

ORDINANCE NO. 118, 2026
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AMENDING THE LAND USE CODE OF THE CITY OF FORT
COLLINS TO CHANGE THE TYPE OF REVIEW FOR CERTAIN
RESIDENTIAL USES

A. The City of Fort Collins, as a home-rule municipality, is authorized by Article XX, Section 6 of the Colorado Constitution, the provisions of state statutes, and its City Charter to develop and implement policies and ordinances regulating the development of land within the City.

B. In 2024, City Council approved Ordinance No. 055, 2024, with an effective date of May 27, 2024, to adopt the current Land Use Code by reference to replace the previous Land Use Code originally adopted in 1997.

C. When the current Land Use Code was adopted, City Council and staff understood that the Land Use Code would be subject to future amendments, not only for the purpose of clarification and correction of errors, but also for the purpose of ensuring that the Land Use Code remains a dynamic document responsive to community needs and changing conditions.

D. City Council Ad Hoc Committee on Affordable and Sustainable Growth is exploring ways to support housing affordability while guiding responsible and sustainable development. To facilitate residential development, the Committee directed City staff to prepare for Council review Land Use Code changes to the level of review of certain residential uses to become basic development review.

E. On August 20, 2026, the Planning and Zoning Commission recommended to City Council on a 5 - 0 vote (Stackhouse and Bruxvoort absent) that City Council adopt with certain proposed changes the Land Use Code amendments set forth in this Ordinance.

F. City Council has determined that adoption of the amendments set forth in this Ordinance is in the best interests of the City and promote the general public health, safety, and welfare.

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 the Residential Use Table contained in Division 4.2 of the Land Use Code is hereby amended to read as follows:

	RESIDENTIAL DISTRICTS						MIXED-USE DISTRICTS					COMMERCIAL DISTRICTS										DOWNTOWN DISTRICTS						EMPLOYMENT, INDUSTRIAL, OTHER						
	RUL	UE	RF	RL	OT-A	MH	LMN	MMN	HMN	OT-B	OT-C	CC	CCN	CCR	CG	CG-CAC	CS	NC	CL (RA)	CL (OA)	HC	H CODE	CA/C /NM	I/R	RC	CN	EC	E	I	POL	T			
RESIDENTIAL USES																																		
Single Unit Dwelling	■	■	■	■	■		■	■		■	■	■	■	■	■	■	■	■	■	■	■	■					■	■						△
Single Unit Attached Dwelling	■	■	■				■	■		■	■	■	■	■	■	■	■	■	■	■	■	■		■	■		■	■	■	■	■	■	■	△
Two Unit Dwelling	■	■	■				■	■		■	■	■	■	■	■	■	■	■	■	■	■	■		■	■		■	■	■	■	■	■	■	
Multi-Unit Dwelling							■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
Mixed-Use Dwelling Units							■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
Accessory Dwelling Unit	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	△
Short Term Primary Rentals		■					■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
Short Term Non-Primary Rentals														■	■	■	■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
Fraternity & Sorority Houses							■	■	■		■	■	■	■	■	■			■	■	■													△
Manufactured Housing Community						■	■																						■				△	
Shelter for victims of domestic violence	■	■	■	■	■	■	■	■		■	■	■	■	■	■	■			■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	△

Introduced, considered favorably on first reading on September 15, 2026, and approved on second reading for final passage on October 6, 2026.

Mayor

ATTEST:

City Clerk

Effective Date: October 16, 2026
Approving Attorney: Brad Yatabe

Exhibit: None