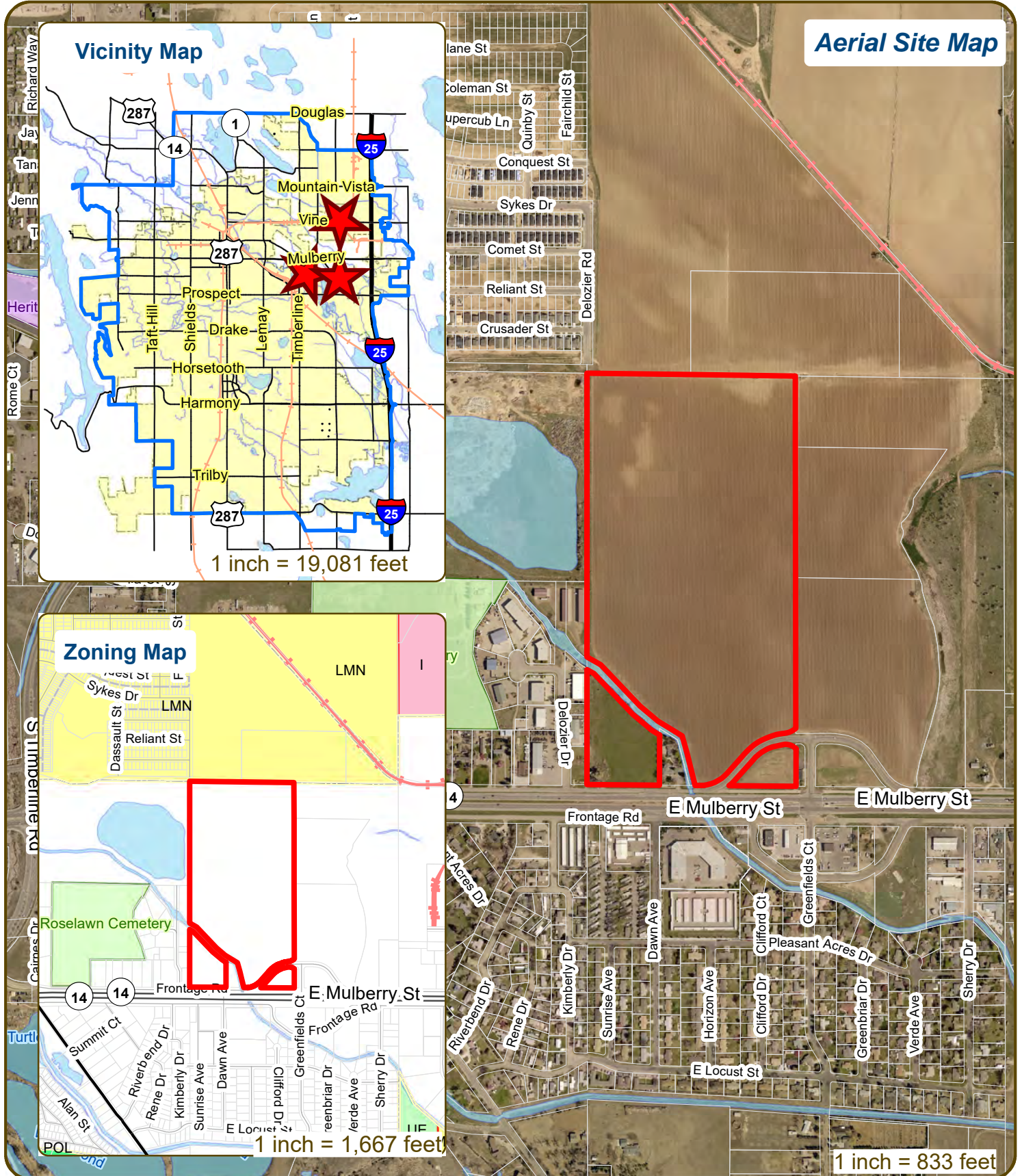


E Mulberry St & Greenfields Ct Planned Unit Development



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Preliminary Design Review Agenda

Scheduled 12/16/2020 at 8:30am

Wednesday, December 16, 2020

Time	Project Name	Applicant Info	Project Description	
8:30	E Mulberry St & Greenfields Ct Planned Unit Development PDR200015	Ryan McBreen 970-409-3414 rmcbreen@norris-design.com	This is a Preliminary Design Review for the development of approximately 226 acres located to the north and west of the intersection of E Mulberry St and Greenfields Ct (parcel #: 8709000006, 8709000004, 8709000039). The proposal is to develop the site as a mixed-use neighborhood with approximately 20-30 acres of commercial uses, 1,600 dwelling units, and affiliated open space. The site is located directly north of E Mulberry St. Future access will be taken from Greenfields Ct to the east which will be extended north through the site to Vine Dr. The site is currently undergoing Annexation. The proposed Planned Unit Development would be subject to a Planning & Zoning Board (Type 2) Review.	Planner: Pete Wray Engineer: Marc Virata DRC: Brandy Bethurem Harras



PRELIMINARY DESIGN REVIEW:
APPLICATION

General Information

Preliminary design review is an opportunity for an applicant to discuss the requirements, standards, procedure, and potential modifications of standards or variances that may be necessary for a project and to generally consider the development proposal design which has been evaluated as a part of the conceptual review process. While the conceptual review process is a general consideration of the development proposal, a Preliminary Design Review considers the development proposal **in greater detail**. Problems of both a major and minor nature can be identified and solved during the preliminary design review before a formal application is made.

Preliminary design review applications **must be submitted to City Staff no later than Thursday at 5:00pm three weeks prior to the anticipated Wednesday meeting date**. Application materials can be e-mailed to currentplanning@fcgov.com or sent to/dropped off at 281 North College Avenue.

Representatives of Community Development and Neighborhood Services (Zoning, Environmental Planning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning), Historic Preservation and Poudre Fire Authority regularly attend preliminary design review meetings. Additionally, other public or quasi-public agencies which may be impacted by the development project are invited and encouraged to attend the preliminary design review. These agencies may include the gas utility, water and/or wastewater utility districts, ditch companies, railroads, cable television service providers and other similar agencies.

Upon receipt of a preliminary development proposal for review, and after review of such proposal with the applicant, the staff shall furnish the applicant with written comments and recommendations regarding such proposal in order to inform and assist the applicant prior to preparing components of the development application. The staff shall provide the applicant with a "critical issues" list, which will identify those critical issues that have surfaced in the preliminary design review as issues that must be resolved during the review process of the formal development application. To the extent that there is a misunderstanding or a misrepresentation of facts, the opinion of the staff may change during the course of development review.

Section to be filled out by City Staff

Date of Meeting _____	Project Planner _____
Submittal Date _____	Fee Paid (\$500) _____

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Project Name _____

Project Address (parcel # if no address) _____

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Business Name (if applicable) _____

Applicant Mailing Address _____

Phone Number _____ E-mail Address _____

Basic Description of Proposal (a detailed narrative is also required) _____

Zoning _____ **Proposed Use** _____ **Existing Use** _____

Total Building Square Footage _____ S.F. Number of Stories _____ Lot Dimensions _____

Age of any Existing Structures _____

Info available on Larimer County's Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>

***If any structures are 50+ years old, good quality, color photos of all sides of the structure are required.**

Is your property in a Flood Plain? ☐ Yes ☐ No If yes, then what risk level? _____

Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>

Increase in Impervious Area _____ S.F.

(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)



SUBMITTAL INFORMATION:
PRELIMINARY DESIGN REVIEW (PDR)

- 1) Preliminary Design Review Application form and filing fee (\$500).
- 2) **Project Narrative** – Please include the following information:
 - (a) What are you proposing/use?
 - (b) What improvements and uses currently exist on the site?
 - (c) Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.
 - (d) Describe site design and architecture.
 - (e) How is your proposal compatible with the surrounding area?
 - (f) Is water detention provided? If so, where? (show on site plan)
 - (g) How does the site drain now (on and off site)? Will it change? If so, what will change?
 - (h) What is being proposed to treat run-off?
 - (i) How does the proposal impact natural features?
 - (j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?
 - (k) Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?
 - (l) Have you previously submitted an application?
 - (m) What specific questions, if any, do you want addressed?
- 3) **Site Plan** – Please consider including the following:
 - (a) Project site boundary and adjacent property uses
 - (b) Proposed circulation system, and how it ties into existing infrastructure (pedestrian and auto)
 - (c) Existing and proposed landscaping (Will trees be removed?)
 - (d) Existing and proposed buildings (Will they remain? If they will change, how?)
 - (e) Existing natural features (Will these be impacted by the proposal?)
 - (f) On and off site improvements
 - (g) Location of detention, drainage and water quality features
 - (h) Emergency vehicle access and fire hydrant locations

November 25, 2020

City of Fort Collins
281 N. College Avenue
Fort Collins, CO 80524

Re: Mulberry PUD – Preliminary Design Review Narrative

To Whom it May Concern:

On behalf of the Applicant, Hartford Acquisitions, LLC, we are submitting these materials for a Preliminary Design Review (PDR) for the 226-acre property known as Mulberry, located to the north and west of the intersection of East Mulberry Street & Greenfields Court. Currently, there is an Annexation & Zoning application under review for the 78-acre southern portion of the overall property known as the Springer-Fisher property. This PDR Application includes the Springer-Fisher property as well as the 148-acre adjoining property to the north known as the Whitham property.

With this first step in the Fort Collins Development Review process, the Applicant, is pursuing an overall PUD that will allow for a successful, mixed-use neighborhood within the City.

(a) What are you proposing/use?

Proposed for the 226-acre property is a mixed-use neighborhood that will offer a multitude of commercial, retail, and employment opportunities as well as a diverse selection of housing options. Its prime location along East Mulberry Street will serve to enhance one of the major gateways into the City. Generally speaking, building of the neighborhood is proposed to occur with a gradation of intensity, with more intense, commercial, retail, employment, and higher density uses located nearer to East Mulberry Street, and transitioning to less intense residential uses as one moves north through the community to East Vine Drive.

More specifically, Mulberry plans include:

- A neighborhood town center located between East Mulberry Street and the residential portions of the neighborhood, focused on with a central pedestrian-oriented market street serving as the continuation of the central north-south connection running through the neighborhood. Anticipated in the town center:
 - Approximately 20-30+ acres of retail, commercial, and office uses
 - Over 100,000 SF of retail and commercial uses, including a anticipated neighborhood-scaled grocery store
 - Opportunities for office uses integrated into or in close proximity to the market street
- 1,600 or more residences to include single-family detached, single-family attached, and multi-family living options, including affordable opportunities
- Significant open space, including a range of features from a series of amenitized parks to preservation of high-value natural areas
- An extensive trail corridor and pedestrian network, providing both internal community connectivity and walkability, as well as links to the surrounding Fort Collins community.

Mulberry will catalyze redevelopment of the Corridor while achieving several critical City objectives, including:

- 1) Developing critical on-site and off-site public infrastructure
- 2) Employing high-quality and smart-growth practices
- 3) Creating affordable housing units
- 4) Creating attainable housing units to support the workforce
- 5) Incorporating environmental sustainability through energy conservation, water conservation, multi-modal transportation, and enhanced community resiliency

The overarching vision for Mulberry is consistent with the land use vision and goals established in the *East Mulberry Corridor Plan* and Fort Collins *City Plan*.

This mixed-use community will provide a variety of opportunities for shopping, working, living, and playing.

- (b) What improvements and uses currently exist on the site?**
The property is currently undeveloped and utilized for farming operations.
- (c) Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.**
The proposed street network follows the desired structure outlined in the City's Transportation Master Plan. This includes the extension of Greenfields Court north through the project to East Vine Drive, as well as provides opportunities for east-west arterial connections to International Drive and Donatella Court. Internal collector and local streets will provide logical connections both internally and externally, including to the existing adjacent Mosaic neighborhood.
- (d) Describe site design and architecture.**
Project site design was described under (a) above. Due to the wide-ranging amounts and types of buildings envisioned for this new neighborhood, architectural character and style has not yet been established but will be contextually appropriate, high-quality, well designed, and meet the standards of Fort Collins land use code.
- (e) How is your proposal compatible with the surrounding area?**
The entire East Mulberry Street corridor is evolving as aging uses and properties are being repurposed and redeveloped to reflect the importance of the Mulberry corridor as a major gateway into Fort Collins. This area has already begun evolving, with the adjacent residential neighborhood of Mosaic (located to the east) thriving. The proposed new Mulberry neighborhood is envisioned to seamlessly connect with Mosaic. Additionally, the higher intensity uses along East Mulberry Street are compatible with the existing and planned land uses for this corridor. As previously mentioned, we believe Mulberry will further build on the energy in the area and further the surge of reinvestment and redevelopment in the area.
- (f) Is water detention provided? If so, where? (show on site plan)**
The full scope of how water detention will be treated has not been determined yet at this early stage in the design process. Detention will be provided in accordance with the City's requirements.
- (g) How does the site drain now (on and off site)? Will it change? If so, what will change?**
The property generally slopes west to east, towards the Cooper Slough. At this time, detailed plans have not been generated, but as engineering studies and development occurs site drainage will be addressed per City requirements.
- (h) What is being proposed to treat run-off?**
The full scope of how run-off will be treated has not been determined yet at this early stage in the design and engineering process. Water quality treatment will be provided for all onsite areas with detention in accordance with the City's requirements.
- (i) How does the proposal impact natural features?**
Every effort is planned to ensure that natural features that are to remain in their natural or enhanced natural state are minimally impacted. The Cooper Slough, while located offsite, will impact the location of adjacent neighborhood improvements. All requirements for buffering will be addressed and met per City standards. Additionally, the applicant is having an ECS prepared to ensure there are no other natural features being impacted, and if any are discovered they will be addressed appropriately per City requirements.

- (j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?
There are no existing structures that will remain. Future structures will meet all applicable standards, including fire sprinkling, if required, at the time of construction.
- (k) Are there any unusual factors and/or characteristics present that may restrict or affect your proposal?
We believe we have identified all unusual factors that will impact design, planning and engineering considerations moving forward, including: the Cooper Slough, Floodplain location, railroad ROW bisecting a portion on the northern part of the property, and the Lake Canal Irrigation Ditch.
- (l) Have you previously submitted an application?
There is currently an Annexation and Zoning application going through the City review process for the southern portion of the property that is not presently within the Fort Collins city limits.
- (m) What specific questions, if any, do you want addressed?
1. Please provide feedback and input on the proposed modifications that are a part of this application .
 2. Please provide feedback and guidance on PUD content, format and layout of information.
 3. Please provide feedback and guidance on modifying the Street Sections/Road Standards. If pursued what is that process?
 4. Please provide any general input and guidance regarding the proposed uses, standards and layouts pertaining to this property that may be beneficial to the planning, engineering and design team as this process is beginning.

In addition to this narrative and response to PDR questions, the following materials have also been included to provide further information about what is proposed with this PUD and the new Mulberry neighborhood.

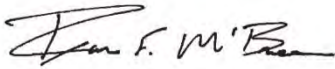
- Texture Plan and Housing Concept Types
This document provides a glimpse of the vision for the Mulberry neighborhood. The texture plan, while not a fully developed concept plan, is intended to showcase the vision and direction for the Mulberry neighborhood and hopefully help to understand our pursuit of the standards included in this PDR application. Additionally, a birds-eye perspective illustration further shows context in this portion of the City and how the new Mulberry neighborhood plays a key role in the entire East Mulberry Street corridor gateway. The final graphic included in this application packet is a sample of proposed housing types, which includes the variety and types that will provide many attainable housing options.
- Code Revisions
For the PUD, we propose to convey the code modifications that we would like to achieve with this PUD as redlines of existing code for ease of City review and consideration. The following has been provided to convey the currently desired standards that are code modifications.
 - (1) A spreadsheet of the existing zoning for the Mulberry neighborhood and the applicable standards.
Added to this (in red) are alternative standards we would like to achieve with this PUD
The following items are sections taken directly from the Fort Collins Land Use Code. They have been edited to reflect the requested changes mentioned in the aforementioned spreadsheet. These sections include:
 - (2) 3.5.2 Residential Standards
 - (3) 3.8.10 SFD-SFA Parking Standards
 - (4) 3.8.17 Building Height
 - (5) 3.8.19 Setback Regulations
 - (6) 3.8.30 MF Standards
 - (7) 4.5 LMN Zoning Standards

(8) Carriage House Standards

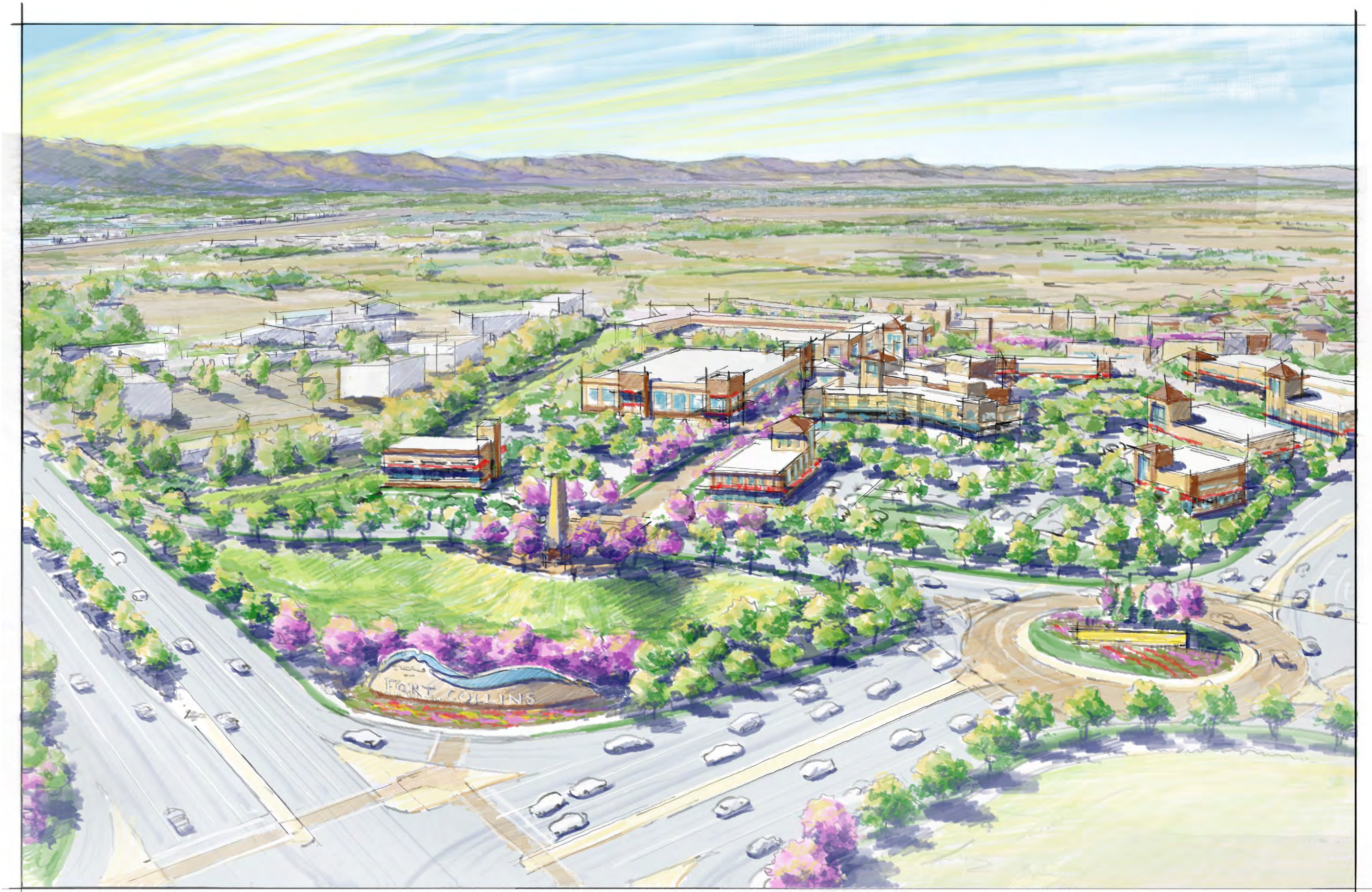
- PUD Plan
Included with this PRD application is the initial framework of the PUD document. We would like to use the PDR application process to further discuss format and the ultimate deliverables that will be provided at time of PUD application submittal.

Thank you very much for your time and attention to this proposal. We appreciate the opportunity to collaboratively work with you further on this proposed new neighborhood in Fort Collins.

Sincerely,
Norris Design



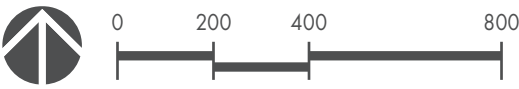
Ryan F. McBreen
Principal



Note: Plan is conceptual and subject to change.



Note: Plan is conceptual and subject to change.



PRODUCT/ BUILDER	DETAILS	PLAN	PRODUCT IMAGE
Single Family Detached Cluster Cottages with Attached Garages	PRODUCT: Single Family Detached Cluster Cottages with Attached Garages STORIES: Two Stories LOT SIZE: 30'x75', (2,250sf) APPROX. NET DENSITY: 9 DU/AC		
Duplex and Single Family Detached Front Load Condominiums	PRODUCT: Duplex and Single Family Detached Front Load Condominiums STORIES: Two to Three Stories LOT SIZE: Building footprints vary, approx. 30'x50' APPROX. DENSITY: 9.91 DU/AC (includes internal private streets)		
Standard Single Family Detached Alley Load	PRODUCT: Single Family Detached Alley Load STORIES: Two and Three Stories LOT SIZE: 40'x 90', (3,600sf) APPROX. NET DENSITY: 3-6DU/AC (excludes adjacent ROW)		
Single Family Detached Alley Load	PRODUCT: Single Family Detached Alley Load STORIES: Two Stories LOT SIZE: 33'x 65', (2,145sf) APPROX. NET DENSITY: 7-9 DU/AC (excludes adjacent ROW)		
Single Family Detached Alley Load with Detached or Attached Garages	PRODUCT: Single Family Detached Alley Load with Detached or Attached Garages STORIES: Two and Three Stories LOT SIZE: 26'x 80', (2,080sf) APPROX. NET DENSITY: 8-9 DU/AC (excludes adjacent ROW)		
3-Story Single Family Detached Alley Load	PRODUCT: Single Family Detached Alley Load STORIES: Three Stories LOT SIZE: 20'x 60', (1,200sf) APPROX. NET DENSITY: 8-15 DU/AC		
Single Family Detached Front/Side Load	PRODUCT: Traditional Single Family Detached Front/Side Load STORIES: 1-2 Stories LOT SIZE: Various lot size options from 4,950 sqft-6,600sqft APPROX. NET DENSITY: 3-6 DU/AC		

PRODUCT/ BUILDER	DETAILS	PLAN	PRODUCT IMAGE
Clustered Homes - Duplex and Single Family Detached Casitas	PRODUCT: Duplex and Single Family Detached Casitas LOT SIZE: 50'x65' (3,250sf) APPROX. DENSITY: 5.5-6.5 DU/AC (includes internal roads)		
Cottage- Duplex and Single Family Detached Cottages	PRODUCT: Duplex and Single Family Detached Cottages LOT SIZE: +/- 26'x65" (1,690sf) APPROX. DENSITY: 8-12 DU/AC (includes internal roadways)		
Paired Home	PRODUCT: Paired Home STORIES: 1-2 Stories LOT SIZE: 20'x90', (1,800sf) APPROX. NET DENSITY: 8-10 DU/AC (excludes adjacent ROW)		
Stacked Condos	PRODUCT: Stacked Condos STORIES: Two Stories LOT SIZE: 150 x 180 (8-pac) APPROX. NET DENSITY: 10-12 DU/AC (excludes adjacent ROW)		
Greencourt	PRODUCT: Greencourt STORIES: 1-2 Stories LOT SIZE: 25' X 70', (1,750sf) APPROX. NET DENSITY: 8-12 DU/AC (excludes adjacent ROW)		
Motorcourt	PRODUCT: Motorcourt STORIES: Two Stories LOT SIZE: 50'X65' (3,250 sf) APPROX. NET DENSITY: 8-12 DU/AC (excludes adjacent ROW)		
Townhome	PRODUCT: Townhome STORIES: Two Stories LOT SIZE: 25'/35' x 85' (2,125sf) APPROX. NET DENSITY: 12 DU/AC (excludes adjacent ROW)		

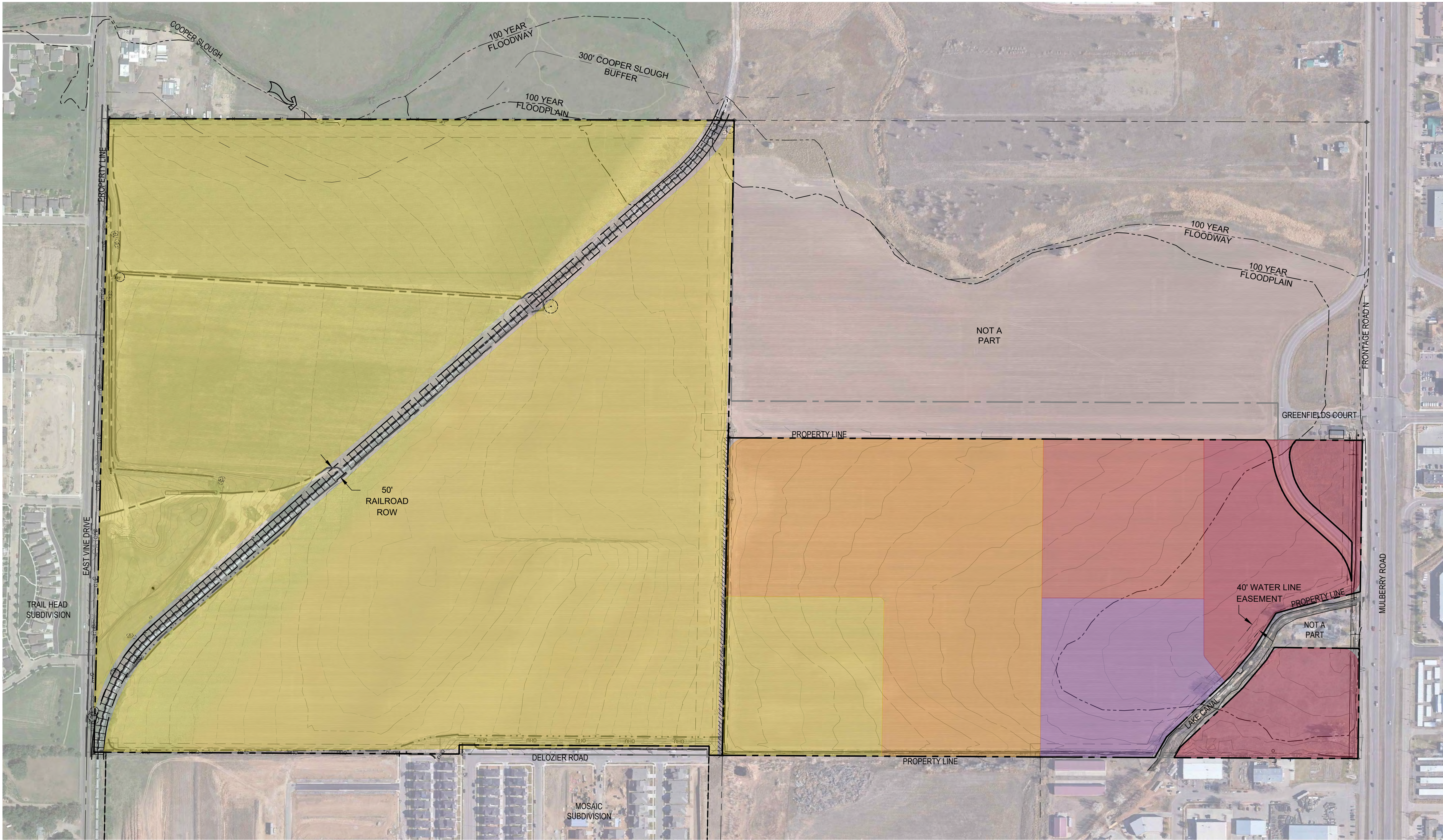
MULBERRY
PLANNED UNIT DEVELOPMENT (PUD)
MULBERRY, FORT COLLINS, CO

OWNER:
HARTFORD ACQUISITIONS
4801 GOODMAN RD
TIMNATH, CO 80547

NOT FOR
CONSTRUCTION

DATE:
11/25/20 PDR DRAFT

SHEET TITLE:
EXISTING
CONDITIONS



LEGEND

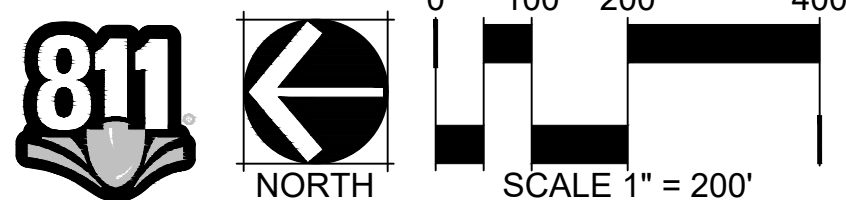
- PUD BOUNDARY -LIMIT OF DEVELOPMENT
- PROPERTY LINE
- COOPER SOUGH 300' BUFFER
- EXISTING TREES
- LMN - LOW DENSITY MIXED USE
- MMN - MEDIUM DENSITY MIXED USE
- NC - NEIGHBORHOOD COMMERCIAL
- E - EMPLOYMENT
- CG - GENERAL COMMERCIAL

NATURAL AREA BUFFER NOTES

- STANDARDS FOR PROTECTION DURING CONSTRUCTION - THE DIRECTOR SHALL ESTABLISH A "LIMITS OF DEVELOPMENT" ("LOD") LINE(S) TO ESTABLISH THE BOUNDARY OF THE PROJECT OUTSIDE OF WHICH NO LAND DISTURBANCE ACTIVITIES WILL OCCUR DURING THE CONSTRUCTION OF THE PROJECT.
- SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE BUFFER ZONE.
- CONSTRUCTION SHALL BE ORGANIZED AND TIMED TO MINIMIZE THE DISTURBANCE OF SENSITIVE SPECIES OCCUPYING OR USING ON-SITE AND ADJACENT NATURAL HABITATS OR FEATURES.
- CONSTRUCTION OF BARRIER FENCING SHALL BE PROVIDED AT THE LIMITS OF THE DEVELOPMENT DURING CONSTRUCTION.

FLOODPLAIN AND FLOODWAY NOTES

- PORTIONS OF THIS PROPERTY ARE LOCATED IN THE FEMA REGULATORY 100-YEAR COOPER SLOUGH/BOXELDER FLOODWAY AND HIGH RISK FLOOD FRINGE.
- ALL DEVELOPMENT WITHIN THE FLOODPLAIN MUST COMPLY WITH THE FLOODPLAIN REGULATIONS OF CHAPTER 10 OF CITY OF FORT COLLINS MUNICIPAL CODE.
- CONSTRUCTION OF RESIDENTIAL AND MIXED-USE STRUCTURES IS PROHIBITED IN THE Poudre RIVER 100-YEAR FLOODPLAIN AND FLOODWAY.
- NON-STRUCTURAL DEVELOPMENT (FENCES, DETENTION PONDS, HARD SURFACE PATHS, FILL, DRIVEWAYS, PARKING AREAS, VEGETATION, ETC.) IS ALLOWED WITHIN THE 100 YEAR FLOODWAY, PROVIDED THE DEVELOPMENT WILL NOT CAUSE A RISE IN THE BASE FLOOD ELEVATION OR A CHANGE TO THE FLOODWAY OR FLOOD FRINGE BOUNDARIES. NON-STRUCTURAL DEVELOPMENT IS NOT RESTRICTED IN THE FLOOD FRINGE.
- THE APPLICANT ACKNOWLEDGES THAT THIS SITE DEVELOPMENT PLAN, AS PROPOSED, DOES NOT COMPLY WITH THE CURRENT REGULATORY FLOODPLAIN. PERMITS CANNOT BE ISSUED FOR RESIDENTIAL STRUCTURES LOCATED IN THE REGULATORY FLOODPLAIN. THE CITY CANNOT GUARANTEE FUTURE MAPPING CHANGES APPROVED BY FEMA. THE APPLICANT IS AWARE THAT IT IS AT THEIR OWN RISK THAT THEY CONTINUE THROUGH THE PLANNING PROCESS.



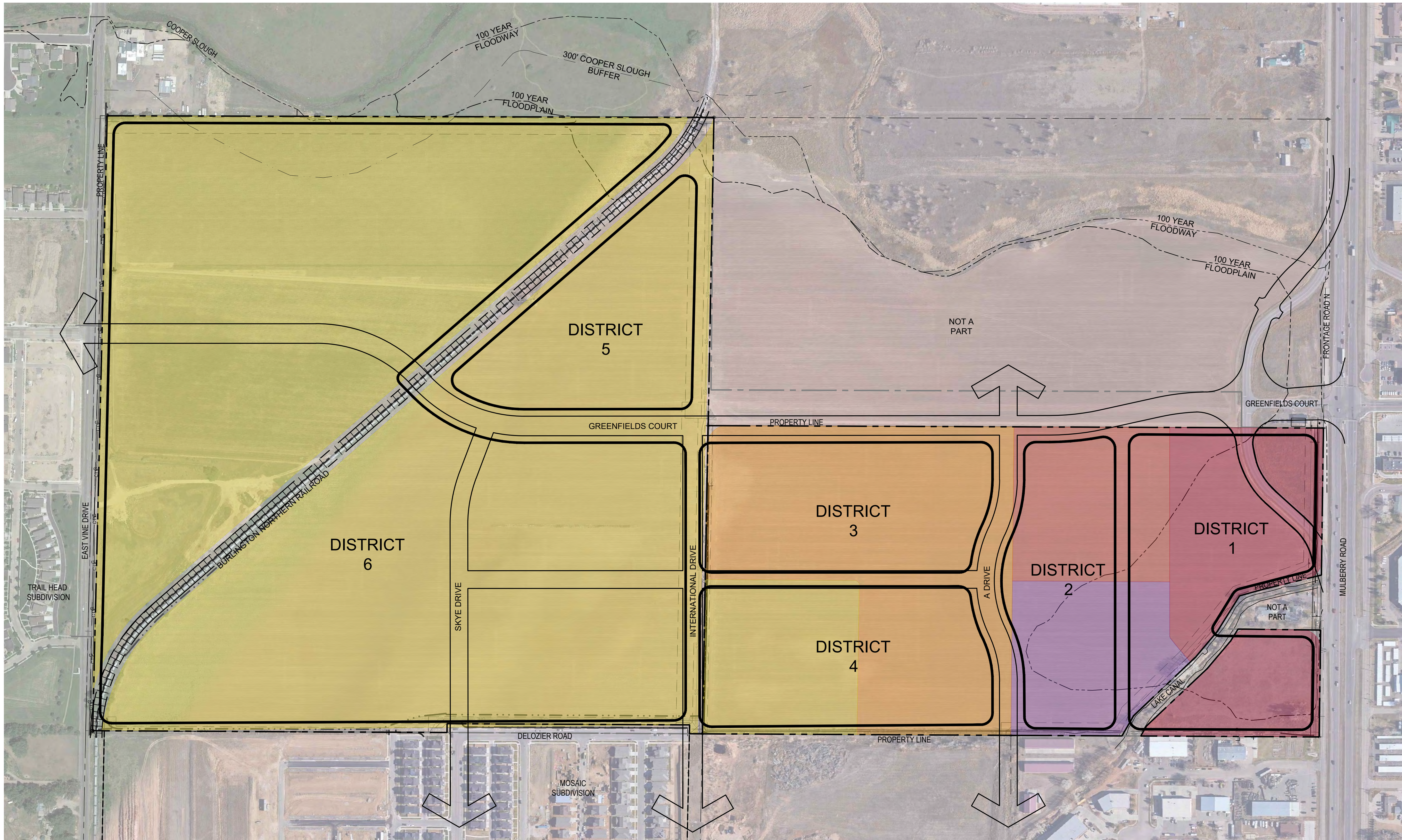
MULBERRY
PLANNED UNIT DEVELOPMENT (PUD)
MULBERRY, FORT COLLINS, CO

OWNER:
HARTFORD AQUISITIONS
4801 GOODMAN RD
TIMNATH, CO 80547

NOT FOR
CONSTRUCTION

DATE:
11/25/20_PDR DRAFT

SHEET TITLE:
PUD MASTER
PLAN



LEGEND

- PUD BOUNDARY -LIMIT OF DEVELOPMENT
- - - PROPERTY LINE
- - - COOPER SOUGH 300' BUFFER
- EXISTING TREES
- LMN - LOW DENSITY MIXED USE
- MMN - MEDIUM DENSITY MIXED USE
- NC - NEIGHBORHOOD COMMERCIAL
- E - EMPLOYMENT
- CG - GENERAL COMMERCIAL

Mulberry Districts

District 1
This Commercial & Retail District will be the entry to the greater Mulberry neighborhood. It will provide a range of more intense retail, commercial, and office uses that with serve the immediate Mulberry neighborhood as well as the entire East Mulberry Street Corridor and greater Fort Collins Community.

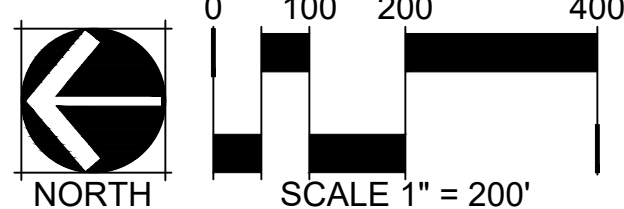
District 2
This Mixed-Use District will serve as a continuation of the commercial, retail, and office uses found in District 1, while also providing for more residential opportunities and a transition to the more residential areas of the Mulberry neighborhood. A range of land uses including commercial, employment and residential combine to create a diverse neighborhood.

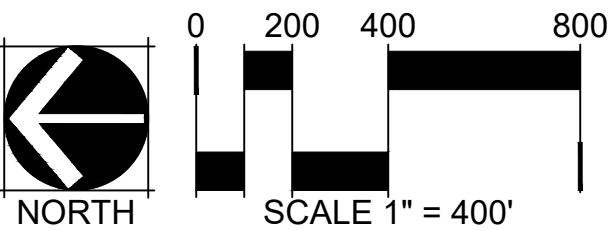
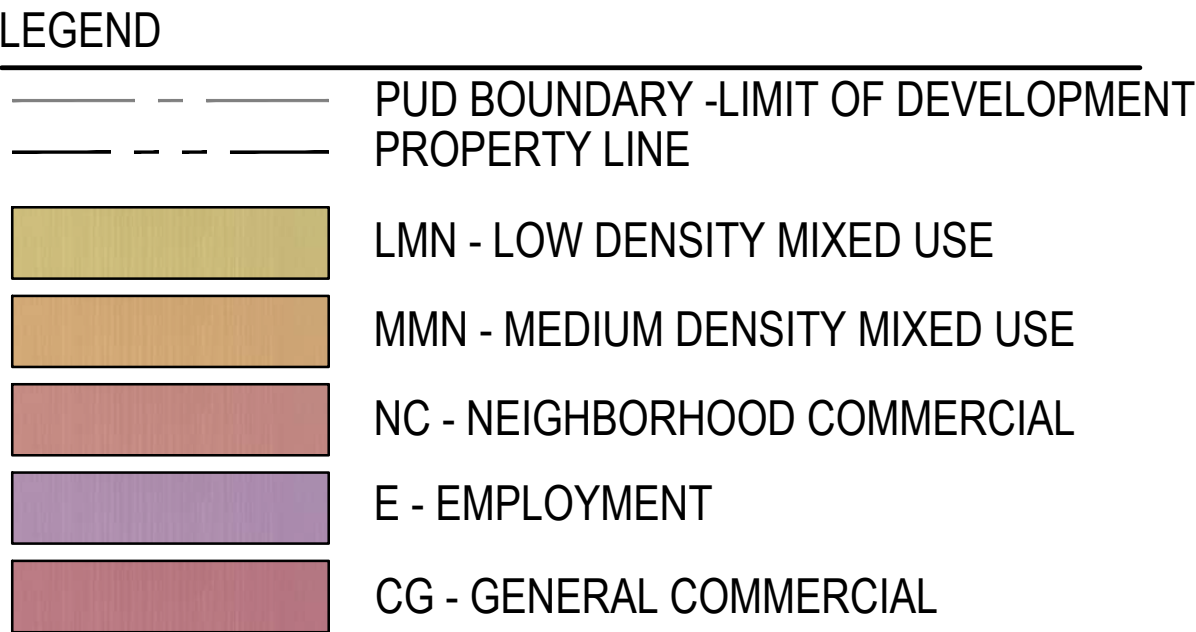
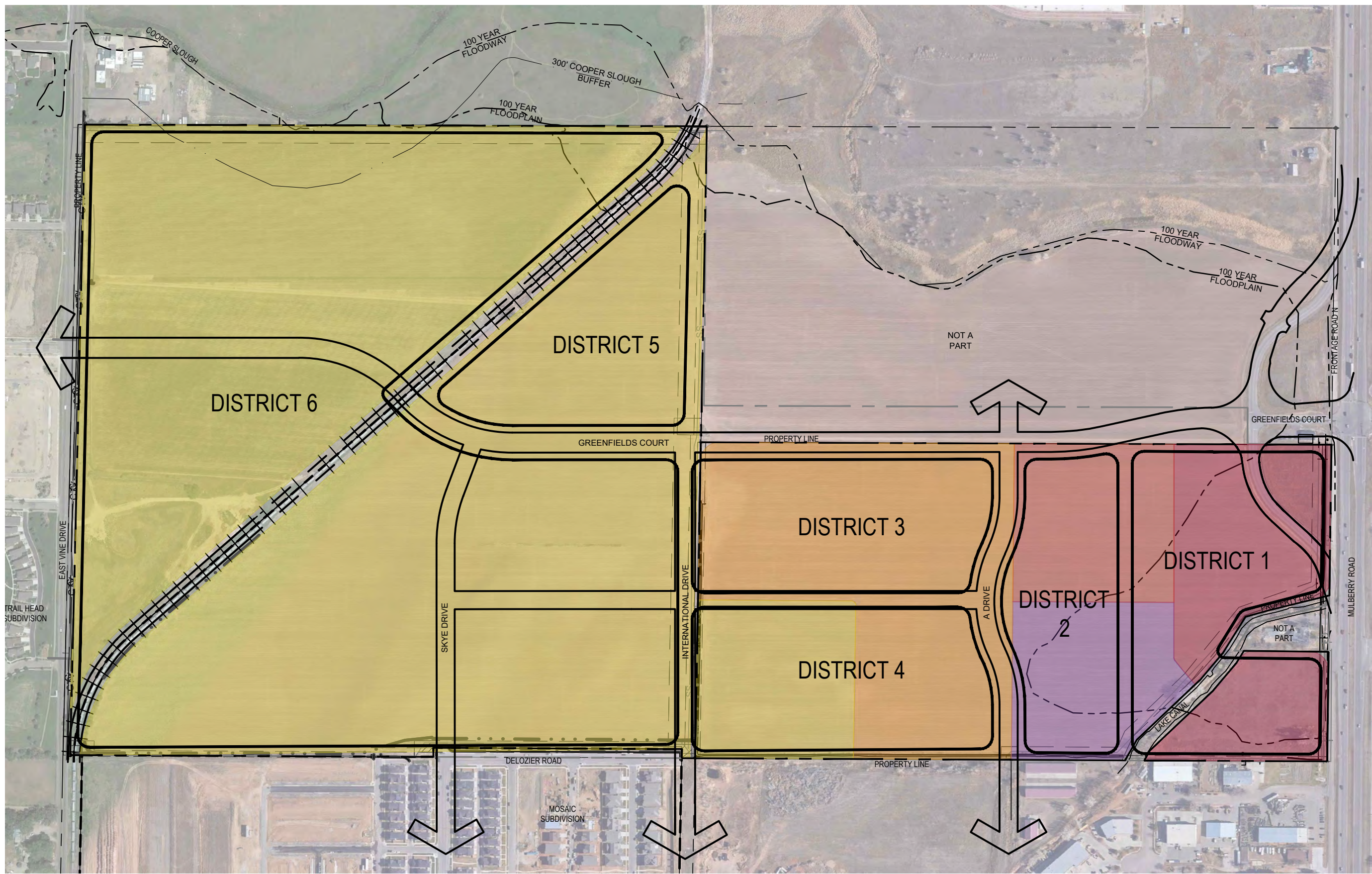
District 3
Higher density, more urban scale residential uses are anticipated to be the key anchor land use in District 3. The character of this District includes street-fronting residential uses that provide alternative living opportunities, along with strategic open spaces and direct connectivity to the adjacent mixed-use areas. The higher density residential uses here will help support the adjacent Districts 1 and 2 non-residential uses.

District 4
With proximity to both lower density residential uses to the north and west, and higher density and more intense uses to the east and south, a mix of lower and medium density residential uses are permitted in this District. Residential uses in this District provide additional diversified living opportunities in the Mulberry neighborhood.

District 5
A range of residential uses are permitted in District 5. With adjacency to Greenfields Court, the railroad right-of-way, and significant open spaces, the variety of residential uses permitted that provide a range of opportunities for attainable housing options.

District 6
District 6 is the lowest density residential District within the Mulberry neighborhood. A variety of single-family detached and attached housing options are anticipated. From smaller lot, alley-load homes to more traditional single-family home options, the foundation is set for a diverse, cohesive neighborhood that will further add to the unique fabric of the evolving Mulberry Corridor.





DISTRICT STANDARDS						
STANDARD	DISTRICT 1	DISTRICT 2	DISTRICT 3	DISTRICT 4	DISTRICT 5	DISTRICT 6
Land Use (1)(2)	As permitted in the General Commercial (CG) Zoning	As permitted in underlying Employment (E) and Neighborhood Commercial (NC) Zoning. Maximum 30% of gross acreage permitted as residential (Mixed-use buildings excepted). Within Employment Secondary Uses May Comprise up to 50% of Gross area (Residential capped at 30%)	As permitted in Medium Density Mixed-Use Neighborhood District (MMN)	As permitted in Medium Density Mixed-Use Neighborhood District (MMN) and Low Density Mixed-Use Neighborhood District (LMN)	As permitted in Medium Density Mixed-Use Neighborhood District (MMN) and Low Density Mixed-Use Neighborhood District (LMN)	As permitted in Low Density Mixed-Use Neighborhood District (LMN)
Density	No minimum or maximum	No minimum or maximum	Minimum net average of 12 du/ac	Minimum net average 4 du/ac. Maximum net average 30 du/ac	Minimum net average 4 du/ac. Maximum net average 30 du/ac	Minimum net average of 4 du/ac. Maximum gross average of 12 du/ac
Housing Type Mix Required	Five (5) Housing types required within Mulberry PUD					
Building Height	5 Stories	Residential (1, 2, & 3 dus) - 3 Stories Residential (4+ units & Mixed-use) - 5 stories Non-Residential - 4 stories	4 Stories (5 permitted adjacent to Greenfields and/or District 2)	4 Stories (5 permitted adjacent to District 2)	3 Stories (4 permitted adjacent to Greenfields)	Residential (all permitted) - 3 Stories
Setbacks	-	-	-	-	-	-
Single - Family Detached	-	-	-	-	-	-
Arterial	N/A	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"
Non-Arterial	N/A	10'-0" / 20'-0" garage face to back of walk(3)	10'-0" / 20'-0" garage face to back of walk	10'-0" / 20'-0" garage face to back of walk	10'-0" / 20'-0" garage face to back of walk	10'-0" / 20'-0" garage face to back of walk
Side	N/A	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"
Rear	N/A	6'-0"	6'-0"	6'-0"	6'-0"	6'-0"
Single-Family Attached / Duplex	-	-	-	-	-	-
Arterial	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"
Non-Arterial	10'-0" / 20'-0" garage face to back of walk(3)	10'-0" / 20'-0" garage face to back of walk(3)	10'-0" / 20'-0" garage face to back of walk	10'-0" / 20'-0" garage face to back of walk	10'-0" / 20'-0" garage face to back of walk	10'-0" / 20'-0" garage face to back of walk
Side	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"
Rear	6'-0"	6'-0"	6'-0"	6'-0"	6'-0"	6'-0"
Multi-Family	-	-	-	-	-	-
Arterial	15'-0"	15'-0"	15'-0"	15'-0"	15'-0"	15'-0"
Non-Arterial	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"
Min. Lot Width (Residential only) (4)	-	-	-	-	-	-
Single-Family Detached Front Load	N/A	N/A	45'-0"	45'-0" (5)	45'-0" (5)	45'-0" (5)
Single-Family Attached & Duplex	45'-0"	45'-0"	45'-0"	45'-0" (5)	45'-0" (5)	45'-0" (5)

NOTES:

- All residential uses proposed within the Mulberry PUD may follow the the Type I (Administrative) Review process.
- Carriage house, Habitable Accessory Buildings, or Accessory Dwelling Units are permitted as a use by right. They shall mean a single-family detached dwelling, typically without street frontage, that is located behind a separate, principal dwelling on the same lot, which fronts on the street or open space.. Carriage houses and Habitable Accessory Buildings shall comply with principal building height.
- 0' permitted on streets where development is pedestrian oriented. Pedestrian-oriented development include but are not limited to: pedestrian pathways, sidewalks, plazas, decks, patois, cafe seating areas, tree grates, pergolas or shade structures. Pedestrian-oriented developments generally entail compact development patterns where buildings are typically located closer to the street. Where necessary, utilities are to be located in the rear of the lot when 0' lot lines are used. When necessary, tread of first entry step may be located immediately adjacent to public sidewalk.
- Minimum lot width only applies to front load residential product. Non-residential, rear or alternative load residential, or multi-family residential uses have no minimum lot with.
- Lot width may be less but garage face may comprise a maximum of 40% of elevation frontage.

	LMN	Mulberry PUD - LMN	MMN	Mulberry PUD - MMN	General Commercial	Mulberry PUD - CG	Neighborhood Commercial	Mulberry PUD - NC	Employment	Mulberry PUD - E	Mulberry PUD - Overall
Residential Uses	SFD Duplex SFA Multi-Family (max of 12 dus/bldg) Type 1 - Admin Type 1 - Admin Type 1 - Admin Type 1 - Admin (less than 50 units)	All residential projects are Type I review	SFD (max 6000) Duplex SFA Multi-Family Type 1 - Admin Type 1 - Admin Type 1 - Admin Type 2 - P&Z (more than 50)	All residential projects are Type I review	SFD Duplex SFA Multi-Family NOT PERMITTED Type 1 - Admin Type 1 - Admin Type 1 - Admin Type 1 - Admin (less than 50 units)	All residential projects are Type I review	SFD Duplex SFA Multi-Family *Limited to 30% of gross area NOT PERMITTED Type 1 - Admin Type 1 - Admin Type 2 - P&Z	SFD (max 6000 sf/lot) Permitted All residential projects are Type I review	SFD (max 6000 sf/lot) Duplex SFA Multi-Family *Limited to 25% of gross area Type 2 - P&Z Type 2 - P&Z Type 2 - P&Z Type 2 - P&Z	All residential projects are Type I review *Limited to 30% of gross area	All residential projects are Type I review
Permitted Uses	LMN Uses Per Article 4	Carriage Dwelling Units and Habitable Accessory Buildings allowed use (3)	MMN Uses Per Article 4		CG Uses Per Article 4		NC Uses Per Article 4		E Uses Per Article 4	Secondary Uses may comprise 50% of gross area (Residential capped at 25% of gross area)	
Density Permitted	Minimum avg. of 4 du/ac (net) Maximum avg. of 9 du/ac (gross) Maximum 12 du/ac permitted if affordable included	Permit maximum of avg 12 du/ac	Minimum avg. 12 du/ac (net)		Not Limited		Only limited by amount of area permitted		Minimum of avg. 7 du/ac (net)		
Required Mix	> 15 acres - 1 housing Type 15 to < 20 acres - 2 Housing Types 20 to < 30 acres - 3Housing Type 30+ acre - 4 Housing Types		None		None		None		>10 acres - 1 Housing Type 10 - < 30 - 2 Housing Types 30+ acres - 3 Housing Types If SFD proposed equivalent number of other res. types must		Entire Mulberry PUD will be required to have at least 5 different housing types per proposed revisions
Building Height	Residential (1, 2, & 3 Dus) - 2.5 Stories Residential (4+ units) - 3 Stories *May *4/5 stories at intersections	3 stories for (1, 2 & 3 Dus)	3 Stories *4/5 stories at intersections	5 stories fronting Greenfields	4 Stories	5 stories	5 Stories		4 Stories	5 stories	
SFD Setbacks Arterial Non-Arterial Side Rear	30' 15' (20' garage-face to back of walk) 5' 8'	10' (non-garage face) (5)(6) 3' 6'(1)	30' 15' (20' garage-face to back of walk) 5' 8'	10' (non-garage face) (5)(6) 3' 6'(1)	N/A		N/A	10' (non-garage face) (4) 3' 6'(1)	30' 15' (20' garage-face to back of walk) 5' 8'	10' (non-garage face) (4) 3' 6'(1)	
SFA Setbacks	Arterial Non-arterial Side Rear SFA w/o yards 30' 15' (20' garage-face to back of walk) 5' 8' 15' (arterial) 9' (non-arterial)	10' (non-garage face) 6'(1)	Arterial Non-arterial Side Rear SFA w/o yards 30' 10' (20 garage-face to back of walk) 5' 8' 15' (arterial) 9' (non-arterial)	10' (non-garage face) 6'(1)	Arterial Non-arterial Side Rear SFA w/o yards 30' 15' (20' garage-face to back of walk) 5' 8' 15' (arterial) 9' (non-arterial)	10' (non-garage face) (4) 6'(1)	Arterial Non-arterial Side Rear SFA w/o yards 30' 15' (20' garage-face to back of walk) 5' 8' 15' (arterial) 9' (non-arterial)	10' (non-garage face) (4) 6'(1)	Arterial Non-arterial Side Rear SFA w/o yards 30' 15' (20' garage-face to back of walk) 5' 8' 15' (arterial) 9' (non-arterial)	10' (non-garage face) (4) 6'(1)	
MF Setbacks	15' (arterial) 9' (non-arterial)		15' (arterial) 9' (non-arterial)		15' (arterial) 9' (non-arterial)		15' (arterial) 9' (non-arterial)		15' (arterial) 9' (non-arterial)		
Min Lot Width	SFD SFA Duplex 50' for front load 50' for front load 50' for front load	45' for front load(2)	SFD SFA Duplex 50' for front load 50' for front load 50' for front load		SFD SFA Duplex N/A 50' for front load 50' for front load		SFD SFA Duplex N/A 50' for front load 50' for front load	45' for front load	SFD SFA Duplex N/A 50' for front load 50' for front load	45' for front load	

(1) Fort Collins Alley standards require an 8' rear utility easement
(2) Lot width may be less but garage face may comprise a maximum of 40% of elevation frontage
(3) Carriage house, Habitable Accessory Buildings, or Accessory Dwelling Units are permitted as a use by right. They shall mean a single-family detached dwelling, typically without street frontage, that is located behind a separate, principal dwelling on the same lot, which fronts on the street or open space. Carriage houses and Habitable Accessory Buildings shall comply with principal building height.
(4) 0' permitted on streets where development is pedestrian oriented. Pedestrian-oriented development include but are not limited to: pedestrian pathways, sidewalks, plazas, decks, patios, café seating areas, tree grates, pergolas or shade structures. Pedestrian-oriented developments generally entail compact development patterns where buildings are typically located closer to the street. Where necessary, utilities are to be located in the rear of the lot when 0' lot lines are used. When necessary, tread of frist entry step may be located immediately adjacent to public sidewalk.

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3.5.2 - Residential Building Standards

- (A) **Purpose.** The standards in this Section are intended to promote variety, visual interest and pedestrian-oriented streets in residential development.
- (B) **General Standard.** Development projects containing residential buildings shall place a high priority on building entryways and their relationship to the street. Pedestrian usability shall be prioritized over vehicular usability. Buildings shall include human-scaled elements, architectural articulation, and in projects containing more than one (1) building, design variation.
- (C) **Housing Model Variety and Variation Among Buildings.**
- (1) Single-family detached, single-family attached in groups of two (2), and two-family dwellings shall comply with the following requirements:
- (a) Any development of one hundred (100) or more single-family detached, single-family attached in groups of two (2) or two-family detached dwelling units shall have at least four (4) different types of housing models. Any development containing fewer than one hundred (100) single-family or two-family dwelling units shall have at least three (3) different types of housing models. The applicant shall include, in the application for approval of the project development plan, documentation showing how the development will comply with the foregoing requirement.
 - (b) Each housing model shall have at least three (3) characteristics which clearly and obviously distinguish it from the other housing models, which characteristics may include, without limitation, differences in floor plans, exterior materials, roof lines, garage placement, placement of the footprint on the lot and/or building face.
 - (c) The requirements provided in subparagraphs (a) and (b) above shall not apply to developments containing ten (10) or fewer dwelling units.
 - (d) The enforcement procedure for this standard shall be in accordance with Section 3.8.15.
- (2) Single-family attached buildings containing more than two (2) dwelling units shall comply with the following requirements:
- (a) For any development containing at least three (3) and not more than five (5) buildings (excluding clubhouses/leasing offices), there shall be at least two (2) distinctly different building designs. For any such development containing more than five (5) buildings (excluding clubhouses/leasing offices), there shall be at least three (3) distinctly different building designs. For all developments, there shall be no similar buildings placed next to each other along a street or street-like private drive. Building designs shall be considered similar unless they vary significantly in footprint size and shape.
 - (b) Building designs shall be further distinguished by including unique architectural elevations and unique entrance features, within a coordinated overall theme of roof forms, massing proportions and other characteristics. Such variation among buildings shall not consist solely of different combinations of the same building features.
- (D) **Relationship of Dwellings to Streets and Parking.**

- (1) *Orientation to a Connecting Walkway.* Every front facade with a primary entrance to a dwelling unit shall face the adjacent street to the extent reasonably feasible. Every front facade with a primary entrance to a dwelling unit shall face a connecting walkway with no primary entrance more than two hundred (200) feet from a street sidewalk. The following exceptions to this standard are permitted:
 - (a) Up to two (2) single-family detached dwellings on an individual lot that has frontage on either a public or private street.
 - (b) A primary entrance may be up to three hundred fifty (350) feet from a street sidewalk if the primary entrance faces and opens directly onto a connecting walkway that qualifies as a major walkway spine.
 - (c) If a multi-family building has more than one (1) front facade, and if one (1) of the front facades faces and opens directly onto a street sidewalk, the primary entrances located on the other front facade(s) need not face a street sidewalk or connecting walkway.
- (2) *Street-Facing Facades.* Every building containing four (4) or more dwelling units shall have at least one (1) building entry or doorway facing any adjacent street that is smaller than a full arterial or has on-street parking.
- (3) At least one door providing direct access for emergency responders from the outside into each individual single family attached dwelling must be located within one hundred fifty (150) feet from the closest emergency access easement or designated fire lane as measured along paved walkways. Neither an exterior nor interior garage door shall satisfy this requirement.

(E) ***Residential Building Setbacks, Lot Width and Size.***

- (1) *Setback from Arterial Streets.* The minimum setback of every residential building and of every detached accessory building that is incidental to the residential building shall be thirty (30) feet from any arterial street right-of-way, except for those buildings regulated by Section 3.8.30 of this Code, which buildings must comply with the setback regulations set forth in Section 3.8.30.
- (2) *Setback from Nonarterial Streets.* The minimum setback of every residential building and of every detached accessory building that is incidental to the residential building shall be ~~fifteen (15)~~ **ten (10)** feet from any public street right-of-way other than an arterial street right-of-way, except for **as noted within Mulberry PUD where 0' setback may be** utilized and those buildings regulated by Section 3.8.30 of this Code, which buildings must comply with the setback regulations set forth in Section 3.8.30. Setbacks from garage doors to the nearest portion of any public sidewalk that intersects with the driveway shall be at least twenty (20) feet.
 - (a) *Alternative Compliance.* Upon request by an applicant, the decision maker may approve an alternative setback that may be substituted in whole or in part for a setback that meets the standards of this Section, except that such alternative setback shall not be permitted in the R-L or U-E zone districts.
 1. *Procedure.* Alternative compliance setbacks from connector or local streets only, shall be prepared and submitted in accordance with submittal requirements for Project Development Plans. Each plan shall clearly identify and discuss the alternatives proposed and the ways in which the plan will better accomplish the purpose of this Section than would a plan which complies with the standards of this Section.
 2. *Review Criteria.* To approve an alternative plan, the decision maker must first find that the proposed alternative plan accomplishes the purposes of this Section equally well or better than would a plan which complies with the standards of this Section.

In reviewing the proposed alternative plan, the decision maker shall take into account whether the alternative setback plan complies with the following standards:
 - a. Porches and Entry Features.

- (i) A front porch with a minimum depth of six (6) feet (as measured from the building facade to the posts, railings and spindles) and a minimum length of eight (8) feet shall be provided on single-family detached dwellings.
 - (ii) A clearly defined building front facing the street with a covered front porch or stoop measuring at least four (4) feet by four (4) feet shall be provided on each ground floor single-family attached dwelling.
 - (iii) The floor elevation of the front porch or stoop shall be a minimum of eighteen (18) inches above grade.
 - b. Off-Street Parking. Off-street parking shall be located behind the dwelling and access to such parking shall be gained from an alley or, if there is no alley, then from the street via a driveway which, up to the rear building line of the house, does not exceed ten (10) feet in width.
 - c. Private Open Space.
 - (i) A readily accessible, functional and clearly defined private outdoor space (such as a patio, courtyard or deck) with minimum dimensions of twelve (12) feet by eighteen (18) feet shall be provided for each dwelling unit.
 - (ii) All buildings on the same lot shall be spaced at least sixteen (16) feet apart.
 - d. Front Yard Fences.
 - (i) Front yard fences shall not exceed sixty percent (60%) opacity.
 - (ii) Front yard fences shall be between two and one-half (2½) feet and three (3) feet in height.
 - (iii) Front yard fences made of chain link are prohibited.
 - (iv) Any privacy fence along an interior side property line shall gradually transition to the height of the front yard fence.
- (3) *Side and Rear Yard Setbacks.* The minimum side yard setback for all residential buildings and for all detached accessory buildings that are incidental to the residential building shall be ~~three (3) five (5)~~ **three (3)** feet from the property line, except for alley-accessed garages, for which the minimum setback from an alley shall be eight (8) feet. If a zero-lot-line development plan is proposed, a single six-foot minimum side yard is required. Rear yard setbacks in residential areas shall be a minimum of ~~six (6) eight (8)~~ **six (6)** feet from the rear property line, except for garages and storage sheds not exceeding eight (8) feet in height, where the minimum setback shall be zero (0) feet.
- (4) *Minimum Lot Width.* A minimum lot width of ~~forty-five (45) fifty (50)~~ **forty-five (45)** feet shall be required for any single-family detached dwelling if the garage and/or driveway is served by access from the abutting street, unless such lot also adjoins an alley or is located at the corner of two (2) public streets. **Lot width for any single-family detached dwelling, if the garage and/or driveway is served by access from the abutting street, may be less than forty-five (45) feet, but Garage doors shall not comprise more than forty (40) percent of the ground floor street-facing linear building frontage. Lot width shall be measured at the front setback line.**
- (a) *Alternative Compliance.* Upon request by an applicant, the decision maker may approve alternative lot widths that may be substituted for lot widths that meet the standards of this Section.
1. *Procedure.* Subdivision plans showing alternative compliance lot widths shall be prepared and submitted in accordance with submittal requirements for plans as set forth in subsection 2.4.2(C). The plan shall clearly identify and discuss modifications and alternatives proposed for utility placement necessary to serve the development and ways in which the plan would better accomplish the purpose of this Section than would a plan which complies with the standards of this Section.

2. **Review Criteria.** To approve an alternative plan, the decision maker must first find that the proposed alternative plan accomplishes the purposes of this Section equally well or better than would a plan that complies with the standards of this Section.
- (b) **Utility Services.** In reviewing the proposed alternative plan, the decision maker shall consider the extent to which the proposed design provides sufficient utility service, and whether utility services can be adequately maintained over the passage of time.
- (5) **Maximum Size of Detached Accessory Buildings.** Any detached accessory building that is incidental to a single-family or two-family dwelling shall contain a maximum of eight hundred (800) square feet of floor area on lots that are less than twenty thousand (20,000) square feet in size, a maximum of one thousand two hundred (1,200) square feet of floor area on lots that are between twenty thousand (20,000) square feet and one (1) acre in size, and a maximum floor area of six (6) percent of the total lot area on lots that are larger than one (1) acre in size, except that the size of such building may be increased by the minimum amount necessary to accommodate a handicap accessible parking bay when such a bay is required by the City's Building Code.
- (6) **Setback for Windmills.** Windmills shall be set back from the property lines a minimum of one (1) foot for every foot of height of the structure measured from the ground to the top of the highest blade of the windmill; provided, however, that, if the applicant demonstrates with a certified analysis of a licensed professional engineer that the structure will collapse rather than topple, then this requirement may be waived by the Director. Shadow flicker shall not be allowed to cross any property line.
- (F) **Garage Doors.** To prevent residential streetscapes from being dominated by protruding garage doors, and to allow the active, visually interesting features of the house to dominate the streetscape, the following standards shall apply:
 - (1) Street-facing garage doors must be recessed behind either the front facade of the ground floor living area portion of the dwelling or a covered porch (measuring at least six [6] feet by eight [8] feet) by at least four (4) feet. Any street-facing garage doors complying with this standard shall not protrude forward from the front facade of the living area portion of the dwelling by more than eight (8) feet.
 - (2) Garage doors may be located on another side of the dwelling ("side- or rear-loaded") provided that the side of the garage facing the front street has windows or other architectural details that mimic the features of the living portion of the dwelling.
 - (3) Garage doors shall not comprise more than fifty (50) percent of the ground floor street-facing linear building frontage. Alleys and corner lots are exempt from this standard.
 - (4) Attached and multi-family dwellings which also face a second street or a major walkway spine shall be exempt from paragraphs (1) through (3) above. The façade oriented to the second street or walkway spine shall include windows, doorways and a structured transition from public to private areas using built elements such as porch features, pediments, arbors, low walls, fences, trellis work and/or similar elements integrated with plantings.
 - (5) Alternative garage door treatments shall be accepted by the Director if:
 - (a) the configuration of the lot or other existing physical condition of the lot makes the application of these standards impractical; and
 - (b) the proposed design substantially meets the intent of this Code to line streets with active living spaces, create pedestrian-oriented streetscapes and provide variety and visual interest in the exterior design of residential buildings.
- (G) **Rear Walls of Multi-Family Garages.** To add visual interest and avoid the effect of a long blank wall with no relation to human size, accessibility needs or internal divisions within the building, the following standards for minimum wall articulation shall apply:

(1) *Perimeter Garages.*

- (a) Length. Any garage located with its rear wall along the perimeter of a development and within sixty-five (65) feet of a public right-of-way or the property line of the development site shall not exceed sixty (60) feet in length. A minimum of seven (7) feet of landscaping must be provided between any two (2) such perimeter garages.
- (b) Articulation. No rear garage wall that faces a street or adjacent development shall exceed thirty (30) feet in length without including at least one (1) of the following in at least two (2) locations:
 - 1. change in wall plane of at least six (6) inches,
 - 2. change in material or masonry pattern,
 - 3. change in roof plane,
 - 4. windows,
 - 5. doorways,
 - 6. false door or window openings defined by frames, sills and lintels, and/or
 - 7. an equivalent vertical element that subdivides the wall into proportions related to human scale and/or the internal divisions within the building. (See Figure 9A.)

(2) *All Garages.*

- (a) Access Doors. Rear doorways shall be provided as determined by the decision maker to be reasonably necessary to allow direct access to living units without requiring people to walk around the garage to access their living units. (See Figure 9B.)
- (b) Articulation. At a minimum, a vertical trim detail that subdivides the overall siding pattern shall be provided at intervals not to exceed two (2) internal parking stalls (approximately twenty [20] to twenty-four [24] feet). In addition, the articulation described in paragraph (1)(b) above is encouraged but shall not be required.

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3.8.10 - Single-Family and Two-Family Parking Requirements

- (A) For each single-family dwelling there shall be one (1) parking space on lots with greater than forty (40) feet of street frontage or two (2) parking spaces on lots with less than forty (40) feet of street frontage. **On lot parking spaces shall be counted to include spaces provided in the driveway, garage or any combination thereof. Tandem parking spaces are permitted and may be counted towards required parking.**
- (B) Parking of any vehicle in the front yard of a lot on which exists a single-family or two-family dwelling shall be prohibited unless such vehicle is parked on an improved area having a surface of asphalt, concrete, rock, gravel or other similar inorganic material, and such improved area has a permanent border.

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3.8.17 - Building Height

(A) **Measuring Building Height.**

- (1) *Building Height Measured in Feet.* When measured in feet, building height shall be measured from the average of the finished ground level at the center of all walls of a building or structure to the highest point of the roof surface or structure.
- (2) *Building Height Measured in Stories.* In measuring the height of a building in stories the following measurement rules shall apply:
 - (a) A balcony or mezzanine shall be counted as a full story when its floor area is in excess of one-third ($\frac{1}{3}$) of the total area of the nearest full floor directly below it. *Rooftop patios shall not count towards building height measurement.*
 - (b) No story of a commercial or industrial building shall have more than twenty-five (25) feet from floor to floor.
 - (c) A maximum vertical height of twelve (12) feet eight (8) inches shall be permitted for each residential story. This maximum vertical height shall apply only in the following zone districts: U-E; R-F; R-L; L-M-N; M-M-N; N-C-L; N-C-M; N-C-B; R-C; C-C-N; N-C; H-C; and M-H.
- (3) *Transitional Height.* Regardless of the maximum building height limit imposed by the zone district standards of this Land Use Code, applicants shall be allowed to use a "transitional" height limit. The allowed "transitional" height may fall at or below the midpoint between the zone district maximum height limit and the height, in feet, of a building that exists on a lot that abuts the subject lot and faces the same street as the building on the subject lot. This provision shall not be interpreted as requiring greater minimum heights or lower maximum heights than imposed by the underlying zone district.

(B) **Building Height Regulations.**

- (1) All dwellings shall be constructed with at least seventy-five (75) percent of the roof surface higher than seven (7) feet from grade.
- (2) It shall be unlawful to construct, build or establish any building, trees, smokestack, chimney, flagpole, wire, tower or other structure or appurtenance thereto which may constitute a hazard or obstruction to the safe navigation, landing and takeoff of aircraft at a publicly used airport.
- (3) No detached accessory building may exceed eight (8) feet in height unless such building complies with all of the yard setbacks for the district in which such building is located.

(C) **Exemptions From Building Height Regulations.** The following structures and features shall be exempt from the height requirements of this Land Use Code:

- (1) chimneys, smokestacks or flues that cover no more than five (5) percent of the horizontal surface area of the roof;
- (2) cooling towers, ventilators and other similar equipment that cover no more than five (5) percent of the horizontal surface area of the roof;

- (3) elevator bulkheads and stairway enclosures that cover no more than five (5) percent of the horizontal surface area of the roof;
- (4) fire towers;
- (5) utility poles and support structures;
- (6) belfries, spires and steeples;
- (7) monuments and ornamental towers;
- (8) solar energy systems.
- (9) structures associated with occupied roofs where the parapet wall does not exceed four (4) feet above the roof deck. If such roofs include enclosed space, such space such as shade structures, storage closets, and other installations, shall cover no more than twenty-five (25) percent of the horizontal surface area of the roof and shall be set back at a thirty-five (35) degree angle measured at the intersection of the floor plane of the story below the roof. *May not need to add language to (2)(a) above. Confirm with Fort Collins. The objective is to allow 3-story SFD homes that also have a rooftop patio, (e.g. Richmond Homes Cityscape product).*

(Ord. No. 59, 2000 §27, 6/6/00; Ord. No. 177, 2002 §17, 12/17/02; Ord. No. 091, 2004 §22, 6/15/04; Ord. No. 070, 2005 §11, 7/5/05; Ord. No. 073, 2008 §8, 7/1/08; Ord. No. [063, 2018](#), §20, 6/5/18; Ord. No. [077, 2019](#), §14, 7/16/19; [Ord. No. 100, 2020](#), §6, 8/18/20)

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3.8.19 - Setback Regulations

(A) **Features Allowed Within Setbacks.** The following structures and features may be located within required setbacks:

- (1) trees, shrubbery or other features of natural growth;
- (2) fences or walls, subject to permit approval, that do not exceed the standards established in Section 3.8.11;
- (3) driveways and sidewalks;
- (4) signs, if permitted by the sign regulations of this Land Use Code;
- (5) bay windows and similar sized cantilevered floor areas, and architectural design embellishments of dwellings that do not project more than two (2) feet into the required setback, basement egress windows including the foundation that forms the window well, as long as the window foundation does not exceed the elevation or height of the house foundation, provided none of the foregoing elements shall encroach upon any public easements;
- (6) eaves that do not project more than two and one-half (2½) feet into the required setback;
- (7) open outside stairways, entrance hoods, terraces, canopies, **Side loaded garages and non-livable spaces such as covered porches, courtyards** and balconies that do not project more than five (5) feet into a required front or rear setback and/or not more than two (2) feet into a required side setback, provided they do not encroach on public easements;
- (8) chimneys, flues and residential ventilating ducts that do not project more than two (2) feet into a required setback and when placed so as not to obstruct light and ventilation, provided they do not encroach on public easements;
- (9) utility lines, wires and associated structures, such as power poles.
- (10) decks which are not more than thirty (30) inches above ground.

(B) **Contextual Setbacks.** Regardless of the minimum front setback requirement imposed by the zone district standards of this Land Use Code, applicants shall be allowed to use a "contextual" front setback. A "contextual" front setback may fall at any point between the front setback required in the zone district and the front setback that exists on a lot that abuts, and is oriented to, the same street as the subject lot. If the subject lot is a corner lot, the "contextual" setback may fall at any point between the zone district required front setback and the front setback that exists on the lot that is abutting and oriented to the same street as the subject lot. If lots on either side of the subject lot are vacant, the setback shall be interpreted as the minimum required front setback that applies to the vacant lot. This provision shall not be construed as requiring a greater front setback than that imposed by the underlying zone district, and it shall not be construed as allowing setbacks to be reduced to a level that results in right-of-way widths below established minimums.

(C) **Front Setbacks on Corner Lots.** In the case of corner lots, only one (1) street line shall be considered as a front line, and the street to which the primary entrance of the principal building faces or to which the building is addressed shall be considered the front line for purposes of determining the front setback.

(D) ***Setbacks Reduced for Public Purpose.*** When an existing setback is reduced as a result of conveyance for a public use and the remaining setback is at least seventy-five (75) percent of the required minimum setback for the district in which it is located, then that remaining setback shall be deemed to be in compliance with the minimum setback standards of this Land Use Code.

(Ord. No. 183, 2000 §18, 12/19/00; Ord. No. 204, 2001 §25, 12/18/01; Ord. No. 177, 2002 §18, 12/17/02; Ord. No. 091, 2004 §23, 6/15/04; Ord. No. 066, 2009 §13, 7/7/09; [Ord. No. 155, 2015 §6, 12/15/15](#).)

Mulberry – PUD : PDR Application Materials

November 25, 2020

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- Text that has a ~~strike-through~~ is proposed to be removed or revised.

3.8.30 - Multi-Family and Single-Family Attached Dwelling Development Standards

(A) **Purpose/Applicability.** The following standards apply to all:

- (1) multi-family developments that contain at least four (4) dwelling units; and
- (2) single-family attached developments that contain at least four (4) dwelling units where there is no reasonably sufficient area for outdoor activities and useable outdoor space on an individual per lot basis.

These standards are intended to promote variety in building form and product, visual interest, access to parks, pedestrian-oriented streets and compatibility with surrounding neighborhoods.

(B) **Mix of Housing Types.** Within the entire Mulberry PUD a minimum of five (5) housing types are required. (See LMN standards for permitted housing types)

- ~~(1) A minimum of two (2) housing types shall be required on any development parcel sixteen (16) acres or larger, including parcels that are part of a phased development. A minimum of three (3) housing types shall be required on any development parcels thirty (30) acres or larger.~~
- ~~(2) Lot sizes and dimensions shall be varied for different housing types to avoid monotonous streetscapes. For example, larger housing types on larger lots are encouraged on corners. Smaller lots abutting common open spaces are encouraged.~~
- ~~(3) The following list of housing types shall be used to satisfy this requirement:~~
 - ~~(a) Small lot single family detached dwellings on lots containing less than six thousand (6,000) square feet.~~
 - ~~(b) Two family dwellings.~~
 - ~~(c) Single family attached dwellings.~~
 - ~~(d) Mixed-use dwelling units.~~
 - ~~(e) Group homes.~~
 - ~~(f) Multi-family dwellings containing three (3) to four (4) units per building.~~
 - ~~(g) Multi-family dwellings containing five (5) to seven (7) units per building.~~
 - ~~(h) Multi-family dwellings containing more than seven (7) units per building.~~
- (4) *Lot pattern.* The lot size and layout pattern shall be designed to allow buildings to face toward the street.

(C) **Access to a Park, Central Feature or Gathering Place.** At least ninety (90) percent of the dwellings in all development projects containing two (2) or more acres shall be located within one thousand three hundred twenty (1,320) feet (one-quarter (¼) mile) of either a neighborhood park, a privately owned park or a central feature or gathering place that is located either within the project or within adjacent development, which distance shall be measured along street frontage without crossing an arterial street. Such parks, central features or gathering places shall contain one (1) or more of the following uses:

- (1) Public parks, recreation areas or other open lands.
- (2) Privately owned parks, meeting the following criteria:
 - (a) For projects between two (2) and five (5) acres, the development is required to provide sufficient outdoor gathering areas or site amenities, either public or private, to sustain the activities associated with single-family attached and multi-family residential development, to adequately serve the occupants of the development as set forth below. Such outdoor gathering areas may include, without limitation, small parks, playgrounds, pools, sports courts, picnic facilities, passive open space, recreational areas, plazas, courtyards, or naturalistic features.

For projects greater than five (5) acres and less than ten (10) acres, the private park must be a minimum of five thousand (5,000) square feet.

For projects greater than ten (10) acres, the private park must be a minimum of ten thousand (10,000) square feet.

- (b) Location. Such parks shall be highly visible, secure settings formed by the street layout and pattern of lots and easily observed from streets. Rear facades and rear yards of dwellings shall not abut more than two (2) sides or more than fifty (50) percent of the perimeter frontage of the park.
 - (c) Accessibility. All parts of such parks shall be safely and easily accessible by pedestrians and open to the public.
 - (d) Facilities. Such parks shall consist of multiple-use turf areas, walking paths, plazas, pavilions, picnic tables, benches or other features for various age groups to utilize.
 - (e) Ownership and Maintenance. Such parks may, in the discretion of the City, be acquired by the City (through dedication or purchase) or be privately owned and maintained by the developer or property owners' association.
 - (f) Storm Drainage. When integrating storm drainage and detention functions to satisfy this requirement, the design of such facilities shall not result in slopes or gradients that conflict with other recreational and civic purposes of the park.
 - (3) Community facilities or neighborhood support/recreation facilities (which are permitted as an accessory use to housing). If such facility is smaller than the required minimum size for privately owned parks as required in subparagraph (2)(a) above, then the facility shall be physically integrated with such park space as needed to meet the required minimum size.
- (D) **Block Requirements.** All development shall comply with the applicable standards set forth below, unless the decision maker determines that compliance with a specific element of the standard is infeasible due to unusual topographic features, existing development, safety factors or a natural area or feature:
 - (1) **Block Structure.** Each multi-family project shall be developed as a series of complete blocks bounded by streets (public or private). (See Figures 16A through 16F below). Natural areas, irrigation ditches, high-voltage power lines, operating railroad tracks and other similar substantial physical features may form up to two (2) sides of a block.
 - (2) **Block Size.** All blocks shall be limited to a maximum size of ~~seven (7)~~ **eight (8)** acres.
 - (3) **Minimum Building Frontage.** Forty (40) percent of each block side or fifty (50) percent of the block faces of the total block shall consist of either building frontage, plazas or other functional open space.
- (E) **Buildings.**
 - (1) **Building height shall be per the approved Mulberry PUD** ~~The portion of a building located within a radius of seventy five (75) feet of the right of way of an intersection of two (2) arterial streets may contain an additional fourth story.~~

- ~~(2) The portion of a building within a radius of fifty (50) feet of the right-of-way of any street intersection (except an arterial/arterial intersection) may contain an additional fourth story.~~
- (3) Minimum setback from the right-of-way along an arterial street shall be fifteen (15) feet and along a nonarterial street shall be nine (9) feet.
- (a) Exceptions to the setback standards are permitted if one (1) of the following is met:
1. Each unit side that faces the street has a porch and/or balcony that has a minimum depth of six (6) feet (as measured from the building facade to the far side posts, railings/spindles) and a minimum length of eight (8) feet. If more than one (1) side of a unit faces the street, then only one (1) side is required to comply.
 2. An outdoor space such as a plaza, courtyard, patio or garden is located between a building and the sidewalk, provided that such space shall have landscaping, low walls, fencing or railings, a tree canopy and/or other similar site improvements along the sidewalk designed for pedestrian interest, comfort and visual continuity.
 3. All ground units that face a street are ADA compliant units that have street-facing porches that are directly and individually accessed from the public sidewalk by a connecting walkway that is at least six (6) feet in width.
 4. All ground units that face a street with a transit stop that fronts the building are affordable housing units, each having a street-facing stoop that directly accesses the public sidewalk by a connecting walkway.
 5. A project is within an area in the Downtown that is designated in the Downtown Plan as allowing "main street storefront" buildings with zero or minimal setback.

Figure 16A

Example of Shopping Center on One Block

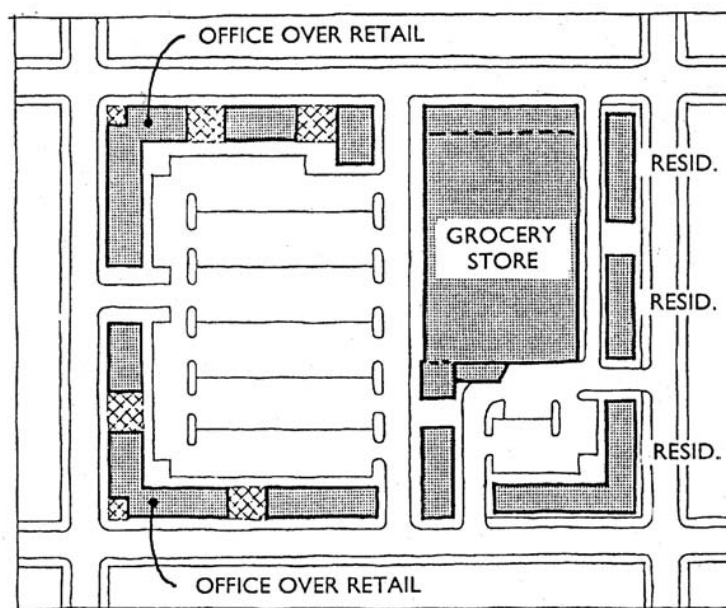


Figure 16B

Example of Park/Civic Block

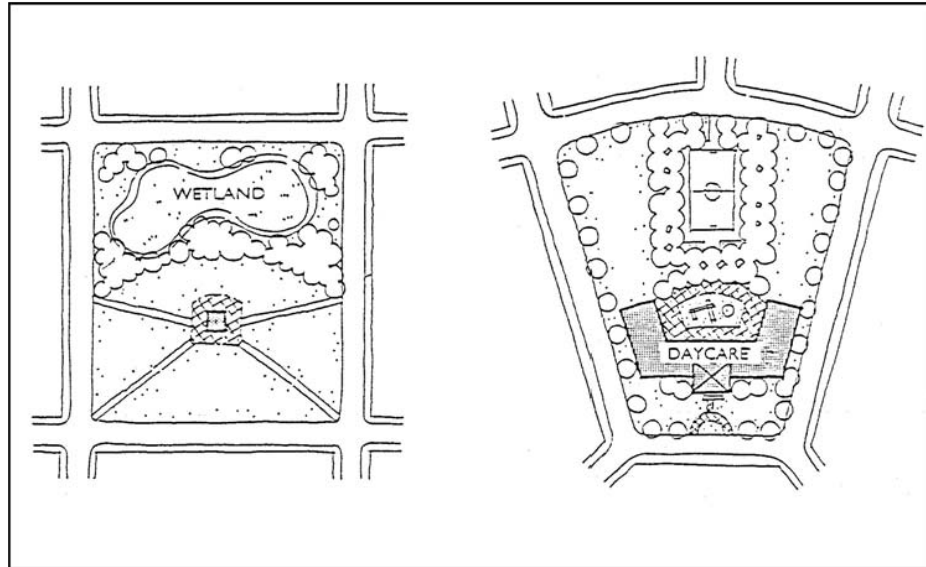


Figure 16C

Example of Garden Apartment Block

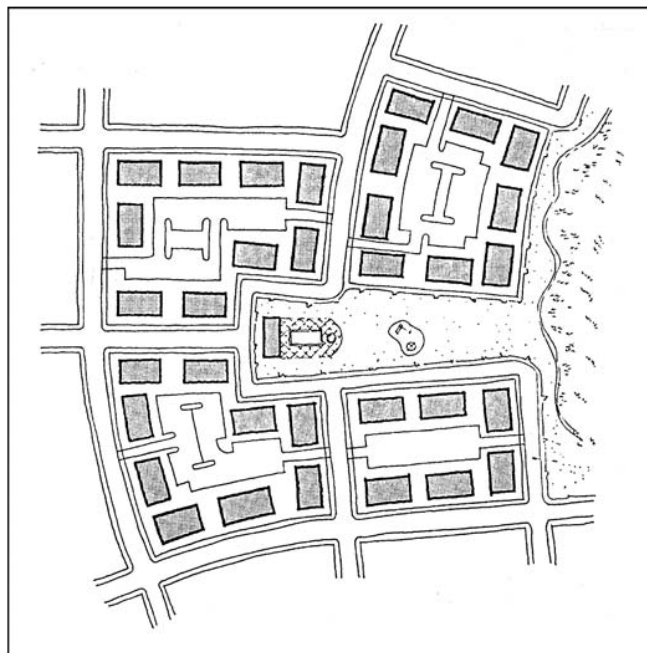


Figure 16D

Example of Townhouses and Small Lot Houses



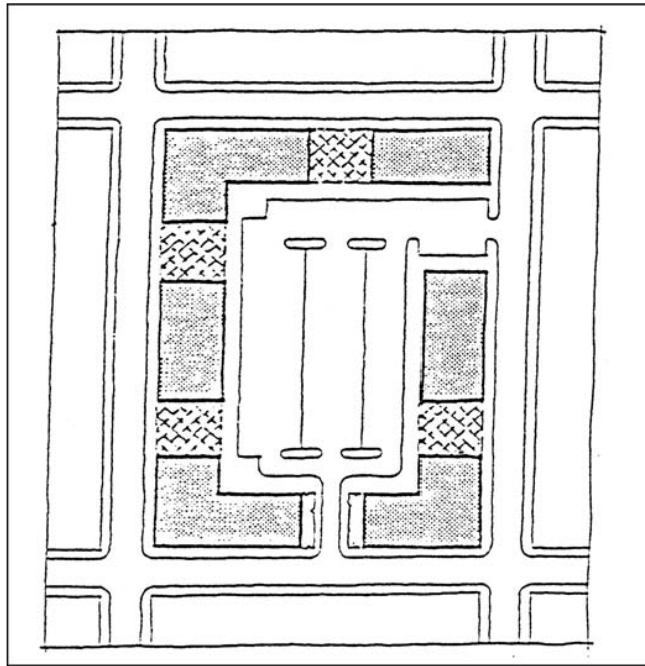
Figure 16E

Example of Bungalow Block



Figure 16F

Example of Office Block



(F) *Design Standards for Multi-Family Dwellings.*

- (1) *Yards Along Single- and Two-Family Residential Development.* Buffer yards shall be provided along the property line of abutting existing single- and two-family dwellings. Minimum depth shall be twenty-five (25) feet. This provision shall not apply the Neighborhood Conservation Buffer (NCB) district and the Neighborhood Conservation Medium Density (NCM) district.
- (2) *Variation Among Buildings.* For any development containing at least three (3) and not more than five (5) buildings (excluding clubhouses/leasing offices), there shall be at least two (2) distinctly different building designs. For any such development containing more than five (5) buildings (excluding clubhouses/leasing offices), there shall be at least three (3) distinctly different building designs. For all developments, there shall be no similar buildings placed next to each other along a street, street-like private drive or major walkway spine. Building designs shall be considered similar unless they vary significantly in footprint size and shape. Building designs shall be further distinguished by including unique architectural elevations and unique entrance features within a coordinated overall theme of roof forms, massing proportions and other characteristics. Such variation among buildings shall not consist solely of different combinations of the same building features.
- (3) *Variation of Color.* Each multi-family building shall feature a palette of muted colors, earth tone colors, natural colors found in surrounding landscape or colors consistent with the adjacent neighborhood. For a multiple structure development containing at least forty (40) and not more than fifty-six (56) dwelling units, there shall be at least two (2) distinct color schemes used on structures throughout the development. For any such development containing more than fifty-six (56) dwelling units, there shall be at least three (3) distinct color schemes used on structures throughout the development. For all developments, there shall be no more than two (2) similarly colored structures placed next to each other along a street or major walkway spine.
- (4) *Entrances.* Entrances shall be made clearly visible from the streets and public areas through the use of architectural elements and landscaping.

- (5) *Roofs.* Roof lines may be either sloped, flat or curved, but must include at least two (2) of the following elements:
- (a) The primary roof line shall be articulated through a variation or terracing in height, detailing and/or change in massing.
 - (b) Secondary roofs shall transition over entrances, porches, garages, dormers, towers or other architectural projections.
 - (c) Offsets in roof planes shall be a minimum of two (2) feet in the vertical plane.
 - (d) Termination at the top of flat roof parapets shall be articulated by design details and/or changes in materials and color.
 - (e) Rooftop equipment shall be hidden from view by incorporating equipment screens of compatible design and materials.
- (6) *Facades and Walls.* Each multi-family dwelling shall be articulated with 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, and shall not have repetitive, undifferentiated wall planes. Building facades shall be articulated with horizontal and/or vertical elements that break up blank walls of forty (40) feet or longer. Facade articulation may be accomplished by offsetting the floor plan, recessing or projection of design elements, change in materials and/or change in contrasting colors. Projections shall fall within setback requirements.
- (7) *Colors and Materials.* Colors of nonmasonry materials shall be varied from structure to structure to differentiate between buildings and provide variety and individuality. Colors and materials shall be integrated to visually reduce the scale of the buildings by contrasting trim, by contrasting shades or by distinguishing one (1) section or architectural element from another. Bright colors, if used, shall be reserved for accent and trim.

(Ord. No. [092, 2012](#) §1, 9/18/12; Ord. No. [041, 2013](#) §8, 3/19/13; Ord. No. [092, 2013](#) §§14—16, 7/16/13; Ord. No. [086, 2014](#) §38, 7/1/14; [Ord. No. 065, 2015 § 8, 7/7/15](#); Ord. No. [059, 2017](#), § 12, 5/2/17; Ord. No. [063, 2018](#), §§21, 22, 6/5/18)

Mulberry – PUD : PDR Application Materials

November 25, 2020

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Division 4.5 - Low Density Mixed-Use Neighborhood District (L-M-N)

- (A) **Purpose.** The Low Density Mixed-Use Neighborhood District is intended to be a setting for a predominance of low density housing combined with complementary and supporting land uses that serve a neighborhood and are developed and operated in harmony with the residential characteristics of a neighborhood. The main purpose of the District is to meet a wide range of needs of everyday living in neighborhoods that include a variety of housing choices, that invite walking to gathering places, services and conveniences, and that are fully integrated into the larger community by the pattern of streets, blocks, and other linkages. A neighborhood center provides a focal point, and attractive walking and biking paths invite residents to enjoy the center as well as the small neighborhood parks. Any new development in this District shall be arranged to form part of an individual neighborhood.

Typically, Low Density Neighborhoods will be clustered around and integral with a Medium Density Mixed-Use Neighborhood with a Neighborhood Commercial Center at its core. For the purposes of this Division, a neighborhood shall be considered to consist of approximately eighty (80) to one hundred sixty (160) acres, with its edges typically consisting of major streets, drainageways, irrigation ditches, railroad tracks and other major physical features.

(B) **Permitted Uses.**

- (1) The following uses are permitted in the L-M-N District, subject to basic development review, provided that such uses are located on lots that are part of an approved site-specific development plan:
- (a) **Accessory/Miscellaneous Uses:**
1. Accessory buildings.
 2. Accessory uses.
 3. Urban agriculture.
 4. Off-site construction staging.
 5. Wireless telecommunication equipment.
- (b) Any use authorized pursuant to a site-specific development plan that was processed and approved either in compliance with the Zoning Code in effect on March 27, 1997, or in compliance with this Code (other than a final subdivision plat, or minor subdivision plat, approved pursuant to Section 29-643 or 29-644 of prior law, for any nonresidential development or any multi-family dwelling containing more than four [4] dwelling units), provided that such use shall be subject to all of the use and density requirements and conditions of said site-specific development plan.
- (c) Any use which is not hereafter listed as a permitted use in this zone district but which was permitted for a specific parcel of property pursuant to the zone district regulations in effect for such parcel on March 27, 1997; and which physically existed upon such parcel on March 27, 1997; provided, however, that such existing use shall constitute a permitted use only on such parcel of property.

(d) **Institutional/Civic/Public Uses:**

1. Neighborhood parks as defined by the Parks and Recreation Policy Plan.

(e) **Residential Uses:**

1. Shelters for victims of domestic violence for up to fifteen (15) residents.
2. Short term primary rentals.

(2) The following uses are permitted in the L-M-N District, subject to administrative review:

(a) **Residential Uses:**

1. Single-family detached dwellings with or without Carriage House and Habitable Accessory Buildings (Accessory Dwelling Units)
2. Two-family dwellings.
3. Single-family attached dwellings.
4. Two-family attached dwellings.
5. Any residential use consisting in whole or in part of multi-family dwellings (limited to eight [8] or less dwelling units per building) that contain fifty (50) dwelling units or less, and seventy-five (75) bedrooms or less.
6. Any residential use consisting in whole or in part of multi-family dwellings that contain more than eight (8) units per building, or more than fifty (50) dwelling units, or more than seventy-five (75) bedrooms.
7. Group homes for up to eight (8) developmentally disabled or elderly persons.
8. Mixed-use dwellings.
9. Extra occupancy rental houses with four (4) or more tenants.

(b) **Institutional/Civic/Public Uses:**

1. Places of worship or assembly with a building footprint which does not exceed a total of twenty-five thousand (25,000) square feet.
2. Public and private schools for college, university, vocational and technical education, provided they are located within five hundred (500) feet of East Vine Drive or railroad property abutting and parallel to East Vine Drive.
3. Minor public facilities.
4. Parks, recreation and other open lands, except neighborhood parks as defined by the Parks and Recreation Policy Plan.
5. Cemeteries.
6. Community facilities.
7. Neighborhood support/recreational facilities.
8. Seasonal overflow shelters.

(c) **Commercial/Retail Uses:**

1. Bed and breakfast establishments with six (6) or fewer beds.
2. Child care centers.
3. Neighborhood centers consisting of at least two (2) of the following uses: mixed-use dwelling units; retail stores; convenience retail stores; personal and business service shops; small animal veterinary facilities; offices, financial services and clinics; community facilities; neighborhood support/recreation facilities; schools; child care

centers; limited indoor recreation establishments; open-air farmers markets; and places of worship or assembly, dog day care, music studio, micro brewery/distillery/winery.

4. Adult day/respite care centers.

(3) The following uses are permitted in the L-M-N District, subject to Planning and Zoning Board review:

(a) **Residential Uses:**

1. Manufactured housing communities.
2. Group homes, other than allowed in subparagraph (2)(a)5 above.
3. ~~Any residential use consisting in whole or in part of multi-family dwellings that contain more than eight (8) units per building, or more than fifty (50) dwelling units, or more than seventy-five (75) bedrooms. (moved to Type I review)~~

(b) **Institutional/Civic/Public Uses:**

1. Public and private schools for elementary, intermediate and high school education, and for vocational and technical training.
2. Golf courses.
3. Long-term care facilities.
4. Places of worship or assembly with a building footprint which exceeds a total of twenty-five thousand (25,000) square feet.
5. Wildlife rescue and education centers, provided that they are located within one thousand (1,000) feet of East Vine Drive.

(c) **Commercial/Retail Uses:**

1. Neighborhood centers consisting of one (1) or more of the following uses: standard and fast food restaurants (without drive-in or drive-through facilities); artisan and photography studios and galleries; or convenience retail stores with fuel sales that are at least three-quarters ($\frac{3}{4}$) mile from any other such use and from any gasoline station; grocery store, health and membership club, provided that such use or uses are combined with at least one (1) other use listed in subparagraph (B)(2)(c)3 above.
2. Enclosed mini-storage facilities, provided that they are located on property adjoining the railroad property abutting and parallel to East Vine Drive and are located within five hundred (500) feet of such railroad property.
3. Limited indoor recreation establishments, provided that they are located within five hundred (500) feet of East Vine Drive or of the railroad property abutting and parallel to East Vine Drive.
4. Offices, financial services, clinics and artisan and photography studios and galleries which are not part of a neighborhood center.

(d) **Industrial Uses** (provided they are located within five hundred [500] feet of East Vine Drive):

1. Workshops and custom small industry.
2. Light industrial (production, assembly, packaging).

(e) **Industrial Uses:**

1. Small scale and medium scale solar energy systems.

- (C) **Prohibited Uses.** All uses that are not (1) expressly allowed as permitted uses in this Section or (2) determined to be permitted by the Director or the Planning and Zoning Board pursuant to Section 1.3.4 of this Code shall be prohibited.

(D) **Land Use Standards.**

- (1) **Density.** Density shall be per approved Mulberry PUD.

~~(a) Residential developments in the Low Density Mixed-Use Neighborhood District shall have an overall minimum average density of four (4) dwelling units per net acre of residential land, except that residential developments (whether overall development plans or project development plans) containing twenty (20) acres or less shall have an overall minimum average density of three (3) dwelling units per net acre of residential land.~~

~~(b) The maximum density of any development plan taken as a whole shall be nine (9) units per gross acre of residential land, except that Affordable housing projects (whether approved pursuant to overall development plans or project development plans) containing ten (10) acres or less may attain a maximum density, taken as a whole, of twelve (12) dwelling units per gross acre of residential land.~~

~~Additionally, affordable housing projects containing more than ten (10) acres but no more than twenty (20) acres may attain a maximum density, taken as a whole, of twelve (12) dwelling units per gross acre of residential land so long as the term of lease or sale of all of the dwelling units associated with the acreage exceeding ten (10) acres, but no more than twenty (20) acres, are available on terms that would be affordable to households earning sixty (60) percent or less, on average, of the area median income for the applicable household size in the Fort Collins-Loveland metropolitan statistical area, as published by the Department of Housing and Urban Development. The dwelling units associated with the acreage exceeding ten (10) acres, but no more than twenty (20) acres, shall not be counted as contributing to the required percentage of affordable housing units necessary to qualify as an affordable housing project. The number of dwelling units that must be available to those earning sixty (60) percent or less, on average, of the area median income shall be calculated as follows:~~

~~Number of Dwelling Units That Must Be Made Available to Households Earning Sixty (60) Percent or less of the Area Median Income, Rounded to the Nearest Whole Number = (Number of Total Dwelling Units Constructed ÷ Number of Total Gross Acres of Residential Land) X Number of Acres Over Ten (10) Acres, Up To A Limit of Twenty (20) Acres.~~

~~(c) The maximum density of any phase in a multiple phase development plan shall be twelve (12) dwelling units per gross acre of residential land, and the maximum density of any portion of a phase containing a grouping of two (2) or more multi-family structures shall be twelve (12) dwelling units per gross acre of residential land.~~

- (2) **Mix of Housing.** A mix of permitted housing types shall be included in any individual development plan, to the extent reasonably feasible, depending on the size of the parcel. In order to promote such variety, the following minimum standards shall be met:

(a) Within the entire Mulberry PUD area, a minimum of five (5) housing types are required.

(a) A minimum of housing types is required on any project development plan as follows:

- ~~1. a minimum of two (2) housing types is required on any project development plan containing at least fifteen (15) acres and less than twenty (20) acres.~~
- ~~2. a minimum of three (3) housing types is required on any project development plan containing twenty (20) acres and less than thirty (30) acres, including such plans that are part of a phased overall development; and~~
- ~~3. a minimum of four (4) housing types is required on any such project development plan containing thirty (30) acres or more.~~

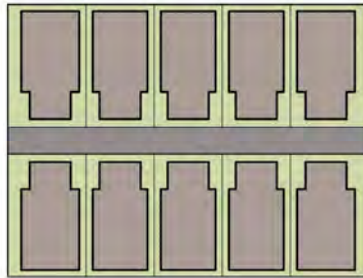
(b) To the maximum extent feasible, housing types, block dimensions, garage placement, lot sizes and lot dimensions shall be significantly and substantially varied to avoid repetitive rows of housing and monotonous streetscapes. For example, providing distinct single-family detached dwellings or two-family dwellings on larger lots and on corners and providing small lot single-family dwellings on smaller lots abutting common open spaces fronting on streets are methods that accomplish this requirement.

(c) The following list of housing types shall be used to satisfy this requirement:

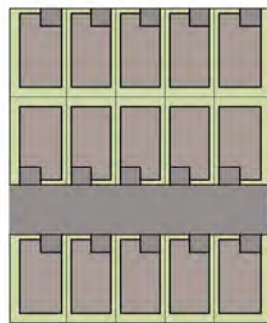
1. Single-family detached dwellings with rear loaded garages.
 - a. 6,001+ square feet lot size, based on average.
 - b. 4,001 – 6,000 square feet lot size, based on average.
 - c. 2,500 - 4,000 square feet lot size, based on average.
 - d. Less than 2500 and less square feet lot size, based on average.



Example Housing
Types



2. Single-family detached dwellings with front or side loaded garages.
 - a. 4,000+ square feet lot size, based on average.
 - b. Less than 4,000 and less square feet lot size, based on average.Similar to 2a with smaller lot size. See above.



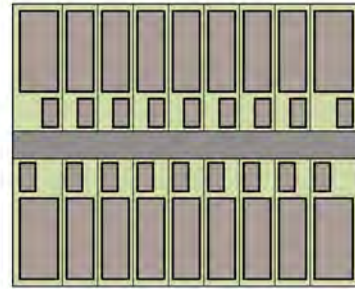
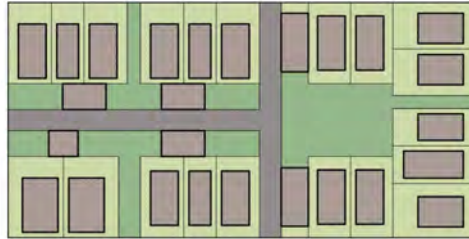
Example Housing
Types

3. Single-family detached dwellings with detached garages. May be accessed from front or alley

a. 4,000+ square feet lot size, based on average.

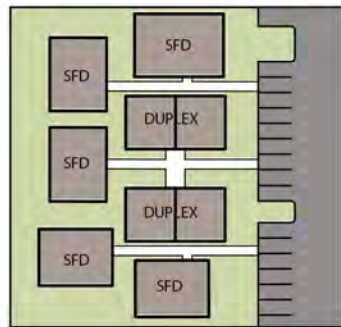
b. Less than 4,000 and less square feet lot size, based on average.

Similar to 3a with smaller lot size. See above.



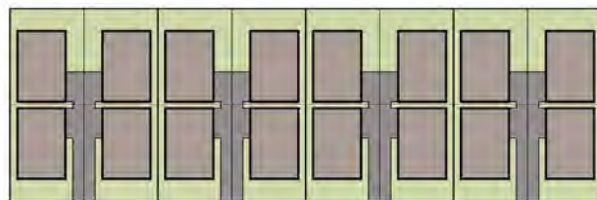
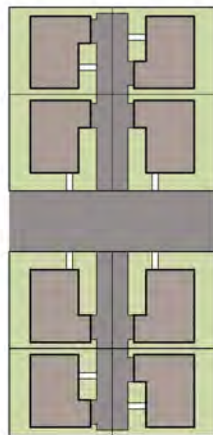
Example Housing Types

4. Single-Family detached with no attached garages.



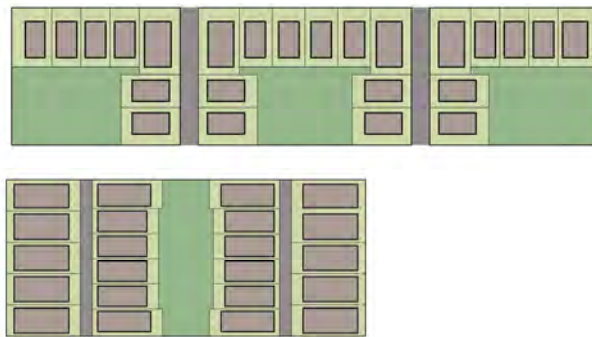
Example Housing Types

5. Cluster/Motorcourt layout



Example Housing Types

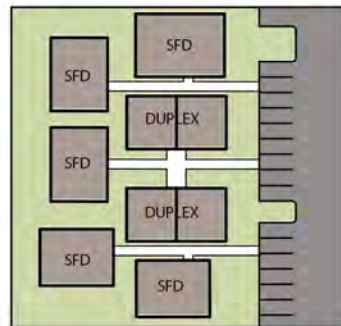
6. Cluster Greencourt layout



Example Housing
Types

7. Two-family dwellings with garages

8. Two-family dwellings without garages



Example Housing
Types

9. Single-family attached dwellings



Example Housing
Types

10. Two-family attached dwellings, the placement of which shall be limited to no more than two (2) dwellings per two (2) consecutive individual lots.
11. Mixed-use dwelling units.
12. Multi-family dwellings containing more than three (3) to four (4) units per building
13. Multi-family dwellings containing five (5) to seven (7) units per building.
14. Multi-family dwellings containing more than seven (7) units per building, limited to twelve [12] dwelling units per building (Units per building limits do not apply in Districts 4 & 5)

15. Mobile home parks.

~~3. Small lot single family detached dwellings (lots containing less than four thousand [4,000] square feet or with lot frontages of forty [40] feet or less) if there is a difference of at least two thousand (2,000) square feet between the average lot size for small lot single family detached dwellings and the average lot size for single family detached dwellings with front or side loaded garages.~~

- (d) A single housing type shall not constitute more than eighty (80) percent or less than five (5) percent of the total number of dwelling units. **A minimum of twenty-five (25) dwelling units of a particular housing type is required to count towards the total of 5 housing types required for Mulberry.**

(3) *Neighborhood Centers.*

- (a) **Access to Neighborhood Center.** *At least ninety (90) percent of the dwellings in all development projects greater than forty (40) acres shall be located within three thousand nine hundred sixty (3,960) feet (three-quarters [$\frac{3}{4}$] mile) of either a neighborhood center contained within the project, or an existing neighborhood center located in an adjacent development, or an existing or planned Neighborhood Commercial District commercial project, which distance shall be measured along street frontage, and without crossing an arterial street. Neighborhood centers shall meet the requirements contained in subparagraphs (b) through (e) below.*
- (b) **Location.** *A neighborhood center shall be planned as an integral part of surrounding residential development and located where the network of local streets provides direct access to the center. Neighborhood centers that are located on arterial streets and that include retail uses or restaurants shall be spaced at least three thousand nine hundred sixty (3,960) feet (three-quarters [$\frac{3}{4}$] mile) apart.*
- (c) **Land Use Requirements.** *A neighborhood center shall include two (2) or more of the following uses: mixed-use dwelling units; community facilities; neighborhood support/recreation facilities; schools; child care centers; places of worship or assembly; convenience retail stores; retail stores; offices, financial services and clinics with less than five thousand (5,000) square feet of building footprint area; personal or business service shops; standard or fast food restaurants (without drive-in or drive-through facilities); small animal veterinary clinics; convenience retail stores with fuel sales that are at least three-quarters ($\frac{3}{4}$) mile from any other such use and from any gasoline station; and artisan or photography studios or galleries, dog day cares, music studios, micro-breweries/distilleries/wineries, grocery stores and health and membership clubs. No drive-in facilities shall be permitted. A neighborhood center shall not exceed (5) acres in size, excluding such portion of the neighborhood center which is composed of a school, park, place of worship or assembly and/or outdoor space as defined in subparagraph (e) of this Section.*
- (d) **Design and Access.** *The design of neighborhood centers shall be integrated with surrounding residential areas by matching the scale of nearby residential buildings; providing direct access from surrounding residential areas; creating usable outdoor spaces; orienting building entrances to connecting walkways; and, to the extent reasonably feasible, maintaining/continuing the architectural themes or character of nearby neighborhoods.*
- (e) **Outdoor Spaces.** *A publicly accessible outdoor space such as a park, plaza, pavilion or courtyard shall be included within or adjacent to every neighborhood center to provide a focal point for such activities as outdoor gatherings, neighborhood events, picnicking, sitting and passive and active recreation.*

- (4) *Blocks of Nonresidential Uses Along East Vine Drive.* In order to establish a buffer and transition from rail switching and industrial uses to the south, certain uses are permitted along East Vine Drive, subject to the criteria below. Any development project that proposes uses which are only permitted in the Zone District along East Vine Drive shall comply with the following criteria:
- (a) Any such development shall consist of multiple buildings cohesively planned and designed.
 - (b) Any such development project must occupy at least one (1) entire block face, with East Vine Drive forming one (1) side of the development project.
 - (c) A single tier of buildings facing only one (1) side of an internal street shall be permitted to a maximum depth of three hundred (300) feet.
 - (d) A double tier(s) of buildings facing both sides of an internal street, with the land use boundary change occurring along a mid-block line, shall be permitted to a depth of five hundred (500) feet.
 - (e) To the extent reasonably feasible, loading docks, service bays and garage doors shall not face East Vine Drive. The intent is for such facilities to face side yards or other internal site areas and not public streets. If it is not reasonably feasible to accommodate the function of the intended use without such facilities facing East Vine Drive, then such facilities shall be completely incorporated into the architectural design of the building according to the provisions of this Land Use Code.
 - (f) Any enclosed mini-storage facility shall include a caretaker's dwelling facing a local or collector street, and any storage unit building frontage along the street shall consist only of rear walls of storage unit buildings and landscaping. Fencing along streets shall be wrought iron, or its visual equivalent, and any fencing along streets that exceeds four (4) feet in height shall be placed in segments between buildings, and not as a continuous perimeter fence.
- (5) *Facing Uses.* To the extent reasonably feasible, land use boundaries in neighborhoods shall occur at mid-block locations rather than at streets, so that similar buildings face each other.
- (6) *Small Neighborhood Parks.* Either a neighborhood park or a privately owned park, that is at least one (1) acre in size, shall be located within a maximum of one-third (1/3) mile of at least ninety (90) percent of the dwellings in any development project of ten (10) acres or larger as measured along street frontage. Such parks shall meet the following criteria:
- (a) **Location.** Such parks shall be highly visible, secure settings formed by the street layout and pattern of lots and easily observed from streets. Rear facades and rear yards of dwellings shall not abut more than two (2) sides or more than fifty (50) percent of the perimeter frontage of the park.
 - (b) **Accessibility.** All parts of such parks shall be safely and easily accessible by pedestrians and open to the public.
 - (c) **Facilities.** Such parks shall consist of multiple-use turf areas, walking paths, plazas, pavilions, picnic tables, benches or other features for various age groups to enjoy.
 - (d) **Ownership and Maintenance.** Such parks may, in the discretion of the city, be acquired by the city (through dedication or purchase) or be privately owned and maintained by the developer or property owners association.
 - (e) **Storm Drainage.** When integrating storm drainage and detention functions to satisfy this requirement, the design of such facilities shall not result in slopes or gradients that conflict with other recreational and civic purposes of the park.
- (7) *Seasonal Overflow Shelters.* Seasonal overflow shelters may be allowed in this zone district only on parcels that abut an arterial street.

- (8) *Long Term Care Facilities - Independent Living Facility.* Independent dwelling units shall not occupy more than fifty (50) percent of the total gross floor area of a long-term care development.
- (9) *Maximum Number of Dwelling Units Defined as Extra Occupancy Rental House.* The maximum number of dwelling units defined as Extra Occupancy Rental Houses shall be depicted on an application for a Project Development Plan and shall be limited to twenty-five (25) percent of the total number of dwelling units of said plan. *Further discussion on how this impacts ADUs.*

(E) **Development Standards.**

- (1) *Streets and Blocks.*
 - (a) **Street System Block Size** . The local street system provided by the development shall provide an interconnected network of streets in a manner that results in blocks of developed land bounded by connecting streets no greater than twelve (12) acres in size.
 - (b) **Mid-Block Pedestrian Connections.** If any block face is over seven hundred (700) feet long, then walkways connecting to other streets shall be provided at approximately mid-block or at intervals of at least every six hundred fifty (650) feet, whichever is less.
- (2) *Nonresidential and Mixed-Use Buildings.*
 - (a) *All nonresidential buildings permitted under this Section, including industrial buildings, shall meet the standards for Mixed-Use and Commercial Buildings in Section 3.5.3.*
 - (b) **Maximum Size.** *No building footprint shall exceed a total of twenty thousand (20,000) square feet, with the exception of schools and places of worship or assembly.*
 - (c) **Height.** In order to encourage roof forms, dormers, windows, balconies and similar features associated with occupied space, to the extent reasonably feasible, buildings or parts of buildings shall be at least one and one-half (1.5) stories in height (with functional and occupied space under the roof). The maximum height shall be two and one-half (2.5) stories.
 - (d) **Roof Form** . Buildings shall have either: 1) sloped roofs; 2) combined flat and sloped roofs, provided that the sloped portion(s) forms a substantial part of the building and is related to the integral structure, entries and activity areas; or 3) flat roofs with building massing stepped or terraced back to form usable roof terrace area(s). The minimum pitch of any sloped roof shall be 6:12. Buildings containing more than four thousand (4,000) square feet of gross floor area shall have at least three (3) roof planes that are directly related to building facade articulations.
 - (e) **Building Massing** . No building permitted by this Section shall have a single undifferentiated mass with a footprint over ten thousand (10,000) square feet. For any building with a footprint in excess of ten thousand (10,000) square feet, walls that are greater than seventy-five (75) feet in length shall incorporate recesses or projections created by wall plane returns of at least thirty (30) feet; any such building shall be differentiated into multiple sections of mass in order to achieve proportions that are compatible in scale with adjacent residential neighborhoods.
 - (f) **Orientation.** Building entrances shall face and open directly onto the adjoining local street with parking and any service functions located in side or rear yards and incorporated into the development according to the provisions of this Code.
 - (g) **Outdoor Storage.** Outdoor storage shall be prohibited.
 - (h) **Hours of Operation.** The decision maker may limit hours of operation, hours when trucking and deliveries may occur, and other characteristics of the nonresidential uses in order to enhance the compatibility with residential uses.
 - (i) **Drive-in Uses.** Drive-in uses shall be prohibited.

- (3) *Maximum Residential Building Height.* The maximum height of one-, two- and three-family dwellings shall be ~~three (3) two and one-half (2.5)~~ stories.
- (4) *Design Standards for Multi-Family Dwellings Containing More Than Eight (8) Dwelling Units and for Multi-Family Dwellings Containing between Four (4) and Eight (8) Dwelling Units When Three (3) or More Stories in Height.* Each multi-family dwelling containing more than eight (8) dwelling units and each multi-family dwelling containing between four (4) and eight (8) dwelling units, when located in a building of three (3) stories in height, shall feature a variety of massing proportions, wall plane proportions, roof proportions and other characteristics similar in scale to those of single-family detached dwelling units, so that such larger buildings can be aesthetically integrated into the low density neighborhood. The following specific standards shall also apply to such multi-family dwellings:
- (a) **Maximum Number.** The maximum number of dwelling units shall be twelve (12). ~~Except within Districts 4 and 5 where this limit does not apply.~~
 - (b) **Orientation and Setbacks.** Setbacks from the property line of abutting property containing single- and two-family dwellings shall be twenty-five (25) feet.
 - (c) **Variation Among Repeated Buildings.** For any development containing at least five (5) but not more than seven (7) buildings, there shall be at least two (2) distinctly different building designs. For any such development containing more than seven (7) buildings, there shall be at least three (3) distinctly different building designs. For all developments, there shall be no more than two (2) similar buildings placed next to each other along a street or major walkway spine. Distinctly different building designs shall provide significant variation in footprint size and shape, architectural elevations and entrance features, within a coordinated overall theme of roof forms, massing proportions and other characteristics. To meet this standard, such variation shall not consist solely of different combinations of the same building features.
 - (d) **Building Height.** The maximum height of a multi-family ~~shall be as per the Mulberry PUD building shall be three (3) stories.~~ Buildings with a setback of less than fifty (50) feet facing a street or single- or two-family dwellings shall minimize the impact on the adjacent single- or two-family dwelling property by reducing the number of stories and terracing the roof lines over the occupied space.
 - (e) **Entrances.** Entrances shall be clearly identifiable and visible from the streets and public areas by incorporating use of architectural elements and landscaping.
 - (f) **Roofs.** Roof lines can be either sloped, flat or curved, but must include at least two (2) of the following elements:
 - 1. The primary roof line shall be articulated through a variation or terracing in height, detailing and/or change in massing.
 - 2. Secondary roofs shall transition over entrances, porches, garages, dormers, towers or other architectural projections.
 - 3. Offsets in roof planes shall be a minimum of two (2) feet in the vertical plane.
 - 4. Termination at the top of flat roof parapets shall be articulated by design details and/or changes in materials and color.
 - 5. Rooftop equipment shall be hidden from view by incorporating equipment screens of compatible design and materials.
 - (g) **Facades and Walls.** Each multi-family dwelling shall be articulated with 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, and shall not have repetitive, monotonous undifferentiated wall planes. Building facades shall be articulated with horizontal and/or vertical elements that break up blank walls of forty (40) feet or longer. Facade articulation

can be accomplished by offsetting the floor plan, recessing or projection of design elements, change in materials and/or change in contrasting colors. Projections shall fall within setback requirements.

- (h) **Colors and Materials.** Colors of non-masonry materials shall be varied from structure to structure to differentiate between buildings and provide variety and individuality. Colors and materials shall be integrated to visually reduce the scale of the buildings by contrasting trim, by contrasting shades or by distinguishing one (1) section or architectural element from another. Bright colors, if used, shall be reserved for accent and trim.
- (i) **Maximum Floor Area.** For SFD (including alley-loaded, front-loaded, detached garage, Motorcourt layout, Greencourt layout, and two-family dwelling housing types, the maximum gross floor area (excluding garages) shall be fourteen thousand (14,000) square feet.

Mulberry – PUD : PDR Application Materials

November 25, 2020

Note: The following is text from the noted sections of Fort Collins Land Use Code.

- Black text is current code language.
- Red text is proposed added text.
- Text that has a ~~strike-through~~ is proposed to be removed or revised.

Carriage House / Accessory Dwelling Units

Permitted within the Mulberry PUD

Carriage House and Habitable Accessory Building Standards.

- ~~(e) Front porches shall be limited to one (1) story, and the front facades of all one- and two-family dwellings shall be no higher than two (2) stories, except in the case of carriage houses and accessory buildings containing habitable space, which shall be a maximum of one and one-half (1½) stories.~~

Carriage Houses and Habitable Accessory Buildings.

(a) **Carriage Houses** *and Habitable Accessory Buildings.*

1. Water and sewer lines may be extended from the principal building on the lot to the carriage house.
2. A minimum of one (1) off-street parking space must be provided for every bedroom contained within a carriage house.
3. **Carriage houses and Habitable Accessory Buildings shall comply with principal building height.**

- (b) **Accessory Buildings With Habitable Space.** An accessory building with water and/or sewer service shall be considered as containing habitable space. *Habitable space* does not necessarily mean a dwelling unit, but is space that is intended to eventually serve as indoor, habitable space for human occupancy. Accessory building applications must include the applicant's declaration as to whether or not the space is intended to be habitable. If water and/or sewer services are provided to the building, it shall be considered as containing habitable space. If an applicant declares that a space is not intended to become habitable, no water and/or sewer connections will be allowed to the building, and less restrictive bulk and massing requirements are allowed as provided below.

- (c) **Additional Review Criteria for Carriage Houses and Accessory Buildings With Habitable Space.** The following additional standards are intended to ensure that the design and operating characteristics of the carriage house, or other accessory building with habitable space, is compatible with the character of the surrounding neighborhood and shall apply to the review of all applications for approval of a carriage house or accessory building containing habitable space:

1. The site plan shall provide a separate yard area containing at least one hundred twenty (120) square feet to serve both the carriage house and the existing principal dwelling. Such yard area shall be at least ten (10) feet in its smallest dimension, and must provide privacy and screening for abutting properties.
2. To the extent reasonably feasible, decks, entry doors, major entry access stairs and major windows shall face the existing principal building or the alley (if the lots front the

alley). To the extent reasonably feasible, windows that overlook an abutting side or rear yard shall be minimized.

3. Buildings, structures, open spaces and other features of the site plan shall be oriented and located such that they maintain natural resources, including existing significant trees and shrubs, to the extent reasonably feasible.