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Splitting Up Is Hard To Do

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One of the most common misconceptions we see in rural real estate is the idea that you can simply split your land and build another home. While there are several land division options in Larimer County for Open Zoning, it may not be as easy, or inexpensive as you think.

Larimer County allows you to subdivide into 35 acres without going through a formal subdivision or approval process. With adequate access and utilities, any buyer of the 35 acres will be able to obtain a building permit for a residential home. This coincides nicely with the Colorado Division of Water Resources requirements of 35 acres for a domestic well.

The Rural Land Use Process can be used with a minimum of 70 acres. One lot can be obtained per 17.5 acres, but the residential lots must be grouped together on 33% of the land with an offsetting 67% as farmland or open space. This program allows for a farmer to keep agricultural production land or allows for community open space.

Conservation Developments can be accomplished with as little as 30 acres and access to a domestic water district with available water taps. One lot can be obtained per 10 acres, but the lots must be grouped together on 20% with an offsetting 80% as farmland or open space.

Have questions or want to learn about additional options? Larimer County Community Development is a wonderful resource or consult the help of an experienced rural realtor.

