



## Larimer County Land Use Code

### Home Occupations, Section 4.3.10.B

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

## HOME OCCUPATIONS

### 2 Categories

1. Use by Right
2. Public Site Plan

#### Page 1. Use by Right

Registration Certificate encouraged.

#### HOME OCCUPATION REGISTRATION

Citizens are encouraged to submit a Registration Certificate to the planning department when establishing a **new** Home Occupation.

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

#### Page 2. Public Site Plan

Home occupations that exceed what is allowed by right will need a Public Site Plan approval to operate.

For more information or to submit a Public Site Plan application, please contact:  
Larimer County Planning  
970-498-7683

The Larimer County Business and Enterprise web site offers resources, information and links to support your business.  
[www.lcbe.org](http://www.lcbe.org)

## 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 or 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%
<b>800 sq ft is the maximum allowed</b>	
2000 sq ft or >	800 sq ft

#### DETACHED BUILDING

- Home occupations may be conducted in a detached accessory building. (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 works at the site of the home occupation and 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 10 vehicle trips per day for any purpose, including employees, deliveries and customers.

#### SIGNS

- One sign, maximum 4 square feet in area per face and six feet in height.
- The sign can be located anywhere on the lot, except in a road right-of-way (i.e., not on a mailbox in the right-of-way).

#### 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.

#### NUISANCE

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



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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 craftsperson.

### TRADE USE

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

### OUTDOOR STORAGE

A facility where goods are kept in an unenclosed area

Effective May 23, 2011, a Public Site Plan application is required when a home occupation exceeds what is allowed by right. During the Public Site Plan process the applicant must demonstrate that the proposed use complies with the review criteria in Section 6.2 of the Land Use Code.

## 2. PUBLIC SITE PLAN REVIEW CRITERIA

Larimer County Land Use Code - Section 4.3.10.B

Effective May 23, 2011, a Public Site Plan Review is required when a home occupation meets any of the following criteria:

- Home occupation requires outdoor storage (maximum 800 sq ft)
- Home occupation exceeds 800 sq ft (maximum 1200 sq ft)

### POTENTIAL IMPACTS

- The Public Site Plan process will address potential impacts certain home occupations will have on the land, environment and surrounding properties.

### CONDITIONS

- Conditions may be imposed to insure the proposed use will not exceed air, water, odor, or noise standards established by county, state or federal regulations.

### OUTDOOR STORAGE

- Outdoor storage will be allowed if it does not exceed a maximum of 800 square feet of area and 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 associated with the business
- Tools, equipment
- Finished product
- Merchandise display is **not** considered storage

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

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