

Tour Recap:

Neighborhood Conservation, Medium Density Zone District (NCM)



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-Medium Density (NCM). The tours for this zone district were in **University Park** and **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learn more about how the existing 1997 Land Use Code affects use and development in their neighborhoods and how the repealed Land Development Code would have affected those regulations.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 NCM Zone District

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

- Accessory buildings with or without habitable space
- Accessory uses
- Urban agriculture
- Off-site construction staging
- Wireless telecommunication equipment
- Neighborhood parks
- Other types of parks
- Minor public facilities
- Places of worship or assembly
- Community facilities
- Public and private schools for elementary, intermediate and high school education
- Child care Centers
- Adult day/respite care centers
- Bed and breakfast establishments with 6 or fewer beds
- Small-scale and medium-scale solar energy systems
- Single-family detached dwellings
- Two-family dwellings
- Shelters for victims of domestic violence
- Short term primary (owner-occupied) rentals
- Multi-family dwellings up to 4 units per building
- Group homes

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.

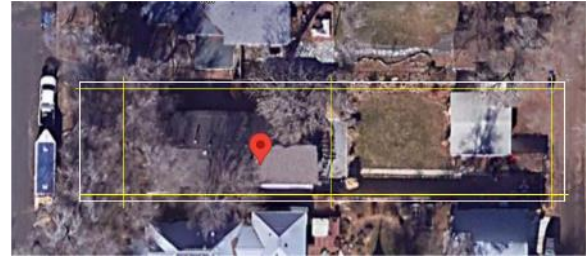
For example, zoning regulations might allow multi-family home development within a zone district, but that doesn't mean such development could physically occur on every property, as other rules about setbacks, lot sizes, and other requirements come into play.

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

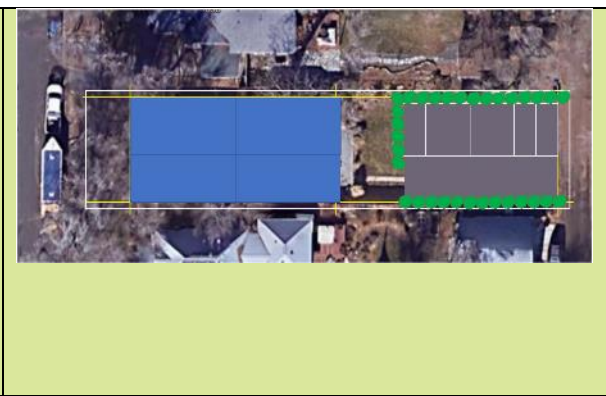
University Park – May 12, 2023

Example home: This home in University Park is approximately 984 square feet. It is approximately 23 feet tall. The lot is 9,500 square feet. The property is approximately 50 feet wide. The measurements of the house and lot will determine what can be built on the property.

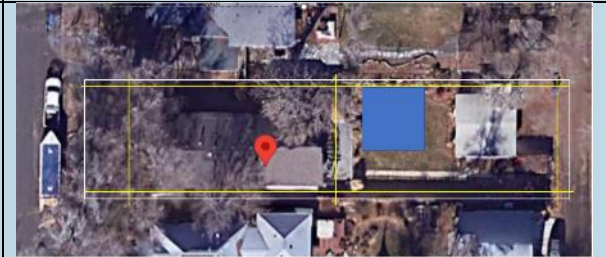

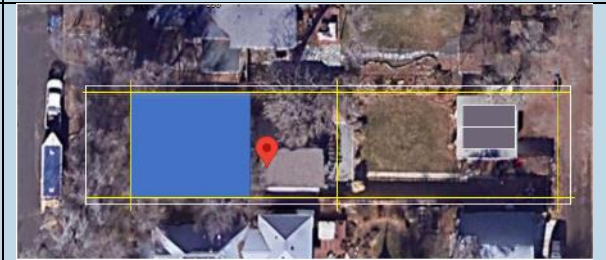




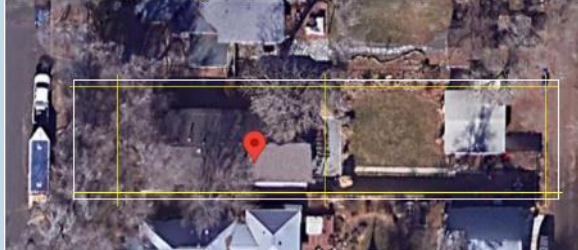
Under the existing 1997 Land Use Code, the following are examples of what could be done with the property on its existing lot. Note that in some cases, older homes may have attributes that were permitted when they were built, but do not meet existing code regulations:

<p>Current 1997 Land Use Code:</p> <p>Current LUC Scenario 1: Single-family detached house</p> <ul style="list-style-type: none"> - Maximum size: 3,375 square feet. - Maximum height: 2 stories - Shown here as 2,800 square foot one-story home with existing 576 square foot garage - Maximum floor area allowed in the rear half of the lot: 1,583 square feet 	
<p>Current LUC Scenario 2: Single-family detached house + shed</p> <ul style="list-style-type: none"> - Sheds and accessory structures are limited to 600 square feet - Maximum height: 1.5 stories - Maximum floor area allowed on rear half of the lot: 1,583 square feet 	
<p>Current LUC Scenario 3: Duplex</p> <ul style="list-style-type: none"> - Maximum size: 3,800 square feet (1,900 per unit) - Maximum height: 2 stories - Maximum floor area allowed in the rear half of the lot: 1,583 square feet - 2 x 2-bedroom units requires 4 off-street parking spaces 	

<p>Current LUC Scenario 4: 4-unit apartment building (full build out)</p> <ul style="list-style-type: none"> - Maximum size: 3,800 square feet (950 per unit) - Maximum floor area allowed in the rear half of the lot: 1,583 square feet - Maximum height: 2 stories - 4 x 2-bedroom units requires 7 off-street parking spaces - Parking lot landscaping requirements triggered 	
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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>Repealed code:</p>	
<p>✓ Accessory Dwelling Unit (ADU), detached</p> <ul style="list-style-type: none"> - Maximum size: 600 square feet - Maximum height: 1.5 stories / 28 feet - Maximum floor area allowed on rear half of lot: 1,583 square feet - No additional off-street parking would have been required 	
<p>✓ Accessory Dwelling Unit (ADU), attached</p> <ul style="list-style-type: none"> - Maximum size: 442 square feet - Maximum height: 2 stories - If a basement existed, the ADU could have been the entire square footage of the basement - Maximum floor area allowed on rear half of lot: 1,583 square feet - No additional off-street parking would have been required 	
<p>✓ Single-family detached house</p> <ul style="list-style-type: none"> - Maximum floor area: 2,400 square feet - Maximum height: 2 stories - Maximum floor area allowed in the rear half of the lot: 1,583 square feet - Note: this is much smaller than the largest house currently allowed 	

<p>✓ 5-unit apartment building</p> <ul style="list-style-type: none"> - Maximum floor area: 6,650 square feet - Maximum height: 2 stories - Maximum floor area allowed in the rear half of the lot: 1,583 square feet - Solar setbacks from north-side neighbor triggered with second story - 5 x 2-bedroom units would have required 8 off-street parking spaces - Parking lot landscaping requirements would have been triggered 	
<p>✓ 6-unit apartment building w/ Affordable Housing*</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"> - Maximum floor area: 8,075 (would not actually fit on this lot). - Actual maximum floor area that could fit: approximately 6,967 square feet (1,161 per unit) - Maximum height: 2 stories - Maximum floor area allowed in the rear half of the lot: 1,583 square feet - Solar setbacks from north-side neighbor triggered with second story - 6 x 2-bedroom units would have required 6 off-street parking spaces - Parking lot landscaping requirements would have been triggered 	
<p>✗ Cottage Court</p> <p>This lot is too narrow for a cottage court to have been allowed under the repealed code.</p>	

The University Park tour also included stops on Smith Street and Stover Street that showed examples of a cottage court, a duplex, and various housing types. Staff discussed how proposed changes to the Land Use Code would affect how those types of housing units could be developed.




Martinez Park – May 19, 2023

Example home: This home in Martinez Park is approximately 1,242 square feet. It is approximately 18 feet tall. The lot is exceptionally large, at 17,600 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 no longer meet existing code regulations:

<p>Current 1997 Land Use Code:</p>	
<p>Current LUC Scenario 1: Single-family detached house</p> <ul style="list-style-type: none"> - Maximum size: 6,160 square feet - Maximum height: 2 stories - Maximum floor area allowed in the rear half of the lot: 2,904 square feet 	

<p>Current LUC Scenario 2: Single-family detached house + carriage house</p> <ul style="list-style-type: none"> - Only on lots >10,000 square feet in NCM - Maximum height: 1.5 stories - Limited to 600 square feet in footprint - Limited to 1,000 square feet in floor area - Maximum floor area allowed in the rear half of the lot: 2,904 	
<p>Current LUC Scenario 3: Duplex</p> <ul style="list-style-type: none"> - Maximum size: 7,040 square feet (3,520 per unit) - Maximum height: 2 stories - Maximum floor area allowed in the rear half of the lot: 2,904 square feet - 2 x 2-bedroom units require 4 off-street parking spaces 	
<p>Current LUC Scenario 4: 4-unit apartment building</p> <ul style="list-style-type: none"> - Maximum size: 7,040 square feet (1,760 per unit) - Maximum height: 2 stories - Maximum floor area allowed in the rear half of the lot: 2,904 square feet - 4 x 2-bedroom units requires 7 off-street parking spaces - 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>✓ Accessory Dwelling Unit (ADU), detached</p> <ul style="list-style-type: none"> - Maximum size: 600 square feet - Maximum height: 1.5 stories / 28 feet - Maximum floor area allowed in the rear half of the lot: 2,904 square feet - No additional off-street parking would have been required 	
<p>✓ Accessory Dwelling Unit (ADU), attached</p> <ul style="list-style-type: none"> - Maximum size: 559 square feet - Maximum height: 2 stories - If a basement existed, the ADU could have been the entire square footage of the basement - Maximum floor area allowed in the rear half of the lot: 2,904 square feet - No additional off-street parking would have been required 	
<p>✓ Single-family detached house</p> <ul style="list-style-type: none"> - Maximum floor area: 2,400 square feet - Maximum height: 2 stories - Maximum floor area in the rear half of the lot: 2,904 square feet <p><i>Note: This is much smaller than the largest single-family detached house allowed under the current 1997 LUC.</i></p>	

<p>✓ 5-unit apartment building or rowhouse</p> <ul style="list-style-type: none"> - Maximum floor area: 7,040 square feet (1,408 per unit) - Maximum height: 2 stories - Maximum floor area in the rear half of the lot: 2,904 square feet - Upper story wall height step-back requirements above 18 feet - 5 x 2-bedroom units would have required 8 off-street parking spaces - Parking lot landscaping requirements would have been triggered 	
<p>✓ 6-unit apartment building with Affordable Housing*</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"> - Maximum floor area: 7,040 - Maximum height: 2 stories - Maximum floor area in the rear half of the lot: 2,904 square feet - Upper story wall height step-back requirements above 18 feet - 6 x 2-bedroom units would have required 6 off-street parking spaces - Parking lot landscaping requirements would have been triggered 	
<p>✗ Cottage Court</p> <p>This lot is too narrow for a cottage court to have been allowed under the repealed code.</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.



More information

Land Use Code Updates: www.fcgov.com/LUCupdates

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