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Accessory Agricultural Uses

Larimer County Land Use Code, section 4.3.10

Printed July 26, 2007

Accessory Agricultural Uses

1. Value-Added Ag Products

Examples:

- cheese processing
- woolen products
- candle making
- herb products



Important Questions to Ask

- Would my idea for a value-added processing operation meet County requirements?
- What kinds of products can I sell?
- What kind of County review and approval is needed before I can start my business?
- Where can I get more information?

1. Value-Added Agricultural Processing

Definition

- Processing and/or packaging of agricultural products, excluding the processing of fish, meat or game.
- Examples include but are not limited to the making of alfalfa pellets, herbal products, food products, wreaths, woolen products, cheese, and candles.
- Value added processing may include the sales of agricultural products produced on the site.

Value-Added Agricultural Processing or Sales Facility

- Must be clearly incidental to and supportive of the dominant agricultural use of the site.
- Must be operated by the owner or lessee of the agricultural operation.
- Will serve to preserve or enhance the rural character of the neighborhood or vicinity.
- Will not significantly change the character of the neighborhood.
- Site Plan Review is required.
- Will be located at least 100 feet from property lines, unless a greater setback is required by another section of the Land Use Code.
- Sales of products, in addition to those produced on site, may require Minor Special Review or Special Review approval.

Hours of Operation

- Limited to the hours between 7:00 am and 9:00 pm

Screening Noise, Dust Odor, Light

- The processing/sales facility, outdoor storage and on-site parking will be effectively screened from existing dwellings within 500 feet.
- Noise, fumes, dust, odors, vibration or light generated will be below the volume, frequency, or intensity such that they do not unreasonably interfere with the enjoyment of life, quiet, comfort or outdoor recreation of an individual of ordinary sensitivity and habits.

County Review/ Approval Required

	Site Plan	Minor Special Review and Site Plan		Special Review and Site Plan	
Acreage	Any Acreage	Less than 35 acres	More than 35 acres	Less than 35 acres	Less than 35 acres
Percentage of Product Grown on Site	100% of product	More than 50% product	More than 50% product	Less than 50% product	Less than 50% product
Building Size	1200 sq ft or less	1201 sq ft or less	1201 – 4000 sq ft	1201 – 4000 sq ft	More than 4000 sq ft
Vehicle Trips/Day	Fewer than 20 trips/day	Fewer than 20 trips/day	Fewer than 20 trips/day	20 or more trips/day	20 or more trips/day

Accessory Agricultural Uses

2. Agritourism

Examples:

- Agricultural classes
- Farm tours
- Hay rides
- Corn mazes



Important Questions to Ask

- Does my idea for an agritourism business meet County requirements?
- Do I need County review and approval for my agritourism activity?
- What other regulations and codes might apply to the processing facility of operation (building, fire, road access, etc)?



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2. Agritourism

Definition

- Activities conducted on a working farm or ranch and offered to the public for the purpose of recreation, education, or active tourism-related involvement in the farm or ranch.
- These activities must be incidental to the primary agricultural operation on the site or related to natural resources present on the property.

Agritourism Enterprise

- Will be clearly incidental to and supportive of the dominant agricultural use of the site.
- Will be operated by the agricultural facility owner or lessee.
- Will serve to preserve or enhance the rural character of the neighborhood or vicinity.
- Will not significantly change the character of the neighborhood.
- The scale and intensity must be consistent with the character of the area.
- Any outdoor activity will be located at least 100 feet from property lines.

Hours of Operation

- Limited to the hours between 7:00 am and 9:00 pm

Noise, Dust Odor, Light

- Noise, fumes, dust, odors, vibration or light generated will be below the volume, frequency, or intensity such that they do not unreasonably interfere with the enjoyment of life, quiet, comfort or outdoor recreation of an individual of ordinary sensitivity and habits.

County Review/ Approval Required

Site Plan Review and approval is required for all Agritourism Enterprise facilities unless waived by Planning Director.

Frequency of Agritourism Activity	Daily Vehicle Trips	County Review Required
Temporary (Less than 4 months)	n/a	* Administrative Review & Approval
More than 4 months	less than 20	Minor Special Review Approval
More than 4 months	20 or more	Full Special Review Approval

* Administrative Review for a temporary agritourism use will address:

- Verify parcel is greater than 35 acres
- Safe and adequate access and parking have been approved by the County Engineer
- Adequate sanitation facilities have been approved by the County Health Department

Accessory Agricultural Uses

3. Farmstead Accessory Dwellings



4. Farm Stand Examples



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3. Farmstead Accessory Dwellings

Number of Dwellings

- A farmstead is limited to one dwelling for the owner/operator of the property plus one dwelling for each 40 acres of contiguous ownership.

A farmstead on a 40-acre farm could include two dwellings, one for the owner/operator and one for farm help. A farmstead on an 80-acre farm could include three dwellings, one for the owner/operator and two for farm help.

Occupancy

- Farmstead dwellings may be occupied by the owner/operator, their immediate family and residents needed to support the agriculture operation.

Site

- Each farmstead must be designed to allow a logical pattern of lots that all meet minimum lot size and setback requirements of the applicable zoning district and provide for adequate access, drainage and utilities for each lot.

Should the agricultural operation cease, the property owner must pursue one of the following options:

1. The rural land use process
2. Subdivision
3. Conservation development to place each accessory farm dwelling on a separate lot
4. Identify a separate 35-acre or larger tract for each accessory dwelling
5. Present a proposal for the planning director's approval.

Fees and Standards

- Capital expansion fees must be paid for each dwelling when the building permit is issued. Each dwelling must comply with standards for all development required by section 8 of the Land Use Code.

Farmstead Agreement

- Each plan approved for a farmstead must include a Farmstead Agreement.
- The agreement must be signed by the property owner, notarized and recorded with the County Clerk and Recorder.
- The agreement must state that it runs with the land and is binding on all successors, assigns, heirs and subsequent owners of the property.
- A simplified site plan will be required as part of the process

Special Review

- A farmstead may include agricultural labor housing subject to Special Review approval by the County Commissioners.

4. Farm Stand

- A farm may include a stand for the sale of agricultural products produced on the same farm premises.

- A permanent facility for the sale of agricultural products produced on the same farm premises must comply with all zoning requirements.