CITY OF FORT COLLINS LAND USE CODE UPDATED: July 15, 2010

LAND USE by ZONING DISTRICT MATRIX

The purpose of the Land Use/Zoning District Matrix is to provide a quick reference as to the uses allowed within each Zoning District of the City's Land Use Code. Presented below is a key indentifying the Zoning District names and the type of review process each use would need to follow in order to locate within the specific zone.

ZONING DISTRICT KEY	**RUL**	Rural Lands
	UE	Urban Estate
	RF	Foothills Residential
	RL	Low Density Residential
	LMN	Low Density Mixed-Use Neighborhood
	MMN	Medium Density Mixed-Use Neighborhood
	HMN	High Density Mixed-Use Neighborhood
	NCL	Neighborhood Conservation Low Density
	NCM	Neighborhood Conservation Medium Density
	NCB	Neighborhood Conservation Buffer
	POL	Public Open Lands
	RC	River Conservation
	DOC	Downtown (Old City Center)
	DCA	Downtown (Canyon Avenue)
	DCC	Downtown (Civic Center)
	RDR	River Downtown Redevelopment
	CC	Community Commercial
	CCN	Community Commercial North College
	CCR	Community Commercial River
	C	Commercial
	CS	Service Commercial
	NC	Neighborhood Commercial
	CL	Limited Commercial
	HC	Harmony Corridor
	E	Employment
	I	Industrial
REVIEW PROCESS KEY	**B**	Basic Development Review
	A	Administrative Review
	P	Planning and Zoning Board Review
	Ax	Administrative Review but use must be combined with at least 1 other use allowed in the Zone to form a Neighborhood Center
	Px	Planning and Zoning Board Review but use must be combined with at least 1 other use to form a Neighborhood Center
	NR	Non-Riverside Area Only (CL zone)
	RO	Riverside Area Only (CL zone)

RESIDENTIAL USES	RUL	UE	RF	RL	LMN	MMN	HMN	NCL	NCM	NCB	POL	RC	DOC	DCA	DCC	DRC	CC	CCN	CCR	C	CS	NC	CL	HC	E	I
Extra occupancy rental houses 5 or fewer boarders						B	B			B			B	B	B	B	B	B	B	B	B	B	B		B	B
Extra occupancy rental houses more than 5 boarders						A	A			A			A	A	A	A	A	A	A	A	A	A	A		A	A
Extra occupancy rental houses 4 or fewer boarders					B																					
Extra occupancy rental houses more than 4 boarders					A																					
Fraternity and sorority houses						P	A			P							P		P				B/A			
Group homes as per Sec. 3.8.6			P	P	P	P	P	P	A	A			A	P	P	P	A	P	A	A			B/A	P	P	
Group homes as per Sec. 3.8.6 (>200' N. Coll.)																					A					
Group homes (8 or less develop. disabled & elderly)		A			A	A	A									A		A				A				
Mobile home parks					P																				P	
Single-family detached dwellings		A	P	A	A			A	A	A													B	P		
SF detached (on lot in an approved Site Specific Plan)		B	B	B	B	B		B	B	B			B	B	B									B		
Single-family detached dwellings (<6,000 sq. ft. lot)						A												A	P						P	
Single-family detached (<6,000 sf. lot, >200' N. Coll.)																					A					
Single-family detached (10 acres minimum)	A																									
Single-family detached dwellings (>40 acre lot)												A														
SF detached (<800 sq. ft. on lot with existing dwelling)																A										
Single-family attached dwellings		A			A	A										A	A	A	A	A		A	B	P	P	
Single-family attached dwellings (>200' N. Coll.)																					A					
Single-family attached dwellings (<4 units)														A	A											
Shelter for victims of domestic violence	B	B	B	B	B	B	B	B	B	B			B	B	B	B	B	B	B	B			B	B	B	
Two-family dwellings		A			A	A				B				A		A	A	A	A	A		A	B	P	P	
Two-family dwellings (>200' N. Coll.)																					A					
Two-family dwellings (without structural change)									B																	
Two-family dwellings (with structural change)									P																	
Multi-family dwellings						A	A						B	P	P	A	A	A	A	A		P	B/A	P	P	
Multi-family dwellings (8 units or less/building)					A																					
Multi-family dwellings (9 to 12 units/building)					P																					
Multi-family dwellings (>200' N. Coll.)																					A					
Multi-family dwellings <4 (without structural change)									A	B																
Multi-family dwellings <4 (with structural change)									P	A																
Multi-family dwellings >4 (<24 units/acre)										A																
Multi-family dwellings >4 (>24 units/acre)										P																
Residential cluster developments	P	P	P																							
Mixed-use dwellings					A	A	A						B	A	A	A	A	A	A	A	A	A	A	A	A	A
Mixed-use dwelling units (w/out structural change)										B																
Mixed-use dwelling units (with structural change)										A																

INSTITUTIONAL/CIVIC/PUBLIC USES	RUL	UE	RF	RL	LMN	MMN	HMN	NCL	NCM	NCB	POL	ROC	DOC	DCA	DCC	DCR	CCC	CCN	CCR	C	CCS	NCC	CCL	HCC	E	I
Cemeteries	P	A			A						A							A	A						P	P
Community facilities				P	A	A	A	P	A	A	P		A	A	A	A	A	A	A	P	A	P	NR/A	A	A	A
Golf courses	P	P			P						P	P							A						P	P
Hospitals														P	P		P	P		P	A			A	A	P
Jails, detention & penal centers															P										P	P
Long-term care facility					P	P	P						P	P	P		P	P	P					P	P	P
Neighborhood support/recreation facilities					Ax																					
Public/Private schools (elem., interm. & H.S.)		P	P	P	P	P	P	P	P	P			P	P	P		P	P	P					P	P	
Public/Private schools (voc. & tech.)					P																					
Public/Private schools (coll., univ., voc., & tech.)						A	A			P			B	A	A	A	A	A	A	P	A	A	A	A	A	A
P/P schools (coll., univ., voc., & tech.) <500' E. Vine					A																					
Parks, recreation, & open lands (not neighbrhood park)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Neighborhood parks		B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B
Places of worship or assembly		P	P	A	A	A	A	P	B	B			A	A	P	A	A	A	A	A	A	A	B/A	P	P	A
Minor public facilities	A	A	P	A	A	A	A	P	B	B	A	A	B	A	A	A	A	A	A	A	A	A	A	A	A	A
Major public facilities																					P		P			A
Riding academies	P																									
Transit facilities (without repair or storage)													P	P	P	P	A	A		A	A	A	B/A	A	A	A
Transit facilities (with outdoor repair/storage)																									P	A
Wildlife rescue and education centers		P	P	P	P						P	P							P							P

COMMERCIAL/RETAIL USES	RUL	UE	RF	RL	LMN	MMN	HMN	NL	NCM	NCB	POL	RC	DOC	DCA	DCC	DCR	CCC	CCN	CCR	CCS	CNC	CCL	CHC	CE	CI
Adult oriented uses																									P
Adult day/respite care center		P		P	A	A	A		B	B			A	A	A	P	A	A	A	P	A	A	B	A	A	P
Animal boarding	A	P										P											NR/P			P
Artisan and photography studios and galleries					Px	A	A						B	A	A	A	A	A	A	A	A	A	NR/A		P	A
Artisan and photography studios/galleries not in neighborhood center					P																					
Bars, taverns													B	P	P	A	A	A			A	P	A		A	P
Night clubs													B	P	P	A	P				A	P				
Bed & breakfast establishments										B			B	A	A		A	A	A	A	A		NR/A	P	P	P
Bed & breakfast establishments <6 beds		P			A	A	A		P																	
Child care centers		P		P	A	A	A		B	B			A	A	A	P	A	A	A	P	A	A	B	A	A	P
Clubs and lodges													B	A	A		A	A	A	A	A		B/A	P	A	A
Convenience retail stores without fuel sales					Ax	A	A										A	A	A	A	A	A	A			
Convenience retail stores with fuel sale																				A	A		A			
Convenience retail stores with fuel (>3/4 mile spacing)					Px												P	P				A				P
Convenience shopping centers																								P	P	P
Convention and conference center													B	P	P									P	P	
Day Shelter													P		P	P	P	P	P	P	P					P
Dog day-care facililty														P	P		A	A	A	A	A	A	B/A		A	A
Grocery stores													A	A	A	A	A	A	A		A	A	NR/A			
Supermarkets														P	P		P	P			A	P				
Enclosed mini-storage facilities																				P			A		P	A
Enclosed mini-storage (200' from N. College, 150' from S. College)																					A					
Enclosed mini-storage facilities (<500' of E. Vine)					P																					
Entertainment facilities and theaters													B	P	A	P	P	A	P	P	A	P	B/A			
Equipment rental est. (without outdoor storage)																	A			A	A	A				A
Equipment, truck, trailer rental																	P			A	A					A
Exhibit halls													B	P	A	P	P	A	A	P	A		B/A			
Food Catering or small food product preparation													B	B	B	A	A	A	A	A	A	A	A	A	A	A
Frozen food lockers																				A			B/A			A
Funeral homes										P				P			A	A	P	A	A		A		P	A
Gasoline stations														P	P		A			A	A	A	RO/A			A

COMMERCIAL/RETAIL USES (continued)	RUL	UE	RF	RL	LMN	MMN	HMN	NCL	NCM	NCB	POL	RC	DOC	DCA	DCC	RDR	CCC	CCN	CCR	CC	CS	NC	CL	HC	E	I
Health and membership clubs													B	A	A	A	A		A	A	A	A	NR/A	P	P	A
Indoor kennel																		A		A	A		A	A		A
Lifestyle Shopping Center																								P		
Limited indoor recreation establishments													B	A	A	A	A	A	A	A	A	A	B/A		P	A
Limited indoor recreation estab. (<500' of E. Vine)					P																					
Lodging establishments													P	P	P	A	A	A	A	A	A		A	P	P	
Medical marijuana dispensary													B	B	B	B	B	B	B	B	B					
Medical/dental clinics (without structural change)										B																
Medical/dental clinics (with structural change)										P																
Neighborhood center					A/P																					
Minor vehicle repair, servicing & maintenance																	P			A	A	A	B/A			A
Major vehicle repair, servicing & maintenance																				P	A		B/P			A
Offices, financial services & clinics						P	A						B	A	A	A	A	A	A	A	A	A	B	A	A	A
Offices, financial services & clinics <5000 sq. ft.					Ax																					
Offices, financial services & clinics not in nghbr.center					P																					
Outdoor amphitheater													P	P	P	P	P	P	P	P	P	P		P		
Print Shop													A	A	A	P	A	A	A	A	A	A	B/A	A	A	A
Prof. office, clinic & pers.ser. (w/out structural change)										B																
Prof. office, clinic & pers. ser. (with structural change)										P																
Open air farmers markets													A	A	A	A	A	A		A		A	NR/A			
Open air farmers markets (in neigh, comm., & reg. Centers)																								A		
Parking lots and garages (as principle use)										A			P	P	P		P			P	A		RO/B		A	A
Personal and business service shops					Ax	P	A			B			B	A	A	A	A	A	A	A	A	A	B		A	
Personal and business service shop in shopping center																								P		P
Plant nurseries & greenhouses		P										P								A	A		NR/A		A	A
Plumbing, electrical and carpenter shops																				A	A		B			A
Recreational uses																				P	A					P
Restaurant (limited mixed-use)						A	P																			
Restaurants (standard)					Px								B	A	A	A	A	A	A	A	A	A	B/A	P	P	P
Restaurants (fast food)					Px								B	A	A	A	A	A	A	A	A	A	B/A		P	P
Drive-in restaurants																				P	P		RO/A			
Drive-in restaurants (in convenience shopping centers)																									P	P
Drive-in restaurants (without drive-through facilities)																						P				
Retail stores (<5000 sq. ft.)					Ax																					
Retail establishments													B	P	P	A	A	A	P	A	A	A	B/A			
Retail establishments in shopping center																								P	P	P
Large retail establishments													P	P	P		P	P		P	P					

COMMERCIAL/RETAIL USES (continued)	RUL	UE	RF	RL	LMN	MMN	HMN	NCL	NCM	NCB	POL	RC	DOC	DCA	DCC	DCR	CC	CCN	CCR	C	CS	NC	CCL	HC	E	I
Retail stores (with vehicle servicing)																	P			A	A					A
Retail stores/supply yards (with outdoor storage)																				P	A					P
Small scale reception center		P											A	A	A		A	A	P	A	A		NR/A			
Harmony Corridor neighborhood service center																								P		
Harmony Corridor community shopping center																								P		
Harmony Corridor regional shopping center																								P		
Vehicle sales/rentals with outdoor storage																				P			RO/B			P
Vehicle sales/rentals w/outdr strge (<10% N. C. frntge,150' from S. College)																					A					
Boat sales with outdoor storage																				P						P
Farm implement & heavy equipment sales																							RO/A			P
Mobile home/recreational vehicle/truck sales																							RO/A			P
Unlimited indoor recreational use & facility																	P	P	P	P	A					A
Veterinary facilities/small animal clinics or hospitals					Ax	P	A							P	P		A	A	A	A	A	A	B/A	A	A	A
Veterinary hospitals																					A		B/A		P	P

INDUSTRIAL USES	RUL	UE	RF	RL	LMN	MMN	HMN	NCL	NCM	NCB	POL	RC	DOC	DCA	DCC	RDR	CC	CCN	CR	C	CS	NC	CL	HC	E	I
Airports/airstrips																										P
Composting facilities	A	P									A	A								P					A	A
Dry cleaning plants																									P	P
Heavy industrial uses																										A
Light industrial uses																P		A			A		NR/P	A	A	A
Light industrial uses (< 500' of E. Vine)					P																					
Medical marijuana cultivation facility																B		B			B		NR/B			B
Junk yards																										P
Outdoor storage facilities																										A
Outdoor storage facilities (towing impound)																							RO/A			
Recreation vehicle, boat, truck storage																										A
Recycling facilities																					P					A
Research labratories														A	A	P	A	A			A		NR/A	A	A	A
Resource extraction, process	P	P																								P
Resource extraction, process (not in rip. trans. zone)												P														
Resource recovery											A															
Transportation terminals (truck, container storage)																							RO/B			P
Warehouses (200' from N. College, 150' from S. College)																					A					
Warehouses																							B/A		A	A
Wholesale Distrib. facility(>200' from N. College, 150' from S. College)																					A					
Wholesale Distribution facility																							RO/B		A	A
Workshops and custom small industry														A	A	P	A	A	A	A	A	A	B	A	A	A
Workshops/custom small industry (< 500' of E. Vine)					P																					

ACCESSORY/MISCELLANEOUS USES	RUL	UE	RF	RL	LMN	MMN	HMN	NCL	NCM	NCB	POL	RC	DOC	DCA	DCC	RDR	CC	CCN	CR	C	CS	NC	CL	HC	E	I
Accessory buildings			B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B
Accessory buildings (<2,500 sq. ft.)		B																								
Accessory buildings (>2,500 sq. ft.)		P																								
Accessory uses		B	B	B	B	B		B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B
Agricultural activities	B										A	A														
Any legally permissible use which existed on date		B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B
Any use authorized pursuant to a site specific plan		B	B	B	B	B		B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B
Farm animals	B	A	A									A														
Heliports and helipads																								P	P	P
Satellite dishes (>39" in diameter)													B	B	B	A	A	A	A	A	A	A	B	A	A	A
Wireless telecommunication equipment (within 1320' of I-25	P																									
Wireless telecommunication equipment		P	P	P	P	P	P	P	P	P	A	P	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Wireless telecommunication facilities											A	P	P	P	P		A	A	A	A	A	A	A	A	A	A