

Larimer County Land Use Code sections most impacting WCG

Zoning Districts:

Section 4.1.5 describes the O Open zoning district that subsumes all of Waverly. *O Open Zoning allows a density of 1 residence per 10 acres and is the prevailing density for the Waverly area. It describes allowable uses by right, although other uses may be permitted by special county review.*

Land Subdivision

Section 5.1 describes requirements for subdividing parcels of less than 30 acres.

Section 5.3 describes requirements for subdividing parcels of 30 acres or more where the developer wishes to build at maximum density permitted under O Open zoning which is 1 unit per each 10 acres. All such developments must now be cluster developments called **Conservation Developments**.

Section 5.8 describes the Rural Land Use Process where parcels of 70 acres or more can be subdivided using a streamlined and lower cost development review process. Density in this case is not based on the County's underlying zoning but on State 35 acre rule which says that a landowner may subdivide into 35 acre parcels or larger without going through a County development review process. The County says if you agree to work with the Rural Land Use Center to develop a clustered and conservation minded design, that the County may give you density bonuses allowing you to have more than 1 unit per 35 acres.

Standards for All Development

This section can be used according to one's specific interests or issue and covers many aspects that must be addressed by new development proposals. It was suggested that WAC be familiar with the following:

Section 8.1 talks about water sewage, fire protection and roads associated with new development

Section 8.2 talks about wetlands – Waverly has many

Section 8.4 talks about wildlife habitat and minimizing impacts to it

Section 8.7 talks about signs, *especially business signs*, which will be an issue as we talk about rural enterprises in Waverly

Section 8.8 is important because it talks about protecting existing irrigation infrastructure. We may wish to improve this for the Waverly sub-area plan. *Approval from the ditch company is required for any ditch-crossing structure.*

Section 8.10 is confusing but talks about the fact that when clusters are developed, there must be a use plan for the remaining land to insure that it accomplishes the purposes of a conservation development or rural land use plan. This section needs a good deal of clarification and amending

Sections 8.11 and 8.12 talk about minimizing impacts to air (*blowing dust problems*) and water quality during construction

Section 8.14 is important because it talks about general site design considerations what is considered buildable and un-buildable. Skim development design standards

Section 8.15 and 8.16 talk about standards for lighting and for fences (*height and type*) – both of which are often topics raised in Waverly. Note that all new lighting must have switches so that it is no longer automatic that night lights come on and stay on all night. *These items are issues for new development.*

Common Procedures for Development Review

Read this whole relatively short section to understand the review process of which WAC is now part. We are part of the referrals under 12.2.3 Sketch Plan Review

Remember, if you can't sleep, the Land Use Code will help! Actually it is interesting and essential for us to understand but written in a very dry manner, in a not very logical sequence and with few introductory or transition statements to help the average citizen make sense of it..

Also check for and add to your other materials any pertinent recent amendments.

G.Wallace, April 2006.

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