

## **Tour Recap:**

# Low Density Mixed-Use Neighborhood District (LMN)



### **Background**

As part of a series of neighborhood tours, staff from the Fort Collins Planning Department conducted two tours in neighborhoods with the Low Density Mixed-Use Neighborhood District (LMN) zone type. The tours for this zone district were in **Observatory Village**, with additional LMN properties featured on tours in **Martinez Park**.

The purpose of these and other tours was to allow neighbors learn more about how the existing 1997 Land Use Code affects use and development in their neighborhoods and how the repealed Land Development Code would have affected those regulations.

## The current Land Use Code and the LMN Zone District

In the LMN Zone District, these land uses are currently allowed in the 1997 code:

- Accessory buildings
- Accessory uses
- Urban agriculture
- Off-site construction staging
- Wireless telecommunication equipment
- Neighborhood parks
- Other types of parks
- Places of worship or assembly
- Public and private schools for college, university, vocational, and technical education within 500 feet of East Vine Drive
- Public and private schools for elementary, intermediate and high school education and for vocational and technical training
- Minor public facilities
- Cemeteries
- Community facilities
- Neighborhood support/recreational facilities
- Seasonal overflow shelters
- Golf courses
- Long-term care facilities
- Wildlife rescue and education centers within 1,000 feet of East Vine Drive
- Bed and breakfast establishments with 6 or fewer beds
- Child care centers
- Neighborhood centers consisting of various retail uses
- Adult day/respite care centers
- Enclosed mini-storage facilities within 500 feet of East Vine Drive
- Limited indoor recreation establishments within 500 feet of East Vine Drive
- Offices, financial services, clinics and artisan and photography studios and galleries which are not part of a neighborhood center
- Workshops and custom small industry within 500 feet of East Vine Drive
- Light industrial (production assembly, packaging) within 500 feet of East Vine Drive
- Small scale and medium scale solar energy systems
- Shelters for victims of domestic violence for up to 15 residents
- Short term primary rentals
- Single-family detached dwellings
- Two-family dwellings
- Single-family attached dwellings
- Two-family attached dwellings
- Multi-family dwellings
- Group homes for up to 8 developmentally disabled or elderly persons
- Other group homes
- Mixed-use dwellings
- Extra occupancy with 4 or more tenants

There are rules dictating how each of these land uses could fit on an individual property and how they would be required to relate to the surrounding urban fabric.

## Walking Tours

In each walking tour, neighbors explored their own neighborhood, starting with an in-depth discussion of an example property. Planning staff went through several scenarios about residential uses that are or could be allowed in a given neighborhood and if those uses could be used on example properties.

For example, zoning regulations might allow multi-family home development within a zone district, but that doesn't mean such development could physically occur on every property, as other rules about setbacks, lot sizes, and other requirements come into play.

Other codes and policies that regulate how land is used in Fort Collins are not discussed here. These could include, but are not limited to, the Poudre Fire District regulations, Engineering standards, run-off and water quality regulations, floodplain regulations, utilities rights-of-way and setbacks, legally-recorded restrictions on individual or neighborhood plats. All of these regulations could restrict what could actually be built on an individual property.



The information below is a recap of the Observatory Village and Martinez Park neighborhood tours, including discussions about example properties and which uses would or would not be allowed.

### Observatory Village – April 29, 2023


**Example home:** This home in Observatory Village is approximately 2,725 square feet. It is approximately 26 feet tall. The lot is 6,641 square feet. The property is approximately 57 feet wide. The measurements of the house and lot will determine what can be built on the property.






Under the existing 1997 Land Use Code, the following are examples of what could be done with the property on its existing lot. Note that in some cases, older homes may have attributes that were permitted when they were built, but do not meet existing code regulations:

<p><b>Current 1997 Land Use Code:</b></p>	
<p><b>Current LUC Scenario 1: Standard maximum density</b></p> <ul style="list-style-type: none"> <li>- 9 dwelling units per acre of the subdivision development allowed. Could add up to 430 units to the subdivision development to achieve this overall density.</li> <li>- Maximum height: 2.5 stories with a 25-foot setback for the upper-most half-story</li> <li>- Only 4 parking spaces could fit on this property, limiting the maximum density to 2 x 3-bedroom units</li> </ul>	
<p><b>Current LUC Scenario 2: Maximum density with Affordable Housing*</b>  <i>*At least 10% of units deed restricted as Affordable Housing for at least 20 years</i></p> <ul style="list-style-type: none"> <li>- 12 dwelling units per acre of the subdivision development allowed.</li> <li>- Maximum height: 2.5 stories (with a 25-foot setback for the upper-most half-story)</li> <li>- Only 4 parking spaces could fit on this property, limiting the maximum density to 2 x 3-bedroom units</li> </ul>	

The repealed Land Development Code would have broadly allowed several other types of uses to this zone type. However, a use being permitted in a zone does not necessarily mean that use would be allowed on all types of lots. This section reviews a sample of possible allowed uses and whether or not those uses could happen on the example lot.

<p><b>Repealed code:</b></p>	
<p><b>✗ Accessory Dwelling Unit (ADU), detached</b></p> <ul style="list-style-type: none"> <li>- There is not enough open space on this lot to accommodate a detached ADU.</li> </ul>	

<p>✓ <b>Accessory Dwelling Unit (ADU), attached</b></p> <ul style="list-style-type: none"> <li>- Up to 1,000 square feet of the existing home could have been sectioned off as an ADU.</li> <li>- This could have included an addition of up to 780 square feet.</li> <li>- If a basement existed, the ADU could have been the entire square footage of the basement.</li> <li>- No additional off-street parking would have been required.</li> </ul>	
<p>✓ <b>Maximum standard density</b></p> <ul style="list-style-type: none"> <li>- Maximum allowed density per site: 12 units / acre</li> <li>- 1.56 dwelling units would have been allowed, rounded down to 1 dwelling unit</li> <li>- Maximum height: 2.5 stories</li> <li>- This lot would require 1 off-street parking space for a single-family detached house</li> </ul>	
<p>✓ <b>Maximum density with Affordable Housing*</b></p> <p><i>*At least 10% of dwelling units are deed-restricted as Affordable Housing for 99 years</i></p> <ul style="list-style-type: none"> <li>- Maximum allowed density per site: no limit</li> <li>- Maximum height: 2.5 stories (with a 25-foot setback for the upper-most half-story)</li> <li>- There is only enough space to accommodate parking for 4 vehicles, meaning the lot could have accommodated an Affordable Housing project with up to: <ul style="list-style-type: none"> <li>- 5 x 1-bedroom units,</li> <li>- 4 x 2-bedroom units,</li> <li>- 3 x 3-bedroom units, or</li> <li>- 2 x 4-bedroom units</li> </ul> </li> </ul>	

The Observatory Village tour also included stops at properties around the neighborhood, where Planning staff and participants discussed the effect of land use regulations on those properties.

## Martinez Park – May 19, 2023

**Example home:** This home in Martinez Park is approximately 1,729 square feet. It is approximately 18 feet tall. The lot is exceptionally large at 14,955 square feet. The property is approximately 85 feet wide. The measurements of the house and lot will determine what can be built on the property.



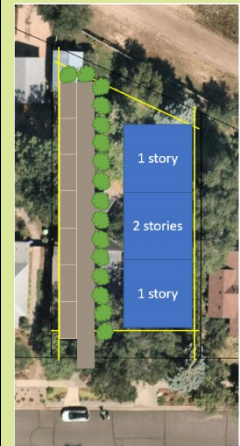
Under the existing 1997 Land Use Code, the following are examples of what could be done with the property on its existing lot. Note that in some cases, older homes may have attributes that were permitted when they were built, but do not meet existing code regulations:

Current 1997 Land Use Code:	
<p><b>Current LUC Scenario 1: Standard maximum density</b></p> <ul style="list-style-type: none"> <li>- 9 dwelling units per acre of this parcel allowed.</li> <li>- Maximum dwelling units allowed on this parcel: 3</li> <li>- Maximum height: 2.5 stories</li> <li>- Shown here as 3 x 2-bedroom units</li> <li>- Required off-street parking spaces: 6</li> <li>- Parking lot landscaping requirements triggered</li> </ul>	<p>This aerial view shows the same property as the previous image, but with a blue rectangular area overlaid on the lot, representing a potential development. A row of green circles is also overlaid along the right side of the lot, representing landscaping requirements.</p>

**Current LUC Scenario 2: Maximum density with Affordable Housing\***



*\*At least 10% of units deed restricted as Affordable Housing for at least 20 years*

- 12 dwelling units per acre of the subdivision development allowed.
- Maximum dwelling units allowed on this parcel: 4
- Maximum height: 2.5 stories (with a 25-foot setback for the upper-most half-story)
- Shown here as 4 x 2-bedroom units
- Required off-street spaces: 7
- Parking lot landscaping requirements triggered



The repealed Land Development Code would have broadly allowed several other types of uses to this zone type. However, a use being permitted in a zone does not necessarily mean that use would be allowed on all types of lots. This section reviews a sample of possible allowed uses and whether or not those uses could happen on the example lot.

Repealed code:	
<p>✓ <b>Accessory Dwelling Unit (ADU), detached</b></p> <ul style="list-style-type: none"> <li>- Up to 778 square feet</li> <li>- Up to 1.5 stories/28 feet maximum height</li> <li>- No additional off-street parking would have been required.</li> </ul>	
<p>✓ <b>Accessory Dwelling Unit (ADU), attached</b></p> <ul style="list-style-type: none"> <li>- Up to 778 square feet</li> <li>- If a basement existed, the ADU could have been the entire square footage of the basement.</li> <li>- No additional off-street parking would have been required.</li> </ul>	

<p>✓ <b>Maximum standard density</b></p> <ul style="list-style-type: none"> <li>- Maximum allowed density per site: 12 units / acre</li> <li>- 4.08 dwelling units would have been allowed, rounded down to 4 dwelling units</li> <li>- Maximum height: 2.5 stories (with a 25-foot setback for the upper-most half-story)</li> <li>- Required off-street parking: 7 spaces</li> </ul>	
<p>✓ <b>Maximum density with Affordable Housing*</b></p> <p><i>*At least 10% of dwelling units are deed-restricted as Affordable Housing for 99 years</i></p> <ul style="list-style-type: none"> <li>- Maximum allowed density per site: no limit</li> <li>- Maximum height: 2.5 stories (with a 25-foot setback for the upper-most half-story)</li> <li>- There is only enough space to accommodate parking for 7 vehicles, meaning the lot could have accommodated an Affordable Housing project with up to: <ul style="list-style-type: none"> <li>- 9 x 1-bedroom units,</li> <li>- 7 x 2-bedroom units,</li> <li>- 5 x 3-bedroom units, or</li> <li>- 6 x 4-bedroom units</li> </ul> </li> </ul> <p>Other regulatory documents outside of the Land Use Code, including stormwater and run-off requirements for impermeable surfaces may have limited the number of units.</p>	

The Martinez Park tour also included stops at properties around the neighborhood, where Planning staff and participants discussed the effect of land use regulations on those properties. This neighborhood also included areas in the NCM zone type.





## **More information**

Land Use Code Updates: [www.fcgov.com/LUCupdates](http://www.fcgov.com/LUCupdates)

Feedback on changes to the Land Use Code: <http://ourcity.fcgov.com/LUCupdates-2023>