

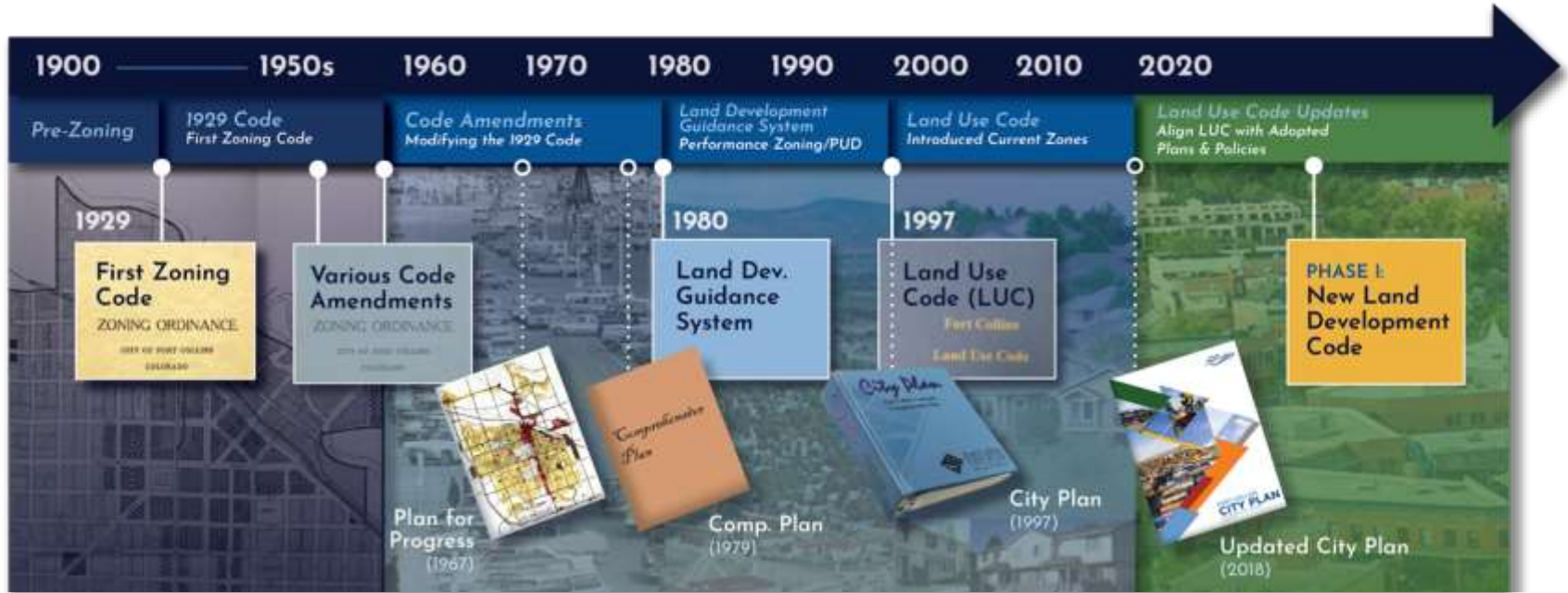
Land Use Code Foundational Update

Caryn Champine | Director, Planning,
Development & Transportation

Noah Beals | Development Review
Manager



Our City's past and future evolution is summarized below in three eras distinguished by different growth patterns that resulted from our evolving city planning priorities and policies, regulatory systems, and transportation modes.



To Align the LUC with Adopted City Plans and Policies with a focus on:

- Housing-related Changes
- Code Organization
- Equity



- On January 16, Council discussed 3 possible work streams for the Land Use Code
- Council feedback included general support for Work Stream #1: removal of 9 items from the Land Use Code
- Feedback also supported a separate Council discussion on scope of Phase II Land Use Code changes in the summer of 2024





Foundational Changes

Enable more affordability especially near high frequency transit and growth areas

Make the code easier to use and understand

Improve predictability of the development permit review process, especially for housing

- Reorganize content so the most used information is first in the Code
- Reformat zone districts with consistent graphics, tables, and illustrations
- Create a menu of building types and form standards to guide compatibility
- Update use standards, rules of measurement, and definitions to align with new building types and standards
- Expand and re-calibrate incentives for affordable housing
- Regulate density through form standards and building types instead of dwelling units per acre

Revisions by Zone District

Revisions for RL and UE:

- 1 Remove Accessory Dwelling Unit (ADU) as a permitted housing type

Revisions for NCL/OT-A:

- 2 Remove duplex as a permitted housing type
- 3 Maintain current lot size for residential units
- 4 Remove affordable housing incentive of additional housing types (apartment, rowhouse, cottage court)

Revisions for NCM/OT-B:

- 5 Maintain current 4 unit maximum for multi-unit building
- 6 Maintain current lot size for residential units
- 7 Remove affordable housing incentive of additional density (+1 unit)

Revisions for HOAs:





- 8 Remove language prohibiting HOAs from regulating the number and/or type of dwelling units permitted on a lot
- 9 Remove language prohibiting HOAs from regulating the ability to subdivide property

ARTICLE 2 - ZONE DISTRICTS

SECTION 2.1.4

RL - Low Density Residential District

EXISTING CONDITIONS

BUILDING TYPES

The following building types are permitted in the RL District:

BUILDING TYPES	# OF UNITS*	LOT AREA
Detached House (Urban & Suburban)	1 max.	6000 sq' min.
Detached Accessory Structure	See Section 3.1.8	

*The total number of units shall not exceed one (1) on a lot.

Refer to Building Types, Article 2 and Use Standards Article 4 for specific definitions.

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BUILDING TYPES	# OF UNITS	LOT AREA
Detached House (Urban & Suburban)	1 max.	6000 square foot min.
Detached Accessory Structure	See Section 3.1.8	

SECTION 2.1.2

UE Urban Estate District

PURPOSE

The Urban Estate District is intended to be a setting for a preponderance of low-density and large-lot housing. The main purposes of this District are to acknowledge the presence of the many existing subdivisions which have developed in these uses which function as parts of the community and to provide additional locations for similar development, typically in transitional locations between more intense urban development and rural or open lands.

DEVELOPMENT STANDARDS

LOT SIZE

Lot Area (Except Residential Cluster)	21,780 ft ² (1/2 Acre) min.
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LOT WIDTH

Single-Unit Dwelling	30' min.
Single-Unit Dwelling (Subdivided before 1997)	60' min.

RESIDENTIAL CLUSTER

Sites in the Urban Estate District may be developed as a Residential Cluster according to the Residential Cluster Building Type standards established in Section 3.1.10. In a cluster development, lot sizes and widths may be reduced in order to cluster the dwellings together on a portion of the property, with the remainder of the property permanently preserved as public or private open space.

BUILDING TYPES

The following building types are permitted in the UE District:

- Detached House (Urban & Suburban)
- Duplex
- Residential Cluster
- Detached Accessory Structure

SETBACKS*

Front Setback	30' min.
Front Setback (Subdivided before 1997)	20' min.
Rear Setback	25' min.
Rear Setback (Subdivided before 1997)	15' min.
Side Setback	20' min.
Side Setback (Subdivided before 1997)	5' min.

*For Residential Cluster development, see Building Type.

BUILDING HEIGHT

Single-Unit Dwelling	3 Stories max.
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BUILDING TYPES

The following building types are permitted in the UE District:

- Detached House (Urban & Suburban)
- Duplex
- Residential Cluster
- Detached Accessory Structure

SECTION 2.1.8

OT-A

Old Town District, Low

PURPOSE

The Old Town District, Low (OT-A) subdistrict has a predominance of single-unit dwellings, complementary accessory dwellings and uses, and supportive neighborhood uses.



BUILDING TYPES

The following building types are permitted in the OT-A subdistrict:

BUILDING TYPES	UNITS *	LOT AREA	FLOOR AREA	ADDITIONAL SITE REQUIREMENT
Detached House (Urban & Suburban)	1 max.	6,000 ft ² min.	2,400 ft ² max.	N/A
ADU (Detached Only)	1 max.	12,000 ft ² min.	See Section 31.9	Located behind a Detached House
Detached Accessory Structure		See Section 31.8		N/A

*The total number of units shall not exceed two (2) on a lot.

Refer to [Building Types Article 3](#) and [Use Standards Article 4](#) for specific definitions.

BUILDING TYPES

The following building types are permitted in the OT-A subdistrict:

BUILDING TYPES	UNITS *	LOT AREA	FLOOR AREA	ADDITIONAL SITE REQUIREMENT
Detached House (Urban & Suburban)	1 max.	6,000 ft ² min.	2,400 ft ² max.	N/A
ADU (Detached Only)	1 max.	12,000 ft ² min.	See Section 31.9	Located behind a Detached House
Detached Accessory Structure		See Section 31.8		N/A

*The total number of units shall not exceed two (2) on a lot.

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ARTICLE 2 - ZONE DISTRICTS

SECTION 2.1.6

OT-B

Old Town District, Medium

PURPOSE

The Old Town District, Medium (OT-B) subdistrict is intended to preserve the character of areas that have a predominance of developed single-unit and low- to medium-density multi-unit housing and have been given this designation in accordance with an adopted subarea plan.



BUILDING TYPES

The following building types are permitted in the OT-B subdistrict:

BUILDING TYPES	UNITS*	LOT AREA	FLOOR AREA	ADDITIONAL SITE REQUIREMENT
Detached House (Urban & Suburban)	1 max.	5,000 ft ² min.	2,400 ft ² max.	N/A
Duplex	2 max.	5,000 ft ² min.	40% of lot area max.	N/A
Triplex	3 max.	6,000 ft ² min.	70% of lot area max.	N/A
Apartment Building	4 max.	6,000 ft ² min.	85% of lot area max.	N/A
ADU (Detached Only)	1 max.	10,000 ft ² min.	See Section 11.9	Located behind either a Detached House, Duplex, or Triplex
Detached Accessory Structure			See Section 11.8	

*The total number of units shall not exceed four (4) units on a lot.

Refer to Building Types Article 3 and the Standards Article 4 for specific definitions.

BUILDING TYPES

The following building types are permitted in the OT-B subdistrict:

BUILDING TYPES	UNITS*	LOT AREA	FLOOR AREA	ADDITIONAL SITE REQUIREMENT
Detached House (Urban & Suburban)	1 max.	5,000 ft ² min.	2,400 ft ² max.	N/A
Duplex	2 max.	5,000 ft ² min.	40% of lot area max.	N/A
Triplex	3 max.	6,000 ft ² min.	70% of lot area max.	N/A
Apartment Building	4 max.	6,000 ft ² min.	85% of lot area max.	N/A
ADU (Detached Only)	1 max.	10,000 ft ² min.	See Section 11.9	Located behind either a Detached House, Duplex, or Triplex
Detached Accessory Structure			See Section 11.8	

*The total number of units shall not exceed four (4) units on a lot.

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- 5 Maintain current 4 unit maximum for multi-unit building
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Revisions for HOAs:

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The Commission unanimously supported the code amendment and proposed the following three changes:

- Allow attached ADUs in RL,
- Allow ADUs with design parameters in UE,
- Change lot size from 10,000 square feet to 9,500 square feet for allowing carriage houses in the NCM/OTB zone.



These proposed amendments are not included in the version of the Land Use Code being considered this evening.

- **If Council approves the ordinances tonight, 2nd Reading will occur on May 7**
- ***Work Session Scheduled on June 11 to discuss:***

Scoping and scheduling for Phase II of the Land Use Code Update: Review and propose updates that impact the City's commercial corridors and non-residential development standards.

- **Continue to monitor state legislation related to housing and development**

Does Council wish to adopt Ordinances Nos. 055, 2024; 056, 2024; and 057, 2024, for the proposed Land Use Code updates on First Reading?

