

Table 3-1: Table of Allowed Principal Uses – Rural

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CHARACTER AREA	CONSERVATION & AGRICULTURE				RURAL			MIXED CENTER			
District	NR	FO	A	ACE	RR-1	RR-2	O	IR	RC	CE	Use-Specific Standards
AGRICULTURAL USES											
Agricultural Operation	R	R	R	R	R	R	R	R	R	R	
Agricultural Cultivation											
Community Garden		AS	AS	SP	AS	AS	AS	AS	SP	AS	3.3.2.A
Forestry	R	R	R								3.3.2.B
Nursery											
Retail		SP	SP	R	SP	SP	SP				3.3.2.C
Wholesale	R	R	R	R	R	R	R	R	R	R	
Tree Farm											
Retail	SP	SP			SP	SP	SP	SP			
Wholesale	R	R			R	R	R	R			
Agricultural Support and Services											
Agricultural Equipment Repair & Sales				SP					SP		3.3.2.D
Agricultural Labor Housing		AS	AS		AS	AS	AS				
Custom Meat or Poultry Processing Facility		SP	SP	SP	AS						
Livestock Auction				SP					SP		
Packing Facility		SP	SP	SP	AS	AS	AS	AS	SP		
Animal Agriculture											
Apiary		R	R	R	R	R	R	R	R	R	3.3.2.E
Commercial Feedlot or Dairy		S	S	S	S	S	S				
Equestrian Operation											
Large		S	S		S	S	S				3.3.2.F
Small		AS	AS		AS	AS	AS				3.3.2.F
Poultry & Egg Production											
Small		R	R	AS	AS	AS	AS	AS			
Large		S	S	S			S	S			
RESIDENTIAL USES											
Household Living											
Dwelling, Cabin	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, Multifamily											3.3.3.D

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Dwelling, Single-Family Attached									R		
Dwelling, Single-Family 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
Manufactured Housing Park											
Medium-Density									S		3.3.3.F
High Density											3.3.3.F
Modular Home	R	R	R		R	R	R	R	R		
Storage Building or Garage, Residential		R	R	R	R	R	R	R	R	R	
Group Living											
Assisted Living Facility								S	SP		3.3.3.G
Community Residential Home	R	R	R		R	R	R	R	R		3.3.3.I
Congregate Residence								S	SP		
Group Home	R	R	R		R	R	R	R	R		3.3.3.I
Group Home for Aged	R	R	R		R	R	R	R	R		3.3.3.I
Group Home for Persons W/ Behavioral or Mental Health Disorders	R	R	R		R	R	R	R	R		3.3.3.I
PUBLIC, CIVIC & INSTITUTIONAL USES											
Community & Cultural Facilities											
Assembly											
Indoor only		AS	AS	SP	AS	AS	AS	AS	SP	SP	
With outdoor area		S	S	S	S	S	S	S	S	S	
Cemetery		AS	AS		AS	AS	AS	AS	AS	AS	
With Funeral Home or Crematorium									S	S	
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	

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District	NR	FO	A	ACE	RR-1	RR-2	O	IR	RC	CF	
School, Public	See §6.4.4, Location and Extent										
Healthcare Facilities											
Health Services				AS					AS	AS	3.3.4.B
Hospital				AS					AS	AS	
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
COMMERCIAL USES											
Agriculture & Animal Uses											
Garden Supply Center		AS	AS	SP	AS	AS	AS	AS	SP		
Kennel, Commercial											
Indoor Only		AS	AS	SP	AS	AS		AS	SP		
Outdoor Animal Use Area		S	S	AS	S	S		S	AS		
Pet Animal Service Facility		AS	AS	SP	AS	AS		AS	SP		
Veterinary Clinic or Hospital, Livestock											
Indoor Only ≤ 5,000 SF or Outdoor Animal Use Area ≤ 1,000 SF		AS	AS	SP	AS	AS		AS	SP		
Indoor Only > 5,000 SF or Outdoor Animal Use Area >1,000 SF		S	S	AS	S	S		S	AS		
Veterinary Clinic or Hospital, Pet Animal											
Indoor Only ≤ 2,500 SF or Outdoor Animal Use Area ≤ 200 SF		AS	AS	SP	AS	AS		AS	SP		
Indoor Only > 2,500 SF and Outdoor Animal Use Area < 200 SF		S	S	SP	S	S		S	SP		
Outdoor Animal Use Area >200 SF		S	S	S	S	S		S	S		
Food & Beverage Services											
Bar or Tavern									SP		

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District	NR	FO	A	ACE	RR-1	RR-2	O	IR	RC	CF	Use-Specific Standards
Microbrewery, Cidery, Winery, Meadery, or Distillery									SP		See Accessory Use Table for Outdoor Seating and Drive-Through Facilities
Restaurant									SP		
Lodging Facilities											
Bed & Breakfast											
≤ Ten Guests		AS	AS		AS	AS	AS	AS	AS		3.3.5.A
> Ten Guests		AS	AS		AS	AS	AS	AS	AS		3.3.5.A
Boarding or Rooming House											
Hotel or Motel									SP		
Resort Lodge or Resort Cottages									SP		
Short-term Rental											
≤ Ten Occupants		AS	AS		AS	AS	AR	AS			3.3.5.B
> Ten Occupants		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											
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		

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Recreation & Entertainment											
Campground	S	S	S	SP	S	S		S	S	SP	3.3.5.C
Membership Club or Clubhouse		S	S	SP	S	S	S	S	SP		
Rafting Business		AS	AS						SP		
Recreation Facility, Indoor				AS					SP		
Recreation Facility, Outdoor	AS	AS	AS	AS	AS	AS		S	AS		
Recreational Vehicle Park		S	S	SP	S	S		S	SP		3.3.5.E
Riding Stable		AS	AS	SP	AS	AS	AS		SP		
Seasonal Camp		S	S		S	S		S			
Shooting Range											
Indoor Only	AS	AS	AS		AS	AS		AS	SP		
With Outdoor Activity	S	S	S		S	S					
Retail Sales											
Building Material & Supply Store				SP					SP		
Fireworks Sales, Permanent											
Flea Market				SP					SP		
With Outdoor Activity				AS					AS		
General Retail											
≤ 10,000 SF				SP					SP		
10,000 to 25,000 SF				AS					AS		
> 25,000 SF				S					S		
Outdoor Display and Sales				AS					AS		3.3.5.G
Transportation											
Airport										S	3.3.5.H
Fleet Services									SP		
Helipad										S	3.3.5.I
Parking Lot or Garage									SP		
Transit Terminal or Station							S				3.3.5.J
Transportation Depot				AS							3.3.5.K
Vehicles and Equipment											
Truck Stop									SP		
Vehicle Fuel Sales				SP					SP		
Vehicle Repair, Major				S					S		

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Vehicle Repair, Minor				AS					SP		3.3.5.L
Vehicle Sales & Leasing				SP					SP		
Vehicle Wash				SP					SP		
Adult Uses											
All											3.3.5.M
INDUSTRIAL USES											
Manufacturing & Processing											
Hazardous Materials Storage and/or Processing											3.3.6.A
Junkyard											
Landfill			S		S			S			
Manufacturing, Light											3.3.6.A
Manufacturing, Heavy											3.3.6.C
Mining	S	S	S	S	S	S	S	S	S	S	
Oil & Gas Drilling and Production	S	S	S	S	S	S	S	S	S	S	
Recycling Facility											3.3.6.D
Sawmill		S	S	AS							
Trade Use				SP					SP		
Treatment Plant										S	3.3.6.E
Utility Substation										S	3.3.6.F
Water Storage Facility										S	3.3.6.G
Storage & Warehousing											
Storage, Enclosed				SP					SP		3.3.6.H
Storage, Outdoor				AS					AS		3.3.6.I
Warehousing & Wholesale Facility				SP					SP		3.3.6.J
PUBLIC & SEMI-PUBLIC UTILITY USES											
Power Plant										S	3.3.7.A
Radio & Television Transmitters		S			S	S	S			S	
Small Solar Energy Facility, Building-Mounted	R	R	R	R	R	R	R	R	R	R	
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											Article 9.0
Alternative Tower Structure (concealed)											

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≤ 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