



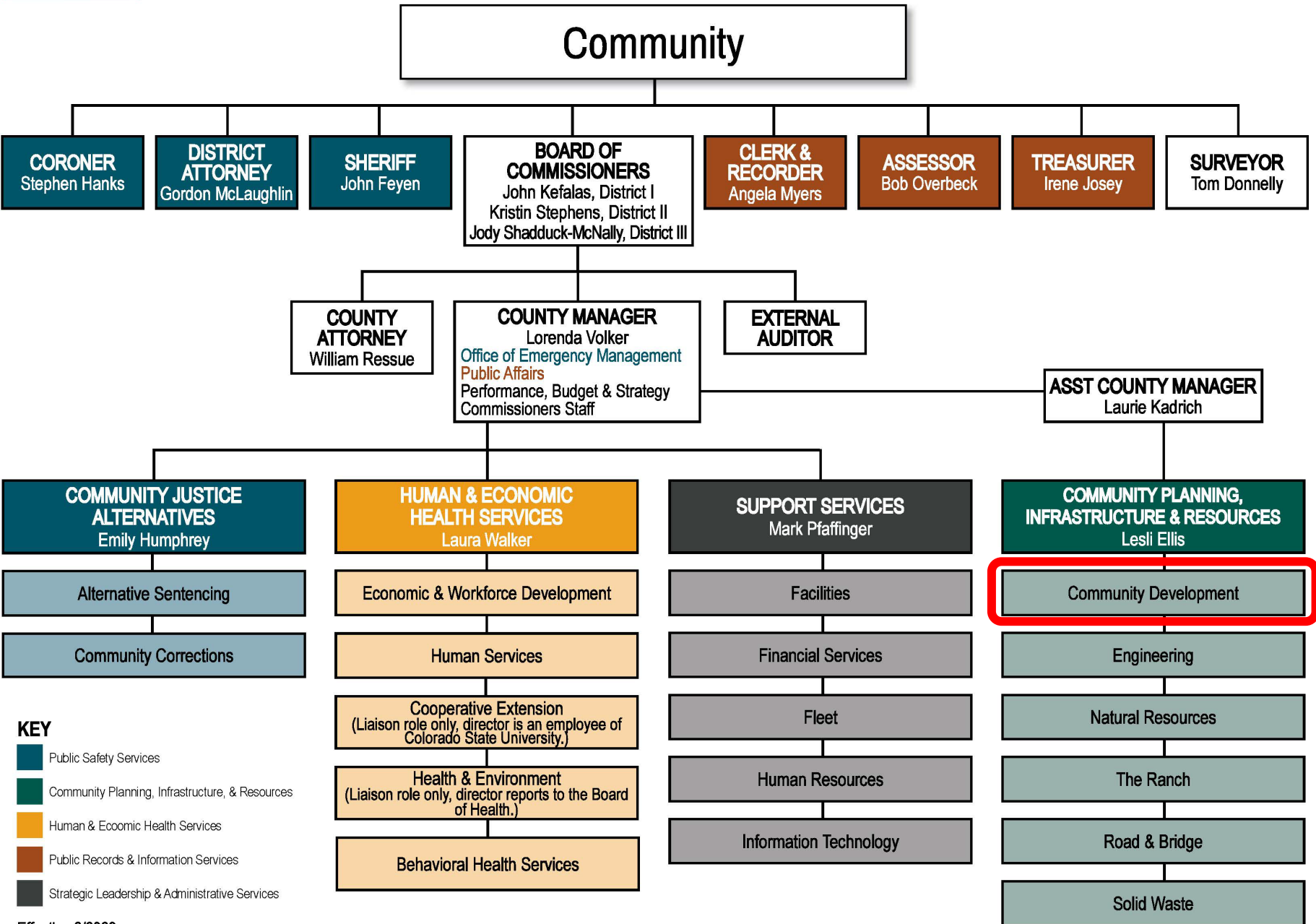
# LAND USE & PLANNING OVERVIEW

LIVERMORE COMMUNITY CONVERSATION  
AUGUST 29, 2024





# LARIMER COUNTY ORGANIZATIONAL CHART



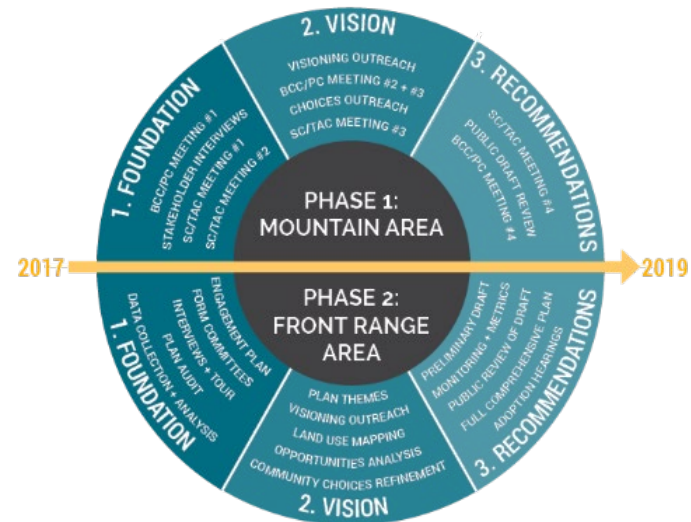
### KEY

- Public Safety Services
- Community Planning, Infrastructure, & Resources
- Human & Economic Health Services
- Public Records & Information Services
- Strategic Leadership & Administrative Services

# WHY DOES THE COUNTY PLAN?



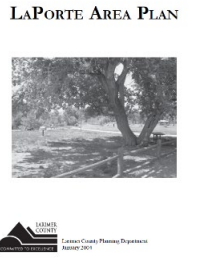
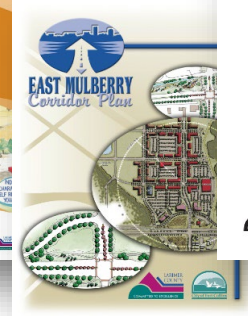
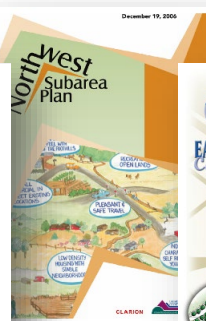
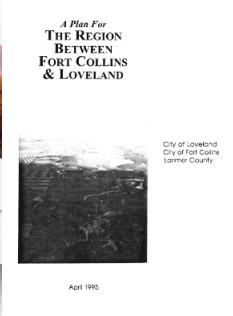
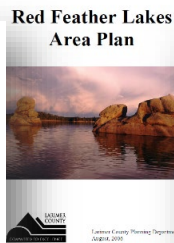
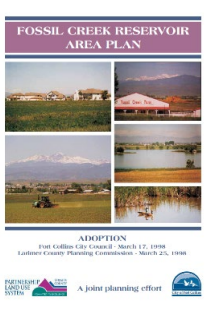
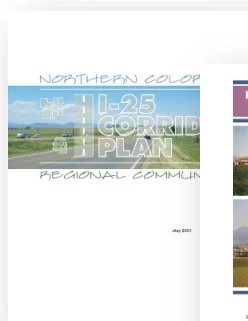
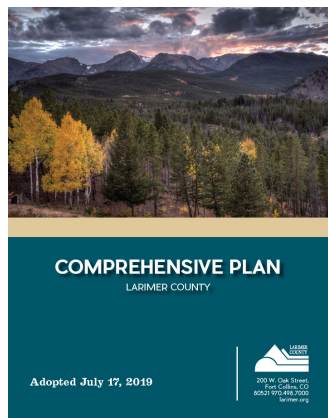
- To promote the **health, safety, and general welfare** of the community.
- To foster and implement **the community's vision** for the future of the built environment... and address environmental, social, and economic goals.
- To create an organized way **of determining a community's needs**; setting goals and objectives to address those needs.
- To serve as a basis for **establishing regulations, programs, infrastructure**.



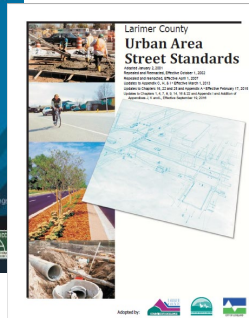
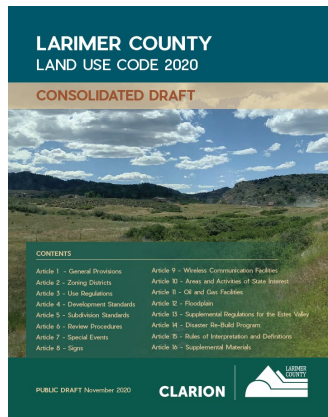
# LARIMER COUNTY GUIDING DOCUMENTS

## Policy Documents

[www.larimer.org/planning/documents](http://www.larimer.org/planning/documents)



## Regulatory Documents







# COMPREHENSIVE PLAN – 2019



## COMPREHENSIVE PLAN

LARIMER COUNTY

Adopted July 17, 2019



200 W. Oak Street,  
Fort Collins, CO  
80521 970.498.7000  
larimer.org

- Based upon considerable public engagement and input
- Establishes a community-wide vision for the future
- Sets forth the general principles and strategies to be used by the County to guide growth and development
- Articulates guiding principles that form the basis for implementation (e.g., zoning and regulations)
- Recommends changes to the Land Use Code

# COMPREHENSIVE PLAN – 6 THEMES



## Community

- C1. Regional Convener and Facilitator
- C2. Proactive Planning and Engagement
- C3. Framework Map
- C4. Targeted Urban Development
- C5. Subarea Planning
- C6. Rural Development



## Economy

- E1. Regional Economic Development
- E2. Agriculture and Innovation
- E3. Economic Health and Resiliency



## Housing

- H1. Housing Needs
- H2. Housing Diversity
- H3. Land Division and Residential Planning



## Health & Social

- HS1. Community Connectivity
- HS2. Environmental Public Health
- HS3. Health Access
- HS4. Individual and Community Preparedness



## Infrastructure

- I1. Transportation Network
- I2. Utility and Communication Services
- I3. Adequate Facilities and Services
- I4. Energy Provision
- I5. Solid Waste Management
- I6. Sustainable Design Measures



## Watersheds & Natural Resources

- WNR1. Natural Resource, Wildlife Habitat, and Ecosystems
- WNR2. Agricultural Lands Conservation and Stewardship
- WNR3. Watershed Protection and Enhancement
- WNR4. Water Conservation and Quality
- WNR5. Terrain and Natural Hazards





# COMPREHENSIVE PLAN – FRAMEWORK MAP

## Larimer County Comprehensive Plan Framework Map

Date: 4/24/2019

### Framework Categories

- Mountains & Foothills
- Rural
- Urban/Rural Interface
- Urban Expansion
- Industrial
- Agriculture & Ranching
- Natural Resource
- Retail Service Node
- Rural Centers

### Transportation

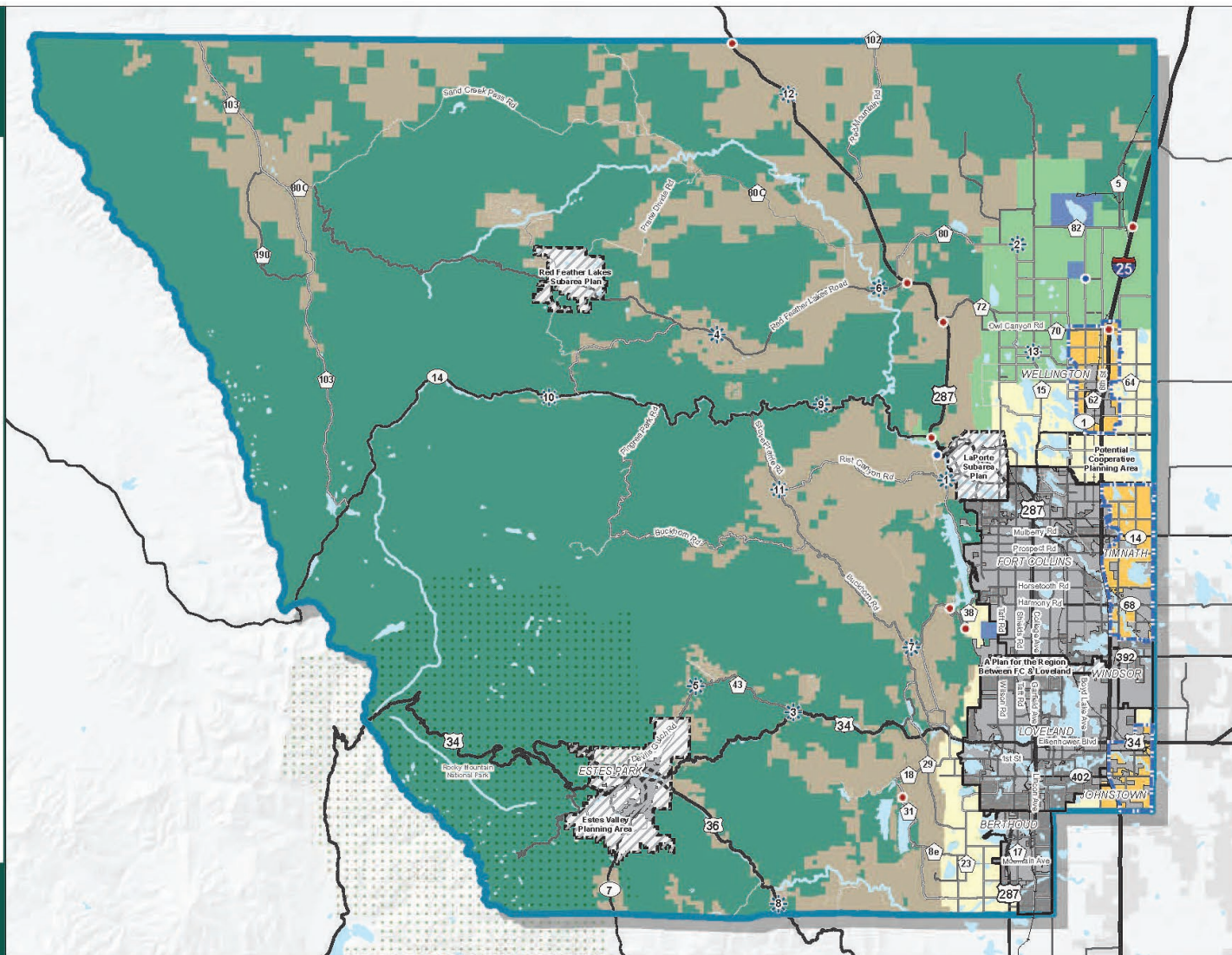
-  Interstates
-  US Highways
-  State Highways
-  County Road
-  Arterials
-  Major Collectors
-  Minor Collectors
-  Railroads

### Planning Boundaries

-  Planning Areas
-  Approved GMAs
-  Community Influence Areas
-  Municipality
-  Larimer County
-  Rocky Mountain National Park

### Rural Centers

- |  |  |
|--|--|
|  Bellvue      |  Pinewood Springs |
|  Buckeye      |  Poudre Park      |
|  Drake        |  Rustic           |
|  Glacier View |  Stove Prairie    |
|  Glen Haven   |  Virginia Dale    |
|  Livermore    |  Waverly          |
|  Masonville   |  |





# ZONING MAP - COUNTYWIDE

## ZONING DISTRICTS "LUC2020"

- NR, NATURAL RESOURCES
- FO, FORESTRY
- A, AGRICULTURE
- O, OPEN
- RR1, RURAL RESIDENTIAL
- RR2, RURAL RESIDENTIAL
- UR1, URBAN RESIDENTIAL
- UR2, URBAN RESIDENTIAL
- UR3, URBAN RESIDENTIAL
- IR, INTERFACE RESIDENTIAL
- MR, MULTIFAMILY RESIDENTIAL
- MHP, MANUFACTURED HOME PARK
- ACE, AGRICULTURAL COMMERCIAL ENTERP
- RC, RURAL COMMERCIAL
- CD, COMMERCIAL DESTINATION
- CN, COMMERCIAL NEIGHBORHOOD
- CC, COMMERCIAL CORRIDOR
- IL, INDUSTRIAL LIGHT
- IH, INDUSTRIAL HEAVY
- AP, AIRPORT
- PD, PLANNED DEVELOPMENT
- RPD, RURAL PLANNED DEVELOPMENT
- CF, COMMUNITY FACILITIES
- MU N, MIXED USE NEIGHBORHOOD
- MU C, MIXED USE COMMERCIAL

- CONDITIONAL ZONING
- ESTES VALLEY PLANNING AREA
- ROCKY MOUNTAIN NATIONAL PARK

## 100 YEAR FLOOD ZONES

- A
- AE
- AH
- AO

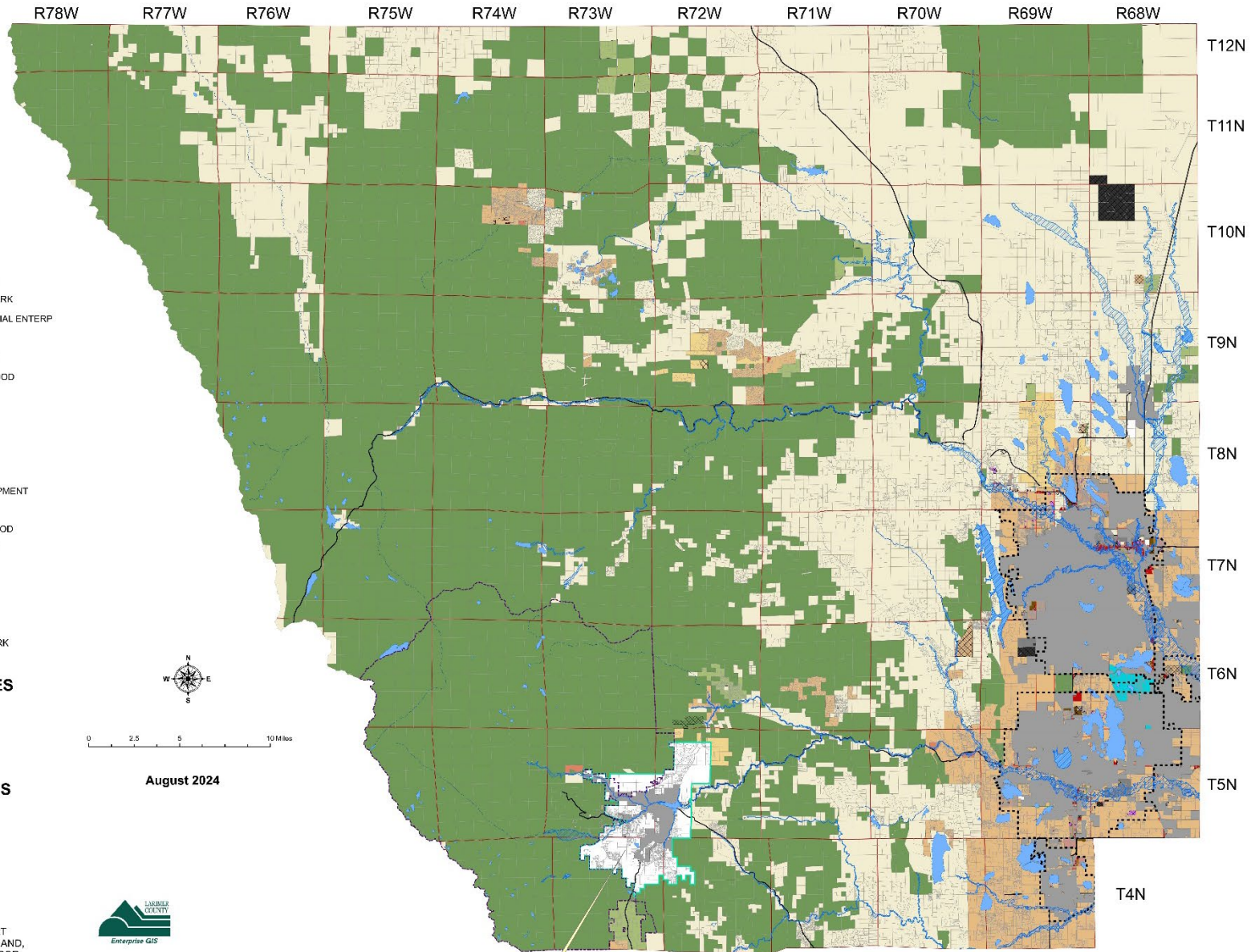
## ROAD FUNCTION CLASS

- ARTERIAL-MAJOR
- CLCTR-MAJOR
- CLCTR-MINOR
- HWY
- INTERSTATE

## Incorporated Areas

- BERTHOUD, ESTES PARK, FORT COLLINS, JOHNSTOWN, LOVELAND, TIMNATH, WELLINGTON, WINDSOR

- Growth Management Areas



August 2024



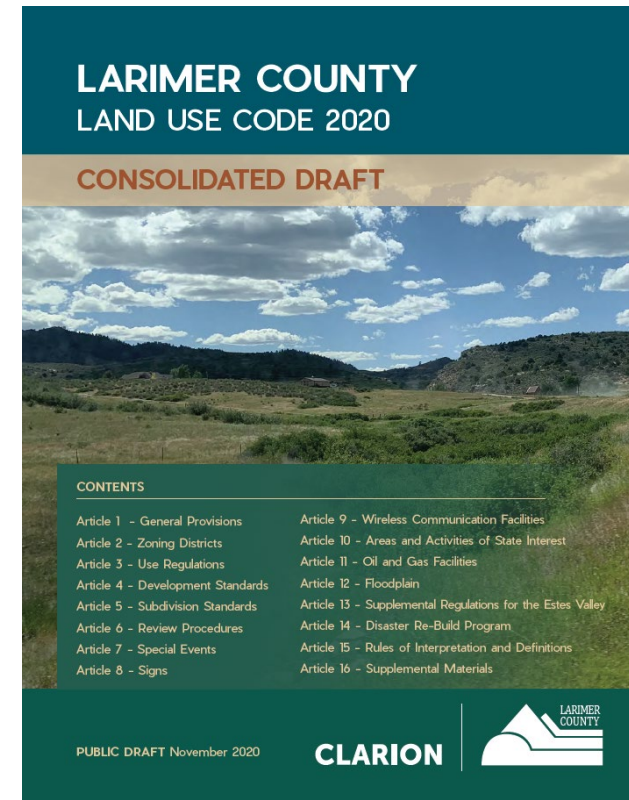
Created by Larimer County Enterprise GIS using data from multiple sources. Larimer County makes no warranty as to the accuracy. This product may not reflect recent updates before the date of printing. The information on this map is subject to change without notice. It is not intended to be used as a legal document. All rights reserved. All other trademarks are the property of their respective owners. All other trademarks are the property of their respective owners. All other trademarks are the property of their respective owners. All other trademarks are the property of their respective owners.

See "Larimer County Zoning Districts Map Estes Valley Planning Area"

# LAND USE CODE

<https://www.larimer.org/planning/land-use-code>

- Implements the adopted Comprehensive Plan.
- Provides a balance between the rights and responsibilities of property owners in a growing county.
- Includes regulations that guide how property is used and developed in unincorporated Larimer County.
- Protects landowner rights while looking out for the health, safety, and welfare of the community.



# LAND USE CODE - ZONING AND STANDARDS



## Guide:

- how development occurs
- land use types
- environmental protection
- infrastructure requirements
- lot sizes
- site design and layout
- etc.

- **Article 2.0** (Zoning Districts)
- **Article 3.0** (Use Specific Standards)
- **Article 4.0** (Development Standards)
- **Article 5.0** (Subdivision Standards)





# HOW DECISIONS GET MADE



## **Legislative Actions:**

Adopting policies or regulations.



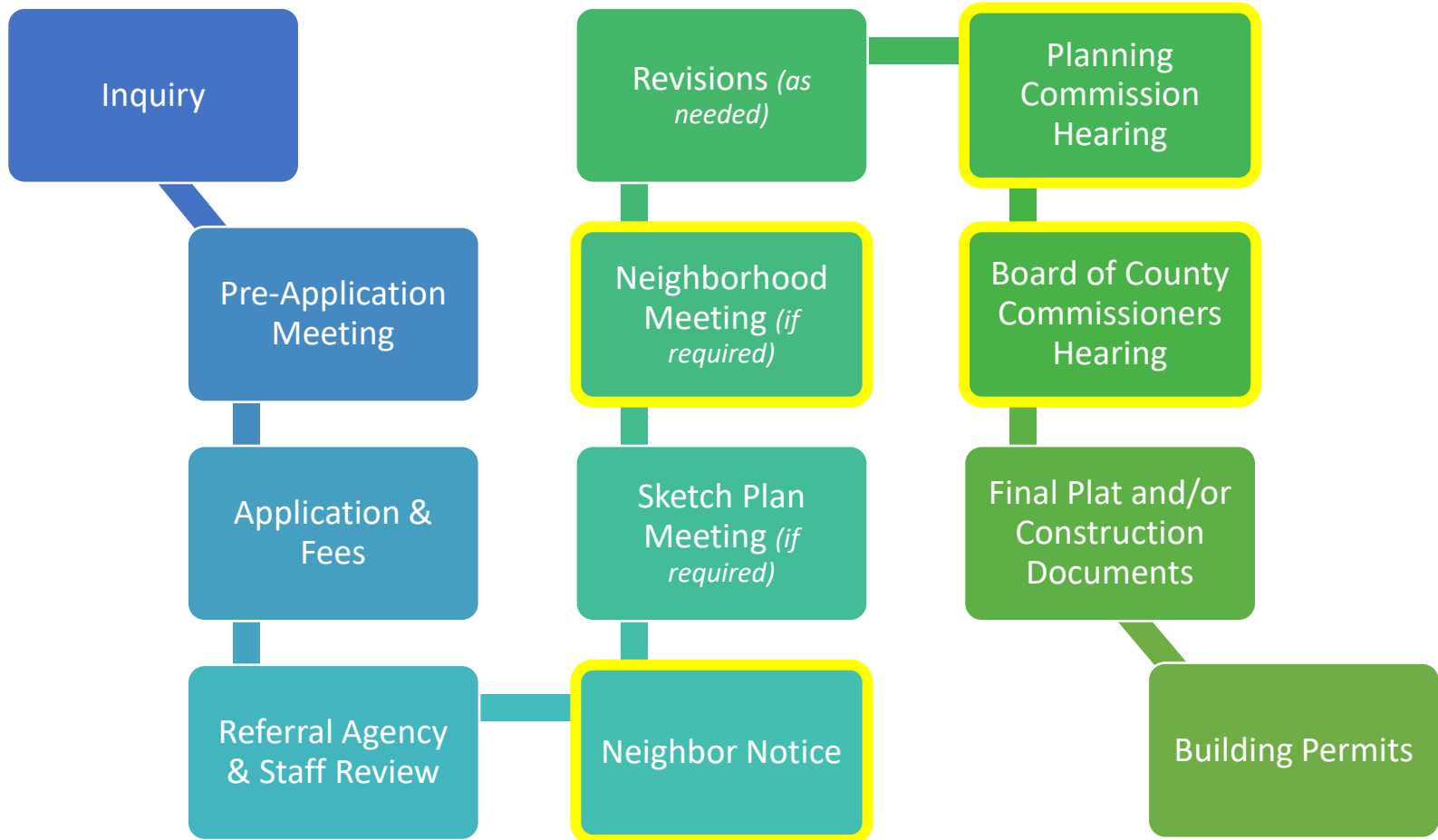
## **Quasi-judicial:**

Applies to any case or application that is subject to LUC regulations (e.g., variances, special reviews, plats, 1041s, appeals) and a public hearing. Decision makers must apply specific rules or criteria to the particular case.

***BCC LAND USE HEARINGS HELD:***

***Every other Monday at 3:00 p.m. (occasional 6:30 p.m.)***

# TYPICAL DEVELOPMENT REVIEW PROCESS



# QUESTIONS OR FOLLOW UP

## **Rebecca Everette**

Community Development Director

(970) 498-7690

[reverette@larimer.org](mailto:reverette@larimer.org)

## **Matt Lafferty**

Principal Planner

(970) 498-7721

[mlafferty@larimer.org](mailto:mlafferty@larimer.org)



### Helpful Webpages:

- [www.larimer.org/planning](http://www.larimer.org/planning)
- [www.larimer.org/building](http://www.larimer.org/building)
- [www.larimer.org/codecompliance](http://www.larimer.org/codecompliance)

