

Strauss Lakes

Larimer County Zoning Summary

Zoning: IL and RR-2

Land Use Table 3-1 & 3-2 attached

2.3.2.B Rural Residential – RR-2

- Well Septic – min 100,000 SF lot
- Public WW – min 21,780 SF lot
- 40' Building height max.
- Table 3-1 Table of Allowed Principal Uses – RR2 – attached / highlighted
 - Ag Uses – ag ops, nursery/tree farm
 - Single unit residential
 - Most other uses are Special Review or hearings – intense Ag, vet, kennel, STR, RV park, shooting range, large solar/wind



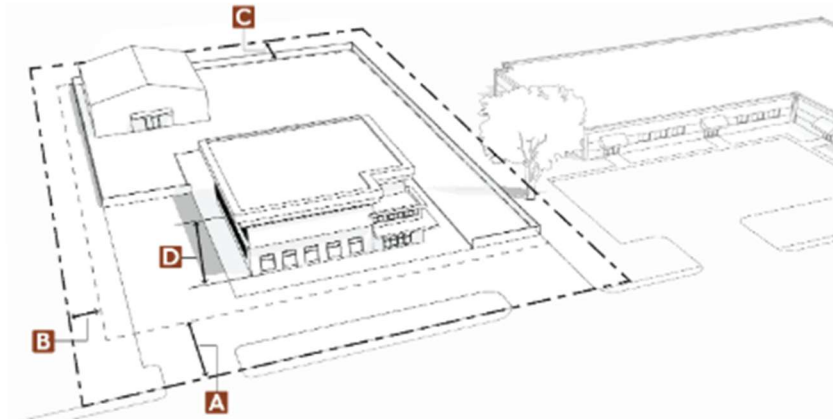
B. Rural Residential (RR-2).

The RR-2 district is intended to accommodate rural residential uses, along with compatible agricultural and civic uses. It serves as a transition between rural and urban areas. Development options include conservation development or subdivision depending on the size of property being developed. Minimum lot sizes are based on the availability of public water and sewer serving the property.



L. Industrial Light (IL).

The IL district is intended to accommodate public and private light manufacturing, processing, service, storage, wholesale, and distribution operations, as well as heavier-intensity commercial uses. This district is intended for parcels within adopted Growth Management Areas.



2.5.2.L. Industrial Light – IL

- 15,000 SF lot min
- 40' Building height
- Table 3-1 Table of Allowed Principal Uses – IL – attached / highlighted
- Most permissive zone in the county, most as Site Plan review only – main categories:
 - Ag Uses – nursery / tree farm, equip sales, garden supply, kennel, vet clinic,
 - Community / Cultural Facilities
 - Healthcare Facilities
 - Food & Beverage
 - Resort Lodge/Cottages
 - MJ cultivation, manufacturing, retail, testing
 - Offices, professional & personal services
 - Recreational – RV park, club, rec facility
 - Retail sales – general, building supply, fireworks, flea market incl outdoor,
 - Transportation – fleet services, parking, transit terminal / depot
 - Vehicles & Equipment – truck stop, fuel sales, wash, repair, sales/leasing
 - Adult uses
 - Industrial (most Spec Rev)– hazmat storage/processing, junkyard, landfill, manufacturing, mining,
 - Storage & Warehousing – indoor, outdoor, wholesale facility

Table 3-1: Table of Allowed Principal Uses — Rural											
R = Allowed by Right SP = Site Plan AS = Administrative Special Review AS* = BCC Hearing S = Special Review Blank Cell = Prohibited use											
Character Area	Conservation & Agriculture				Rural			Mixed Center			
District	NR	FO	A	ACE	RR-1	RR-2	O	IR	RC	CF	Use-Specific Standards
Agricultural Uses											3.3.2.A
Agricultural Operation	R	R	R	R	R	R	R	R	R	R	
Agricultural Cultivation											
Community Garden	AS	AS	AS	SP	AS	AS	AS	AS	SP	AS	3.3.2.B
Forestry	R	R	R								3.3.2.C
Nursery											
Retail	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	3.3.2.D
Wholesale	R	R	R	R	R	R	R	R	R	R	
Tree Farm											
Retail	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	
Wholesale	R	R	R	R	R	R	R	R	R	R	
Vertical Agriculture											
Agricultural Support and Services											
Agricultural Equipment Repair & Sales				SP					SP		3.3.2.E
Agricultural Labor Housing	AS	AS	AS		AS	AS	AS	AS	AS		3.3.2.F
Custom Meat Processing Facility		SP	SP	SP	AS	S		S	S		
Livestock Auction				SP					SP		
Packing Facility		SP	SP	SP	AS	AS	AS	AS	SP		
Animal Agriculture											

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District	NR	FO	A	ACE	RR-1	RR-2	O	IR	RC	CF	Use-Specific Standards
Apiary	R	R	R	R	R	R	R	R	R	R	3.3.2.G
Commercial Feedlot or Dairy		S	S	S	S	S	S				
Equestrian Operation											
Large		S	S		S	S	S				3.3.2.H
Small		AS	AS		AS	AS	AS				3.3.2.H
Poultry Keeping											
Rural	R	R	R	R	R	R	R	R	R	R	3.3.2.I
Urban											3.3.2.J
Poultry Processing	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	3.3.2.K
Residential Uses											
Household Living											
Dwelling, Cabin	R	R	R		R	R	R				3.3.3.A
Dwelling, Co-Housing											3.3.3.B
Dwelling, Duplex											
Dwelling, Live/Work				R					R		3.3.3.C
Dwelling, Multi-Unit											3.3.3.D
Dwelling, Single-Unit Attached									R		
Dwelling, Single-Unit Detached	R	R	R		R	R	R	R	R		
Dwelling, Triplex or Fourplex									R		
Manufactured Home	R	R	R		R	R	R	R	R		3.3.3.E

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CHARACTER AREA	CONSERVATION & AGRICULTURE				RURAL			MIXED CENTER			
District	NR	FO	A	ACE	RR-1	RR-2	O	IR	RC	CF	Use-Specific Standards
Crematorium									S		
Cultural Institution									SP	SP	
Day Care Center				SP					AS	SP	
Funeral Home									S	S	
With Crematorium									S	S	
Prison or Detention Center										S	3.3.4.A
Educational Facilities											
School, Nonpublic		S	S	SP	S	S	S		SP	SP	
School, Public	See §6.4.4, Location and Extent										
Healthcare Facilities											
Health Services				AS					AS	AS	
Hospital				AS					AS	AS	3.3.4.B
Medical or Dental Clinic				AS					AS	AS	
Rehabilitation Facility				AS					AS	AS	
Parks and Open Lands											
Natural Resources & Wildlife Area	R	R	R	R	R	R	R			R	3.3.4.C
Park or Playground	R	R	R	R	R	R	R	R	R	R	3.3.4.C
Regional Open Space & Trails	R	R	R	R	R	R	R		R		3.3.4.C
Reservoir Park	R	R	R	R	R	R				R	3.3.4.C
Urban Open Space & Trail							R	R		R	3.3.4.C

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CHARACTER AREA	CONSERVATION & AGRICULTURE				RURAL			MIXED CENTER			
District	NR	FO	A	ACE	RR-1	RR-2	O	IR	RC	CF	Use-Specific Standards
Medical Marijuana-infused Products Manufacturer											Chapter 14, Article VI of the Larimer County Code of Ordinances
Medical Marijuana Center											
Medical Marijuana Optional Premises Cultivation Operation											
Private Marijuana Clubs											
Retail Marijuana Cultivation Facility											
Retail Marijuana Product Manufacturing Facility											
Retail Marijuana Store											
Retail Marijuana Testing Facility											
Office, Business & Professional Services											
Financial Institution									SP		
Professional Office									SP		
Personal Services											
Instructional Facility									SP		
Personal Service				SP					SP		
Recreation & Entertainment											
Campground										\$6.4.4	
Primitive	AS	AS	AS	AS						\$6.4.4	3.3.5.C
Modern	S	S	S	S	S	S		S	S	\$6.4.4	3.3.5.C
Membership Club or Clubhouse		S	S	SP	S	S	S	S	SP		

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CHARACTER AREA	CONSERVATION & AGRICULTURE				RURAL			MIXED CENTER			
District	NR	FO	A	ACE	RR-1	RR-2	O	IR	RC	CF	Use-Specific Standards
Small Solar Energy Facility, Ground-Mounted	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	3.3.7.B
Small Wind Energy Facility	S	S	S		S	S		S		S	3.3.7.C
Wireless Communication Facilities											
Alternative Tower Structure (concealed)											Article 9.0
≤ 40 feet high	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	Article 9.0
≤ 60 feet high	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	Article 9.0
Attached Facility on Existing Structure	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	Article 9.0
Small Cell Facility	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	Article 9.0
Tower (non-concealed)											Article 9.0
≤ 40 feet high											Article 9.0
≤ 60 feet high		AS				AS	AS				Article 9.0
61—80 feet high		AS				AS					Article 9.0
81—100 feet high											Article 9.0
101—120 feet high							AS				Article 9.0
> 120 feet high							S				Article 9.0

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Table 3-2: Table of Allowed Principal Uses — Urban															
R = Allowed by Right SP = Site Plan AS = Administrative Special Review AS* = BCC Hearing S = Special Review Blank Cell = Prohibited use															
Character Area	Urban														
District	UR-1	UR-2	UR-3	MR	MHP	MHP-P	MU-N	MU-C	CC	CN	CD	IL	IH	AP	Use- Specific Standards
Garden Supply Center								SP	SP	SP	SP	SP		S	
Kennel, Commercial															
Indoor Only								SP	SP	SP	SP	SP		SP	
Outdoor Animal Use Area								AS	AS	AS	AS	AS		AS	
Pet Animal Service Facility								SP	SP	SP	SP	SP		SP	
Veterinary Clinic or Hospital, Livestock															
Indoor Only ≤ 5,000 SF or Outdoor Animal Use Area ≤ 1,000 SF								SP	SP	SP	SP	SP		SP	
Indoor Only > 5,000 SF or Outdoor Animal Use Area > 1,000 SF								AS	AS	AS		AS		AS	
Veterinary Clinic or Hospital, Pet Animal															
Indoor Only ≤ 2,500 SF or Outdoor Animal Use Area ≤ 200 SF								SP	SP	SP	SP	SP		SP	
Indoor Only > 2,500 SF and Outdoor Animal Use Area < 200 SF								SP	SP	SP	SP	SP		SP	
Outdoor Animal Use Area > 200 SF								S	S	S	S	S		S	
Food & Beverage Services															
Bar or Tavern							SP	SP	SP	SP	SP	SP		S	See Accessory Use Table for outdoor seating and drive-through facilities
Microbrewery, Cidery, Winery, Meadery or Distillery							SP	SP	SP	SP	SP	SP		S	
Restaurant							SP	SP	SP	SP	SP	SP		S	

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CHARACTER AREA	URBAN														
District	UR-1	UR-2	UR-3	MR	MHP	MHP-P	MU-N	MU-C	CC	CN	CD	IL	IH	AP	Use- Specific Standards
Lodging Facilities															
Bed and Breakfast Inn							SP	SP		SP	SP			AS	
Resort Lodge or Resort Cottages								SP	SP	SP	SP	SP			
STR, Hosted 1—10 Guests	AS	AS	AS				SP	SP			SP			AS	3.3.5.A
STR, Hosted, Large 11—16 Guests							S	S			S			S	3.3.5.A
STR, Max. Ten Guests	AS*	AS*	AS*				AS*	AS*			AS*			AS*	3.3.5.B
Marijuana															
Medical Marijuana-infused Products Manufacturer															Chapter 14, Article VI of the Larimer County Code of Ordinances
Medical Marijuana Center															
Medical Marijuana Optional Premises Cultivation Operation															
Private Marijuana Clubs															
Retail Marijuana Cultivation Facility										SP		SP			
Retail Marijuana Product Manufacturing Facility										SP		SP			
Retail Marijuana Store									SP			SP			
Retail Marijuana Testing Facility									SP			SP			
Office, Business & Professional Services															
Financial Institution								SP	SP	SP	SP	SP		S	

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Character Area	URBAN														
District	UR-1	UR-2	UR-3	MR	MHP	MHP-P	MU-N	MU-C	CC	CN	CD	IL	IH	AP	Use- Specific Standards
Professional Office								SP	SP	SP	SP	SP		S	
Personal Services															
Instructional Facility								SP	SP	SP	SP	SP		S	
Personal Service							SP	SP	SP	SP	SP	SP		S	
Recreation & Entertainment															
Campground															3.3.5.C
Primitive															
Modern	S	S	S				S	S	S	S	S	S		S	
Membership Club or Clubhouse								SP	SP	SP	SP	SP		S	
Rafting Business								SP	SP	SP	SP	SP			
Recreation Facility, Indoor								SP	SP	SP	SP	SP		S	
Recreational Vehicle Park								S	S	S	S	S			3.3.5.D
Riding Stable								SP	SP		SP				3.3.5.E
Seasonal Camp															
Shooting Range															
Indoor Only									SP			SP			
With Outdoor Activity								SP	SP	SP	SP	SP			
Retail Sales															
Building Material & Supply Store								SP	SP	SP	SP	SP		S	
Fireworks Sales, Permanent												S	S		

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District	UR-1	UR-2	UR-3	MR	MHP	MHP-P	MU-N	MU-C	CC	CN	CD	IL	IH	AP	Use- Specific Standards
Flea Market									SP			SP			
With Outdoor Activity								SP	P	SP	SP	SP			
General Retail															
≤ 10,000 SF								SP	SP	SP	SP	SP		S	
10,000 to 25,000 SF								AS	SP	SP	SP	SP		S	
> 25,000 SF								S	S	S	S	S		S	
Outdoor Display and Sales														S	3.3.5.F
Transportation															
Airport														S	3.3.5.G
Fleet Services								SP	SP	SP	SP	SP		S	
Helipad														S	3.3.5.H
Parking Lot or Garage								SP	SP	SP	SP	SP		S	
Transit Terminal or Station								SP	SP			SP		S	3.3.5.i
Transportation Depot									SP			SP		S	3.3.5.K
Vehicles & Equipment															
Truck Stop								SP	SP	SP	SP	SP		S	
Vehicle Fuel Sales							SP	SP	SP	SP	SP	SP		S	
Vehicle Repair, Major								S	SP	S	SP	SP		S	
Vehicle Repair, Minor								SP	SP	SP	SP	SP		S	
Vehicle Sales & Leasing									SP	AS	AS	SP		S	3.3.5.K

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Character Area	URBAN														
District	UR-1	UR-2	UR-3	MR	MHP	MHP-P	MU-N	MU-C	CC	CN	CD	IL	IH	AP	Use- Specific Standards
Vehicle Wash								SP	SP	SP	SP	SP		S	
Other Uses															
Adult Uses												S	S		3.3.5.L
General Commercial									SP			SP	SP		
Licensed Premises Pursuant to the Colorado Natural Medicine Code												SP	SP		3.3.5.M
INDUSTRIAL USES															
Manufacturing & Processing															
Hazardous Materials Storage and/or Processing												S	S	S	
Junkyard												S	S		
Landfill												S			3.3.6.A
Manufacturing, Light									S			SP	SP	S	3.3.6.B
Manufacturing, Heavy												S	S	S	
Mining									S	S		S	S	S	3.3.6.C
Oil & Gas Drilling and Production													S	S	3.3.6.D
Recycling Facility												S	S		
Sawmill												S	S		
Trade Use									SP		SP	SP	SP	S	
Treatment Plant											S				3.3.6.E
Utility Substation											S				3.3.6.F

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