



ESTES VALLEY

ACCESSORY LIVING AREAS (A.K.A. ACCESSORY DWELLING UNITS)

JANUARY 29, 2025

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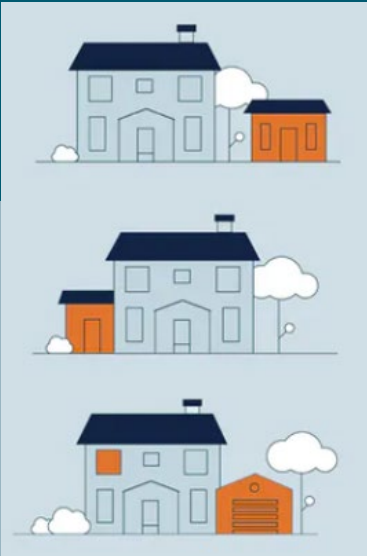
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WHY ARE WE HERE?

JANUARY 29, 2025



Why are we here:

To highlight House Bill 24-1152 regarding Accessory Dwelling Units.

To recognize that there are options for addressing housing issues such as multi-generational housing, housing affordability, housing attainability, and workforce housing.

To obtain insight regarding how the community in and around the Town of Estes believes Accessory Living Areas (a.k.a. Accessory Dwelling Units) should or shouldn't be regulated in the Estes Valley Planning Area (EVPA).



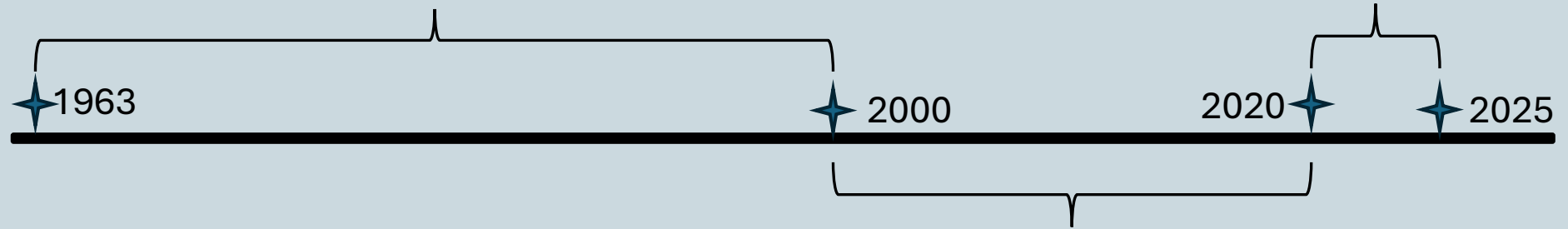
BACKGROUND

JANUARY 29, 2025



From 1963 to 2000 properties in the County surrounding the Town of Estes had County Zoning designations and followed County Land Use Regulations

The agreement between the Town and County was dissolved



Starting in 2000 and lasting until 2020 an agreement between the Town of Estes and Larimer County resulted in the formulation of a defined area referred to as the Estes Valley Planning Area.

The zoning in the Estes Valley Planning Area was changed to coincide with the zoning of the Town. Additionally, the area was subject to the land use regulations of the Town Code instead of the County Code.



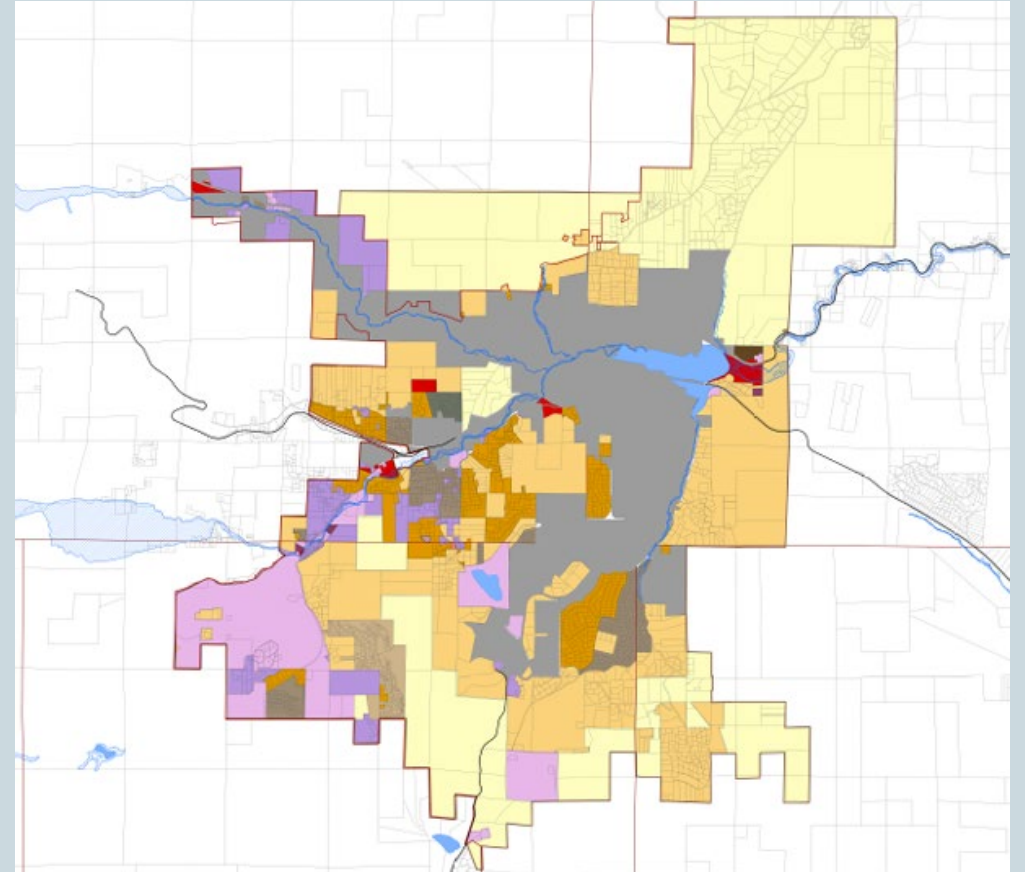
WHAT IS THE ESTES VALLEY

JANUARY 29, 2025



The Estes Valley Planning Area consists of properties located within a defined area of Larimer County that surrounds the Town of Estes. These properties are **not** within the Town.

These properties are therefore not subject to the land use regulations for the Town, but for the County





WHERE AND
WHOSE
REGULATIONS
APPLY

JANUARY 29, 2025

I
Don't
Know

What is an Accessory Living Area (ALA)?

Accessory Living Areas are sometimes referred to as:

Accessory Dwelling Units

Caretakers Quarters

Mother-in-Law Suite

Granny Flat

Garage Apartment

Carriage house

Multi-Generational Home



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Accessory Living Areas are sometimes referred to as:

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Multi-Generational Home

Finished accessory living space that is attached to a primary dwelling or located in a building on a same lot with a primary dwelling. ALAs are typically designed and intended to be occupied as a separate living space.



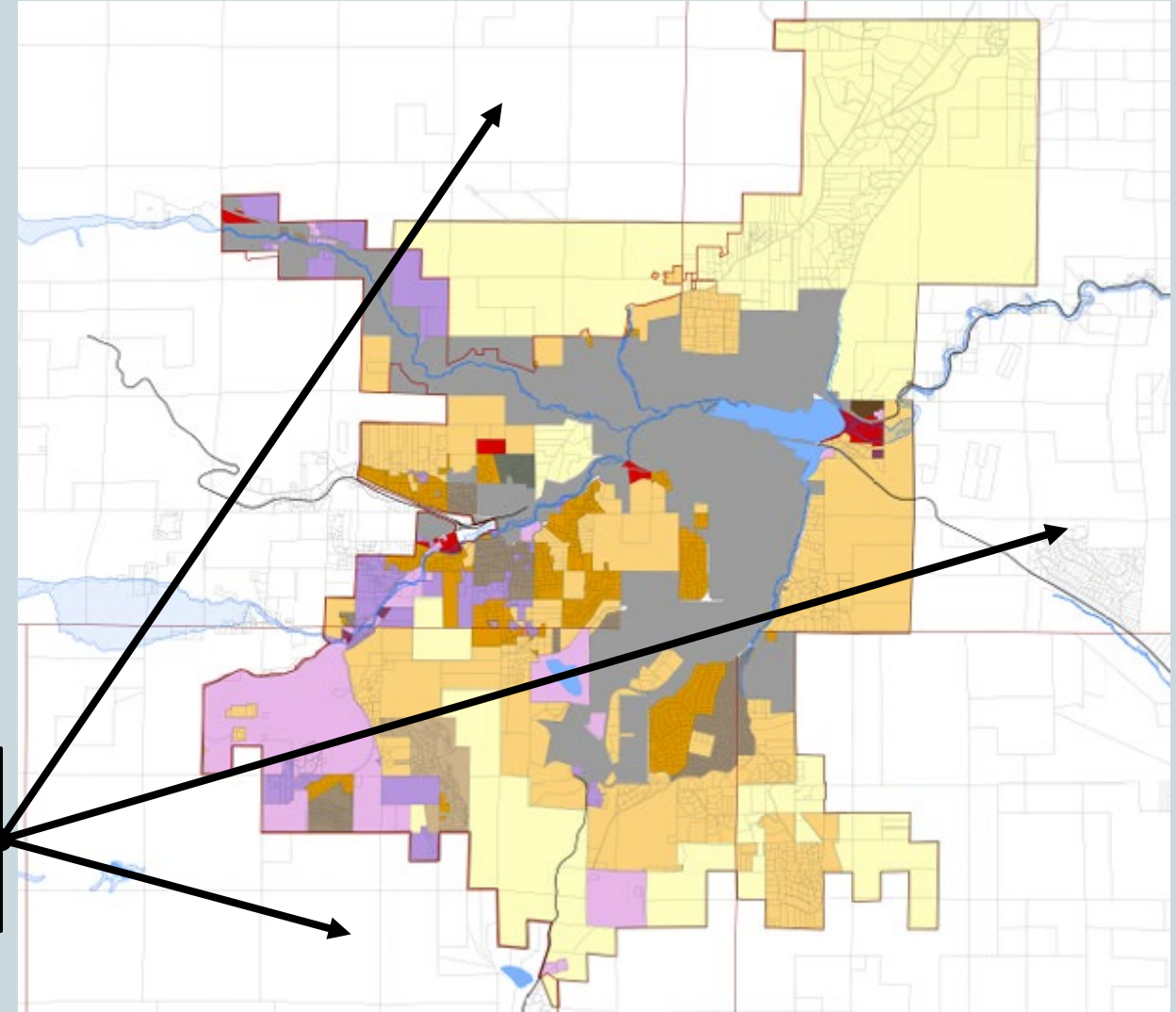
WHERE AND WHOSE REGULATIONS APPLY

JANUARY 29, 2025

I
Don't
Know

Whose regulations apply to where I live?

Areas in **White** are subject to the Land Use Regulations of Larimer County.





CURRENT ALA STANDARDS BY AREA

JANUARY 29, 2025



ALA Standards by Jurisdiction/Area			
	Larimer County	Town of Estes	Unincorporated Estes Valley
Are attached ALAs Allowed?	Yes – Building Permit Req.		
Are detached ALAs Allowed?	Yes – Building Permit Req.		
Are there size limitations for an ALA?	<p>Yes - Not to exceed the lesser of 75% of the primary dwelling, or</p> <ul style="list-style-type: none"> • 900 sq. ft. for lots up to 15,000 sq. ft. • 1,000 sq. ft. for lots between 15,000 and 100,000 sq. ft. • 1,200 sq. ft. for lots greater than 100,000 sq. ft. 		
Are there lot area requirements?	Yes - Only for determining size allowance for ALA		
How many people can occupy an ALA?	No established limit, but can be regulated through building and health regulations		
Can an ALA be rented?	Yes, but must be for period greater than 30 days		
Can an ALA be used as short-term rental?	No		



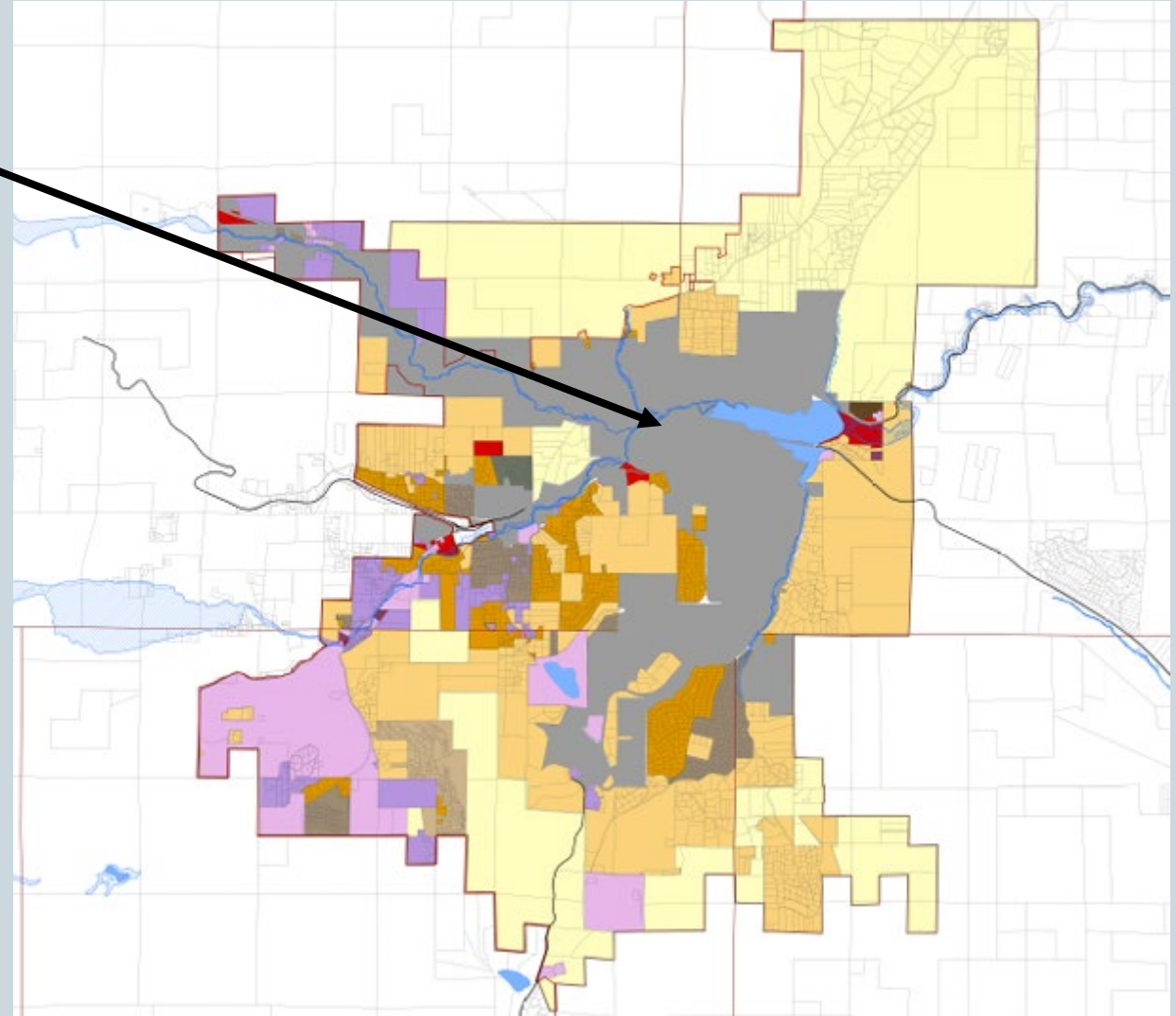
WHERE AND WHOSE REGULATIONS APPLY

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Whose regulations apply to where I live?

Areas in **Grey** are subject to the Land Use Regulations of the Town of Estes.





CURRENT ALA STANDARDS BY AREA

JANUARY 29, 2025



ALA Standards by Jurisdiction/Area			
	Larimer County	Town of Estes	Unincorporated Estes Valley
Are attached ALAs Allowed?	Yes – Building Permit Req.	Yes – Building Permit Req.	
Are detached ALAs allowed?	Yes – Building Permit Req.	Yes – Building Permit Req.	
Are there size limitations for an ALA?	Yes - Not to exceed the lesser of 75% of the primary dwelling, or <ul style="list-style-type: none"> • 900 sq. ft. for lots up to 15,000 sq. ft • 1,000 sq. ft. for lots between 15,000 and 100,000 sq. ft. • 1,200 sq. ft. for lots greater than 100,000 sq. ft. 	Yes - Not to exceed 49% of the primary dwelling or 800 sq. ft.	
Are there lot area requirements?	Yes - Only for determining size allowance for ALA	Yes - Must meet zone district minimum lot area	
How many people can occupy an ALA?	No established limit, but can be regulated through building and health regulations	4 or fewer individuals	
Can an ALA be rented?	Yes, but must be for period greater than 30 days	Yes, but must be for period greater than 30 days	
Can an ALA be used as short-term rental?	No	No	



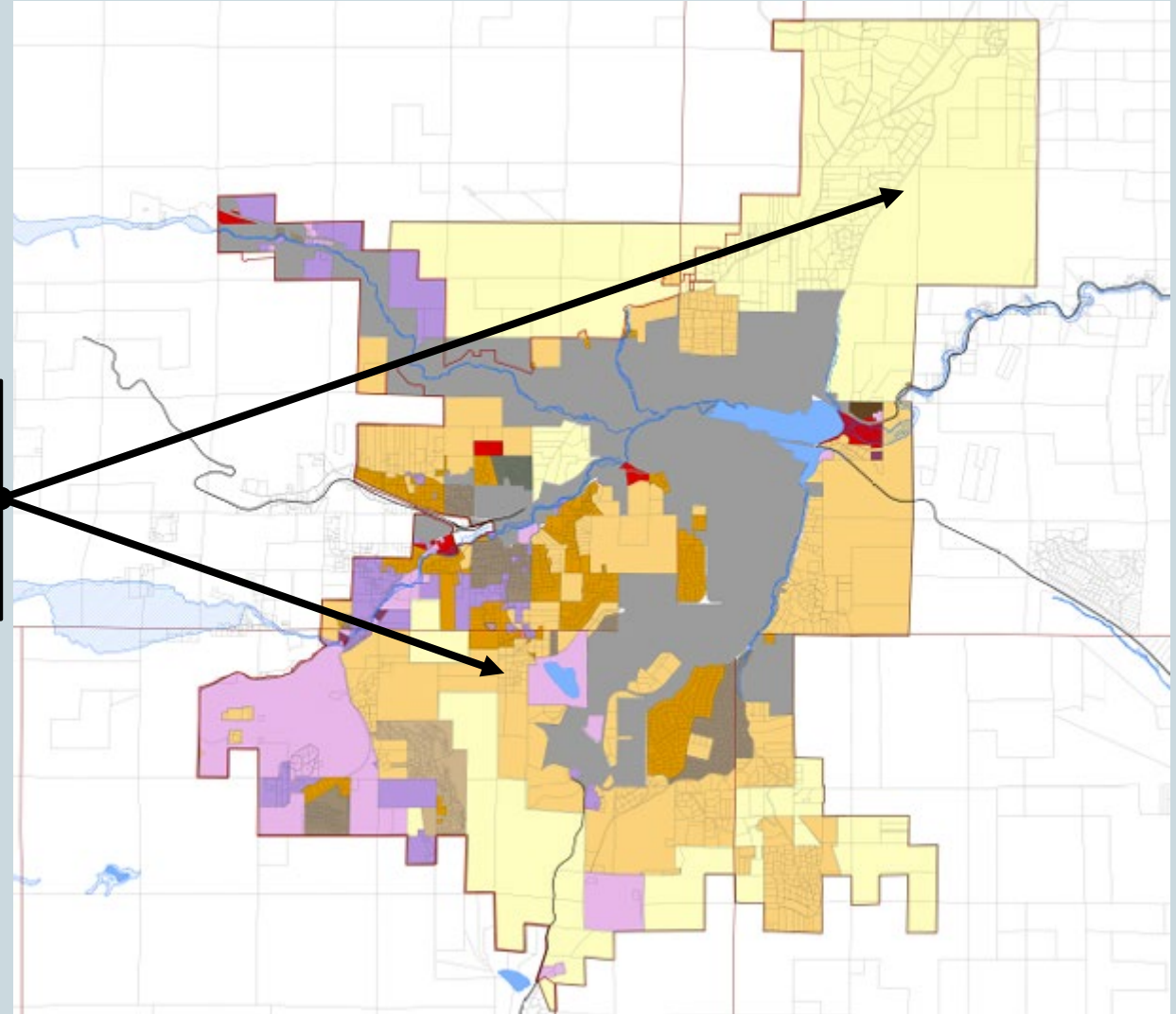
WHERE AND WHOSE REGULATIONS APPLY

JANUARY 29, 2025

I
Don't
Know

Whose regulations apply to where I live?

Areas in **Color** are subject to the Land Use Regulations of Larimer County that are specific to the Estes Valley.





CURRENT ALA STANDARDS BY AREA

JANUARY 29, 2025



ALA Standards by Jurisdiction/Area			
	Larimer County	Town of Estes	Unincorporated Estes Valley
Are attached ALAs Allowed?	Yes – Building Permit Req.	Yes – Building Permit Req.	Yes – Building Permit Req.
Are detached ALAs allowed?	Yes – Building Permit Req.	Yes – Building Permit Req.	No
Are there size limitations for an ALA?	<p>Yes - Not to exceed the lesser of 75% of the primary dwelling, or</p> <ul style="list-style-type: none"> • 900 sq. ft. for lots up to 15,000 sq. ft. • 1,000 sq. ft. for lots between 15,000 and 100,000 sq. ft. • 1,200 sq. ft. for lots greater than 100,000 sq. ft. 	Yes - Not to exceed 49% of the primary dwelling or 800 sq. ft.	Yes - Not to exceed the lesser of 33% of the primary dwelling, or 800 sq. ft. (attached only)
Are there lot area requirements?	Yes - Only for determining size allowance for ALA	Yes - Must meet zone district minimum lot area	Yes - Lot area must be 1.33 time the minimum lot area of the zone district
How many people can occupy an ALA?	No established limit, but can be regulated through building and health regulations	4 or fewer individuals	Combined total or 8 individuals in primary dwelling and ALA.
Can an ALA be rented?	Yes, but must be for period greater than 30 days	Yes, but must be for period greater than 30 days	No
Can an ALA be used as short-term rental?	No	No	No



CURRENT ALA STANDARDS BY AREA

JANUARY 29, 2025



ALA Standards by Jurisdiction/Area			
	Larimer County	Town of Estes	Unincorporated Estes Valley
Are attached ALAs Allowed?	Yes – Building Permit Req.	Yes – Building Permit Req.	Yes – Building Permit Req.
Are detached ALAs allowed?	Yes – Building Permit Req.	Yes – Building Permit Req.	No
Are there size limitations for an ALA?	<p>Yes - Not to exceed the lesser of 75% of the primary dwelling, or</p> <ul style="list-style-type: none"> • 900 sq. ft. for lots up to 15,000 sq. ft. • 1,000 sq. ft. for lots between 15,000 and 100,000 sq. ft. • 1,200 sq. ft. for lots greater than 100,000 sq. ft. 	Yes - Not to exceed 49% of the primary dwelling or 800 sq. ft.	Yes - Not to exceed the lesser of 33% of the primary dwelling, or 800 sq. ft. (attached only)
Are there lot area requirements?	Yes - Only for determining size allowance for ALA	Yes - Must meet zone district minimum lot area	Yes - Lot area must be 1.33 time the minimum lot area of the zone district
How many people can occupy an ALA?	No established limit, but can be regulated through building and health regulations	4 or fewer individuals	Combined total or 8 individuals in primary dwelling and ALA.
Can an ALA be rented?	Yes, but must be for period greater than 30 days	Yes, but must be for period greater than 30 days	No
Can an ALA be used as short-term rental?	No	No	No



OTHER THINGS TO CONSIDER

JANUARY 29, 2025





Next Steps

On-line Questionnaire
February 3rd through February 23rd

Board of County Commissioners/Planning Commission
Work Session
March 12, 2025

Post Draft Code Amendments
March 31, 2025

Tentative Dates for Public Hearings on Proposed Amendments

Estes Valley Planning Advisory Committee Meeting
April 17, 2025

Larimer County Planning Commission
May 21, 2025

Larimer County Board of County Commissioners
June 9, 2025



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