

## **Tour Recap:** Neighborhood Conservation, Low Density (NCL)



### **Background**

As part of a series of neighborhood tours, staff from the Fort Collins Planning Department conducted two tours in neighborhoods that are zoned Neighborhood Conservation, Low Density (NCL). The tours for this zone district were in **Mantz** and **City 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learn more about how the existing 1997 Land Use Code affects use and development in their neighborhoods and how the repealed Land Development Code would have affected those regulations.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 NCL Zone District**

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

- Accessory buildings, with or without habitable space (no kitchens allowed)
- Accessory uses
- Urban agriculture
- Off-site construction staging
- Wireless telecommunication equipment
- Neighborhood parks
- Other types of parks
- Places of worship or assembly
- Minor public facilities
- Community facilities
- Small-scale and medium-scale solar energy systems
- Group homes
- Shelters for victims of domestic violence
- Single-family detached dwellings

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 Mantz and City Park neighborhood tours, including discussions about example properties and which uses would or would not be allowed.

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

## Mantz – June 17, 2023

**Example home:** This home in the Mantz neighborhood is approximately 1,297 square feet. It is approximately 13 feet tall. The lot is 11,555 square feet. The property is approximately 88 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: Single-family detached house</b></p> <ul style="list-style-type: none"> <li>- Maximum size: 3,467 square feet</li> <li>- Maximum height: 2 stories</li> <li>- Up to 1,444 square feet allowed in the rear half of the lot</li> </ul>	

**Current LUC Scenario 2: Single-family detached house + shed**

- Up to 1,664 square feet of built area could be added to this property (shown here in light blue)
- Maximum height: 1.5 stories
- BUT only up to 722 additional square feet would be allowed on the rear 50% of the lot (shown here in dark blue)



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>- Maximum floor area: 583 square feet</li> <li>- Maximum height: 1.5 stories</li> <li>- Maximum floor area in the rear half of the lot: 1,444 square feet</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>- Maximum floor area: 583 square feet</li> <li>- Maximum height: 2 stories</li> <li>- Maximum floor area in the rear half of the lot: 1,444 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>	

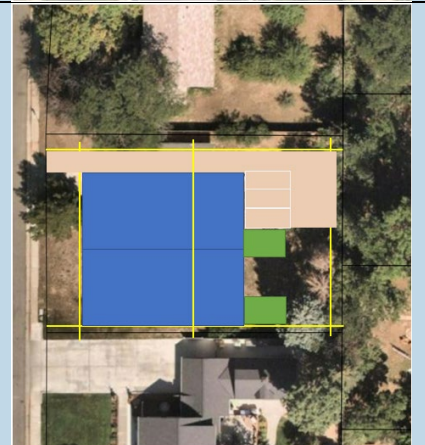
✓ **Single-family detached house**

- Maximum floor area: 2,400 square feet
- Maximum height: 2 stories
- Maximum floor area in the rear half of the lot: 1,444 square feet.



✓ **Duplex or 2-unit Rowhouse**

- Maximum floor area: 3,000 square feet
- Maximum height: 2 stories
- Maximum floor area in the rear half of the lot: 1,444 square feet.
- 2 x 2-bedroom units would have required 3 off-street parking spaces.
- 12 foot x 18 foot private outdoor space would have been required per unit.



✓ **Triplex or 3-unit Rowhouse w/ 1 Unit Affordable Housing\***

*\*Unit is deed-restricted as Affordable Housing for 99 years.*

- Maximum floor area: 4,500 square feet
- Maximum height: 2 stories
- Maximum floor area on the rear half of the lot: 1,444 square feet
- 3 x 2-bedroom units would have required 3 off-street parking spaces (with at least 1 being deed-restricted as Affordable Housing for 99 years)
- 12 foot x 18 foot private outdoor space would have been required per unit.



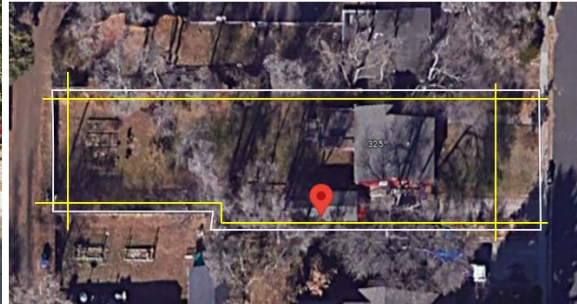
**✘ Cottage Court**

This lot is too narrow for a cottage court to have been allowed under the repealed code.



## City Park – May 13, 2023

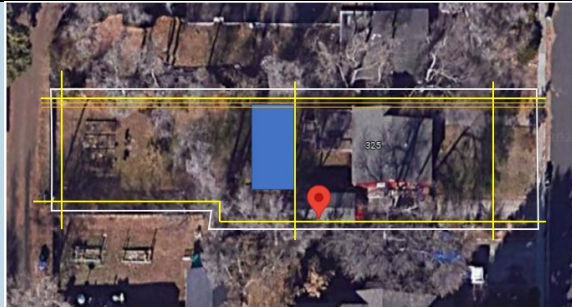

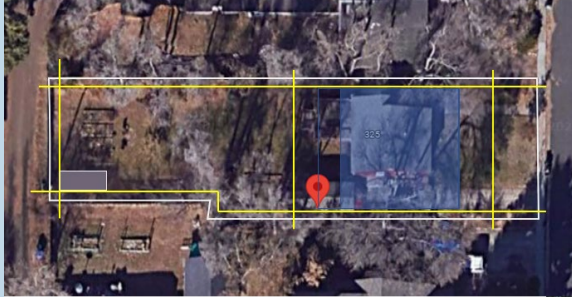

**Example home:** This home in the City Park neighborhood is approximately 860 square feet. It is approximately 19 feet tall. The lot is 9,395 square feet. The property is approximately 60 feet wide. The measurements of the house and lot will determine what can be built on the property.



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: Single-family detached house</b></p> <ul style="list-style-type: none"> <li>- Maximum size: 2,879 square feet</li> <li>- Maximum height: 2 stories</li> <li>- Up to 1,174 square feet allowed on the rear half of the lot</li> </ul>	
<p><b>Current LUC Scenario 2: Single-family detached house + shed</b></p> <ul style="list-style-type: none"> <li>- Up to 1,819 square feet</li> <li>- Maximum height: 1.5 stories</li> <li>- BUT only up to 1,174 additional square feet would be allowed on the rear 50% of the lot</li> <li>- Shown here as 1,636 one-story shed</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.

<b>Repealed code:</b>	
<p>✓ <b>Accessory Dwelling Unit (ADU), detached</b></p> <ul style="list-style-type: none"> <li>- Up to 600 square feet</li> <li>- Maximum height: 1.5 stories</li> <li>- Falls below the maximum of 1,174 square feet allowed on the rear half of the lot</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 387 square feet</li> <li>- Maximum height: 2 stories</li> <li>- Falls below the maximum of 1,174 square feet allowed on the rear half of the lot</li> <li>- If a basement existed, the ADU could have been the entire square footage of the basement</li> <li>- No additional street parking would have been required</li> </ul>	
<p>✓ <b>Single-family detached house</b></p> <ul style="list-style-type: none"> <li>- Maximum floor area: 2,400 square feet</li> <li>- Maximum height: 2 stories</li> <li>- Maximum floor area in the rear half of the lot: 1,174 square feet</li> </ul>	
<p>✓ <b>Duplex or 2-unit rowhouse</b></p> <ul style="list-style-type: none"> <li>- Maximum floor area: 3,000 square feet</li> <li>- Maximum height: 2 stories</li> <li>- Maximum floor area in the rear half of the lot: 1,174 square feet.</li> <li>- 2 x 2-bedroom units would have required 3 off-street parking spaces.</li> <li>- 12 foot x 18 foot private outdoor space would have been required per unit.</li> </ul>	



✓ **Triplex or 3-unit rowhouse, with at least 1 unit being deed-restricted as Affordable Housing for 99 years**

- Maximum floor area: 3,758 square feet
- Maximum height: 2 stories
- Maximum floor area on the rear half of the lot: 1,174 square feet
- 3 x 2-bedroom units would have required 3 off-street parking spaces (with at least 1 being deed-restricted as Affordable Housing for 99 years)
- 12 foot x 18 foot private outdoor space would have been required per unit.



✗ **Cottage Court**

This lot is too narrow for a cottage court to have been allowed under the repealed code.



**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>