



Larimer County Land Use Code

Home Occupations, Section 4.3.10.B

Planning Department
200 W. Oak Street
3rd Floor
Fort Collins, CO 80521
970-498-7683

HOME OCCUPATIONS

2 Categories

1. Use by Right
2. Minor Special Review

Page 1. Use by Right

Registration Certificate required.

HOME OCCUPATION REGISTRATION

Effective June 19, 2006, to legally establish a *new* Home Occupation, citizens must submit a Registration Certificate to the planning department.

Click here to submit a [Registration Certificate](#) now.

Page 2. Minor Special Review

County Commissioner approval required.

Home occupations that exceed what is allowed by right will need Minor Special Review approval to operate.

For more information or to submit a Minor Special Review application please contact:
Larimer County Planning Department
970-498-7683

HOME OCCUPATION

A business use conducted as a customary, incidental and accessory use in the resident's dwelling unit, attached garage or detached building, including office work, the making of art or crafts, trade uses, the providing of personal or professional services and similar activities, including retail sales of products produced on the premises and products clearly incidental, secondary and ancillary to the home occupation. Uses specifically excluded from home occupations include vehicle repair and similar activities.

1. USE by RIGHT CRITERIA

GENERAL

- The Home Occupation must not change the residential character of the lot or dwelling.
- Multiple home occupations are allowed provided all totaled, they do not exceed the criteria for a single home occupation.
- The Home Occupation must meet all applicable county, state and federal regulations.

SIZE

- The Home Occupation may utilize up to 50% of the square footage of the dwelling, including basement and attached garage, not to exceed 800 square feet. Examples:

Dwelling	Home Occupation
1000 sq ft	500 sq ft = 50%
1200 sq ft	600 sq ft = 50%
1600 sq ft	800 sq ft = 50%
800 sq ft is the maximum allowed	
2000 sq ft or >	800 sq ft

DETACHED BUILDING

- Home occupations may be conducted in a detached accessory building if building permit was issued prior to June 19, 2006. (maximum 800 sq ft allowed)

EMPLOYEES

- Home occupations may be conducted by members of family who reside on premises.
- Additionally, one full-time-equivalent employee, who does not reside on premises, can be employed by the business.

PARKING

- All parking required to accommodate the business must be provided on the site.
- All parking must be located outside required building setbacks.

TRAFFIC

- Traffic is limited to 5 vehicle trips per day for any purpose, including employees, deliveries and customers.

SIGNS

- One sign, maximum 3 square feet
- Flush-mounted and located on the building containing the home occupation

RETAIL SALES

- Retail sales of products associated with the home occupation may not exceed 30 days in a calendar year.
- One (1) temporary directional sign on or off premise is allowed for 30 days in a calendar year.

NUSIANCE

- Home occupations shall keep noise, dust, odors, vibration or light to levels that do not interfere with neighboring property owners' enjoyment of life.



Larimer County Land Use Code Minor Special Review, Section 4.5

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GLOSSARY OF TERMS

VEHICLE REPAIR

NOT ALLOWED as a home occupation.

The repair and maintenance of automobiles, motorcycles, trucks, trailers, recreational vehicles, or similar vehicles including but not limited to engine, body, fender, muffler, or upholstery work, oil change and lubrication, painting, tire service and sales, or installation of equipment.

RETAIL SALES EVENT

An event for the purpose of selling, to the ultimate consumer, goods produced by a home occupation on the premises.

CRAFT

An item, not mass-produced, made largely by hand and supplementary tools, by an artist or craftsman.

TRADE USE

A business or occupation requiring specialized training in a manual or mechanical skill, including but not limited to carpentry; plumbing; sheet metal; electrical; auto repair; heating; ventilation and air conditioning; furniture upholstery; and machine shops.

OUTDOOR STORAGE

A facility where goods are kept in an unenclosed area

Effective June 19, 2006, a Minor Special Review application is required when a home occupation exceeds what is allowed by right. Minor Special Review is a public hearing process and the applicant must demonstrate that the proposed use complies with the review criteria in section 4.5.5 of the Land Use Code.

2. MINOR SPECIAL REVIEW CRITERIA

Larimer County Land Use Code - Section 4.5.5

Effective June 19, 2006, a Minor Special Review is required when a home occupation meets any of the following criteria:

- Home occupation requires outdoor storage (maximum 800 sq ft)
- Home occupation will exist in a new detached building (building permit issued after June 19, 2006.)
- Home occupation exceeds 800 sq ft (maximum 1200 sq ft)
- Vehicle trips exceed 5 trips/day, (maximum 10 trips in any day)

POTENTIAL IMPACTS

- The Minor Special Review process will address potential impacts certain home occupations will have on the land, environment and surrounding properties.

CONDITIONS

- The County Commissioners may impose conditions to insure the proposed use will not exceed air, water, odor, or noise standards established by county, state or federal regulations.

OUTDOOR STORAGE

- If allowed by Minor Special Review, outdoor storage will be effectively screened from surrounding properties and public roads.
- Outdoor storage is calculated separately from the square footage used by the home occupation.

TYPES OF STORAGE

- Materials, parts
- Vehicles
- Tools, equipment
- Merchandise display is **not** considered storage

SETBACKS FOR OUTDOOR STORAGE

Maximum feet of outdoor storage	Minimum setback from all property lines
up to 200 sq ft	50 feet
201 – 400 sq ft	100 feet
401 – 800 sq ft	200 feet

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For general information regarding opening a business in Larimer County
<http://www.larimer.org/info/business.htm>