

# ZONING

The *Longmont Land Development Code* (LLDC) regulations are intended to promote the health, safety, convenience, comfort, prosperity and general welfare. They conserve and stabilize property values through the most appropriate uses of land in relation to one another.

Some of the zoning regulations pertinent to property owners and tenants include:

## OCCUPANCY LIMITS

In the City of Longmont, FAMILY is defined as:

1. ANY NUMBER of persons related by blood, marriage, adoption or legal guardianship, including foster children, **or**
2. No more than five unrelated persons, **or**
3. Two unrelated persons and their minor children living together in a residence



### What does this mean to you?

In residentially zoned areas, Longmont has no limit on the number of related persons who may live together as a family in a dwelling unit.

More than five unrelated persons living together would be a violation. In a situation like this, the property owner would be asked to reduce the number of unrelated persons living in the residence.

The restriction on the number of unrelated persons living together does not apply if there are just two unrelated adults and any number of their minor children.

*(Definition of Family – LLDC 15.10.020.121)*

**For further clarification on occupancy limitations, see page 30 of this Handbook, Occupancy Limitations, IPMC Chapter 4.**

## HOME BUSINESSES

Some types of businesses are allowed to be run out of residential homes in residential zone districts. This subsection of the LLDC is meant to regulate home businesses so that the average neighborhood resident, under normal circumstances, will not be aware of their existence. Strict regulations exist to ensure that these conditions are met:

- The work of the business must be carried out completely within the home or within an accessory building on the property.
- Only occupants of the home may be involved in the business. No employees are allowed.
- No outside storage or display of equipment or merchandise is allowed.
- No storefront or substantial retailing of goods is allowed.

*(Home Occupation Codes – LLDC 15.04.030.D.4)*

## SINGLE FAMILY/MULTI-FAMILY DWELLINGS

The LLDC defines where in the City single-family and multi-family dwellings may exist in relation to established zoning districts.

In R-1 zones, only single-family residences are allowed, except for approved Urban Dwelling Units. Conversion of a basement to a separate dwelling unit, or turning a single-family home into a duplex, is not a permitted use in an R-1 zone.

Two, three and four-family dwellings are permitted in R-2, R-3, CDB zones, and in RLE and RMD zones with conditional use approval and proper building permits.

*(Table of Permitted Uses – LLDC15.04-A)*

### **OCCUPANCY REQUIREMENTS**

Only buildings with a valid Certificate of Occupancy as a residential dwelling may be lived in. Persons living in illegally established residential apartments, garages, storage sheds, etc, will be posted for No Occupancy and asked to move. *(Table of Permitted Uses – LLDC 15.04-A).*

**For further information regarding the *Longmont Land Development Code*, see,**

- 1. Longmont Public Library**
- 2. <http://bpc.iserver.net/codes/longmont/index.htm>**

**Keep in mind that the city of Longmont has developed a specific *Zoning Code*. Some of the requirements in Longmont’s *Zoning Code* are relevant only to the City of Longmont while other requirements meet state and international standards.**