

ORDINANCE NO. 061, 2025
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AMENDING SECTION 26-148 OF THE CODE OF THE CITY OF FORT COLLINS TO
REVISE THE WATER SUPPLY REQUIREMENT FOR RESIDENTIAL LOTS

A. The City owns and operates a water utility that provides water service to customers in its service area pursuant to the City Charter, City Code, and other applicable laws.

B. The City Council is empowered and directed by Article XII, Section 6, of the City Charter to fix, establish, maintain, and provide for the collection of such rates, fees, or charges for utility services furnished by the City as will produce revenues sufficient to pay the costs, expenses, and other obligations of the water utility, as set forth therein.

C. City water utility customers must meet the Water Supply Requirement (“WSR”) to receive new water service or to replace an existing meter or service with a larger size. The WSR is set forth in City Code Sections 26-146 through 26-150. The WSR is calculated, in gallons, considering the annual volume of water a customer is anticipated to use. The WSR for residential water service is set forth in City Code Section 26-148.

D. City staff have reviewed the WSR for residential water service and recommend that it distinguish the WSR for large residential lots (with an outdoor area greater than ½ acre) versus more standard-sized residential lots (with an outdoor area of 1/2 acre or less). This will allow City Staff to more accurately assess the WSR for large residential lots without assessing a larger WSR than necessary.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS that Section 26-148(a) of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 26-148. - Water supply requirement (WSR); residential service.

(a) Residential service for WSR shall include single-family, duplex, mobile/manufactured homes, and multi-family dwelling units (greater than 2 dwelling units), including fraternity and sorority multi-family housing.

(1) For residential service to single family and duplex, the formula to calculate the WSR shall be:

Indoor WSR	=	12,200 x Bedrooms
Outdoor WSR	=	For parcels with an Outdoor Area ½ acre or less: 10 x Outdoor Area
		For parcels with an Outdoor Area over ½ acre: <ul style="list-style-type: none"> for first ½ acre of Outdoor Area, 10 x Outdoor Area; for Outdoor Area over ½ acre, Outdoor Area x applicable hydrozone water consumption amount from Land Use Code § 5.10.1(D)(3)(b) as determined by the Utilities Executive Director
Where:		
WSR	=	Water Supply Requirement in gallons.
Outdoor Area	=	Area of the parcel for which water service is requested, in square feet, less: the area of any buildings (footprint), paved driveways, City sidewalks, public street rights-of-way, City-maintained tracts and rights-of-way, ditches, railways, and other areas typically maintained by persons other than the owner of the premises or an agent of the owner. The outdoor area shall be as determined by the Utilities Executive Director. If adequate information is not available, the area of the parcel shall be used for outdoor area.
Bedrooms	=	Number of bedrooms on the parcel for which water service is requested, as determined by the Utilities Executive Director.

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Introduced, considered favorably on first reading on April 1, 2025, and approved on second reading for final passage on April 15, 2025.

Mayor

ATTEST:

City Clerk

Effective Date: April 25, 2025
Approving Attorney: Eric Potyondy