	RC	CF	Use-Specific Standards
Microbrewery, Cidery, Winery, Meadery, or Distillery									SP		See Accessory Use Table for Outdoor Seating and Drive-Through Facilities
Restaurant									SP		
Lodging Facilities											
Bed and Breakfast Inn			AS				AS	AS	AS		
Boarding or Rooming House											
Hotel or Motel									SP		
Resort Lodge or Resort Cottages	S	S	S		S				SP		
Short-term Rental – Max. Ten Guests		AS*	AS*		S	S	S	S			3.3.5.B
Short-term Rental, Hosted											
1-10 Guests (Small)		AS	AS		AS	AS	AS	AS	AS		3.3.5.A
11-16 Guests (Large)		S	S		S	S	S	S	S		3.3.5.A
Marijuana											
Medical Marijuana-infused Products Manufacturer											Chapter 14, Article VI of the Larimer County Code of Ordinances
Medical Marijuana Center											
Medical Marijuana Optional Premises Cultivation Operation											
Private Marijuana Clubs											
Retail Marijuana Cultivation Facility											
Retail Marijuana Product Manufacturing Facility											
Retail Marijuana Store											
Retail Marijuana Testing Facility											
Office, Business & Professional Services											
Financial Institution									SP		
Professional Office									SP		
Personal Services											
Instructional Facility									SP		
Personal Service				SP					SP		
Recreation & Entertainment											
Campground										56.4.4	

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District	NR	FO	A	ACE	RR-1	RR-2	O	IR	RC	CF	
Primitive	AS	AS	AS	AS						\$6.4.4	3.3.5.C
Modern	S	S	S	S	S	S		S	S	\$6.4.4	3.3.5.C
Membership Club or Clubhouse		S	S	SP	S	S	S	S	SP		
Rafting Business		AS	AS						SP		
Recreation Facility, Indoor				AS					SP		
Recreational Vehicle Park	S	S	S	S	S	S		S	S	\$6.4.4	3.3.5.D
Riding Stable	S	AS	AS	SP	AS	AS	AS		SP		3.3.5.E
Seasonal Camp	S	S	S		S	S		S			
Shooting Range											
Indoor Only	AS	AS	AS		AS	AS		AS	SP		
With Outdoor Activity	S	S	S		S	S					
Retail Sales											
Building Material & Supply Store				SP					SP		
Fireworks Sales, Permanent											
Flea Market				SP					SP		
With Outdoor Activity				AS					AS		
General Retail											
≤ 10,000 SF				SP					SP		
10,000 to 25,000 SF				AS					AS		
> 25,000 SF				S					S		
Outdoor Display and Sales				AS					AS		3.3.5.F
Transportation											
Airport										S	3.3.5.G
Fleet Services									SP		
Helipad										S	3.3.5.H
Parking Lot or Garage									SP		
Transit Terminal or Station							S				3.3.5.I
Transportation Depot				AS							3.3.5.J
Vehicles and Equipment											
Truck Stop									SP		
Vehicle Fuel Sales				SP					SP		
Vehicle Repair, Major				S					S		
Vehicle Repair, Minor				AS					SP		
Vehicle Sales & Leasing				SP					SP		3.3.5.K

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District	NR	FO	A	ACE	RR-1	RR-2	O	IR	RC	CF	
Vehicle Wash				SP					SP		
Other Uses											
Adult Uses											3.3.5.L
General Commercial				SP					SP		
Licensed Premises Pursuant to the Colorado Natural Medicine Code											
INDUSTRIAL USES											
Manufacturing & Processing											
Hazardous Materials Storage and/or Processing											
Junkyard											
Landfill			S		S			S			3.3.6.A
Manufacturing, Light											3.3.6.B
Manufacturing, Heavy											
Mining	S	S	S	S	S	S	S	S	S	S	3.3.6.C
Oil & Gas Drilling and Production			S	S			S				3.3.6.D
Recycling Facility											
Sawmill		S	S	AS							
Trade Use				SP					SP		
Treatment Plant										S	3.3.6.E
Utility Substation										S	3.3.6.F
Water Storage Facility										S	3.3.6.G
Storage & Warehousing											
Storage, Enclosed				SP					SP		3.3.6.H
Storage, Outdoor				AS					AS		3.3.6.I
Warehousing & Wholesale Facility				SP					SP		3.3.6.J
PUBLIC & SEMI-PUBLIC UTILITY USES											
Power Plant										S	
Radio & Television Transmitters		S			S	S	S			S	
Small Solar Energy Facility, Building-Mounted	R	R	R	R	R	R	R	R	R	R	3.3.7.A
Small Solar Energy Facility, Ground-Mounted	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	3.3.7.B
Small Wind Energy Facility	S	S	S		S	S		S		S	3.3.7.C
Wireless Communication Facilities											

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District	NR	PO	A	ACE	RR-1	RR-2	O	IR	RC	CF	Use-Specific Standards
Alternative Tower Structure (concealed)											Article 9.0
≤ 40 feet high	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	Article 9.0
≤ 60 feet high	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	Article 9.0
Attached Facility on Existing Structure	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	Article 9.0
Small Cell Facility	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	Article 9.0
Tower (non-concealed)											Article 9.0
≤ 40 feet high											Article 9.0
≤ 60 feet high		AS				AS	AS				Article 9.0
61-80 feet high		AS				AS					Article 9.0
81-100 feet high											Article 9.0
101- 120 feet high							AS				Article 9.0
> 120 feet high							S				Article 9.0