Welcome to a guide on what is being proposed as the City’s new Land Use Code as of July 2023.

The proposed updates to the Land Use Code being considered by City Council were developed over the past five years and represent comments from thousands of residents.

Outreach started in 2019 with the completed City Plan update and continued throughout the late spring and early summer of 2023 following City Council’s repeal of changes adopted in November of 2022.

Some of the major changes made after public outreach in 2023 include:

* **Cottage Courts** - a group of small, detached homes arranged around a shared court – are no longer being proposed for Low Density Residential District (RL) zoning.
* **Townhomes** – a building type that has narrow homes attached side-by-side - were removed from the Low Density Residential (RL) District zoning.
* **Accessory Dwelling Units** – will not be allowed to act as Short-term Rentals in any zone districts. Will be required to provide one on-site parking space in all zone districts.

In the guide below, you will find summarized regulations for several zone districts as well as summarized parking requirements and summarized Affordable Housing incentives.

As with any guide, the below summary may not capture the nuances associated with every property. If you have any questions about the contents of the guide, please feel free to reach out to [Planning@fcgov.com](mailto:Planning@fcgov.com) for specific answers!

**Low Density Residential (RL)**

***NOTES***

* **For properties 40 feet wide or smaller, there have been no changes in the repealed code or currently under consideration.**
* **The repealed January 2023 code would have allowed an Accessory Dwelling Unit (ADU) to be built on a property containing a duplex but that is not part of the current proposals.**

***Proposed regulations below marked with an asterisk (\*) and italicized were suggested by the public during outreach in 2023.***

1. **Attached and Detached ADUs**

|  |  |  |  |
| --- | --- | --- | --- |
| **Building type proposed in July 2023 code updates** | **Total square footage (all floors above a basement)** | **Height limit** | **Off-street, on-site parking required** |
| **Single-family detached house + garage + detached ADU (+shed)** | Total sq. ft. of house limited to a 1/3 of the lot.  Garage can be up to 720 sq. ft.  Detached ADU proportional to the house, but never to exceed 1,000 square feet. | Primary building: 28 feet.  Accessory buildings (garage, shed): up to 2 feet taller than the primary house or up to 28 feet, maximum.  Detached ADU: Up to 1.5 stories / 28 feet when there is an alley. *Up to 1 story when there is no alley.****\**** | 1 parking space+  *1 parking space for ADU****\****  =2 parking spaces in total  *Allow 1 tandem parking space to count towards off-street parking requirements.****\**** |
| **Building type proposed in July 2023 code updates** | **Total square footage (all floors above a basement)** | **Height limit** | **Off-street, on-site parking required** |
| **Single-family detached House + attached Accessory Dwelling Unit (ADU)** | Total sq. ft. of house limited to a 1/3 of the lot.  Garage can be up to 720 sq. ft.  Attached ADU up to 45% of the area of the primary house (or the entire area of a basement). | Primary building: 28 feet.  Accessory buildings (garage, shed): up to 2 feet taller than the primary house or up to 28 feet, maximum.  Attached ADU: *Up to the height of the primary building.****\**** | 1 parking space+  + *1 parking space for ADU****\****  =2 parking spaces in total  *Allow 1 tandem parking space to count towards off-street parking requirements.****\**** |

1. **Duplexes** in lots that fit the following criteria:
   * More than 40 feet wide
   * on lots Larger than 6,000 square feet.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Building type proposed in July 2023 code updates** | **Specific Restrictions** | **Total square footage (all floors above a basement)** | **Height limit** | **Off-street, on-site parking required** |
| **Duplex** | Only allowed if it meets one of these criteria:   * Lot is at least 100 feet wide * *At least one unit is deed-restricted as Affordable Housing for at least 60 years****\**** * *It converts and integrates an existing structure* ***\**** * *Is located within ¼ mile of current or planned high-frequency transit****\**** | 1,500 square feet per unit (up to 3,000 square feet). | 28 feet | Total on-site parking required:  1-bedroom units – 2  2-bedroom units – 3  3-bedroom units – 4  4+ bedroom units – 6  *No parking bonus incentives for Affordable Housing projects containing fewer than 7 dwelling units.****\**** |

**Low Density Mixed-Use Neighborhood District (LMN)**

***NOTES***

* Allow up to 12 dwelling units per acre for typical housing.
* Do not limit density for projects where at least 10% of units have been deed-restricted as Affordable Housing for at least 60 years. (Density will be limited by the size of the property, set-backs, proximity to single-family detached houses, and parking requirements. Density will further be limited by regulations outside of the Land Use Code, including stormwater detention/retention regulations, Fire Code regulations, and Building Code regulations).
* Single-unit attached, duplex, and multi-unit housing would be required to provide on-site, off-street parking at the following rates:

|  |  |  |
| --- | --- | --- |
| **Number of Bedrooms/Dwelling Unit** | **Standard Parking Spaces per Dwelling Unit** | **Affordable Housing Parking Spaces per Dwelling Unit (for projects with more than 7 units)** |
| One or less | 1 | 0.75 |
| Two | 1.5 | 1 |
| Three | 2 | 1.25 |
| Four and above | 3 | 1.5 |

***Proposed regulations below marked with an asterisk (\*) and italicized were suggested by the public during outreach in 2023.***

* Allow an ADU on any property that currently has a single-family detached house or duplex.

|  |  |  |  |
| --- | --- | --- | --- |
| **Building type proposed in July 2023 code updates** | **Total square footage (all floors above a basement)** | **Height limit** | **Off-street, on-site parking required** |
| **Single-family detached house + garage + detached ADU (+shed)** | House, garage, shed and ADU must fit within the setbacks of the property. They must be built with at least 5 feet of space separating the structures.  Detached ADU proportional to the house, but never to exceed 1,000 square feet. | Primary building: 2.5 stories (but with strict setbacks over 2 stories) (no change from current 1997 code).  Accessory buildings (garage, shed): 24 feet.  Detached ADU: Up to 1.5 stories or 28 feet. | 1 parking space+  *1 parking space for ADU****\****  =2 parking spaces in total  *Allow 1 tandem parking space to count towards off-street parking requirements.****\**** |
| **Building type proposed in July 2023 code updates** | **Total square footage (all floors above a basement)** | **Height limit** | **Off-street, on-site parking required** |
| **Single-family detached House + attached Accessory Dwelling Unit (ADU)** | All structures must fit within the setbacks of the property. They must be built with at least 5 feet of space separating the structures.  Garage can be up to 720 sq. ft.  Attached ADU up to 45% of the area of the primary house (or the entire area of a basement). | Primary building: 2.5 stories (but with strict setbacks over 2 stories (no change from current 1997 code).  Accessory buildings (garage, shed): 24 feet.  *Attached ADU: No taller than the primary building.****\**** | 1 parking space+  + *1 parking space for ADU****\****  =2 parking spaces in total  *Allow 1 tandem parking space to count towards off-street parking requirements.****\**** |

**Neighborhood Conservation, Low Density District (NCL)**

***NOTES***

**For lots under 40 feet wide, the only change being proposed is to restrict the size of a detached house to 2,400 square feet.**

**For lots under 4,500 square feet, the only change being proposed is to restrict the size of a detached house to 2,400 square feet.**

**District-wide, the minimum lot size is proposed to decrease to 4,500 (from a current of 6,000) to preserve historic development patterns and to decrease the proportion of existing lots that are out of conformity with code standards.**

There are multiple changes being considered by City Council in NCL zone district. Below are a list of the changes and the lot sizes those changes would apply to if approved.

***Proposed regulations below marked with an asterisk (\*) and italicized were suggested by the public during outreach in 2023.***

1. **Attached and Detached Accessory Dwelling Units (ADU)** on lots at least 40 feet wide and at least 4,500 square feet in total area.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Building type proposed in July 2023 code updates** | **Total square footage (all floors above a basement)** | **Height limit** | **Off-street, on-site parking required** | |
| **Single-family detached House + detached Accessory Dwelling Unit (ADU)** | Up to 2,400 square feet for the house.  ADU proportional to the house, but never more than 1,000 square feet. | *House: 35 feet****\****  Accessory structures: *Height of the primary building or 20 feet, whichever is lower.****\****  Detached ADU: *Height of the primary building or 24 feet, whichever is lower.****\**** | 1 parking space  *+ 1 parking space for ADU****\****  = 2 parking spaces in total  *Allow 1 tandem parking space to count towards off-street parking requirements.****\**** | |
| **Building type proposed in July 2023 code updates** | **Total square footage (all floors above a basement)** | **Height limit** | | **Off-street, on-site parking required** |
| **Single-family detached House + attached Accessory Dwelling Unit (ADU)** | Up to 2,400 square feet for the house.  ADU up to 45% of the house (or the entire area of a basement). | House: *35 feet****\****  Accessory buildings: *20 feet, or as tall as the primary building, whichever is lower.****\****  Attached ADU: *Height of the primary building.****\**** | | 1 parking space  *+ 1 parking space for ADU* ***\****  = 2 parking spaces in total  *Allow 1 tandem parking space to count towards off-street parking requirements.****\**** |

1. **Duplexes** on lots that are at least 40 feet wide and at least 4,500 square feet in total.

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| --- | --- | --- | --- |
| **Building type proposed in July 2023 code updates** | **Total square footage (all floors above a basement)** | **Height limit** | **Off-street, on-site parking required for entire duplex** |
| **Duplexes** | Up to 40% of the lot area. | Primary building: *35 feet****\****  Accessory buildings (garage, shed): 20 feet, or as tall as the primary building, whichever is less. | 1-bedroom units: 2  2-bedrrom units: 3  3-bedroom units: 4  4+-bedroom units: 6 |

1. **Duplexes with a Detached ADU** on lots that are at least 40 feet wide and at least 6,000 square feet in total.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Building type proposed in July 2023 code updates** | **Specific Restrictions** | **Total square footage (all floors above a basement)** | **Height limit** | **Off-street, on-site parking required** |
| **Duplex + detached ADU** | *Only allowed on lots 6,000 feet and larger****\**** *and only if it meets* ***ONE*** *of these criteria:*   * *At least one unit is deed-restricted as Affordable Housing for at least 60 years.****\**** * *It converts and integrates an existing structure****.\**** | Duplex: Up to 40% of the lot area.  ADU: proportional to the duplex, but never more than 1,000 square feet. | Duplex: *35 feet****\****  Accessory buildings: *20 feet, or as tall as the primary building, whichever is lower.****\****  Detached ADU: *Height of the primary building or 24 feet, whichever is lower.****\**** | ADU: 1  Duplex:  1-bedroom units: 2  2-bedrrom units: 3  3-bedroom units: 4  4+-bedroom units: 6  Note: *No parking bonus incentives for Affordable Housing projects containing fewer than 7 dwelling units.****\**** |

1. **Triplexes** on lots at least 40 feet wide and at least 6,000 square feet under certain conditions:
   * If a lot is under 11,000 total square feet, the lot must be at least 50-feet wide.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Building type proposed in July 2023 code updates** | **Specific Restrictions** | **Total square footage (all floors above a basement)** | **Height limit** | **Off-street, on-site parking required (for the entire triplex** |
| **Triplex** | *Only allowed on lots 6,000 feet and larger****\**** and only if it meets **ONE** of these criteria:   * *At least one unit is deed-restricted as Affordable Housing for at least 60 years.****\**** * *It converts and integrates an existing structure.****\**** | Up to 40% of the lot area. | Primary building: *35 feet****\****  Accessory buildings: *20 feet, or as tall as the primary building, whichever is lower.****\**** | 1-bedroom units – 3  2-bedroom units – 5  3-bedroom units – 6  4+ bedroom units – 9  *No parking bonus incentives for Affordable Housing projects containing fewer than 7 dwelling units.****\**** |

**Neighborhood Conservation, Medium Density (NCM)**

***NOTES***

**The only change currently under consideration by City Council for NCM zoning for lots 40 feet wide or smaller would be to restrict the size of a detached house to 2,400 square feet.**

**The only change currently under consideration by City Council for NCM zoning for lots that are under 4,500 square feet would be to restrict the size of a detached house to 2,400 square feet.**

There are multiple changes being considered by City Council in NCM zoning. Below are a list of the changes and the lot sizes those changes would apply to if approved.

***Proposed regulations below marked with an asterisk (\*) and italicized were suggested by the public during outreach in 2023.***

**Expansion of Allowable Buildings in NCM Zoning**

**Duplex Threshold** – Today, under the 1997 Land Use Code, duplexes are allowed to be built in the NCM Zone District on lots that are 5,000 square feet or larger. The current proposals would lower lot size requirement from 5,000 square feet to 4,500 square feet in NCM.

**New Additions to NCM Zoning**

**Three-Unit Apartments** on lots 40 feet wide or wider, 4,500 sq. ft. to 6,000 sq. ft. in total (Apartment buildings of up to four units are currently allowable in NCM lots 6,000 sq. ft. and larger)

|  |  |  |
| --- | --- | --- |
| **Building type proposed in July 2023 code updates** | **Height limit** | **Off-street, on-site parking required** |
| **Three-Unit Apartment building** | 35 feet | PER UNIT:  1-bedroom units: 1  2-bedrrom units: 1.5  3-bedroom units: 2  4+-bedroom units: 3 |

**Accessory Dwelling Units – Attached and Detached** on lots wider than 40 feet and larger than 4,500 total square feet.

|  |  |  |  |
| --- | --- | --- | --- |
| **Building type proposed in July 2023 code updates** | **Total square footage (all floors above a basement)** | **Height limit** | **Off-street, on-site parking required** |
| **Single-family detached House + detached Accessory Dwelling Unit (ADU)** | Up to 2,400 square feet for the house.  ADU proportional to the house, but never more than 1,000 square feet. | House: *35 feet****\****  Accessory buildings: 20 feet, or as tall as the primary building, whichever is lower.**\***  Detached ADU: *Height of the primary building or 24 feet, whichever is lower.****\**** | 1 parking space  + *1 parking space for ADU****\****  = 2 parking spaces in total  *Allow 1 tandem parking space to count towards off-street parking requirements.****\**** |
| **Building type proposed in July 2023 code updates** | **Total square footage (all floors above a basement)** | **Height limit** | **Off-street, on-site parking required** |
| **Single-family detached House + attached Accessory Dwelling Unit (ADU)** | Up to 2,400 square feet for the house.  ADU up to 45% of the house (or the entire area of a basement). | House: *35 feet****\****  Accessory buildings: *20 feet, or as tall as the primary building, whichever is lower****\****  Attached ADU: *Height of the primary building.****\**** | 1 parking space  + *1 parking space for ADU****\****  = 2 parking spaces in total  *Allow 1 tandem parking space to count towards off-street parking requirements.****\**** |

**Rowhouses** – The number of units allowed for a building will be dependent on the width of a lot, as these units are built side-by-side. This building type will only be allowed if at least 10% of the units are deed-restricted as Affordable Housing for at least 60 years.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Building type proposed in July 2023 code updates** | **Specific Restrictions** | **Total square footage (all floors above a basement)** | **Height limit** | **Off-street, on-site parking required** |
| **Rowhouse, 2-3 units + any accessory buildings (shed, garage)** | Would only be allowed if at least 10% (1 unit) is deed restricted as Affordable Housing for *60 years.\** | Rowhouse: Up to 40% of the lot area.  Accessory buildings: up to 600 square feet. | Primary building: *35 feet.****\****  Accessory buildings: *20 feet, or as tall as the primary building, whichever is lower.****\**** | PER UNIT:  1-bedroom unit – 1  2-bedroom unit – 1.5  3-bedroom unit – 2  4+ bedroom unit – 3 |
| **Building type proposed in July 2023 code updates** | **Specific Restrictions** | **Total square footage (all floors above a basement)** | **Height limit** | **Off-street, on-site parking required** |
| **Rowhouses, up to 4 units**  **+ any accessory buildings (shed, garage)** | Would only be allowed if at least 10% (1 unit) is deed restricted as Affordable Housing for *60 years.\** | Up to 70% of the lot area.  Accessory buildings: up to 600 square feet each.  Would require lot width proportional to unit count. | Primary building: *35 feet****\****  Accessory buildings: *20 feet, or as tall as the primary building, whichever is lower.****\**** | PER UNIT:  PER UNIT:  1-bedroom unit – 1  2-bedroom unit – 1.5  3-bedroom unit – 2  4+ bedroom unit – 3  *No parking bonus incentives for Affordable Housing projects containing fewer than 7 dwelling units.****\**** |
| **Building type proposed in July 2023 code updates** | **Specific Restrictions** | **Total square footage (all floors above a basement)** | **Height limit** | **Off-street, on-site parking required** |
| **Rowhouse, up to 5 units**  **+ any accessory buildings (garage, shed)** | Would only be allowed if at least 10% (1 unit) is deed restricted as Affordable Housing for *60 years.\** | Up to 70% of the lot area.  Accessory buildings: up to 600 square feet each.  Would have required lot width proportional to unit count. | Primary building: *35 feet.****\****  Accessory buildings: *20 feet, or as tall as the primary building, whichever is lower.****\**** | PER UNIT:  PER UNIT:  1-bedroom unit – 1  2-bedroom unit – 1.5  3-bedroom unit – 2  4+ bedroom unit – 3  *No parking bonus incentives for Affordable Housing projects containing fewer than 7 dwelling units.****\**** |

**Apartment Increases**

* Increases the number of allowable units from four (currently allowed) to five units for lots at least 50 feet wide and at least 6,000 square feet.
* Adds a six-unit apartment building to lots at least 50 feet wide and at least 6,000 square feet.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Building type proposed in July 2023 code updates** | **Specific Restrictions** | **Total square footage (all floors above a basement)** | **Height limit** | **Off-street, on-site parking required** |
| **Apartment, up to 5 units** | *Must integrate the existing structure****\**** | Up to 70% of the lot area  Accessory buildings: up to 600 square feet each.  Would require at least a 50-foot-wide lot. | Primary building: *35 feet****\****  Accessory buildings: *20 feet, or as tall as the primary building, whichever is lower.****\**** | PER UNIT:  1-bedroom unit – 1  2-bedroom unit – 1.5  3-bedroom unit – 2  4+ bedroom unit – 3 (So, between 5 and 15 in total). |
| **Building type proposed in July 2023 code updates** | **Specific Restrictions** | **Total square footage (all floors above a basement)** | **Height limit** | **Off-street, on-site parking required** |
| **Apartment building, up to 6 units** | Only allowed if at least 10% (1 unit) is deed restricted as Affordable Housing for *60 years.\**  AND  *Converts and integrates an existing structure.****\**** | Up to 85% of the lot area.  Would require at least a 50-foot-wide lot. | Primary building: *35 feet****\****  Accessory buildings: *20 feet, or as tall as the primary building, whichever is lower.****\**** | PER UNIT:  1-bedroom unit – 1  2-bedroom unit – 1.5  3-bedroom unit – 2  4+ bedroom unit – 3 (So, between 6 and 18 in total)  *No parking bonus incentives for Affordable Housing projects containing fewer than 7 dwelling units.****\**** |

**Cottage Courts** are being proposed for lots 100 feet or wider, and at least 9,000 square feet.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Building type proposed in July 2023 code updates** | **Specific Restrictions** | **Total square footage (all floors above a basement)** | **Height limit** | **Off-street, on-site parking required** |
| **Cottage Court; *3- 6****\** ***units*** | Units must be separated by at least 10 feet.  Only on lots larger than 9,000 square feet.  Only on lots 100 feet wide or wider. | Individual cottages: 1,200 – 1,500 square feet, on average. | Primary building: *35 feet****\****  Accessory buildings: *20 feet, or as tall as the primary building, whichever is lower.****\**** | PER UNIT:  1-bedroom unit – 1  2-bedroom unit – 1.5  3-bedroom unit – 2  4+ bedroom unit – 3 |

**Urban Estates District (UE)**

Proposed regulations below marked with an asterisk (\*) are ones were suggested by the public during mid-2023.

1. **Attached and Detached ADUs**

|  |  |  |  |
| --- | --- | --- | --- |
| **Building type proposed in July 2023 code updates** | **Total square footage (all floors above a basement)** | **Height limit** | **Off-street, on-site parking required** |
| **Single-family detached house + garage + detached ADU (+shed)** | House: No limit  Accessory buildings: proportional to the lot size.   Detached ADU proportional to the house, but never to exceed 1,000 square feet. | Primary building: 3 stories  Accessory buildings (garage, shed): up to 24 feet.  Detached ADU: Up to 1.5 stories / 28 feet. | 1 parking space+  *1 parking space for ADU****\****  =2 parking spaces in total  *Allow 1 tandem parking space to count towards off-street parking requirements.****\**** |
| **Building type proposed in July 2023 code updates** | **Total square footage (all floors above a basement)** | **Height limit** | **Off-street, on-site parking required** |
| **Single-family detached House + attached Accessory Dwelling Unit (ADU)** | House: No limit  Accessory buildings: proportional to the lot size.  Attached ADU up to 45% of the area of the primary house (or the entire area of a basement). | Primary building: 3 stories.  Accessory buildings (garage, shed): up to 24 feet.  Attached ADU: *Up to the height of the primary building.****\**** | 1 parking space+  *+ 1 parking space for ADU****\****  =2 parking spaces in total  *Allow 1 tandem parking space to count towards off-street parking requirements.****\**** |

1. **Duplexes** in lots that fit the following criteria:

|  |  |  |  |
| --- | --- | --- | --- |
| **Building type proposed in July 2023 code updates** | **Total square footage (all floors above a basement)** | **Height limit** | **Off-street, on-site parking required** |
| **Duplex + detached garage** | Duplex: 1,500 square feet per unit (up to 3,000 square feet).  Accessory buildings: proportional to the lot size. | 35 feet | Total on-site parking required:  1-bedroom units – 2  2-bedroom units – 3  3-bedroom units – 4  4+ bedroom units – 6  *No parking bonus incentives for Affordable Housing projects containing fewer than 7 dwelling units.****\**** |
| **Building type proposed in July 2023 code updates** | **Total square footage (all floors above a basement)** | **Height limit** | **Off-street, on-site parking required** |
| **Duplex + garage + detached Accessory Dwelling Unit (ADU)** | Duplex: 1,500 square feet per unit (up to 3,000 square feet).  Accessory buildings: proportional to the lot size.  Attached ADU up to 45% of the area of the primary structure (or the entire area of a basement). | Primary building: 35 feet  Accessory buildings (garage, shed): up to 24 feet.  *Attached ADU: Up to the height of the primary building.****\**** | 1 parking space+  + *1 parking space for ADU****\****  =2 parking spaces in total  *Allow 1 tandem parking space to count towards off-street parking requirements.****\**** |

**Residential Foothills (RF) Zone District**

***Proposed regulations below marked with an asterisk (\*) and italicized were suggested by the public during outreach in 2023.***

1. **Attached and Detached ADUs**

|  |  |  |  |
| --- | --- | --- | --- |
| **Building type proposed in July 2023 code updates** | **Total square footage (all floors above a basement)** | **Height limit** | **Off-street, on-site parking required** |
| **Single-family detached house + garage + detached ADU (+shed)** | House: No limit  Accessory buildings: proportional to the lot size.  Detached ADU proportional to the house, but never to exceed 1,000 square feet. | Primary building: 3 stories  Accessory buildings (garage, shed): up to 24 feet.  Detached ADU: Up to 1.5 stories / 28 feet. | 1 parking space+  *1 parking space for ADU****\****  =2 parking spaces in total  *Allow 1 tandem parking space to count towards off-street parking requirements.****\**** |
| **Building type proposed in July 2023 code updates** | **Total square footage (all floors above a basement)** | **Height limit** | **Off-street, on-site parking required** |
| **Single-family detached House + attached Accessory Dwelling Unit (ADU)** | House: No limit  Accessory buildings: proportional to the lot size.  Attached ADU up to 45% of the area of the primary house (or the entire area of a basement). | Primary building: 3 stories.  Accessory buildings (garage, shed): up to 24 feet.  Attached ADU: *Up to the height of the primary building.****\**** | 1 parking space+  + *1 parking space for ADU****\****  =2 parking spaces in total  *Allow 1 tandem parking space to count towards off-street parking requirements.****\**** |

**Parking Changes**

The current proposal would require:

* One off-street parking space for an ADU, which could be a tandem parking space (i.e., parking one car behind another in a garage or driveway).
* Affordable Housing projects that contain six or fewer dwelling units would not qualify for the parking reduction incentive.
* Single unit attached, duplex, and multi-unit housing would be required to provide on-site, off-street parking at the following rates:

|  |  |  |
| --- | --- | --- |
| **Number of Bedrooms/Dwelling Unit** | **Parking Spaces per Dwelling Unit** | **Affordable Housing Parking Spaces per Dwelling Unit (for projects with 7 or more units)** |
| One or less | 1 | 0.75 |
| Two | 1.5 | 1 |
| Three | 2 | 1.25 |
| Four and above | 3 | 1.5 |

**Affordable Housing Incentives**

One of the biggest priorities communicated during public outreach was the need for more affordable housing option. The City created incentives for developers that would allow a small increase in density of units in exchange for deed-restricted Affordable Housing to be a part of any development.

By allowing for a small increase in density, affordable housing projects are more appealing financially for developers. Developers are only granted those density exceptions if they A) include affordable housing options in a development and B) meet any other zoning requirements.

The Affordable Housing-oriented changes to the Land Use Code only represent a small part of the City’s overall housing strategy. For more information, please see our Housing Strategic Plan. <https://www.fcgov.com/housing/>

Below is a list of the different zones and the requirements put upon any affordable housing incentive.

***Proposed regulations below marked with an asterisk (\*) and italicized were suggested by the public during outreach in 2023.***

**Residential, Low-Density (RL):**

* *Duplex allowed if at least one unit is deed-restricted as Affordable Housing for at least 60 years.****\****
* *No possibility for parking reductions in projects with 6 or fewer units.****\****

**Low-density Mixed-Use Neighborhood (LMN):**

* Density limit removed for projects building at least 10% Affordable Housing that is deed-restricted for at least 60 years.
* Reduced parking requirements will apply to all projects containing more seven units where at least 10% are deed-restricted as Affordable Housing for at least 60 years.
* *No possibility for parking reductions in projects with six or fewer units.****\****

Note: most of the undeveloped residential land within the City of Fort Collins and our Growth Management Area (eventual growth boundary limit) will be developed under LMN zoning.

**Medium-density Mixed-Use Neighborhood (MMN):**

* Projects containing at least 10% Affordable Housing that is deed-restricted for at least 60 years will be allowed to be one story taller (normally three stories; four stories would be allowed).
* Reduced parking requirements will apply to all projects containing more than seven units where at least 10% are deed-restricted as Affordable Housing for at least 60 years.

**High-density Mixed-Use Neighborhood (HMN)**:

* Projects containing at least 10% Affordable Housing that is deed-restricted for at least 60 years will be allowed to be one story taller (normally five stories; six stories would be allowed).
* Reduced parking requirements will apply to all projects containing more than 7 units where at least 10% are deed-restricted as Affordable Housing for at least 60 years.

**Neighborhood Conservation- Low Density (NCL):**

* Cottage Court of up to three units allowed if at least one unit is deed-restricted as Affordable Housing for at least 60 years.
* Triplex allowed to not integrate existing structure if at least one unit is deed-restricted as Affordable Housing for at least 60 years.
* *No possibility for parking reductions in projects with 6 or fewer units.****\****

**Neighborhood Conservation – Medium Density (NCM):**

* Rowhouse allowed if at least one unit is deed-restricted as Affordable Housing for at least 60 years.
* Cottage Court of up to six units allowed if at least one unit is deed-restricted as Affordable Housing for at least 60 years.
* Apartment Building of up to six units allowed to not integrate existing structure if at least one unit is deed-restricted as Affordable Housing for at least 60 years.
* *No possibility for parking reductions in projects with six or fewer units.****\****

**Neighborhood Conservation – Buffer District (NCB):**

* Reduced parking requirements will apply to all projects containing more than seven units where at least 10% are deed-restricted as Affordable Housing for at least 60 years.

**Residential Foothills District (RF)**: No incentives.

**Urban Estates (UE):** No incentives.

**Requirements for reduced parking Affordable Housing Incentives**:

Offering reduced parking requirements for projects containing at least 10% deed-restricted Affordable Housing units is another way to make building Affordable Housing financially possible to a developer. By reducing the number of parking spaces, it both reduces the overall costs of Affordable Housing developments and increases the amount of space that can be used for housing.

The proposed incentives were developed to ensure affordability for builders as well as providing the necessary parking spaces for each development.

|  |  |  |
| --- | --- | --- |
| **Number of Bedrooms/Dwelling Unit** | **Parking Spaces per Dwelling Unit (standard)** | **Affordable Housing Parking Spaces per Dwelling Unit (for projects 7 or more units\*)** |
| One or less | 1 | 0.75 |
| Two | 1.5 | 1 |
| Three | 2 | 1.25 |
| Four and above | 3 | 1.5 |