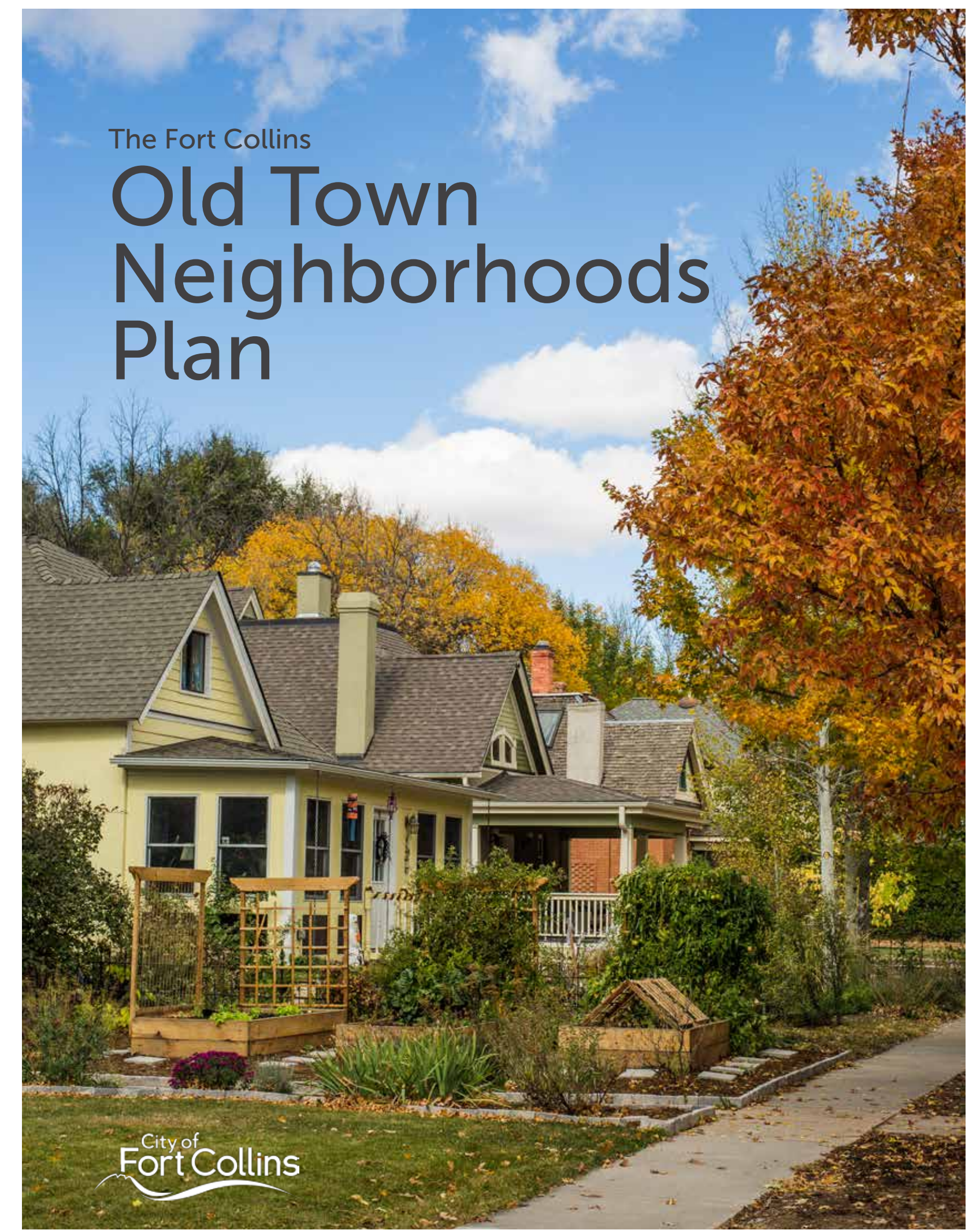
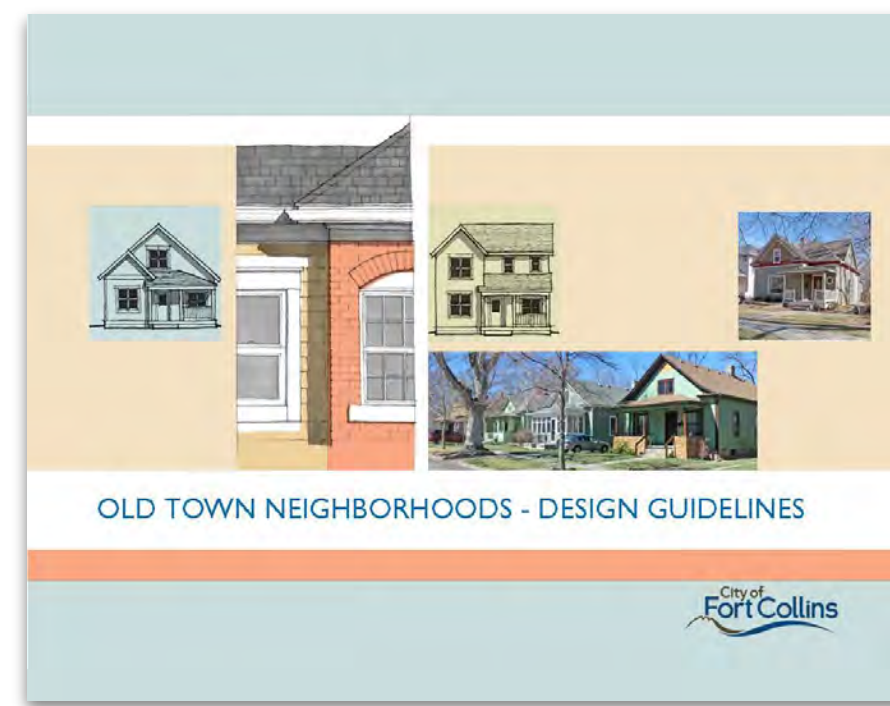
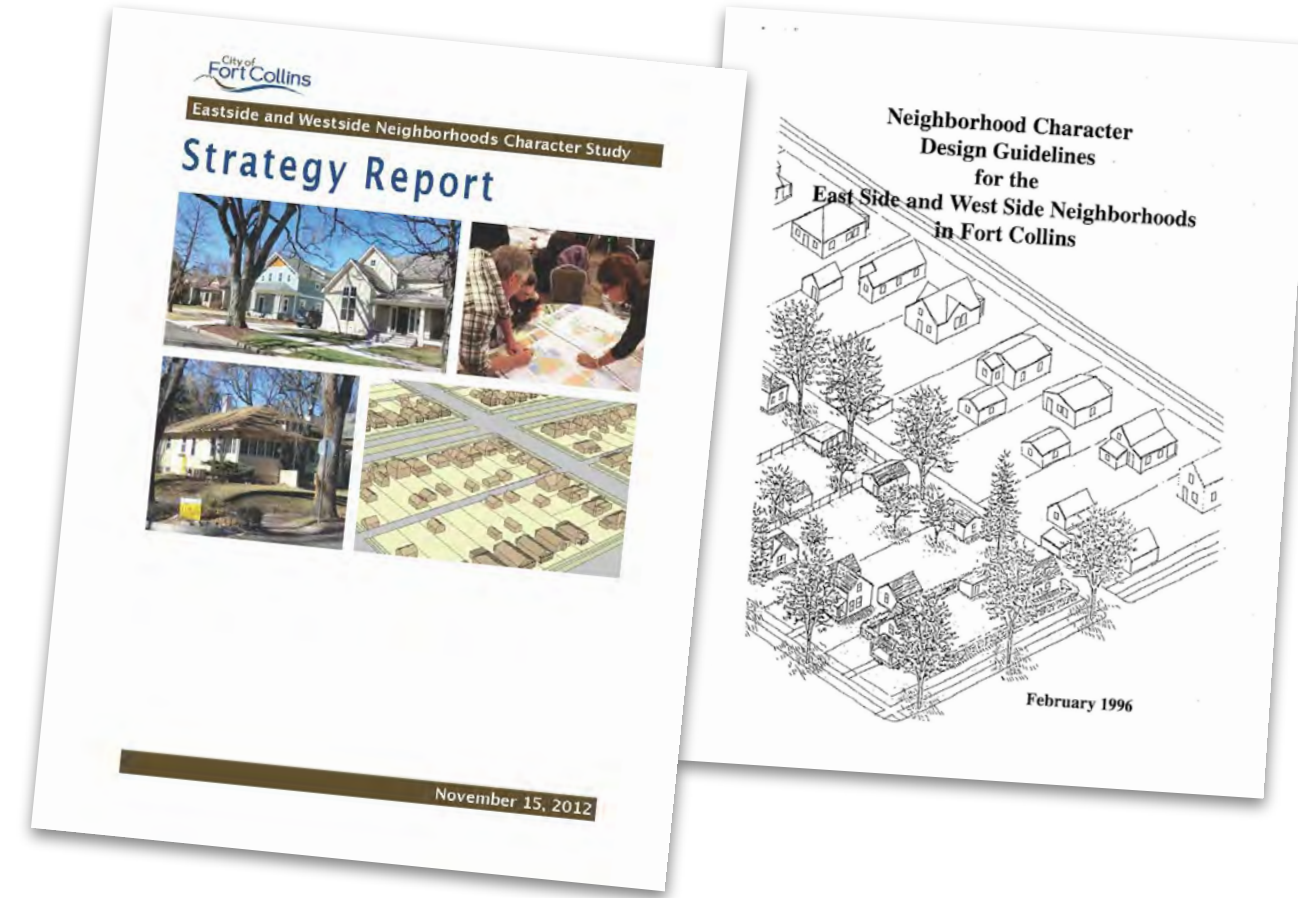


OLD TOWN NEIGHBORHOODS & ZONING

Old Town Neighborhoods Plan

Since the NCL, NCM, and NCB zoning was adopted, plans, studies and guidelines documented compatibility issues between the current neighborhood character and the scale of new development.

- 1929** • Original Zoning
- 1980** • Laurel School National Register Historic District (eastside)
- 1986** • East Side Neighborhood Plan
- 1989** • West Side Neighborhood Plan
- 1991** • NCL and NCM zoning adopted
- 1996** • Design Guidelines for the East Side and West Side Neighborhoods
- 2012** • Strategy Report: Eastside and Westside Neighborhoods Character Study
- 2013** • Updated LUC to promote compatibility through mass and scale
- 2017** • Old Town Neighborhoods Design Guidelines and Plan



Old Town Neighborhood Character Areas

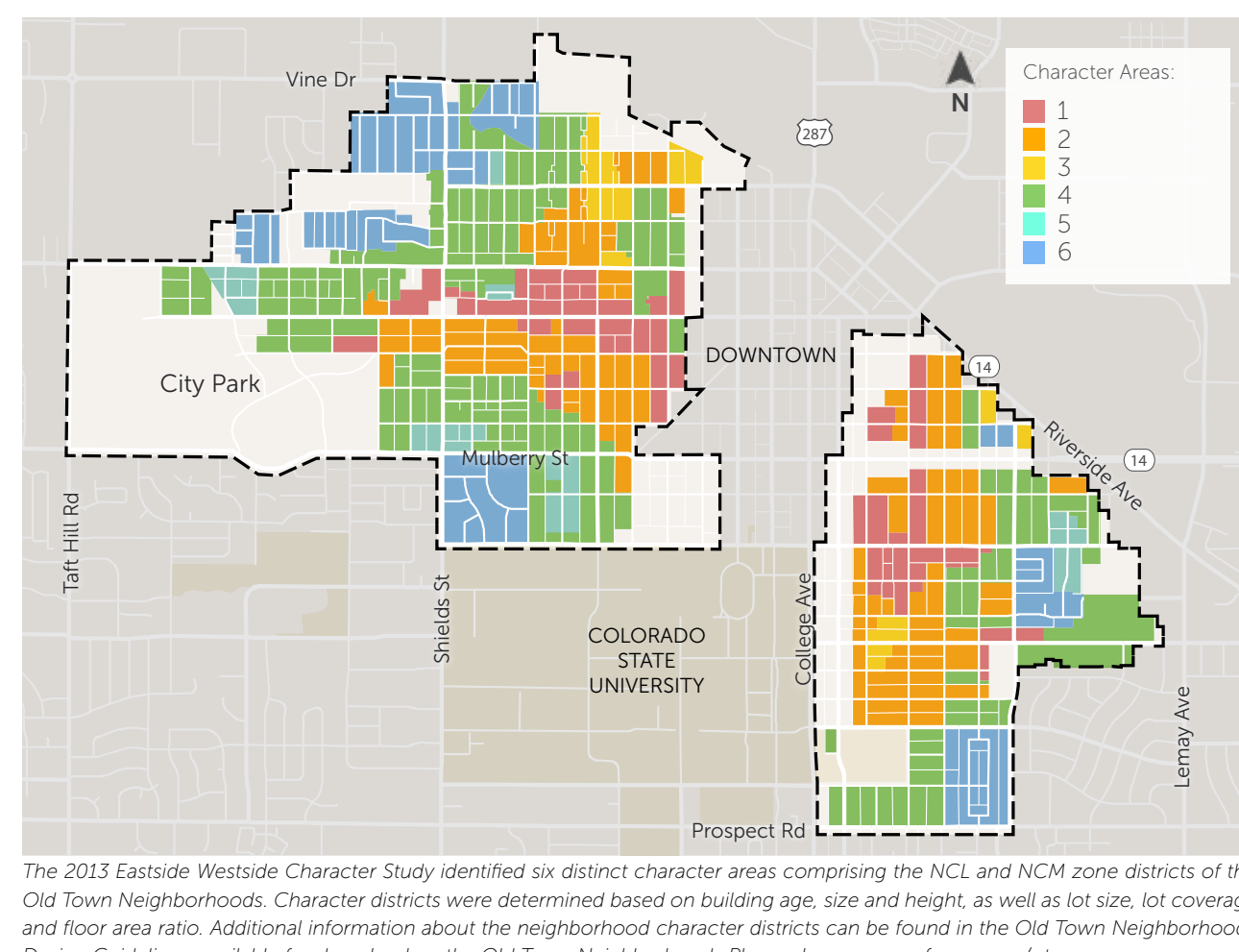
The Old Town Neighborhoods feature a diverse mix of building ages, sizes, and styles. Using information on building age, building size, building height, lot size, lot coverage and floor area ratio, six character areas were identified. These character areas were a key consideration in recognizing unique block-by-block differences, and offered a foundation for the development of new neighborhood design guidelines.

Old Town Neighborhood Character Areas

The Old Town Neighborhood Design Guidelines, adopted concurrently with the Old Town Neighborhoods Plan, provide information on each

of the six different character areas, which are defined by characteristics such as building size and age, roof forms, architectural styles, and setbacks.

Character Area 1 Common Styles: <ul style="list-style-type: none"> Queen Anne Classic Cottage Vernacular Craftsman Typical Years of Construction: 1882-1920	Character Area 2 Common Styles: <ul style="list-style-type: none"> Craftsman Classic Cottage Vernacular Bungalow Typical Years of Construction: 1901-1920
Character Area 3 Common Styles: <ul style="list-style-type: none"> Minimal Traditional Classic Cottage Vernacular Small lots Typical Years of Construction: 1901-1920	Character Area 4 Common Styles: <ul style="list-style-type: none"> Minimal Traditional Classic Cottage Vernacular Large lots Typical Years of Construction: 1901-1960
Character Area 5 Common Styles: <ul style="list-style-type: none"> Minimal Traditional Vernacular Small footprints Typical Years of Construction: 1941-1960	Character Area 6 Common Styles: <ul style="list-style-type: none"> Minimal Traditional Ranch Typical Years of Construction: 1950-1970



What we heard during public outreach for the Old Town Neighborhoods Plan.



"Historic properties are what make Old Town unique, but retaining the character of Old Town is more about variety than it is about sameness."



"Preserving the character of these neighborhoods is important in keeping Fort Collins as we know it, but it is also important to allow home owners to express themselves and have the homes of their dreams."



"I feel sensitivity and care should be taken for the past when planning for the future, but I don't think these needs should supersede the social, environmental, and economic sustainability needs of these communities within which we are planning."

Top Responses:
Vision Questionnaire: What do you like most about the Old Town Neighborhoods?

1 Mature Trees & Landscaping



2 Diversity of Home Sizes & Home Styles



3 Walkable Street Pattern



Housing Related Policies & Strategies



Land Use & Transition Areas

Policies, Strategies & Implementation

Policy LUT 1

Preserve the character and compatibility of the Old Town Neighborhoods.

Strategies:

- LUT 1.1** Support and maintain conservation zoning throughout the Old Town Neighborhoods.
- LUT 1.2** Review the purpose and intent of the pockets of Low Density Mixed-Use Neighborhood (LMN) zoning in the neighborhoods; maintain LMN zoned areas in strategic locations to allow for housing variety and neighborhood-serving businesses. Review the purpose and intent of the Limited Commercial (CL) zoning along Riverside Avenue.
- LUT 1.3** Define short term rentals as a new land use in the Land Use Code and allow the use in appropriate locations based on zone district.
- LUT 1.4** Support neighbors interested in historic designation of their properties or larger historic districts.
- LUT 1.5** Support and enhance urban agriculture as an accessory use in the neighborhoods.



The character of the neighborhoods should continue to remain largely residential, with mostly single-family homes. Some commercial and multifamily can be found scattered throughout the neighborhoods, especially near neighborhood edges or along busier streets.



Sustainable

Policies, Strategies & Implementation

Policy S 1

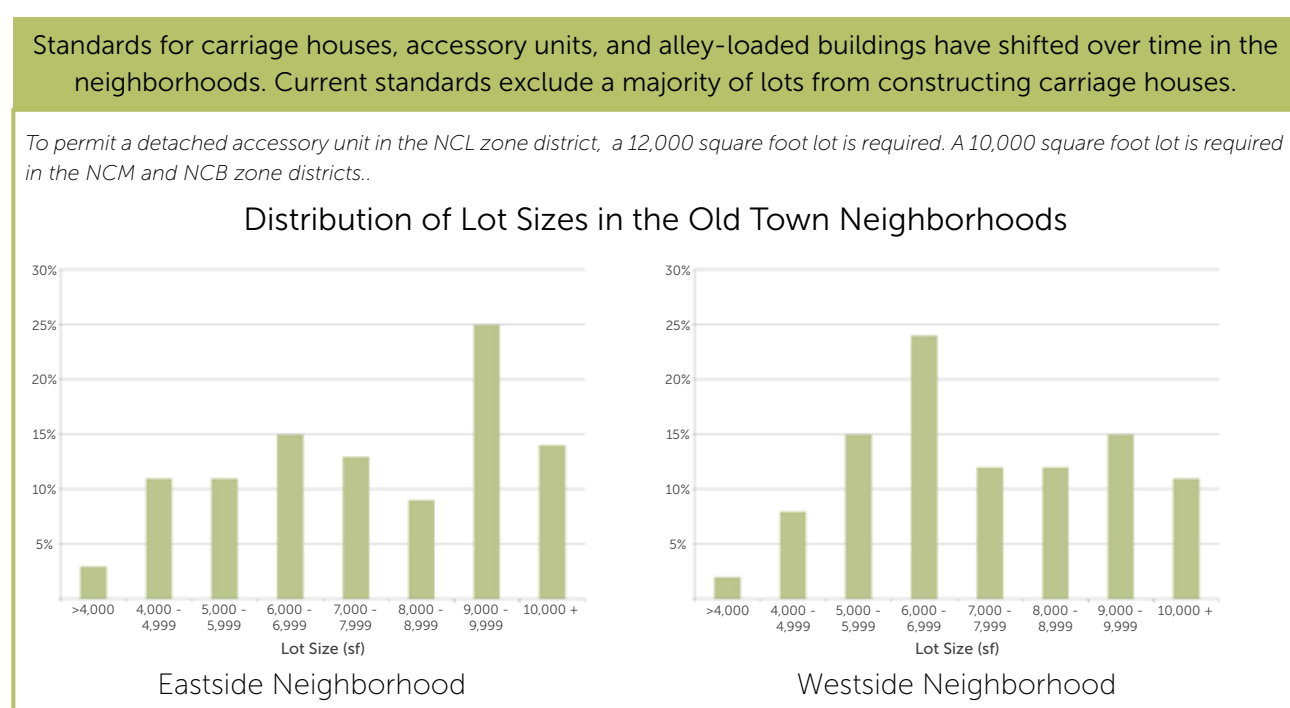
Encourage a variety of housing choices for all ages, income levels, and family situations, to sustain the capability to live in the neighborhoods.

Strategies:

- S 1.1** Develop new standards for Accessory Dwelling Units (ADUs) to compatibly expand the number of smaller units suitable for family-care, aging-in-place, or workforce housing.
- S 1.2** Maintain Low Density Mixed-Use zoning in strategic locations to preserve housing choices and existing neighborhood-serving businesses.
- S 1.3** In the Neighborhood Conservation Buffer zone district, encourage compatible scale and design when redevelopment or infill construction occurs.



Many residents expressed a desire for greater flexibility for accessory dwelling units, either internal (in-law) parking home or as a carriage house, often combined with an alley garage.



Neighborhood Character & Compatibility

Policies, Strategies & Implementation

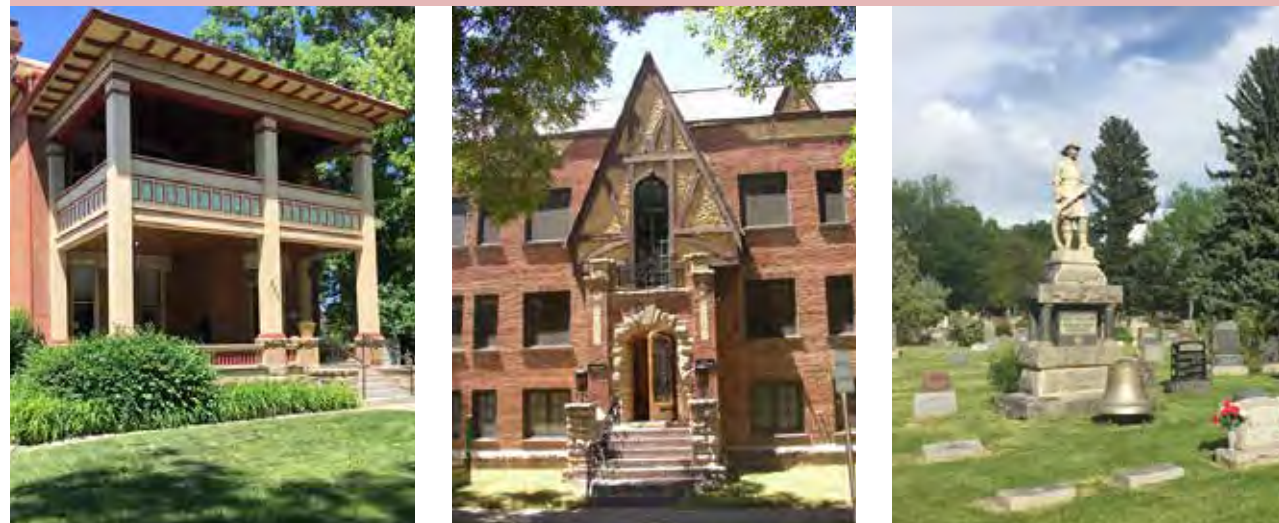
Policy NCC 2

Protect historic resources within the neighborhoods.

Strategies:

- NCC 2.1** Support property owner and neighborhood-initiated requests for historic designation of eligible properties.
- NCC 2.2** Monitor, evaluate, and educate the community about the impacts of the 2013 Eastside Westside Character Study design standards implemented through the Land Use Code.
- NCC 2.3** Provide educational materials on financial incentive programs for maintaining designated landmarks, and promote the new Old Town Neighborhood Design Guidelines as part of outreach efforts and the development review process.

Encompassing some of the first residential blocks in the City, the Old Town Neighborhoods feature a large collection of historic resources, ranging from the stately homes for the community's early business and political leaders, to modest but distinctive cottages and bungalows, as well as the early infrastructure, amenities, and institutions that supported the growth of the City.



The Stover Residence at 503 Remington Street is a designated landmark that has been adapted for use as professional offices. William Stover was a prominent local businessman and served as a representative at the State Constitutional Convention. The 1887 Italianate-style home was designed by Hiram C. Pierce.

The Park View Apartments at 221 Malheur Street is one of the older multifamily buildings in the Old Town Neighborhoods. Originally, crafted with an Art Deco Mission facade, in 1936 it was updated with the current Tudor design shortly after completion.

The location for the Grandview Cemetery, on the far western edge of the Westside Neighborhood, was chosen for the abundant water rights from nearby canals. The first interment at the cemetery was Felix Scoville, a three-month old baby in November, 1887.



Neighborhood Character & Compatibility

Policies, Strategies & Implementation

Policy NCC 3

Support compatible building design for new construction and remodels.

Strategies:

- NCC 3.1** Develop and promote the updated Old Town Neighborhoods Design Guidelines for the Neighborhood Conservation Low Density and Neighborhood Conservation Medium Density zone districts.
- NCC 3.2** Promote and encourage the use of the design guidelines and design resources early in the development review process and as part of neighborhood outreach efforts.
- NCC 3.3** Incentivize the use of the design guidelines through the existing Design Assistance Program.

Policy NCC 4

Provide more options for allowing accessory dwelling units within the established single-family neighborhoods.

Strategies:

- NCC 4.1** Conduct a review of existing Land Use Code standards for carriage houses and develop new internal accessory dwelling unit standards that support opportunities for additional housing while maintaining neighborhood character.
- NCC 4.2** Complete additional outreach with neighbors and stakeholders prior to Land Use Code changes; include evaluation of proposed changes to short term rental rules and requirements when developing potential code changes.

How: Although stakeholders expressed strong interest in ADU flexibility, additional outreach will be required to identify the specific level of flexibility or changes desired. Preliminary feedback and ideas discussed during the Old Town Neighborhoods Plan process included the following elements, which may help form a basis for follow-up outreach and implementation. Potential code changes include:

- Reduce the minimum lot size required for carriage houses in the NCM and NCB zone districts from 10,000 square feet to 9,500 square feet.
- Define internal accessory dwelling units as a new land use permitted in the NCM and NCB zone districts.
- Limit internal ADUs to 40% of the maximum size of the existing unit to ensure subordination.
- Allow only one type of ADU per lot.
- Require both the primary dwelling and ADU to meet existing design standards for floor area ratio.
- Require additional parking for internal ADUs.
- Questions remain about whether greater flexibility for ADUs should apply to the NCL zone district; further evaluation and feedback is necessary.

OLD TOWN NEIGHBORHOODS & ZONING

How did the changes proposed in the repealed code affect Old Town in particular?

- Additional housing types added to the Old Town districts
- Affordable housing bonuses
- Reduced minimum lot size for single-unit dwellings to be more compatible with older lots shaped by the original 1929 zoning.
- Reduced max floor area of single-unit dwellings to be consistent district-wide (instead of based on lot size)
- Recalibrated design standards to ensure new homes are more compatible with neighborhood

Existing Conditions – Old Town Neighborhoods

A majority of houses in Old Town are less than 1500 sf in size, with some Character Areas having 2/3 of the houses ranging between 500-999 sf in size.

40% of lots in NCL and NCM are larger than 8000 sf.



Lot Size	8,896 sf
Floor Area (max)	2,780 sf (NCL) or 3,224 sf (NCM)
House Size (as shown)	1,040 sf
# of Units	1

Current Land Use Code: What Can Be Built

In the Current LUC, house size in NCL and NCM is calibrated to lot size. This means that many lots allow new houses that are two times larger than typical houses in the area.



Lot Size	8,896 sf
Floor Area (max)	2,780 sf (NCL) or 3,224 sf (NCM)
House Size (as shown)	2,880 sf
# of Units	1

Repealed Land Development Code

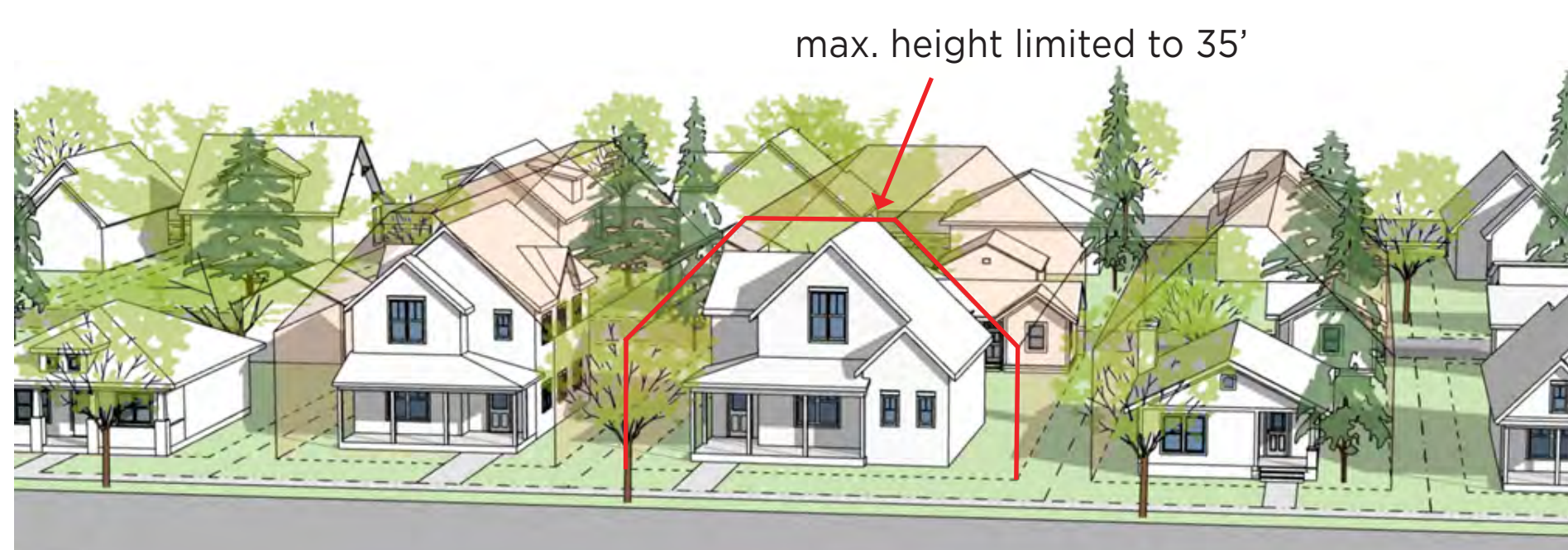
The repealed LDC limited building height, maintained the existing “bulk” requirements (though redefined/illustrated the standards more clearly), and limited the floor area of single-unit homes.



Lot Size	8,896 sf
Floor Area (max)	2,400 sf (for primary structure)
House Size (as shown)	1,040 sf + ADU
# of Units	2

Repealed Land Development Code

The repealed LDC limited the size of the primary dwelling and allowed an ADU, allowing additional units while maintaining the scale and character of the neighborhood.



Lot Size	8,896 sf
Floor Area (max)	2,400 sf (for primary structure)
House Size (as shown)	1,900 sf + ADU
# of Units	2

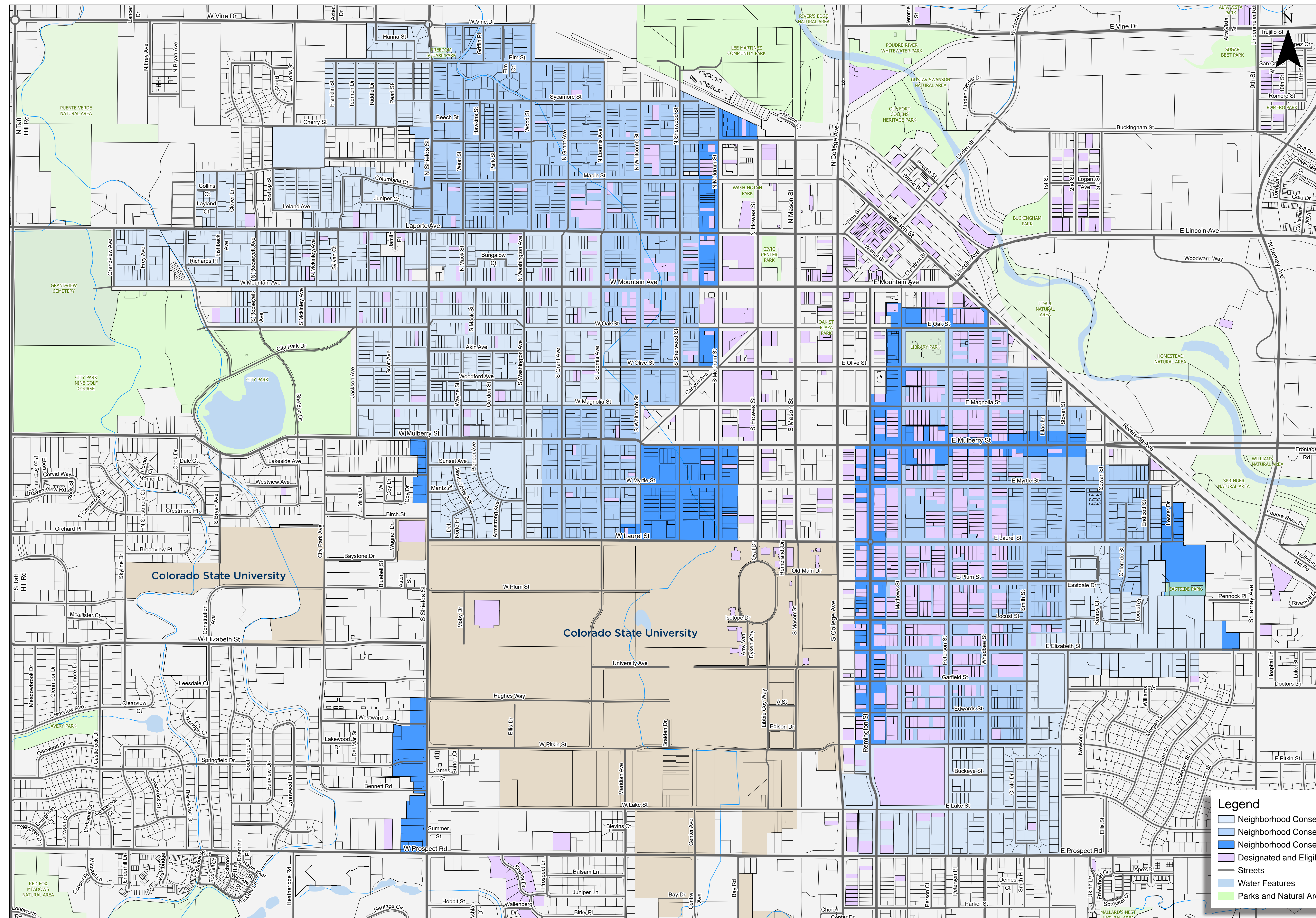
Repealed Land Development Code

The repealed LDC allowed duplexes which is more consistent with the historic 1929 code. The floor area per unit was less than that of a detached house.



Lot Size	8,896 sf
Floor Area (max)	1,500 sf
House Size (as shown)	1,500 sf
# of Units	2

OLD TOWN NEIGHBORHOODS & ZONING



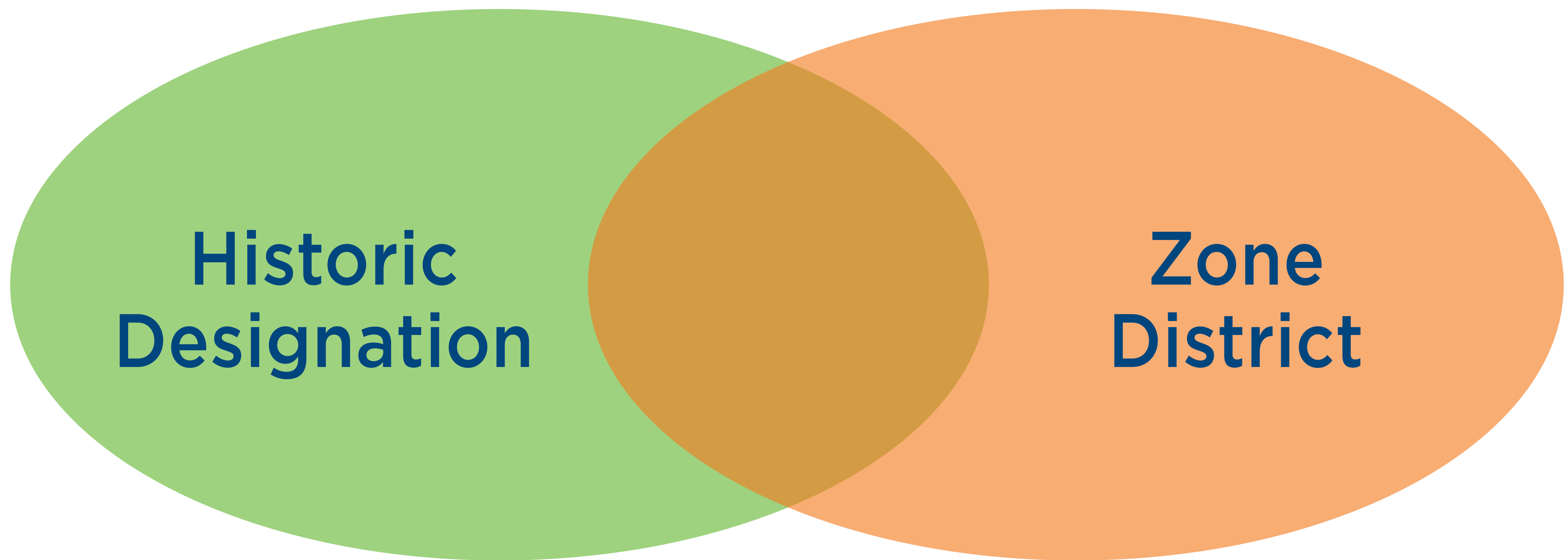
Map Notes:

- The Neighborhood Conservation Low Density Zone (NCL) was renamed in the repealed code to OT-A, Old Town District, Low.
- The Neighborhood Conservation Medium Density Zone (NCM) was renamed in the repealed code to OT-B, Old Town District, Medium.
- The Neighborhood Conservation Buffer (NCB) was renamed in the repealed code to OT-C, Old Town District, High.

Legend

- Neighborhood Conservation Low Density (NCL) - Old Town A
- Neighborhood Conservation Medium Density (NCM) - Old Town B
- Neighborhood Conservation Buffer (NCB) - Old Town C
- Designated and Eligible Historic Areas
- Streets
- Water Features
- Parks and Natural Areas

OLD TOWN NEIGHBORHOODS & ZONING



Historic Preservation Regulations

DO:

- Require exterior building and/or landscape preservation
- Require maintenance of historic features or spatial relationships

DON'T:

- Change or dictate a property's zoning
- Regulate occupancy

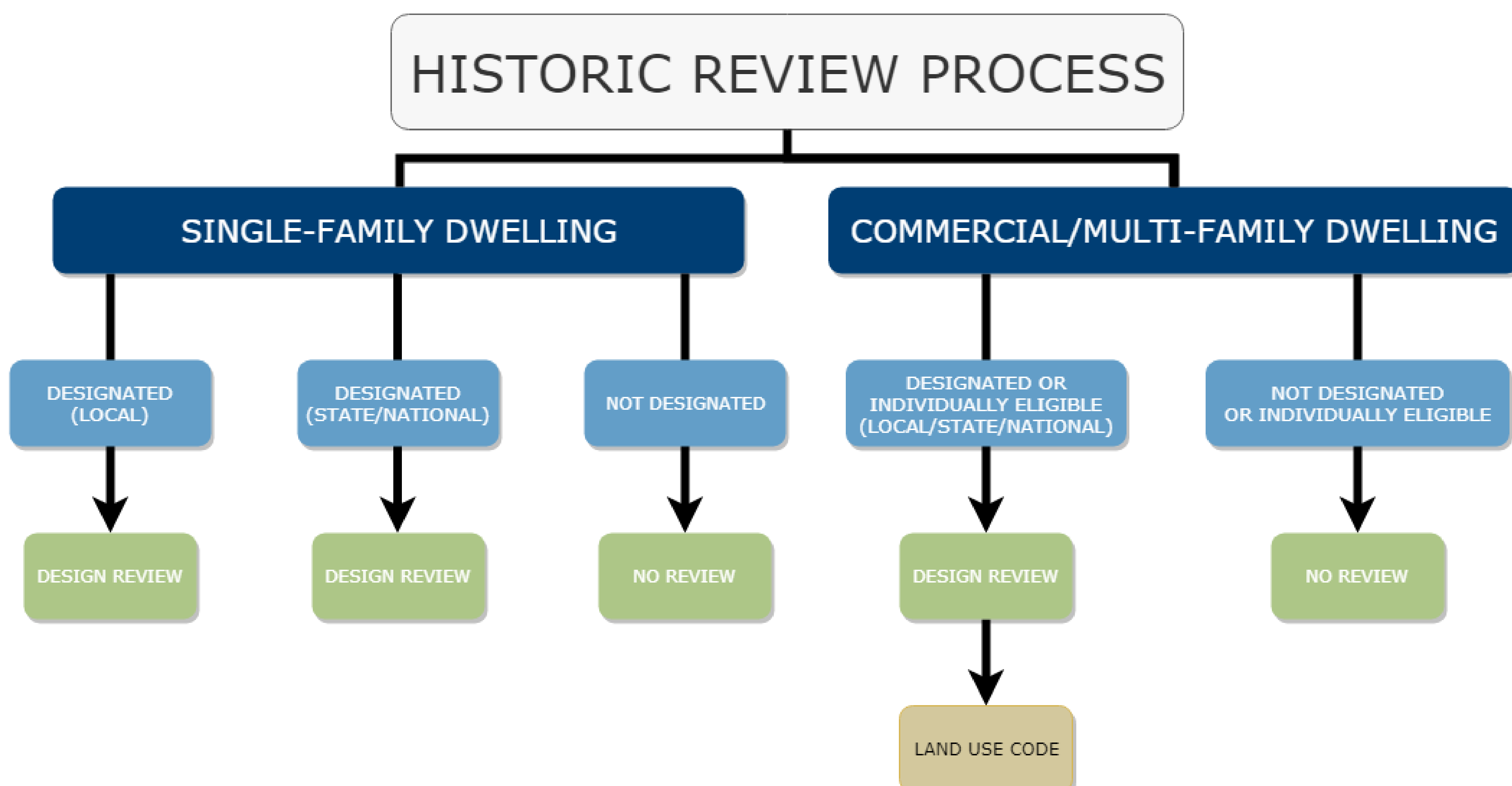
Zoning Regulations

DO:

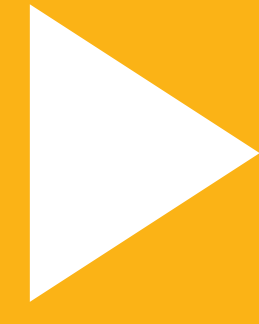
- Regulate Occupancy
- Can include requirements like setbacks, landscaping, etc.

DON'T:

- Override historic designation



WE WANT
TO HEAR
FROM YOU!



How should Old Town continue to evolve in alignment with the Old Town Neighborhoods Plan and our 5 guiding principles? How could we encourage the preservation of existing structures?