



LARIMER COUNTY, COLORADO

Land Use Code Updates
Phase II

August 20, 2021

**Phase 2 Key Topics:
Housing: Types and
Affordability**

CLARION



HOUSING ISSUES

- **Agricultural Labor Housing**
- **Manufactured Housing Parks**
- **Tiny Houses on Wheels**
- **Accessory Dwelling Units**
- **Family and Living Unit Definitions**



What can we do to increase housing options and housing attainability in Larimer County?

HOUSING COMPREHENSIVE PLAN

- **Larimer County Comprehensive Plan**

- Adopted July 17, 2019
- Public input via open houses, stakeholder groups and public hearings
- Housing Principles and Policies :
 - Needs
 - Diversity
 - Land Division & Residential Planning



HI. HOUSING NEEDS

Larimer County supports the development of safe, decent, and attainable housing types and choices to meet the needs of its residents.

- 1.1. Engage in outreach and education measures to obtain a greater understanding of the housing needs of unincorporated residents.
- 1.2. Coordinate and continue to participate with other governmental entities, housing agencies, non-profits, developers/builders, and institutions to provide attainable housing.
- 1.3. Develop initiatives that preserve current attainable housing stocks and ownership options that will minimize displacement of residents living in communities threatened by redevelopment or changes in ownership.
- 1.4. Encourage development of attainable housing within and adjacent to Growth Management Areas. Support the expansion of opportunities for attainable housing in other locations where there is adequate or planned public infrastructure.
- 1.5. Collaborate with housing advocates in updating the Code to encourage development of attainable housing.
- 1.6. Support other non-public, nonprofit, and private sector organizations to provide attainable housing alternatives.

HOUSING COMPREHENSIVE PLAN

H2. HOUSING DIVERSITY

Larimer County encourages a diversity of housing types necessary to meet the need for identified housing choices.

- 2.1. Create flexibility and ensure that the Land Use Code provides opportunities for a diversity of housing options including co-housing, accessory dwelling units, tiny homes, manufactured/modular homes, recreational vehicles/trailers/tiny homes on wheels, mixed use, and other innovative housing options where adequate infrastructure is available or is planned.
- 2.2. Work with municipalities to address tools for and needs of mobile home park residents.
- 2.3. Support the housing needs of multi-generational families and non-traditional households.
- 2.4. Develop and/or revise policies for accessory dwellings to increase housing and economic opportunities for current residents.



H3. LAND DIVISION AND RESIDENTIAL PLANNING

Larimer County coordinates planning processes and land division patterns to attain efficient and responsible growth that maintains compatibility with adjacent areas, sensitive environmental areas, and promotes a sense of community.

- 3.1. Cluster residential subdivisions and support the Rural Land Use Process and incentives (i.e. Transferable Density Units) in ways that maximize contiguity and connectivity of residual conserved lands.
- 3.2. Encourage residential and mixed-use development in **Rural Centers** or where infrastructure is available or can be reasonably obtained, as shown on the [Framework Map](#).
- 3.3. Create standards to ensure compatibility between land uses to address potential conflicts (i.e. buffering).
- 3.4. Support provision of and access to common areas and natural spaces in and around all types of residential developments.
- 3.5. Require setbacks to minimize visual or direct impacts when siting new development and building envelopes on or near prominent landforms, landmarks, viewsheds, and natural features.
- 3.6. Require measures to preserve unique or distinctive natural features and viewsheds in the design of new development.
- 3.7. Mitigate negative effects of land uses that create high off-site impacts, such as noise, lighting, wildlife impacts, habitat fragmentation, barriers to wildlife movement and traffic, to the extent feasible.



HOUSING

AGRICULTURAL LABOR HOUSING

- **New Definition**

Housing occupied by individuals that are primarily engaged with and/or employed by an agricultural operation. Family members of such individuals may also live in the same unit.

- **New Use-Specific Standards**

- Standards addressing compatibility with character of surrounding area, access to water and sewer/septic, buffering and screening, and general health, safety and welfare.



HOUSING

MANUFACTURED HOUSING PARKS

- New use-specific standards for manufactured housing **use**:
 - Clarify setback requirements
 - Align with off-street parking space paving requirements
 - Connectivity and parking standards (1 per manufactured home + 1 guest space per 5 homes)
 - 15% outdoor recreation area requirement
 - Maintenance requirements for all approved site features



HOUSING

MANUFACTURED HOUSING PARKS

- **Can the MHP zoning districts be refined to help protect existing parks?**
 - Refine MHP district to minimize the potential new conflicting uses?
 - Rezoning additional parks into this district?



HOUSING TINY HOUSES ON WHEELS

- Added Tiny House on Wheels as a temporary use type
- **New definition:**

A unit built on a permanent chassis, with no attached motor as the means of propulsion, constructed to ANSI RVIA standards or certified by a licensed professional structural engineer, to be used as a dwelling unit with the exterior appearance of a single-family dwelling unit.



HOUSING

ACCESSORY DWELLING UNITS

- **Accessory Living Area**
 - One off-street parking space for the accessory living area (previously per bedroom)
 - Owner-occupation required
 - Accommodates one additional living unit
 - Scaled size limitations based on lot area
 - Proximity to single-family dwelling required for detached accessory living areas
- **Caretaker Dwelling Unit**
 - Caretaker dwelling cannot exceed 40 percent of the principal business
- **Extended Family Dwelling & Farmstead Accessory Dwelling Units**
 - No change.

HOUSING ACCESSORY LIVING AREA

Table 3-13: Accessory Living Area Maximum Size by Lot Area⁷¹

Character Area	Lot Area (sq. ft.)	Maximum Total Area of Accessory Living Area (lesser of) [1]
Urban	5,000 to 15,000	40 percent of the square footage of the single-family dwelling or 900 square feet ⁷²
Mixed Center	15,000 to 100,000	40 percent of the square footage of the single-family dwelling or 1,000 square feet
Rural & Conservation and Agriculture	Greater than 100,000	40 percent of the square footage of the single-family dwelling or 1,200 square feet

- **The current maximum size for accessory living areas is 800 square feet. A scaled increased approach is proposed.**
- **Should there be a minimum lot size requirement to establish an accessory living area?**

HOUSING ACCESSORY LIVING AREA

- Should Accessory Living Areas be able to be rented long-term?
- Should short-term rentals in ADUs be prohibited?



HOUSING ACCESSORY LIVING AREA

***If Building Code and state regulations are not a barrier in the future**

Should Tiny Houses on Wheels be allowed to function as an Accessory Dwelling Unit?



HOUSING

FAMILY AND LIVING UNIT DEFINITIONS

- **Family**

Any number of persons who are related by blood, marriage, adoption, guardianship or other duly authorized custodial relationship. A single-family dwelling may be occupied by one living unit which is one family plus two individuals who live with the family.

- **Living Unit**

One family, plus up to two additional individuals whose place of residence is with the family in the dwelling unit.

Should the definition of a family be expanded to include a certain number of unrelated individuals?

Should the definition of living unit be updated to allow for more than two additional individuals?

HOUSING ACCESSORY LIVING AREA

- Is it appropriate to allow for another living unit in addition to the living unit allowed in the single-family dwelling?
- Should the limitation be a general number of occupants or based on size or number of bedrooms in the accessory living area?



PUBLIC OUTREACH

- **Housing Questionnaire**
<https://www.larimer.org/planning/phase-ii-larimer-county-land-use-code/housing-types-and-affordability>
- **September 22nd**
 - Planning Commission Work Session
- **September 24th**
 - Adoption Draft of Final Housing Regulations Posted
- **October 13th & 25th**
 - PC and BoCC Adoption Hearings

Questions or additional comments?

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