

WORK SESSION AGENDA ITEM SUMMARY

City Council



STAFF

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SUBJECT FOR DISCUSSION

Land Use Code Extended Discussion.

EXECUTIVE SUMMARY

The purpose of this work session is to seek feedback from Council regarding potential alternatives for Land Use Code (LUC) housing-related changes and to seek guidance on next steps on other portions of the code. This work session focuses on the key topic areas presented to Council at the July 31 work session and explores in more detail information related to 8 of the 33 alternatives presented last month. Other changes to the existing LUC (e.g., code reorganization, increasing graphic representations, clarifying language and rules of measurement) will also be brought forward for Council consideration.

GENERAL DIRECTION SOUGHT AND SPECIFIC QUESTIONS TO BE ANSWERED

1. How should the alternatives appear in the draft ordinance of the Land Use Code?

BACKGROUND / DISCUSSION

Following the submission and certification of a petition sufficient for referendum, Council reconsidered Ordinance No. 114, 2023 at the Regular Meeting on January 17, 2023. Council voted unanimously (7-0) to repeal Ordinance No. 114, 2022, *Repealing and Reenacting Section 29-1 of the Code of the City of Fort Collins Code to Adopt the Land Development Code and Separately Codifying the 1997 Land Use Code As "Transitional Land Use Regulations"*. Council directed staff to explore next steps to allow for additional community engagement and refinement of housing-related Land Use Code (LUC) changes.

Recent Council Communication and Community Engagement

A Work Session Summary was provided to Council in the weekly packet on August 10th, which included a review of specific Council feedback provided at the July 31 work session based on the 33 potential code alternatives discussed.

In addition, three memos were sent out prior to the July work session provided to City Council:

1. Discussion of engagement events held between March and June and a summary of community feedback received throughout.

2. Discussion of potential code alternatives, the purpose of those alternatives and the framework used to evaluate them.
3. Information about Inclusionary Housing Ordinances (IHO) and policy implications for Fort Collins.

Community Participation to Date:

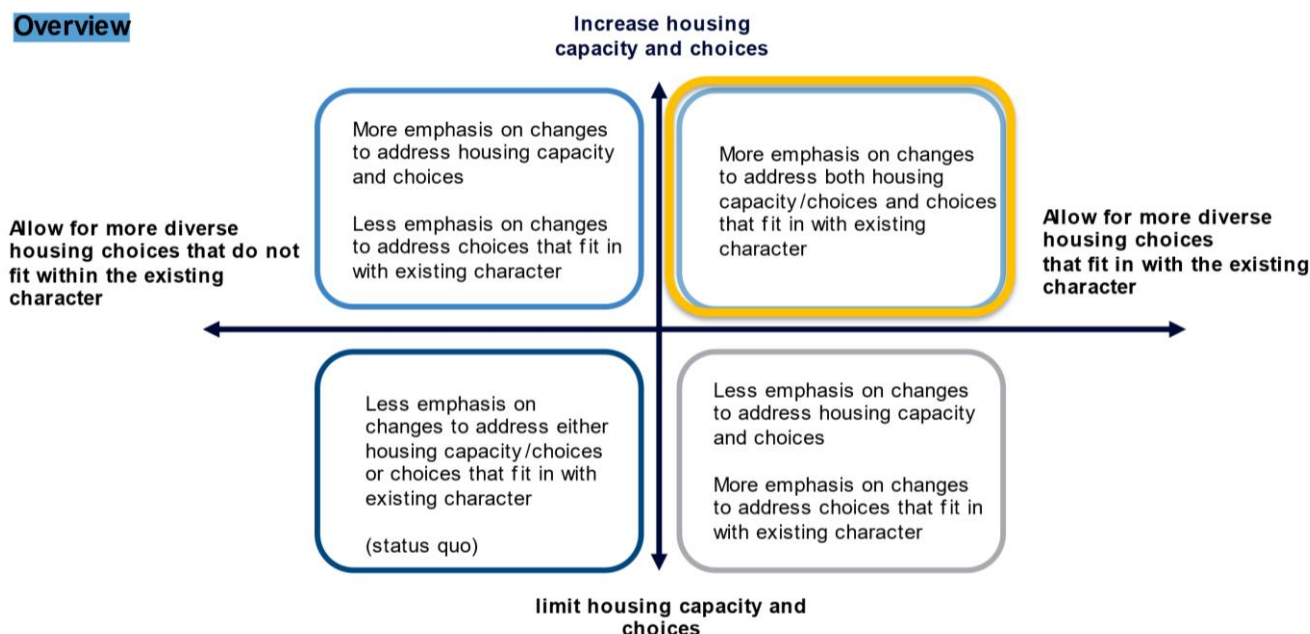
Potential changes to the LUC have resulted in robust community dialogue and many comments shared with City Leaders and staff. Between March and June 2023, staff engaged with hundreds of residents through online comments, virtual engagement opportunities, and in-person events, including the August 9th open house event and board exhibit on August 9th. Feedback was also collected at P&Z work sessions. Feedback received most recently includes the following topics:

- General questions on timeline and feedback received to date.
- Concern that ADUs will have negative impacts in neighborhoods within the Residential, Low Density (RL) zone district.
- Comments in support of ADUs as a viable housing option.
- In the NCL and NCM the allowance of ADUs should require owner-occupancy either in the ADU or primary home.
- Cottage Courts in the NCM is a change in character.
- Concerns that incentives to allow 5 units in the NCM will result in removing existing housing and a change in neighborhood character.
- Questions as to whether the community’s involvement in the Development Review process will change in the future.

Exploration of Polarities and Council Direction for Code Drafting:

At the May 23 Council work session, staff presented an approach to potential code alternatives using a quadrant framework that highlighted the spectrum of options for code revisions and the potential trade-offs. At that work session, Council feedback generally focused within the right, upper-hand quadrant:

Overview



Given the feedback from the Work Session, staff formulated potential code alternatives informed by community feedback that address housing capacity while emphasizing existing neighborhood character.

Review Five Guiding Principles




Revisions to the code continue to support the five guiding principles confirmed by City Council in November 2021 and re-affirmed by a majority of Councilmembers at a work session in February 2023. While the potential code alternatives outlined within this AIS continue to advance each of the guiding principles, they focus specifically on those highlighted below. The potential alternatives outlined in this AIS also attempt to incorporate feedback heard through community engagement regarding neighborhood character and stability with the advancement of these principles:

1. **Increase overall housing capacity** (market rate and affordable) and calibrate market-feasible incentives for deed-restricted affordable housing.
2. **Enable more affordability**, especially near high frequency transit and growth areas.
3. **Allow for more diverse housing choices** that fit in with the existing context.
4. **Make the code easier to use** and understand.
5. **Improve predictability** of the development review process, especially for housing.

Principle Number One: Increase Overall Housing Capacity


At the July 31 work session, several Councilmembers asked how the community’s housing capacity would be impacted by the proposed alternatives. Staff worked with the project consulting team to update the housing capacity numbers based on the 33 proposed alternatives discussed at the July work session. Using the assumptions from the repealed code, the original total housing capacity change was an increase of 53% from the existing code to the repealed code and a 63% increase in the housing capacity in transit corridors. Using the assumptions from the proposed alternatives, total housing capacity would increase by 52% and housing capacity in transit corridors would increase by 61% between the existing code and the potential new code. Below is the original capacity analysis based on the repealed Land Development Code, followed by an updated illustration of the housing capacity numbers:

HOUSING CAPACITY REPORT CARD – Original Capacity Analysis based on LDC

PERFORMANCE METRIC	EXISTING CODE	LDC CODE	% CHANGE
 <p>Total Housing Capacity Estimated number of units possible to build under zoning standards</p>	25,959 dwelling units	39,725 dwelling units	
 <p>Housing Capacity as Percent of Projected 20-Year Housing Need Estimated capacity compared to total projected housing demand through 2040. ¹</p>	85% of 30,480 units	130% of 30,480 units	↑ 53%
 <p>Housing Capacity in Transit Corridors Estimated number of units possible to build under zoning standards within 5 minute walk of existing and future transit corridors.</p>	5,104 dwelling units	8,299 dwelling units	↑ 63%

¹ Source: City Plan Trends and Forces Report (2017)

HOUSING CAPACITY REPORT CARD **UPDATED**

PERFORMANCE METRIC	EXISTING CODE	PROPOSED CODE	% CHANGE
 Total Housing Capacity Estimated number of units possible to build under zoning standards	25,959 dwelling units	39,563 dwelling units	
 Housing Capacity as Percent of Projected 20-Year Housing Need Estimated capacity compared to total projected housing demand through 2040. ¹	85% of 30,480 units	130% of 30,480 units	↑ 52%
 Housing Capacity in Transit Corridors Estimated number of units possible to build under zoning standards within 5 minute walk of existing and future transit corridors.	5,104 dwelling units	8,221 dwelling units	↑ 61%

¹Source: City Plan Trends and Forces Report (2017)

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Across the community, much of the zoned residential land only permits housing types that are more expensive to build, purchase, or rent. While density is not necessarily a predictor of affordability, allowing additional types of housing and more housing units per acre can help to mitigate some of the high cost of land by spreading the cost to build over a larger number of housing units.

Demand for housing already exceeds existing supply and is anticipated to exceed the city's zoned capacity by around 2,000 units given 2040 population estimates.

The potential alternatives explored below represent an attempt to address both the desire for increased housing capacity and community feedback that the repealed code allowed for too much density, especially in neighborhoods predominantly comprising single-unit, detached houses.

Summary of Changes

The alternatives being discussed tonight are only a portion of the complete Land Use Code Housing Update (Phase 1). Other proposed changes include:

- The creation of building types that describe in detail the form of permitted housing options
- Increase of maximum density in the LMN Zone from 9 to 12 dwelling units per acre
- Density incentive for Affordable Housing Development in the LMN, no maximum limit
- In the NCL, NCM and NCB maximum limit of 2,400sf for a single unit dwelling
- Design requirements (bulk plane, façade articulation, etc.) and rear-lot requirements in NCL, NCM and NCB
- Code reorganization
- Simplify and rename the NCL, NCM, NCB to OT-A, -B, -C
- Clarification of definitions/measurements
- Graphic and form-based representation of code standards (example illustrated below)
- Accessory Dwelling Units permitted in the UE and other residential districts



Based on the conversation at the July 31 work session, the majority of Councilmembers offered feedback to include the following code changes:

- ADUs allowed throughout the City on parcels where a single unit dwelling exists.
- Allow two units in the RL and NCL zone districts on minimum lot sizes.
- Decrease the minimum lot size to 4,500sf in the NCL and NCM zone districts.
- Restrict ADU height in relation to the primary building and alley access.
- Allow three units in the NCM on lots between 4,500-6,000sf.
- Expanding affordable housing incentives citywide and calibrate market-feasible incentives for ownership and rental.
- Update definitions of affordable housing to match market needs for ownership.
- Specify that HOA's can continue to regulate aesthetics.
- Add language to allow HOA's to regulate site placement.
- Fractional reduction of parking requirements for multi-unit developments of 1 and 2 bedroom units.
- Affordable Housing development parking reduction for only 7 units and more.
- Require 1 parking space for an ADU and allow a tandem parking space to count only for ADU and extra occupancy.
- Prohibit an ADU from being licensed as a Short Term Rental and continue to allow existing licensed ADUs to operate.

Potential Alternatives in Detail

Development of Alternatives:

Utilizing feedback received through engagement events and other correspondence, including online feedback forms and emails, staff formulated a menu of 33 potential code alternatives for Council consideration. These code alternatives attempt to respond to community feedback regarding preservation of existing neighborhood character while still adhering to the Guiding Principles outlined above. Where applicable, potential alternatives have been organized into different zone districts. Other potential alternatives are city-wide changes for Council to consider.

Scope of Potential Alternatives:

This work session focuses only on the alternatives that did not achieve consensus at the July 31, 2023 Council work session. Staff will combine the feedback from this work session and the July 31, 2023 work session to develop a new draft of Land Use Code changes that Council will consider on first reading on October 3, 2023. Zone districts and topics covered in this work session include:

- RL – Low Density Residential Zone District site specific criteria to build a duplex
- NCL – Neighborhood Conservation, Low Density Zone District site specific criteria for allowing 3 units on lots 6,000sf+
- NCM – Neighborhood Conservation, Medium Density Zone District:
 - allow 5 units on lots greater than 6,000sf.
 - cottage courts allowed as a building type
 - site specific criteria for allowing a sixth unit.
- Affordable Housing required term of affordability 50, 60 or 99 years.
- Affordable Housing Development allowed to be reviewed through a Basic Development Review.
- Private Covenants/Homeowners Associations ability to prohibit further lot splits.

For each group of alternatives, information has also been included about what is currently permitted under the existing Land Use Code and how the potential alternatives might apply to lots in each zone district where applicable.

Zone-Specific Alternatives:

The following alternatives have been organized to match the format of the conversation in the Work Session presentation.

RL – Residential, Low-Density Zone District:

At the July 31 work session, most Councilmembers expressed general support for Alternatives 1 through 4, accompanied by a discussion including several follow-up questions and requests, some of which were addressed in the July 31 work session summary that was provided to Council in the August 10th weekly packet. Several Councilmembers asked for clarifying information regarding Alternative Number 5 given the interactions between the “or” statements. More information is provided below to help clarify these choices.

The Residential, Low Density (RL) Zone District is the largest residential zone district in Fort Collins. Most neighborhoods within the RL zone district are comprised primarily of single-unit, detached homes. Over 50% of existing housing was built between 1960 and 1997.

Currently Allowed Under the Existing Land Use Code in RL:

- *Housing Types:* Single-unit detached house
- *Lot Size:* 6,000 sq feet minimum *AND* 3 times the total floor area, whichever is greater
- *Maximum Height:* 28 feet for residential buildings

Under the Repealed Land Development Code (LDC) in RL

- *Hearing Type:* Building permit for parcel in an existing subdivision; Public Hearing (Type 1) for new subdivision
- *Housing Types:* Single-unit detached, ADU, Duplex and Triplex
- *Triplex:* required to be affordable housing units
- *Duplex and Triplex* required a 100ft lot width

Review of Potential Alternatives for RL:

- **Alternative Number 5:** Allow duplexes only under the following circumstances:

Allow Duplexes on any of the following:
Lots of 100ft width OR
Lots that integrate the existing structure OR
Lots that create an affordable housing development OR
Lots within ¼ mile of current or future high frequency transit

Considerations:

- There are about 25,000 parcels within the RL zone district.
- About 5,000 parcels (20% of RL parcels) are 100 feet wide or wider.
- About 7,750 parcels (31% of RL parcels) are within ¼ mile of current or future high-frequency transit.
- The overlap of the 100ft wide lots and those ¼ mile from high frequency transit is 10% of RL parcels.
- There are currently no incentives for affordable housing in the RL Zone.
- While property owners would be allowed to build a second unit under specific circumstances, other constraints, such as setback, height, utility, access, and parking requirements may make some parcels infeasible for two dwelling units.
- These alternatives aim to mitigate impacts of additional housing in neighborhoods (concerns about density, character, and parking) while still allowing a limited increase in housing capacity.

NCL – Neighborhood Conservation, Low Density Zone District:

Most Councilmembers expressed general support for Alternatives 6 through 8, accompanied by a discussion that included several considerations and questions, several of which were addressed in the July 31 work session summary and within the alternative considerations below.

The Neighborhood Conservation, Low Density Zone District is similar to the RL Zone District in that it permits primarily single-unit, detached houses; however, the NCL Zone also permits “Carriage Houses” on lots over 12,000 square feet (about 10% of all NCL lots). The NCL Zone District areas are generally west and southeast of Downtown. These neighborhoods were mostly built before 1959 and comprise single-family homes on blocks with alleys. Some blocks in the NCL Zone also include duplexes built prior to the current LUC, and some larger lots include Carriage Houses.

A carriage house is a detached single unit dwelling that is behind another detached single unit dwelling. It is limited in size to a maximum 1,000 sf of floor area and requires an additional parking space.

Currently Allowed Under the Existing Land Use Code:

- *Housing Types:* Single-unit detached house; carriage house
- *Lot Size:* 6,000 sq. feet minimum; 12,000 sq. feet minimum for carriage house (10% of NCL lots)
- *Maximum Height:* 2 stories; 1.5 stories for carriage house or building at the rear of the lot
- *Hearing Type:* Administrative Review (Basic Development Review/BDR) for single-unit detached house, Public Hearing (Type 1) for 2 units or alley-fronting buildings

Under the Repealed Land Development Code (LDC) in NCL:

- The same housing types as the RL single-unit dwelling, ADU, duplex, and triplex
- Triplex: required to be affordable housing
- Lot Size: 4,500 sq. feet for all housing types

Potential Alternatives for NCL:

- **Alternative Number 9:** Allow three units maximum on lots larger only under the following circumstances:

Allow three units on any of the following 6,000 sf lots:
Lots with Duplex + ADU
Lots that integrate the existing structure into triplex
Lots that create an affordable housing triplex
Allow three units on 9,000 sf lots with the following Site-Specific Requirement:
Lots that create an affordable housing with a 3 unit cottage court

Considerations:

- About 1,385 parcels (80% of NCL parcels) are larger than 6,000 square feet
- There are currently no incentives for affordable housing in the NCL Zone.
- While property owners would be allowed to build up to three units on parcels larger than 6,000 square feet, other constraints, such as setback,

height, utility, access, and parking requirements may make some parcels infeasible for three dwelling units.

- This alternative seeks to increase housing capacity on larger parcels while incentivizing the use of existing structures, incentivizing affordable housing, and increasing density near high-frequency transit.

NCM – Neighborhood Conservation, Medium Density Zone District: The Neighborhood Conservation, Medium Density Zone District comprises neighborhoods that are adjacent to Downtown and includes a diverse mix of single-unit detached, duplex, and multi-unit residential buildings often integrated on the same block with commercial uses and services within walking distance.

Currently Allowed Under the Existing Land Use Code:

- *Housing Types:* Single-unit detached house; carriage house; multi-unit up to 4 units (e.g. duplex, triplex, fourplex)
- *Lot Size:* 5,000 sq. feet minimum for single-unit detached house; 6,000 sq. foot minimum for multi-unit buildings up to 4 units; 10,000 sq. feet minimum for carriage house
- *Maximum Height:* 2 stories, 1.5 stories for carriage house or building at the rear of the lot
- *Hearing Type:*
 - Administrative Review (BDR) for single-unit detached house or up to 2 units in one building on a vacant lot or with no exterior changes to an existing building
 - Public Hearing (Type 1) for 2 units in more than one building or up to 4 units on a vacant lot or with no exterior changes to an existing building
 - Public Hearing + neighborhood meeting (Planning and Zoning Commission) for 2-4 units when structural additions or exterior alterations are made to an existing building

Under the Repealed Land Development Code (LDC) in NCM:

- Lot size minimum for all housing types of 4,500 sq. feet
- Allowed single-unit, Accessory Dwelling Unit, Duplex, Triplex, and Multi-Unit
- Allowed 5 units on all lot sizes
- Allowed 6th unit only for affordable housing project

Potential Alternatives for NCM:

- **Alternative Number 12:** Allow five units maximum on lots larger than 6,000 square feet
- **Alternative Number 13:** Allow six units on lots 6,000 square feet and larger IF the development converts and integrates an existing structure AND one unit is affordable.
- **Alternative Number 14:** Allow a Cottage Court (minimum 3 units, maximum 6 units) on lots 9,000 square feet or larger

Allow up to 5 Units ONLY IF:		
Minimum lot size of 6,000+sf		
Allow up to 6 Units if ALL the following criteria are met:		
6,000 sf minimum lot size	Integrates the existing structure	Affordable Housing Unit
Allow Cottage Courts if ALL the following criteria are met:		
9,000 square foot minimum lot size	Minimum of 3 units Maximum of 6 units	Minimum 100' lot width

Considerations:

- About 1,437 parcels (70% of NCM parcels) are larger than 6,000 square feet. Of these larger parcels:
 - About 810 parcels (39% of all NCM parcels) are between 6,000-9,000 square feet.
 - About 627 parcels (31% of all NCM parcels) are larger than 9,000 square feet.
- There are no current incentives for affordable housing in the NCM Zone.
- While property owners would be allowed to build additional units, other constraints, such as setback, height, utility, access, and parking requirements may make some parcels infeasible for five or six dwelling units.
- This alternative aims to mitigate potential impacts of additional housing in neighborhoods (heard as a concern during public engagement) while still allowing a limited increase in housing capacity.

Citywide Alternatives:

The following are topics of concern heard citywide through the current community engagement process. The alternatives listed below would be enforced citywide and do not necessarily pertain to the specific zone districts outlined above. These alternatives are meant to address concerns heard.

Affordable Housing:

At the July 31 work session, Councilmembers expressed general support for Alternatives 15 and 16, with a request for an update to the Housing Capacity estimates to better understand how the proposed Alternatives affect housing capacity and current affordable housing goals. Councilmembers also requested more information regarding deed restriction requirements and what impact moving beyond the 20-year requirement will have on the creation of affordable housing.

Potential alternatives regarding affordable housing are meant to enable more affordability overall, especially near high frequency transit. The incentives proposed are intended to make affordable housing more economically feasible and easier to build across the housing spectrum and throughout the city.

Currently Allowed Under the Existing Land Use Code:

- Density bonus of 3 additional dwelling units per acre in the Low- Density Mixed-Use Neighborhood (LMN) Zone
- Height bonus of 2 stories for buildings that are both mixed-use and affordable in the Transit-Oriented Development Overlay (TOD) Zone
- Parking Reductions of up to 50% in the TOD Zone for affordable developments at 60% Area Median Income (AMI) or below
- Reduced tree sizes for affordable housing developments

Potential Alternatives for Affordable Housing: The alternatives outlined below would create a citywide incentive structure that would both allow affordable housing providers to build more affordable units and encourage private developers to contribute to the city’s affordable housing needs by using incentives to close the gap between market rate homes and affordable homes.

It is important to note that these alternatives do not require affordable housing to be built; rather, they increase the opportunity for affordable housing to be built across the community while attempting to incorporate community desire to maintain neighborhood character. If Council chooses to explore mandatory requirements for affordable housing in the future, adequate zoning capacity for affordable housing and a well-calibrated incentive program will be essential to designing an effective approach.

- **Alternative Number 17:** Extend required affordability term to either 50, 60 or 99 years for any project seeing LUC incentives for affordable housing.

Considerations:

- Council has expressed interest in extending the City’s required affordability term from the current 20-year requirement to ensure that affordable housing continues to remain affordable into the future.
- A 99-year deed restriction is the longest term legally permitted.

Private Covenants/Homeowners Associations (HOAs):

At the July 31 work session, Councilmembers expressed general support for Alternatives 18 through 20, accompanied by a discussion regarding differential treatment of HOAs versus neighborhoods without HOAs. Councilmembers requested a comparison between implications of the Alternatives on HOA and non-HOA neighborhoods.

The following potential code alternatives are meant to respond to feedback expressed through public engagement, especially from residents of HOAs. There are currently over 200 HOAs registered in Fort Collins. They vary based on neighborhood size, housing type and the types of things their covenants address. HOAs can currently regulate several aspects of aesthetics including exterior colors, materials,

and some design elements. HOAs cannot restrict residents from having solar panels, xeric landscaping, or clotheslines. At the July Council Work Session, Council discussed 4 alternatives related to Homeowner Association Regulation. The August 22 Work Session materials focus on Alternative #21 (Allow an HOA to regulate whether a lot can be further subdivided) because this option resulted in the most discussion and varied feedback. However, staff does want to ensure adequate time and space for Council to fully explore the question of the full set of potential HOA regulation alternatives.

To illustrate the potential impact of each of these alternatives, it is helpful to consider two hypothetical neighborhoods that are essentially identical except that Neighborhood A has an HOA and Neighborhood B does not.

- **Alternative 18: Allow an HOA to regulate the option for detached or attached ADU.**

means that in Neighborhood A, the HOA could establish rules that allow ADUs to be either attached or detached. For example, Neighborhood A could prohibit detached ADUs and specify that ADUs are only allowed to be attached. Because Neighborhood B does not have an HOA, both attached and detached ADUs would be allowed.

- **Alternative 19: Specify that HOAs can continue to regulate aesthetics (color, window placement, height, materials, etc.) within the bounds of their existing rules.**

By itself, this alternative would not impact the “type” of ADUs allowed in either neighborhood; however, Neighborhood A could regulate the aesthetics of the ADU while Neighborhood B could not.

- **Alternative 20: Add language to allow HOAs to regulate site placement (additional setbacks, separation requirements).**

Would allow Neighborhood A to have more stringent setback/placement requirements for ADUs. Neighborhood B would use setbacks established by the zone district.

- **Alternative 21: Allow an HOA to regulate whether a lot can be further subdivided.**

Would allow an HOA to restrict subdivision of lots that would otherwise be allowed to be subdivided. So, Neighborhood A could prohibit large lots from being subdivided into smaller lots, and Neighborhood B could not restrict the subdivision of large lots if the zoning allows it.

Staff’s current understanding is that the draft code should include Alternative 18, 19, and 20, with additional discussion needed on Alternative 21, unless additional or different feedback is provided at the August 22 work session.

Considerations:

- Community engagement highlighted that many residents who live in HOA neighborhoods would like additional options to regulate or restrict ADUs.
- This alternative seeks to reflect desire for more regulation by HOAs with the interest expressed to increase housing capacity across the community.

- **Alternative Number 26: Allow Affordable Housing projects to be reviewed under Basic Development Review (BDR)**

Considerations:

- Basic Development Review (BDR) streamlines the review process for residential projects and can still incorporate and include a robust public comment period and feedback process.

Other Items Requested During the Last Work Session:

Parking:

Councilmembers generally supported Alternatives 22 through 25, though there was a request to consider exempting corner lots from Accessory Dwelling Unit (ADU) parking requirements and to always count tandem parking spaces. More information is provided below.

Parking reductions for 1 and 2 bedroom units in a multi-unit development result:

Minimum Parking Average:	
Existing	Proposed
1.6 space per unit	1.2 space per unit

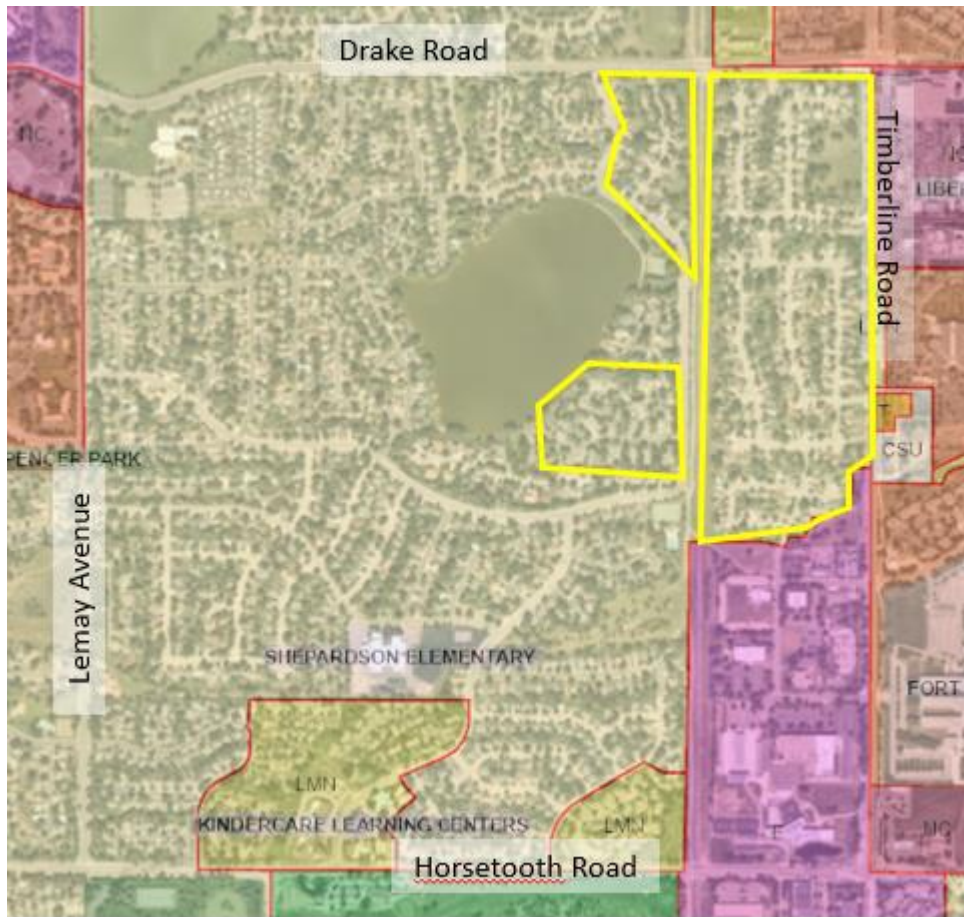
Short Term Rentals (STRs):

Councilmembers generally supported Alternatives 32 and 33 to restrict new Accessory Dwelling Units (ADUs) from being used as STRs and allow existing ADUs to continue to operate under their current license. A request was made to follow up regarding how many STRs existing in accessory buildings.

- Licenses are issued to the property owner
- With a nonconforming STR, a new license may not be applied for by a new owner in a zone district that prohibits STRs after 30 days of transfer of ownership.
- A STR license maybe not be transferred to a new owner for a multi-unit dwelling that does not have a certificate of occupancy for R-1 (lodging) for the entire building.
- There are approximately 375 STR licenses issued throughout the City and 48 of those are in detached accessory buildings.

Existing Housing Types in RL zone district:

In the map below there are parts of the RL zone district that have other housing types than single unit. In the highlighted areas these additional housing types such as duplexes, townhomes and condos were approved under prior zoning standards.



Nonconforming Properties:

There are times when properties developed under prior zoning regulations and the current zoning regulations would prohibit the existing structure or use. This is referred to as a nonconforming property. This is the case in the example above. These uses were legally permitted in the past and would not be allowed under the current standards. Nonconforming uses and structures may not be rebuilt, except if destroyed by natural disaster. The code limits the alterations that may occur and requires most changes to bring the structure or use into conformance with current standards. Allowing the existing smaller lots to be conforming reduces the pressure to absorb these smaller lot into larger lots.

Principle: Increase overall housing capacity. Similar to the challenges created by limited housing choices, current regulations constrain housing capacity in certain areas of the City. As a result, the inventory of housing options is not keeping pace with demand. To ensure that Fort Collins has sufficient housing capacity to meet our community's needs now and into the future, recommendations in the Diagnostic Report suggests several improvements to the ways the LUC currently regulates housing development.

Improvements proposed include:

- Target increases in housing capacity to zones in transit corridors and zones with the greatest amount of buildable land.
- Increase maximum density in the LMN zone from 9 to 12 dwelling units per acre.
- Reduce parking requirements for studio, one- and two-bedroom units in multi-unit developments.
- Regulate building size through maximum floor area and form standards instead of units per building.
- Regulate density through form standards and building types instead of dwelling units per acre.

NEXT STEPS

- Community engagement will continue through August and September as the Land Use Code is finalized.
- First Reading of the Code is scheduled for October 3, 2023 at a Regular Council Session

ATTACHMENTS

1. Presentation