

# ARTICLE 3

# BUILDING TYPES

## DIVISION 3.1 RESIDENTIAL BUILDING TYPES

### **3.1.1 Mixed-Use**

### **3.1.2 Apartment Building**

### **3.1.3 Cottage Court**

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### **3.1.10 Residential Cluster**

## SECTION 3.1.1

# Mixed-Use

## DESCRIPTION

In “mixed-use” buildings, there shall be a combination of retail, office, and/or residential spaces within one or several buildings. Mixed-use buildings are usually in more urban areas and can vary in their size and number of stories. A mixed-use building type can be identified by its approachable and pedestrian friendly look. The buildings may be farther away from the street with wider sidewalk areas, street plantings, or outdoor seating.

## ZONE DISTRICTS

The following Zone Districts allow Mixed-Use building types:

- LMN
- MMN
- HMN
- OT-C
- NC
- CC
- CCN
- CCR
- D
- CG
- CS
- CL
- HC
- E
- Overlay Districts

## BUILDING TYPE EXAMPLES



ColoProperty.com, IRES MLS



Myriad Condominiums, Dohn Construction



TMA CHA Architects

SECTION 3.1.1

# Mixed-Use

## BUILDING STANDARDS



BUILDING HEIGHT	
Maximum	4-12 stories max.* <b>A</b>
Affordable Housing Bonus	1-2 additional stories <b>B</b>

\*See Zone District standards for specific maximum height.

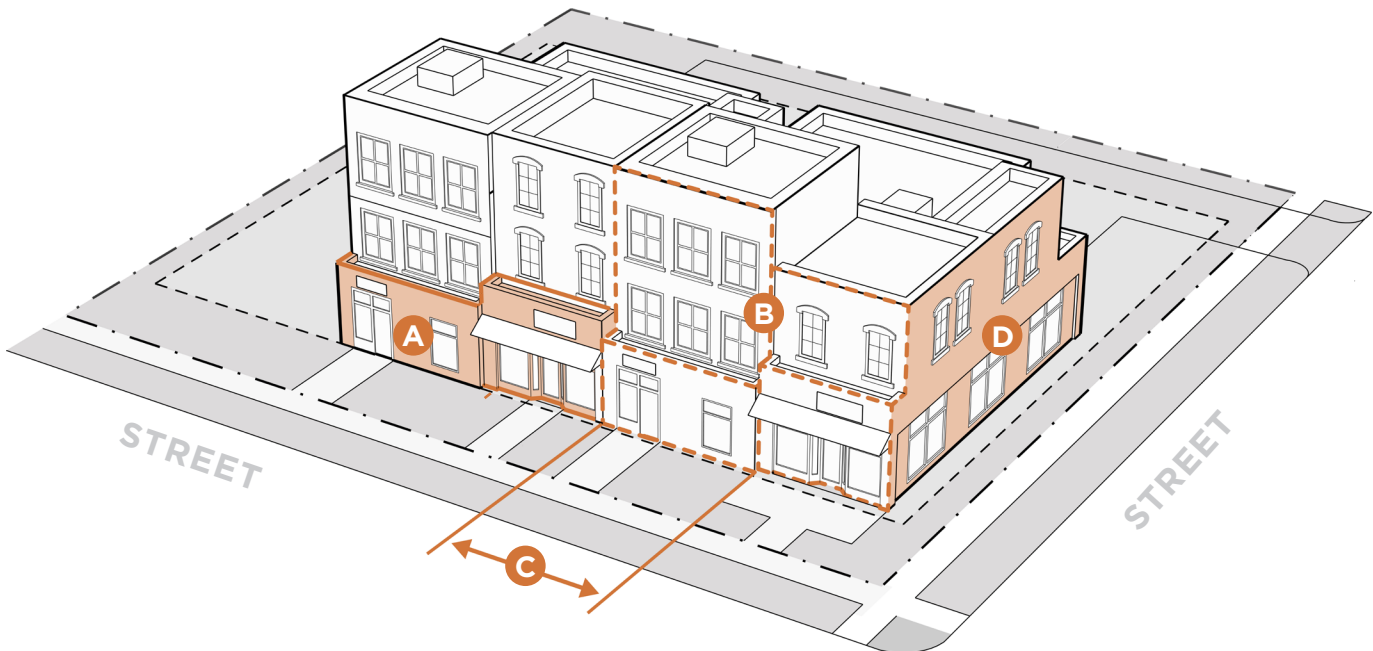
BUILD-TO LINES <b>C</b>	
Smaller than Arterial	0'min. - 15' max.
On-Street Parking	0'min. - 15' max.
Arterial or larger	10'min. - 25'max.

BUILD-TO LINE EXCEPTIONS	
Plaza, courtyard, patio or garden	Landscaping, low walls, fencing or railings, a tree canopy and/ or other similar site improvements are required.
Easement	As required by the City to continue an established drainage channel or access drive, or other easement.
Contextual Build-To	A contextual build-to line may fall at any point between the required build-to line and the build-to line that exists on a lot that abuts, and is oriented to, the same street as the subject lot.

SECTION 3.1.1

# Mixed-Use

## MASSING & ARTICULATION



### FACADE BASE A

All facades shall have a recognizable “base” consisting of (but not limited to):

- thicker walls, ledges or sills;
- textured materials such as stone or masonry;
- integrally colored and patterned materials such as smooth-finished stone or tile;
- lighter or darker colored materials;
- mullions or panels; and
- planters.

### FACADE TOP B

All facades shall have a recognizable “top” consisting of (but not limited to):

- cornice treatments, other than just colored “stripes” or “bands,” with integrally textured materials such as stone or other masonry or differently colored materials;
- sloping roof with overhangs and brackets; and
- stepped parapets.

### MASSING

Building Bays\* - Maximum Width

30'

C

Footprints over ten-thousand (10,000) sf shall incorporate recesses/projections with bays no wider than thirty (30) ft.

\*Building bay is defined as at least two (2) of the following:

- change in plane;
- change in height;
- change in texture or masonry pattern, windows, treillage with vines; and/or
- an equivalent element that subdivides the wall into human scale proportions.

### FOUR-SIDED DESIGN

Building Materials

Consistent with Front of Building

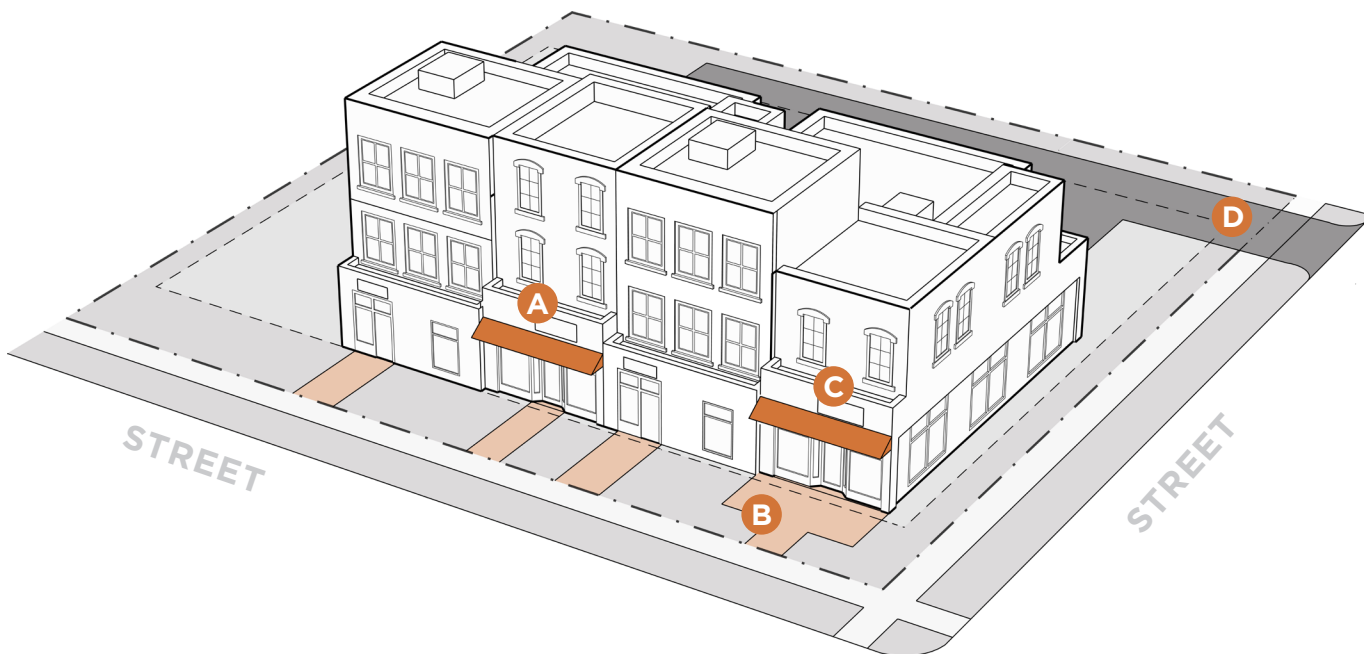
D

\*Standard also applies to rear facade..

SECTION 3.1.1

# Mixed-Use

## SITE ACCESS



ENTRYWAYS	
Primary Entrance Features	Sheltering Element Required* <b>A</b>
Primary Entrance Orientation	Opens to a Connecting Walkway With Pedestrian Frontage** <b>B</b>
Awning Width	No shorter than Single Storefront <b>C</b>

\*Includes clearly defined and recessed or framed element such as an awning, arcade, or portico to provide shelter.

\*\*Buildings with vehicle bays and/or service doors for intermittent/infrequent nonpublic access to equipment, storage or similar rooms (e.g., self-serve car washes and self-serve mini-storage warehouses) are exempt from this standard.

WALKWAYS	
Primary Function	Pedestrian Accommodation
Secondary Function	Vehicular Movement

VEHICULAR ACCESS & PARKING	
Alley Access***	Setback additional 15' min. from the building wall <b>D</b>
Off-Street Parking	Shall not be located any closer to a public street right-of-way than the principal building is set back from the street.

\*\*\*Any new access must obtain access from an alley when present, unless proposed alley access is deemed hazardous by the City Engineer.

## SECTION 3.1.2

# Apartment Building

## DESCRIPTION

An apartment building is a residential building that has three (3) or more housing units. Apartment buildings are typically medium to large in size because the units are placed side-by-side and/or stacked vertically. Apartment buildings have a variety of architectural styles but are usually at least 2 stories tall and have common entries that face the street.

## ZONE DISTRICTS

The following Zone Districts allow Apartment building:

- LMN    ● CCR
- MMN   ● CG
- HMN   ● D
- OT-C   ● HC
- NC     ● CS
- CC     ● CL
- CCN   ● E
- Overlay Districts

## BUILDING TYPE EXAMPLES



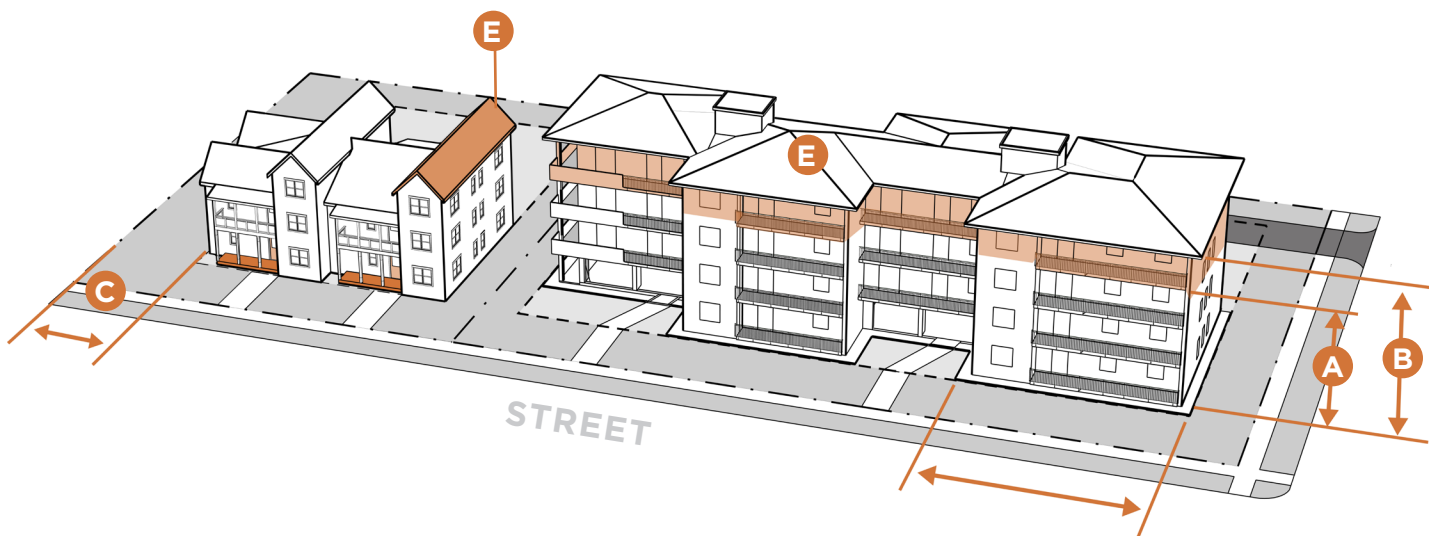
Copperleaf Place, Fort Collins



SECTION 3.1.2

# Apartment Building

## BUILDING STANDARDS



BUILDING HEIGHT	
Maximum	3 - 12 stories max.* <b>A</b>
Affordable Housing Bonus	1-2 additional stories <b>B</b>

\*See Zone District standards for specific maximum height.

CONTEXTUAL HEIGHT SETBACK <b>C</b>	
Upper Story Setback*	25' min. upper story setback above 2 stories

\*Only properties abutting a zone district with a lower maximum building height shall comply.

ROOF DESIGN <b>E</b>	
Roof lines may be either sloped, flat or curved, but must include at least two (2) of the following:	

- The primary roof line shall be articulated through a variation or terracing in height, detailing and/or change in massing.
- Secondary roofs shall transition over entrances, porches, garages, dormers, towers or other architectural projections.
- Offsets in roof planes shall be a minimum of two (2) feet in the vertical plane.
- Termination at the top of flat roof parapets shall be articulated by design details and/or changes in materials and color.
- Rooftop equipment shall be hidden from view by incorporating equipment screens of compatible design and materials.

SECTION 3.1.2

# Apartment Building

## BUILDING STANDARDS



### FACADES & WALLS

<b>Building Facade Articulation*</b>	Required when 40' or more	<b>D</b>
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\*Facade articulation can be accomplished by:

- Covered doorways, balconies, covered box or bay windows, and/or other similar features;
- Offsetting the floor plan;
- Recessing or projection of design elements;
- Change in materials; and/or
- Change in contrasting colors.

### MASSING

**D**

- Massing, wall plane, and roof design proportions shall be similar to a detached house, so that larger buildings can be integrated into surrounding lower scale neighborhoods.
- Projections, recesses, covered doorways, balconies, covered box or bay windows and/or other similar features.
- Dividing large facades and walls into human-scaled proportions similar to the adjacent single- or two-family dwellings shall not have repetitive, monotonous undifferentiated wall planes.
- Horizontal and/or vertical elements that break up blank walls of forty (40) feet or longer.

### PRIMARY ENTRANCES

<b>Architectural Feature</b>	Primary entrances shall include architectural features such as a porch, landing, portico, similar feature or landscaping.
<b>Location</b>	Primary entry(ies) shall be located on the street-facing facade. <b>G</b>

### VEHICULAR ACCESS & PARKING

**F**

<b>Alley Access**</b>	Setback additional 15' min. from building wall.
<b>Off-Street Parking</b>	Shall not be located any closer to a public street right-of-way than the principal building is set back from the street.

\*\*Any new access must obtain access from an alley when present, unless proposed alley access is deemed hazardous by the City Engineer.



## SECTION 3.1.3

# Cottage Court

## DESCRIPTION

Cottage Court complexes are a grouping of residential units that are organized around a shared courtyard accessible to all residents. Some cottages face the street while others face towards the courtyard. The cottages are usually smaller in scale with friendly architectural styles that provide a neighborhood feel, such as porches or stoops for each residential unit.

## ZONE DISTRICTS

The following Zone Districts allow cottage court building types:

- LMN
- MMN
- OT
- HC
- E
- D
- Overlay Districts

## BUILDING TYPE EXAMPLES

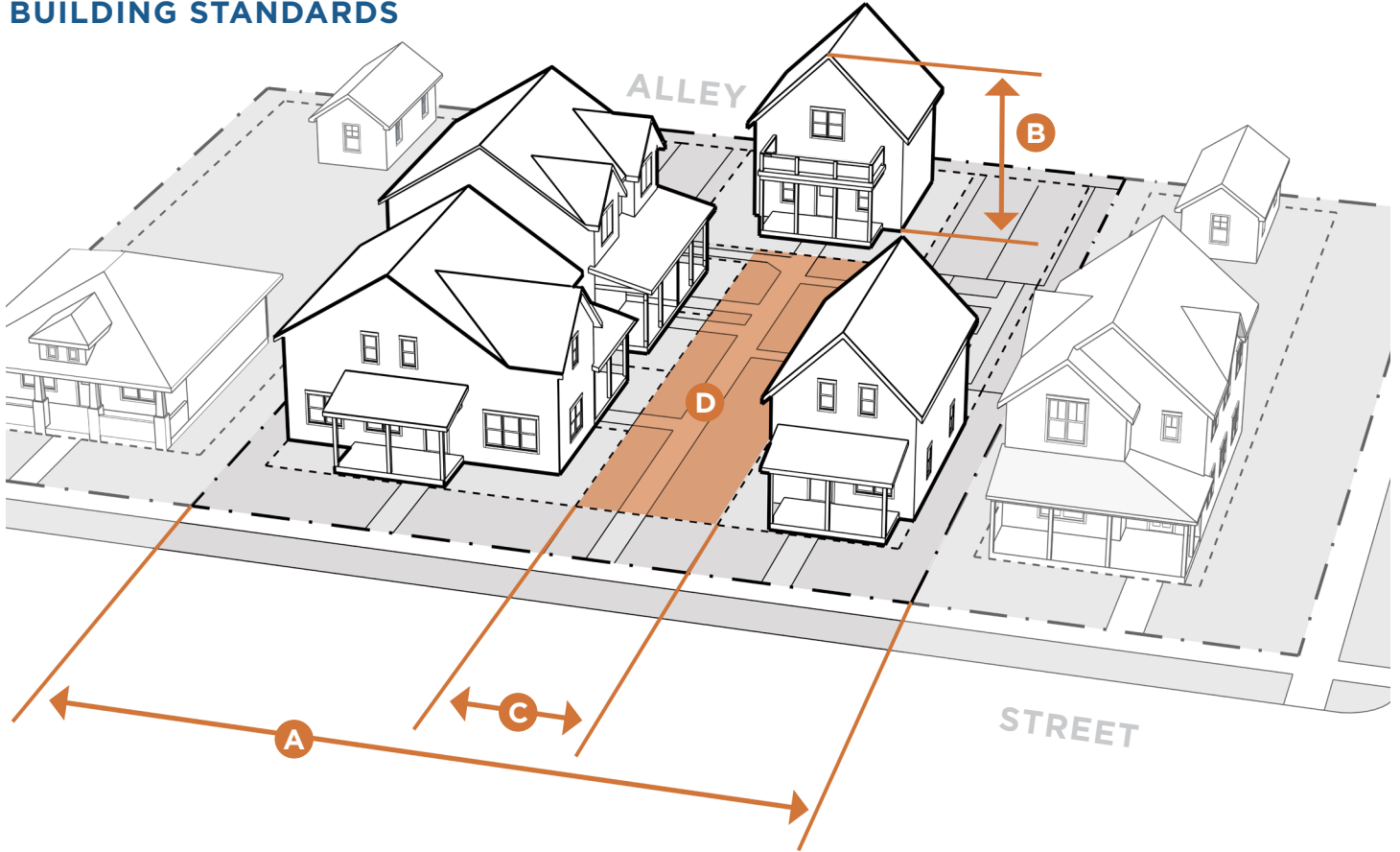


All Photos Courtesy of Ross Chapin Architects

SECTION 3.1.3

# Cottage Court

## BUILDING STANDARDS



### LOT STANDARDS

Lot Area - Minimum (Prior to Subdivision)	9000 ft <sup>2</sup> min.
Lot Area / Unit - Minimum	1400 ft <sup>2</sup> min.
Lot Width - Minimum (Prior to Subdivision)	100' min. <b>A</b>

### DWELLING UNITS

# of Dwelling Units	3 - 12 max.
Distance between units	10' min.

### FLOOR AREA (Maximum)

Cottage	1200-1500 sf on average
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### BUILDING MASS

Building Height - Maximum	1.5 - 2.5 stories / 26 - 32' max.* <b>B</b>
Eave Height - Maximum	13' - 18' max.*

\*See Zone District standards for specific maximum height.

### COMMON COURT

Court Width - Minimum	16' min.* <b>C</b>
Court Area - Minimum	800 ft <sup>2</sup> min. <b>D</b>

\*Along frontage line.

SECTION 3.1.3

# Cottage Court

## SITE ACCESS



ENTRANCES	
Primary Entrance Orientation*	Toward street or shared court
Architectural Features	Required
Single-Unit Detached	6' deep min. x 8' length min. <span style="float: right;">A</span>
Single-Unit Attached	4' x 4' min. covered porch or stoop required** <span style="float: right;">B</span>

\*For new construction on rear area of a lot that consists of frontage on two (2) streets and an alley, frontage shall face street.

\*\*Porch Depth is as measured from the building facade to the posts, railings and spindles.

ACCESS & CIRCULATION	
Walkways	Shared pathways <span style="float: right;">C</span>
Off-Street Parking - Alley Access	Behind street fronting dwelling
Off-Street Parking - No-Alley Access	12' max. driveway width, 1 driveway / lot <span style="float: right;">D</span>
Parking Ratio per number of bedrooms	1 or less br: 1.0 <span style="float: right;">E</span> 2 br: 1.50 3 br: 2.00 4 br: 2.50

- Off-street parking area shall be prohibited within the court.

## SECTION 3.1.4

# Rowhouse

## BUILDING STANDARDS

A rowhouse consists of 2-8 residential units that are placed side-by-side and share walls. Rowhouses are typically narrow and 2-3.5 stories tall, with each home having its own entrance that usually faces the street. It is common for homes in rowhouses to have porches and some may have an attached or detached garage behind each unit.

## ZONE DISTRICTS

The following Zone Districts allow Rowhouse building types:

- UE
- LMN
- MMN
- HMN
- OT-B
- NC
- D
- CC
- CCN
- CCR
- CG
- CS
- CL
- HC
- E

## BUILDING TYPE EXAMPLES



Thrive Home Builders

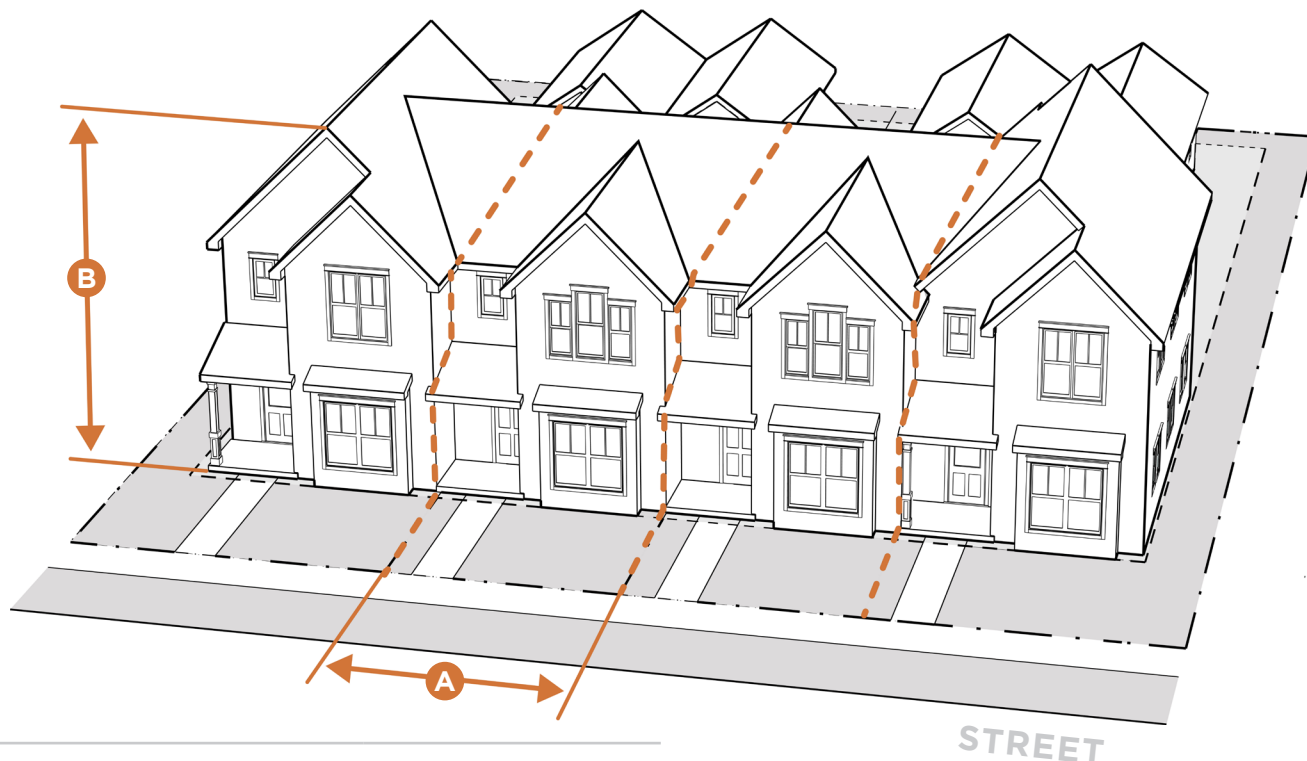


CG Architect

SECTION 3.1.4

# Rowhouse

## BUILDING STANDARDS



### LOT STANDARDS

Lot Area / Unit	1400 ft <sup>2</sup> min.
Lot Width - Minimum	15' min. <b>A</b>
Private Outdoor Space*	12' x 18' / unit

\*Clearly defined space such as a patio, courtyard or deck.

### BUILDING MASS

Building Height - Maximum	2-3.5 Stories** <b>B</b>
# of Rowhouse Groupings	2 - 8 max.***
Building Orientation	Front faces street ****

\*\*See Zone District standards for max. height.

\*\*\*Maximum is dependent on Zone District standards.

\*\*\*\* Narrower side of unit faces the street.

### ROOF DESIGN

Roof lines may be either sloped, flat or curved, but must include at least two (2) of the following elements:

- The primary roof line shall be articulated through a variation or terracing in height, detailing and/or change in massing.
- Secondary roofs shall transition over entrances, porches, garages, dormers, towers or other architectural projections.
- Offsets in roof planes shall be a minimum of two (2) feet in the vertical plane.
- Termination at the top of flat roof parapets shall be articulated by design details and/or changes in materials and color.
- Rooftop equipment shall be hidden from view by incorporating equipment screens of compatible design and materials.

SECTION 3.1.4

# Rowhouse

## SITE ACCESS



### ACCESS & CIRCULATION

Off-Street Parking - Alley Access	Behind dwelling	A
Off-Street Parking - No-Alley Access	12' max. driveway width	

- Off Street Parking area shall not be visible from the street or shared court the primary entrance faces.

### ENTRANCES

B

Primary Entrance Orientation	Toward street or shared court
Architectural Features	Required
Porch Dimensions	6' deep min. x 8' length min.

- For new construction on rear area of a lot that consists of frontage on two (2) streets and an alley, frontage shall face street.
- Architectural features include porch, portico or similar feature.
- Porch Depth is as measured from the building facade to the posts, railings and spindles

## SECTION 3.1.5

# Duplex

## DESCRIPTION

A duplex consists of one building with two (2) side-by-side residential units that both face the street or two (2) units that are stacked vertically. A duplex is commonly 1.5 to 2 stories and usually features porches, stoops, and pitched roofs, so it can look like a medium to large detached house and fit in well with single-unit neighborhoods. Other types of duplexes may not face the street, such as over-the-garage duplexes or basement duplexes.

## ZONE DISTRICTS

The following Zone Districts allow Duplex building types:

- LMN
- MMN
- OT
- NC
- CC
- CCN
- CCR
- CG
- CS
- CL
- HC
- E

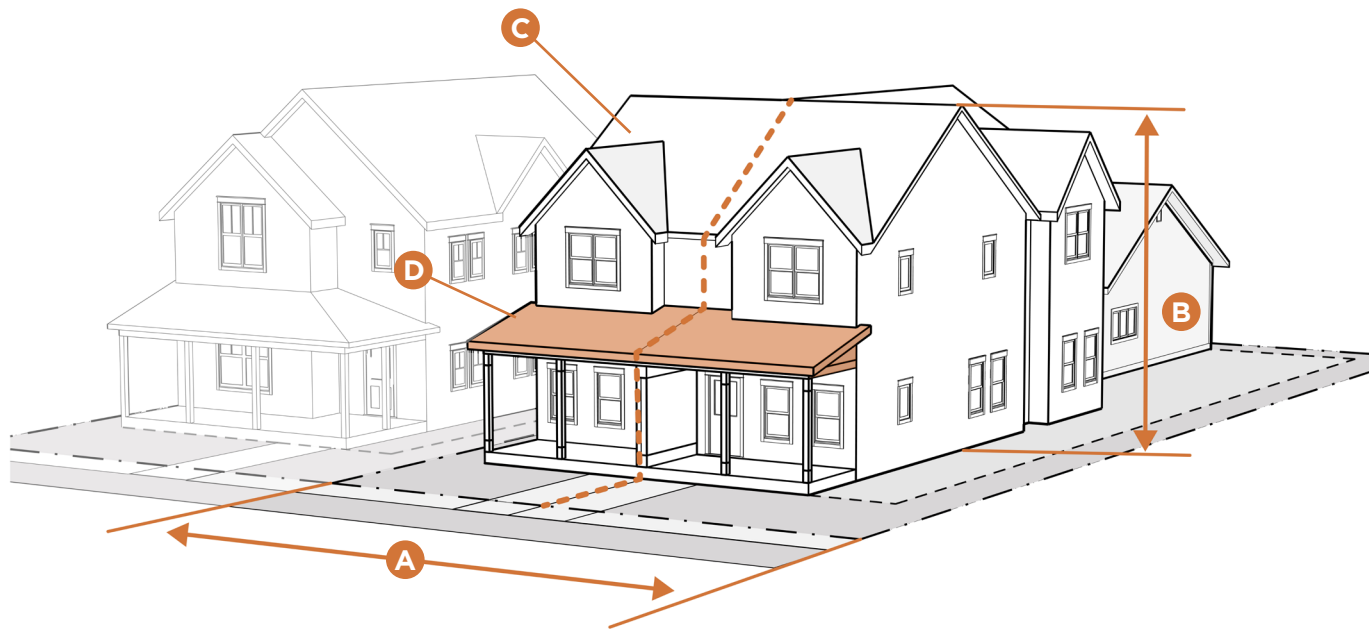
## BUILDING TYPE EXAMPLES



SECTION 3.1.5

# Duplex

## BUILDING STANDARDS



LOT STANDARDS	
Lot Size - Minimum	4500 ft <sup>2</sup>
Lot Width - Minimum	40' min. <span style="float: right;">A</span>
Floor Area - Maximum	1500 ft <sup>2</sup> / unit
Private Outdoor Space*	12' x 18' / unit

\*Clearly defined space such as a patio, courtyard or deck

BUILDING MASS	
Building Height - Maximum	35'** <span style="float: right;">B</span>
# of Duplex Groupings	3 - 6 max.
Building Orientation	Front faces street or shared court

■ A second floor shall not overhang the lower front or side exterior walls of a new or existing building.

\*\*See Zone District standards for specific maximum height.

ROOF DESIGN <span style="float: right;">C</span>	
Roof Pitch - Minimum	2:12
Roof Pitch - Maximum	12:12
Roof Pitch - Architectural Features	24:12*** <span style="float: right;">D</span>

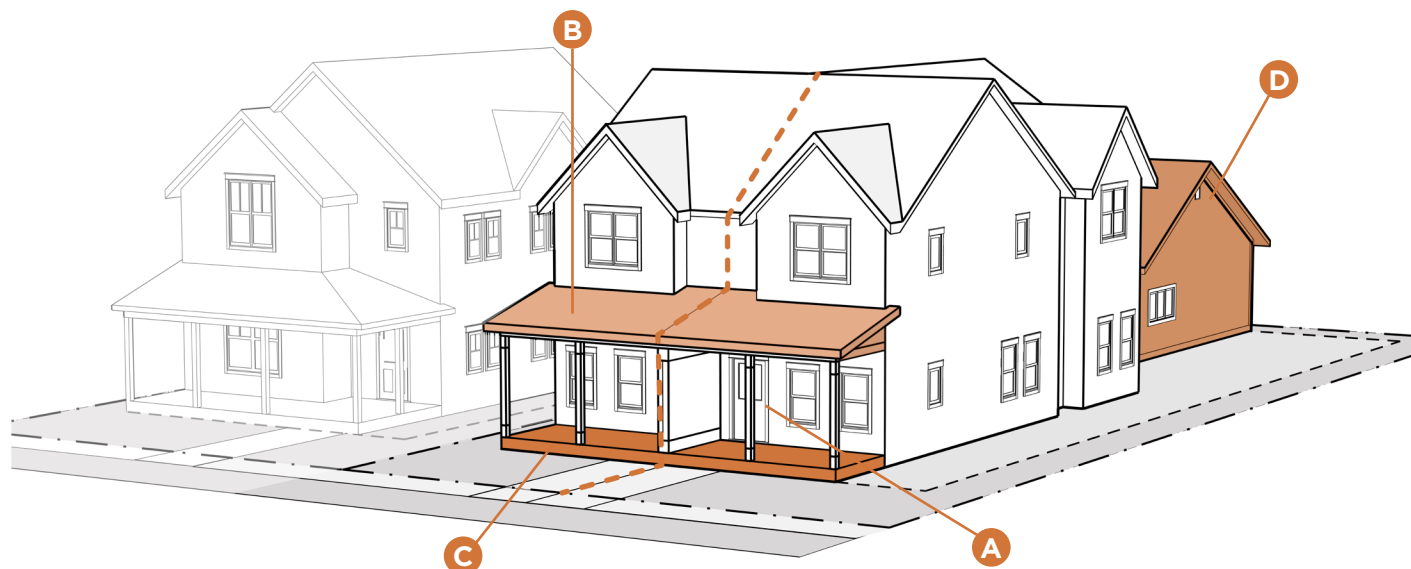
\*\*\*Covered porch may be flat whenever the roof of such a porch is also considered to be the floor of a second-story deck.



SECTION 3.1.5

# Duplex

## SITE ACCESS



### ENTRANCES

<b>Private Entrance for Individual Units</b>	Min. of one entry required to orient toward street; may be shared entry for stacked units. <b>A</b>
<b>Architectural Features</b>	Required
<b>Shared Front Porch</b>	6' deep min. x 8' length min. <b>B</b>
<b>Individual Entry Feature</b>	4' x 4' min. covered ground-floor stoop <b>C</b>

### ACCESS & CIRCULATION

<b>Off-Street Parking - Alley Access</b>	Behind dwelling <b>D</b>
<b>Street-Facing Garage Setback*</b>	Recessed 4' behind a porch or front facade
<b>Off-Street Parking - No-Alley Access*</b>	12' max. driveway width

\* Allowed only when there is no alley access.

- Entrances must be visible from the street or shared court.
- Architectural features include porch, portico or similar feature. Covered porch may be flat whenever the roof of such porch is also considered to be the floor of a second-story deck.
- Porch Depth is as measured from the building facade to the posts, railings and spindles.

## SECTION 3.1.6

# Detached House, Urban

## DESCRIPTION

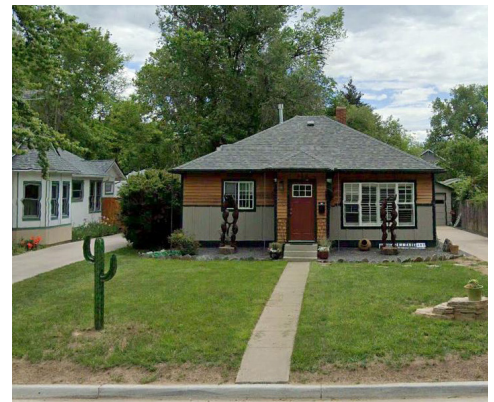
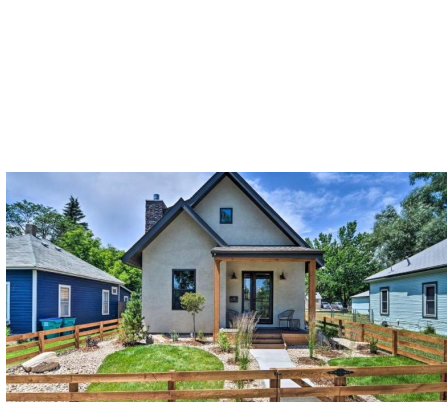
An urban detached house is a small to medium-sized 1-2 story home on a single lot located in established neighborhoods. Most have one main entrance and often attached or detached garages. Urban detached houses are distinct in that they are usually on smaller lots, and within walking distance to key amenities and services.

## ZONE DISTRICTS

The following Zone Districts allow Detached House, Urban building:

- OT
- LMN
- MMN
- RL
- RF
- RUL
- MH
- HC
- CL
- CS
- CCR
- CCN

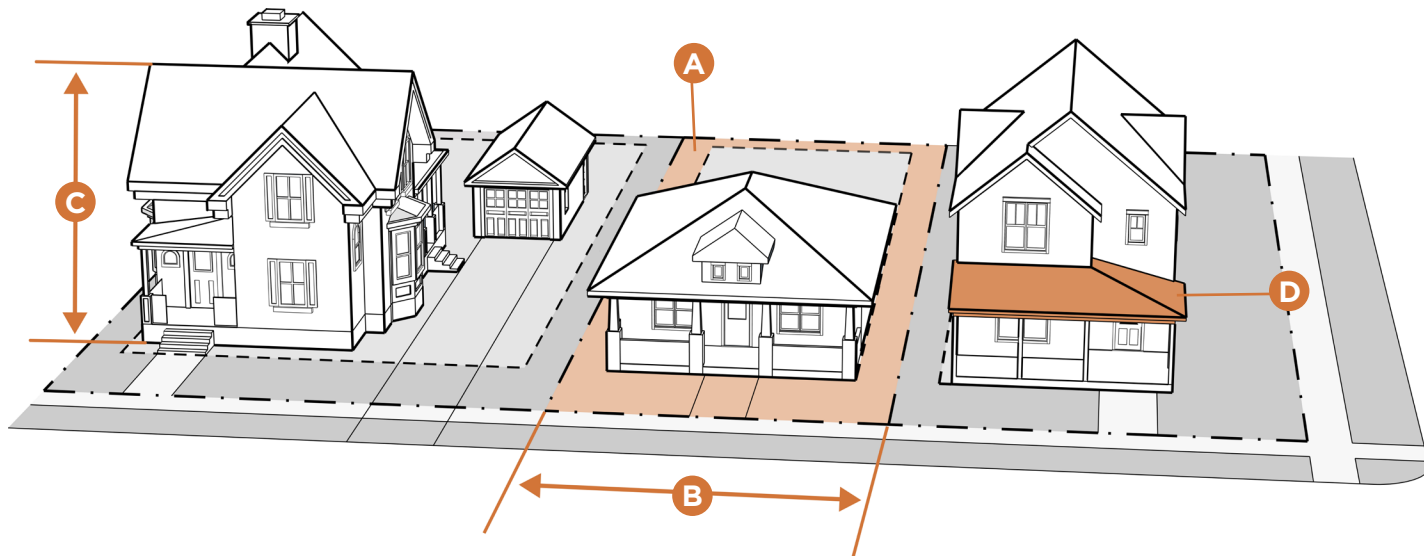
## BUILDING TYPE EXAMPLES



SECTION 3.1.6

# Detached House, Urban

## BUILDING STANDARDS



### LOT STANDARDS\*

Lot Size - Minimum	3000 ft <sup>2</sup>	A
Lot Width - Minimum	40' min.	B

\*Lot standards may vary from dimensions stated here if part of a larger development and consistent with density requirements.

### ROOF DESIGN

Roof Pitch - Minimum**	2:12	
Roof Pitch - Maximum	12:12	
Roof Pitch - Architectural Features	24:12***	D

\*\*Only applies in the OT zone district.

\*\*\*Covered porch may be flat whenever the roof of such a porch is also considered to be the floor of a second-story deck.

### FRONT YARD FENCES

Opacity	60% min.
Height	2.5' min. - 3' max.
Prohibited Materials	Chain Link

### OFF-STREET PARKING

Alley Access	Behind dwelling
No-Alley Access	12' max. driveway width

### BUILDING MASS

Building Height - Maximum	35'****	C
Building Orientation	Front faces street	

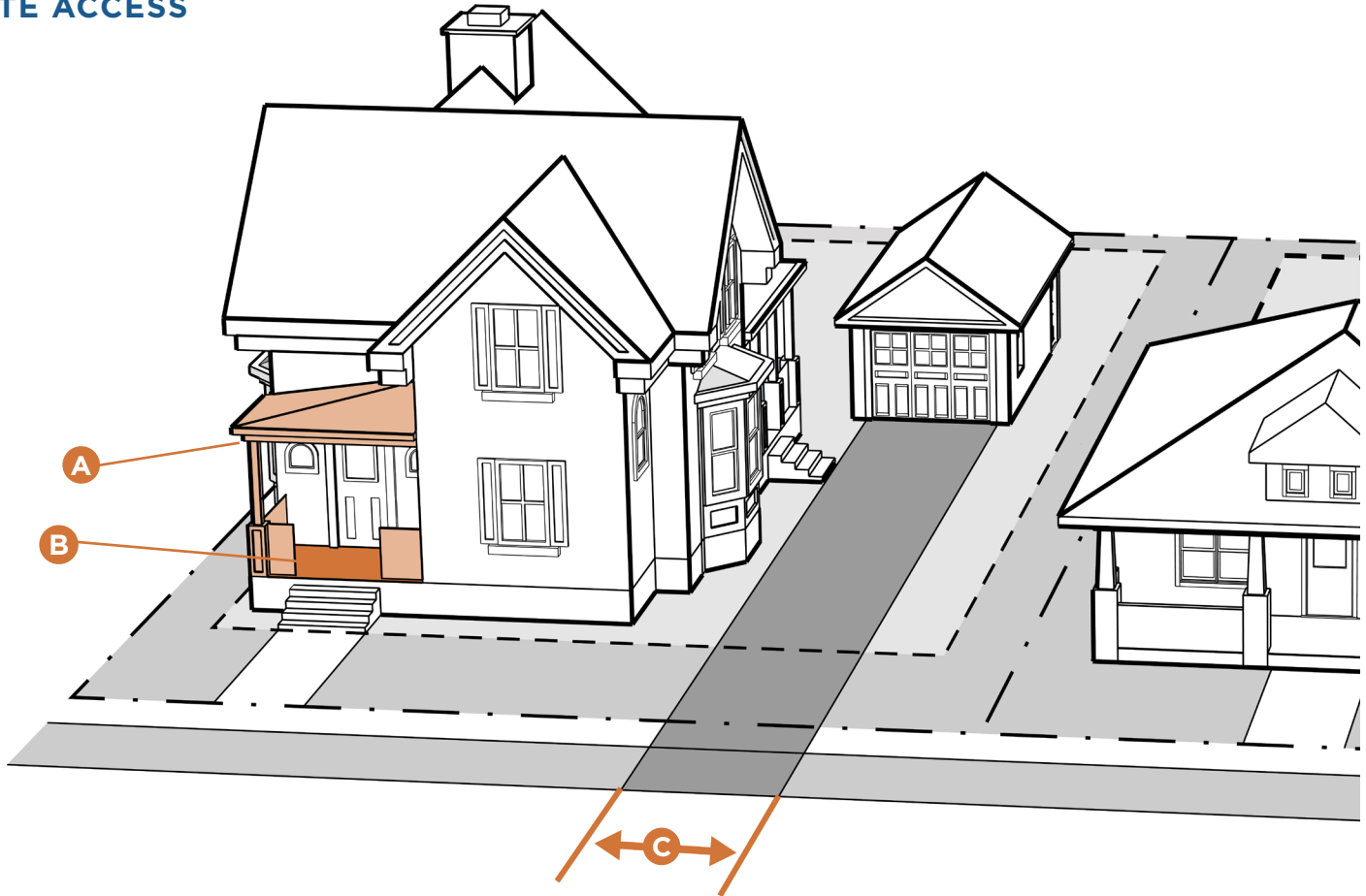
A second floor shall not overhang the lower front or side exterior walls of a new or existing building.

\*\*\*\*See Zone District standards for specific maximum height.

SECTION 3.1.6

# Detached House, Urban

## SITE ACCESS



### ENTRANCES

Primary Entrance Orientation	Towards front wall of building*
Architectural Features	Required <span style="float: right;">A</span>
Porch Dimensions	6' deep min. x 8' length min. <span style="float: right;">B</span>

### OFF-STREET PARKING

Alley Access	Behind dwelling
No-Alley Access	12' max. driveway width <span style="float: right;">C</span>

■ Except in RL, the maximum driveway width is 18'.

\*Unless required for handicap access.

## SECTION 3.1.7

# Detached House, Suburban

## DESCRIPTION

A suburban detached house is a small to medium-sized 1-2 story home on a single lot located in established neighborhoods. Most have one main entrance and often attached or detached garages. Suburban detached houses make up a large portion of Fort Collins's current single-unit residential areas.

## ZONE DISTRICTS

The following Zone Districts allow Detached House, Suburban building type:

- OT
- LMN
- MMN
- RL
- RF
- UE
- RUL
- MH
- CCN
- CCR
- CG
- CS
- CL
- HC
- E

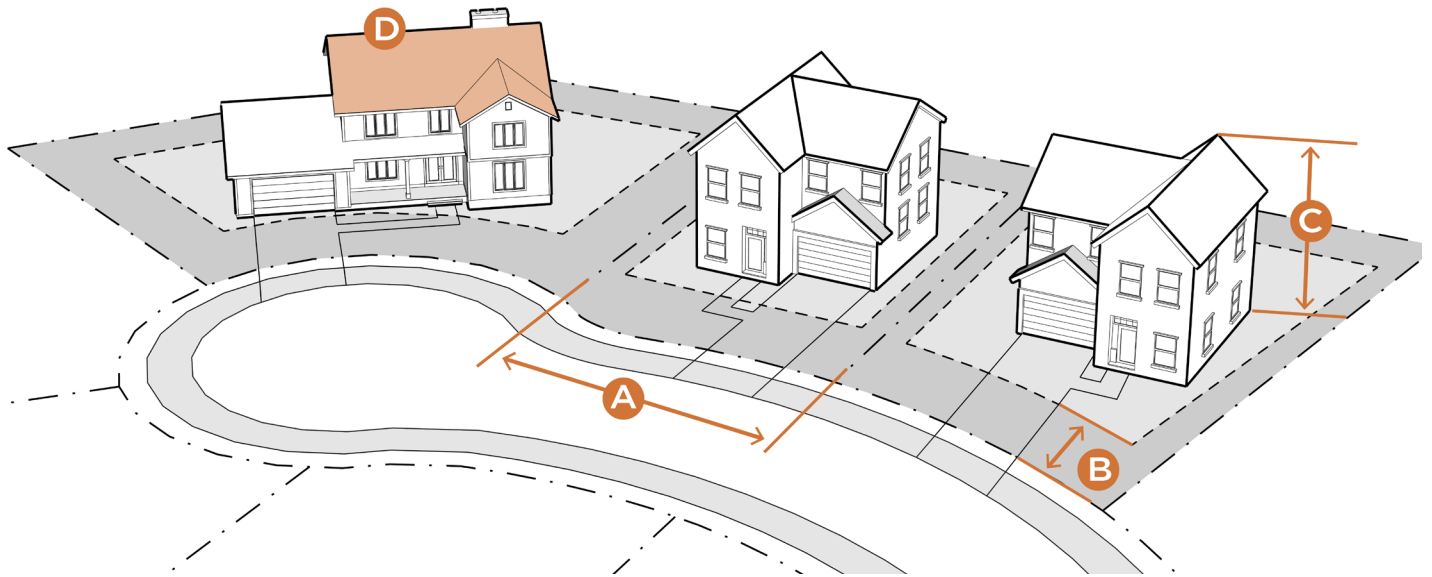
## BUILDING TYPE EXAMPLES



SECTION 3.1.7

# Detached House, Suburban

## BUILDING STANDARDS



### LOT STANDARDS

Lot Area	3000 ft <sup>2</sup> min.*
Lot Width**	60' min. <b>A</b>
Front Setback**	20' <b>B</b>
Rear Setback**	15'
Rear Setback, Alley-Accessed Garages**	6'
Residential Use - Side Setback**	Corner Lot - 15' min. Interior Lot - 5' min.

\*Except in RL, the minimum lot area shall be the equivalent of three (3) times the total floor area of the building but not less than six thousand (6,000) square feet.

\*\*Except in OT, the standards in this zone district apply.

### BUILDING HEIGHT

Maximum	28' Max.*** <b>C</b>
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\*\*\*See Zone District standards for specific maximum height.

### ROOF DESIGN **D**

Roof Pitch - Minimum****	2:12
Roof Pitch - Maximum	12:12

\*\*\*\*Only applies in the OT zone district.

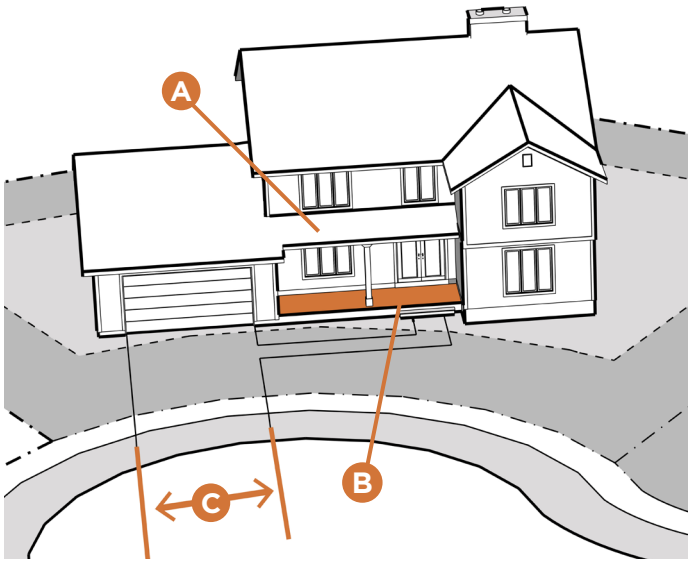
### MASSING

A second floor shall not overhang the lower front or side exterior walls of a new or existing building.

SECTION 3.1.7

# Detached House, Suburban

## SITE DESIGN



### ENTRANCES

<b>Primary Entrance Orientation</b>	Towards front wall of building*
<b>Architectural Features</b>	Required by District <b>A</b>
<b>Porch Dimensions**</b>	6' deep min. x 8' length min. <b>B</b>

\*Unless required for handicap access.

\*\*When required by zone district.

### ACCESS & CIRCULATION

<b>Off-Street Parking</b>	12' max. driveway width <b>C</b>
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- Except in RL, the maximum driveway width is 18'.

### GARAGE LOCATION

<b>Street-Facing Garage Setback</b>	Recessed 4' behind a porch or front facade
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SECTION 3.1.8

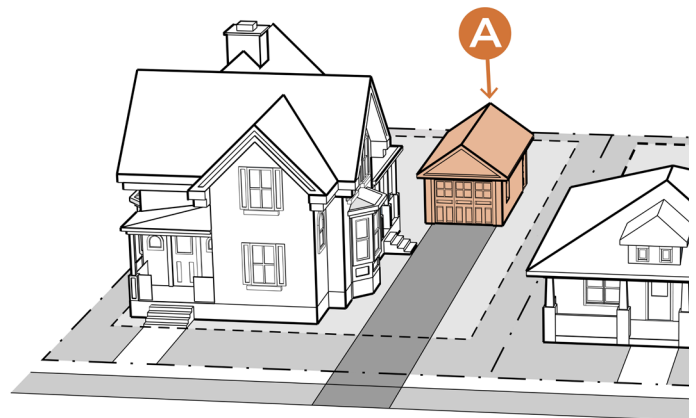
# Detached Accessory Structure

## DESCRIPTION

- Free-standing structure
- Does not include a dwelling unit
- Unattached to proposed or existing primary dwelling
- Does not share a common wall with primary dwelling
- New construction or built from existing detached accessory building
- Max. square footage
- Compliments primary dwelling (architecture, building materials)

## ZONE DISTRICTS

All Zone Districts that permit single-unit and two-unit uses.



## BUILDING STANDARDS

### ACCESSORY BUILDING FLOOR AREA

OT zone district	Any parcel	600 ft <sup>2</sup> max.
All other zone districts	Parcels < 20,000 sf	800 ft <sup>2</sup> max.
	Parcels > 20,000 sf < 1 acre	1,200 ft <sup>2</sup> max.
	Parcels > 1 acre	6% ft <sup>2</sup> max.

### ACCESSORY BUILDING SETBACKS

Setback from Primary Dwelling	5' min.
Side & Rear Setback	Per Zone District standards

### ACCESSORY BUILDING HEIGHT (Maximum)

Accessory Building	24' max. <b>A</b>
Bulk Plane	Per Zone District standards



## SECTION 3.1.9

## BUILDING TYPE:

# Accessory Dwelling Unit (ADU)

## DESCRIPTION

- Full living amenities
- Accessory to a Duplex or Detached House
- New construction or built within an existing detached accessory building
- Min & Max. square footage
- Subordinate to and compliments the primary dwelling (architecture, building materials)
- ADUs may come in one of two varieties:
  - Detached
  - Attached

## ZONE DISTRICTS

Allowed in all zone districts where there is an existing:

- detached house;
- duplex; or
- non-residential use operating in a detached house.

## BUILDING TYPE EXAMPLES



Top Photo: Hammer & Hand, Designed by Polyphon Architecture & Design and Introspects. Bottom Photo: Studio Shed

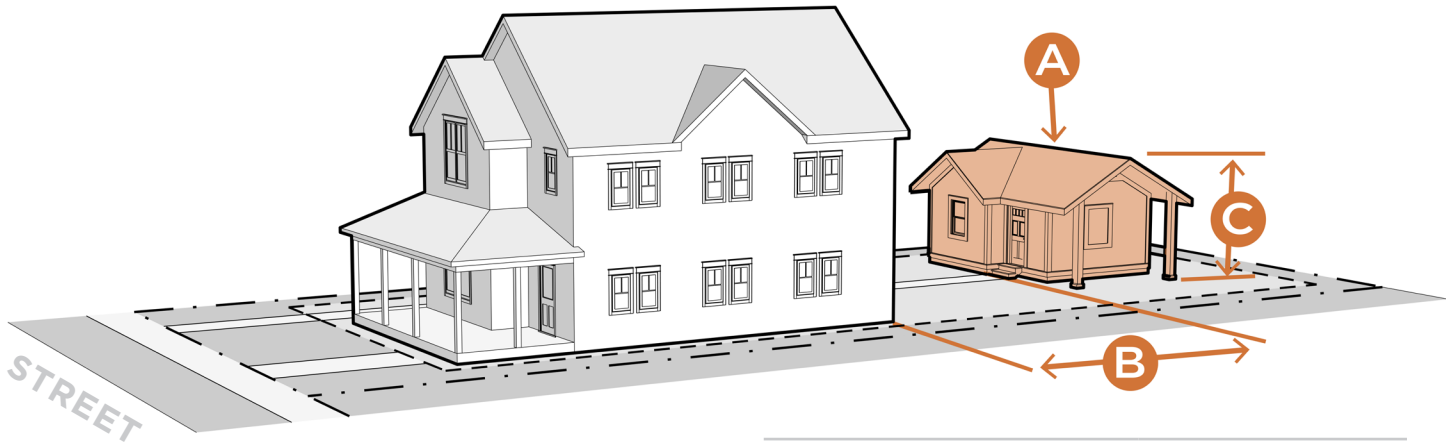


Photo: Troy Thies for Ben Quie & Sons

SECTION 3.1.9

BUILDING TYPE:

# Accessory Dwelling Unit, Detached



**BUILDING STANDARDS:**

Accessory Dwelling Unit (ADU), detached **A**

- Free-standing structure
- Unattached to proposed or existing primary dwelling
- Does not share a common wall or roof with primary dwelling
- Behind front wall of primary dwelling
- May include garage, shed or other accessory space

**Detached ADU SETBACKS**

ADU detached, Setback from Primary Dwelling	5' min.	<b>B</b>
Side & Rear Setback	Per Zone District standards	

**Detached ADU HEIGHT (Maximum)**

ADU Height	1.5 stories /28' max. or per Zone District standard	<b>C</b>
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**Detached ADU FLOOR AREA**

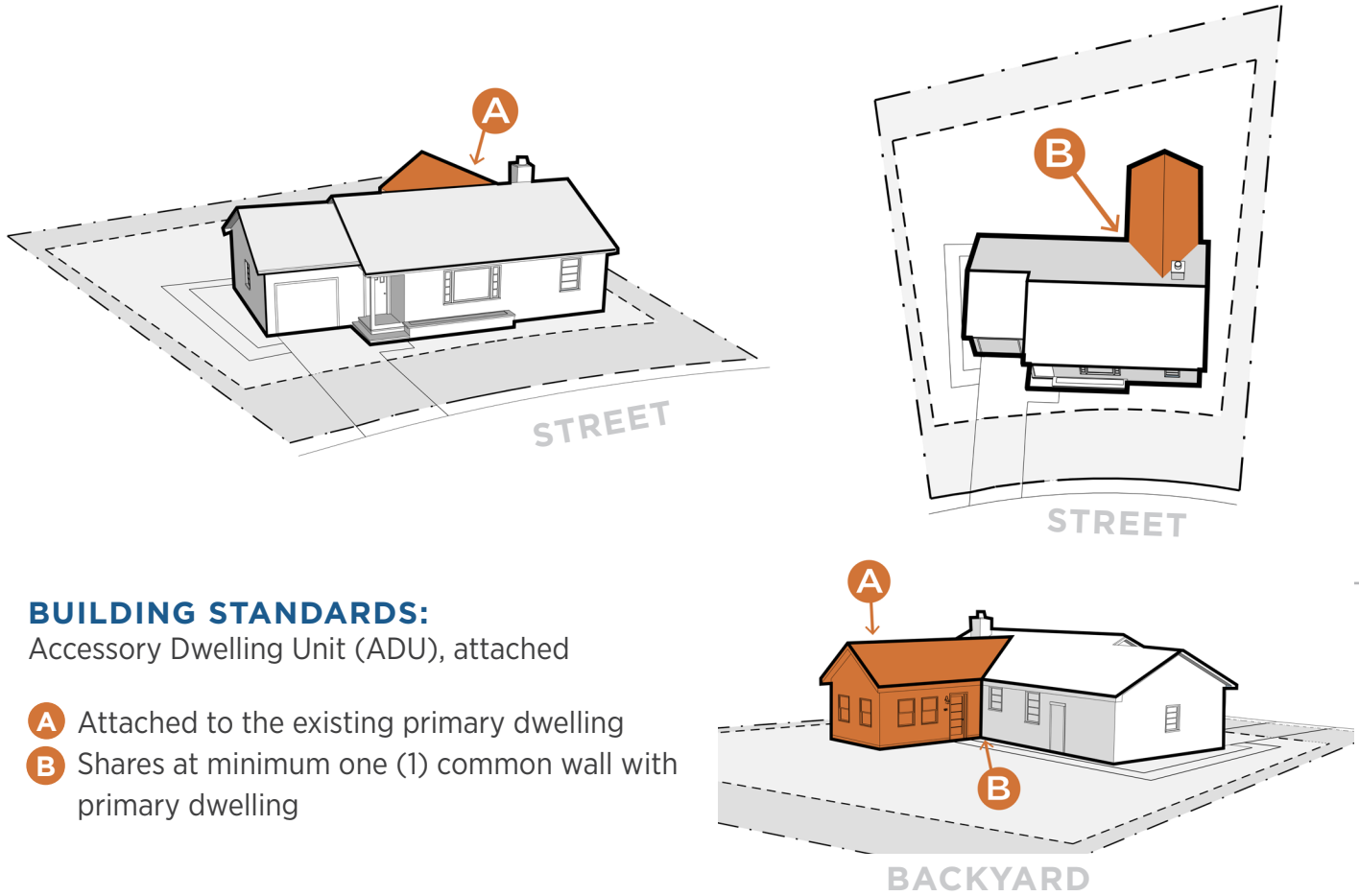
Detached ADU with or without non-habitable space (Rear Lot)	New construction	Primary Building ≤ 1,335 ft <sup>2</sup>	600 ft <sup>2</sup> max.*
		Primary Building > 1,335 ft <sup>2</sup>	1,000 ft <sup>2</sup> max. / or 45% of primary dwelling unit. (whichever is less)*
	Existing accessory structure**		800 ft <sup>2</sup> max.***

\*Max. floor Area includes garage, shed or other accessory space. \*\*Legal structure upon the adoption of the LUC. \*\*\*Does not include non-habitable space.

SECTION 3.1.9

BUILDING TYPE:

# Accessory Dwelling Unit, Attached



**BUILDING STANDARDS:**

Accessory Dwelling Unit (ADU), attached

- A** Attached to the existing primary dwelling
- B** Shares at minimum one (1) common wall with primary dwelling

**Attached ADU SETBACKS**

Side & Rear Setback	Per Zone District standards
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**Attached ADU HEIGHT (Maximum)**

ADU Height	No taller than the Primary Dwelling
Bulk Plane	Per Zone District standards

**ADU FLOOR AREA**

Attached ADU	Located on a floor level at or above grade	45% of primary dwelling unit
	located on floor level below grade	100% of the floor level

SECTION 3.1.10

# Residential Cluster

## DESCRIPTION

In a residential cluster lot sizes 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 privately owned open space. A Residential Cluster may include the following other building types Detached House, Duplex, Cottage Court, Rowhouse, or ADU.

## ZONE DISTRICTS

The following Zone Districts allow Residential Cluster building type:

- UE
- RF
- RUL

## DESIGN STANDARDS

**(A) Street Connectivity and Design.** The layout and design of any new streets shall emphasize characteristics and views of the open-landscape. To the maximum extent feasible, streets shall be designed to minimize the amount of site disturbance caused by roadway and associated grading required for their construction by utilizing special street design characteristics such as divided lanes, landscape islands and landscape solutions to drainage instead of standard curb and gutter (so that storm water runoff is directed into open swales and ditches). Local and residential access roads shall be designed without curbs and gutters unless deemed necessary for health and safety by the City Engineer.

**(B) Fossil Creek Reservoir Resource Management Area.** In the Fossil Creek Reservoir Resource Management Area clustering shall be required for residential development.

**(C) Site Design for Residential Cluster Development.** In a cluster development, lot sizes and widths may be reduced in order to group the dwellings together. The percentage of the development that includes residential uses and the percentage required to be preserved as privately owned open space can be found in the following table.

**Portion of Development Used for Residential Cluster**

Zone District	Cluster Maximum	Open Space (Privately Owned) Minimum
UE	50%	50%
RUL	20%	80%
RF	50%	50%

(1) The private open space of the proposed development shall remain under private ownership, as protected by restrictive covenants for the benefit of the City, and/or by maintaining existing dwellings and any outbuildings, protected by restrictive covenants binding upon either:

- (a) existing residential owners;
- (b) the residential homeowners' association if it owns such property; or
- (c) a nonprofit organization acceptable to the City, if it owns such property.

(2) The development plan shall include such restrictive provisions protected by restrictive covenants for the benefit of the City, proposed uses, and maintenance provisions as necessary to ensure the continuation of the private open space uses intended. The city may also require that the developer commit in the development agreement to maintain the open space.

SECTION 3.1.10

# Residential Cluster

(3) Setbacks

**Setbacks for attached, detached and accessory buildings in a Residential Cluster**

Building	Front	Interior Side	Street Side	Rear
Detached	15' min	5' min	15' min	8' min
Attached	10' min	0' min	15' min	8' min
Detached Accessory	Behind primary building	5' min	15' min	8' min

(4) Outbuildings relating to agricultural use are allowed to remain and, if included, shall be applied toward the total allowed residential density in the development.

(5) Dwelling Units. The maximum number of dwellings are indicated in the following table.

**Units per Acres in a Residential Cluster**

Zone District	Max. Dwelling Units	Acres
UE	2	1
RUL	1	10
RF	1	1

(D) The design of the cluster development shall be appropriate for the site, as demonstrated by meeting all of the following criteria:

(1) The preservation of significant natural resources, wildlife habitat, natural areas and features such as drainage swales, rock outcroppings and slopes, native vegetation, open lands or agricultural property through maintenance of large, contiguous blocks of land and other techniques. Residual land shall be designed to achieve the maximum amount of contiguous open space possible, while avoiding the creation of small, isolated and unusable areas.

(2) The provision of additional amenities such as trails, common areas or access to public recreational areas and open space. Residual lands shall not include any street rights-of-way or parking areas.

(3) The protection of adjacent residential development through landscaping, screening, fencing, buffering or similar measures.

(4) The layout of lots to conform to terrain and minimize grading and filling, including the preservation of natural features such as drainage swales, rock outcroppings and slopes.

(5) The indication of any areas where Farm Animals will be allowed, including any mitigation features needed to buffer these areas from surrounding uses.