

## **Tour Recap:** Residential Low Density (RL)



### **Background**

As part of a series of neighborhood tours, staff from the Fort Collins Planning Department conducted several tours in neighborhoods that are zoned Residential Low Density (RL).

The tours for this zone district were in **Parkwood East, Fox Creek, Brown Farms, Eastborough, Indian Hills, Warren Shores, Nelson Farms, University Acres, and P.O.E.T.**

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learn more about how the existing 1997 Land Use Code affects use and development in their neighborhoods and how the repealed Land Development Code would have affected those regulations.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 RL Zone District

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

- Accessory buildings (sheds, garages, etc.)
- Urban agriculture
- Off-site construction staging
- Wireless telecommunication equipment
- Wireless telecommunications facilities
- Neighborhood parks
- Other types of parks
- Places of worship or assembly
- Minor public facilities
- Seasonal overflow shelters
- Public and private schools
- Wildlife rescue and education centers
- Childcare centers (at least 1,500 feet apart from one another)
- Adult day/respice care centers
- Small and medium scale solar energy systems
- Shelters for victims of domestic violence
- Group homes
- 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 RL zone 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.

## Parkwood East – May 5, 2023

**Example home:** This home in Parkwood East is 1,980 square feet. It is approximately 22 feet tall. The house is on a corner lot. The lot is 13,584 square feet. The lot is approximately 50 feet wide, where it meets the northern street. 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:</b> Home addition or scrape.</p> <ul style="list-style-type: none"> <li>- Up to 1/3 of the area of the property (4,528 square feet)</li> <li>- Up to 28 feet tall</li> </ul> |  |

**Current LUC Scenario 2: Detached shed.**

- Up to 2,768 square feet
- Up to 2 feet shorter than the primary building (20 feet)
- No kitchen allowed



**Current LUC Scenario 3: Subdivide and build two detached single-family houses**

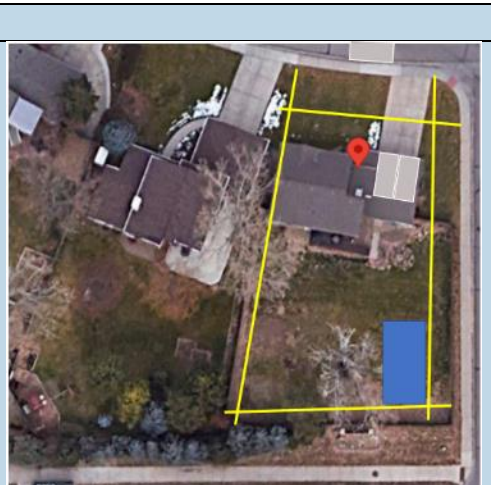
- Each lot is at least 6,000 square feet
- Each lot has at least 60 feet of street frontage
- Lot 1: 7,200 square feet
- House 1: 1,980 square feet
- House 1 height: Approx 18 feet
- House 1 parking: 1 off-street parking space required
- Lot 2: 6,400 square feet
- House 2: up to 2,133 square feet
- House 2 height: up to 28 feet
- House 2 parking: 1 off-street parking space required



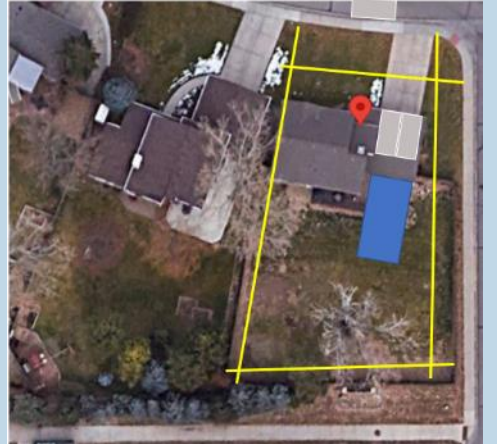
The repealed Land Development Code would have broadly allowed several other types of uses to this zone type. However, a use being permitted in a zone does not necessarily mean that use would be allowed on all types of lots. This section reviews a sample of possible allowed uses and whether or not those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

**Repealed code:**

- ✓ **Detached Accessory Dwelling Unit**
  - Maximum 891 square feet
  - No additional off-street parking would have been required



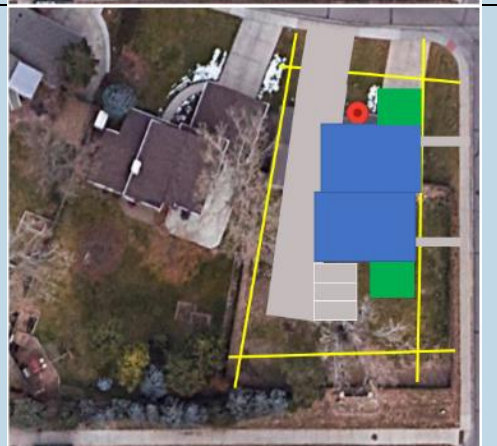
- ✓ **Attached Accessory Dwelling Unit**
- Maximum 891 square feet (if at or above ground)
  - Entire basement area (if in the basement)
  - No additional off-street parking would have been required



- ✓ ~~✗~~ **Duplex**
- *Only possible if the orientation of the lot were rotated 90 degrees to face east.*
  - Maximum floor area: 3,000 sf
  - 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.

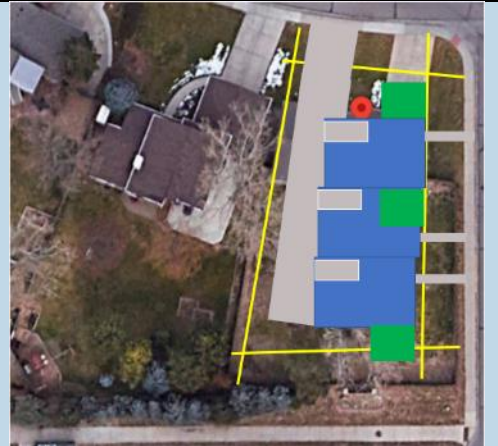


- ✓ ~~✗~~ **Rowhouse**
- *Only possible if the orientation of the lot were rotated 90 degrees to face east.*
  - Maximum floor area: 3,000 sf
  - 2 x 2-bedroom units would have required 3 off-street parking spaces
  - 12 foot x 18 foot private outdoor space would have been required per unit.



✓ ✗ **3-unit apartment building or 3-unit rowhouse, with at least one unit being deed-restricted as Affordable Housing for 99 years**

- Only possible if the orientation of the lot were rotated 90 degrees to face east.
- Maximum floor area: 4,500 square feet maximum
- 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**

- Only possible if the orientation of the lot were rotated 90 degrees to face east.
- At least 100-foot street frontage & at least 9,000 square foot lot
- Shown here as 2 x 2-bedroom buildings
- 2 x 1,200 square foot units per building
- 4 individual units
- 6 off-street parking spaces required
- Parking lot requirements triggered (landscaping, handicapped space, setbacks, etc.)



## Brown Farms – May 11, 2023

**Example home:** This home in Brown Farms is 1,850 square feet. It is approximately 20 feet tall. The lot is 8,334 square feet. The lot is approximately 78 feet wide along the front, where it meets the street. 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: Home addition or scrape.</b></p> <ul style="list-style-type: none"> <li>- Up to 1/3 of the area of the property (2,500 square feet)</li> <li>- Up to 28 feet tall</li> </ul> |  |
|--|--|

**Current LUC Scenario 2: Detached shed.**

- Up to 650 square feet
- Up to 2 feet shorter than the primary building (18 feet)
- No kitchen allowed



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>Detached Accessory Dwelling Unit</b></p> <ul style="list-style-type: none"> <li>- Maximum 832 square feet</li> <li>- No additional off-street parking would have been required</li> </ul>  |   |
| <p>✓ <b>Attached Accessory Dwelling Unit</b></p> <ul style="list-style-type: none"> <li>- Maximum 832 square feet (if at or above ground)</li> <li>- Entire basement area (if in the basement)</li> <li>- No additional off-street would have been parking required</li> </ul> |   |
| <p>Lot is too narrow for:</p> <ul style="list-style-type: none"> <li>✗ Duplex, ✗ 2-unit Rowhouse</li> <li>✗ Triplex (with at least one unit being deed-restricted as affordable for 99 years)</li> </ul>   | <p>Lot is too narrow and too small for:</p> <ul style="list-style-type: none"> <li>✗ Cottage Court</li> </ul> |



## Eastborough – May 12, 2023

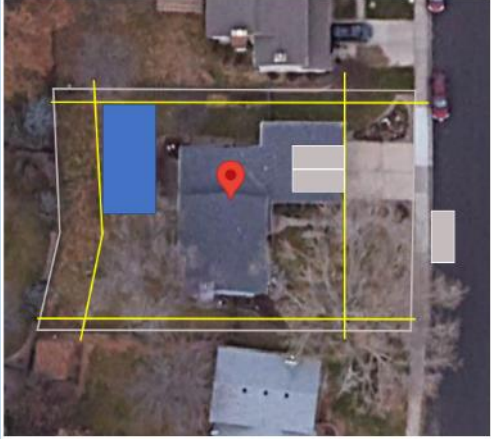
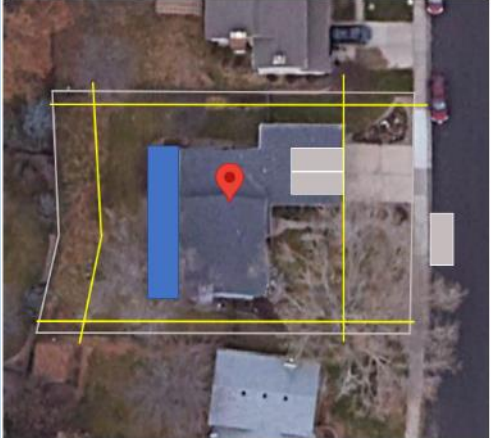
**Example home:** This home in Eastborough is 1,945 square feet. It is approximately 20 feet tall. The lot is 9,985 square feet. The lot is approximately 80 feet wide along the front, where it meets the street. The measurements of the house and lot will determine what can be built on the property.



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:</b> Home addition or scrape.</p> <ul style="list-style-type: none"> <li>- Up to 1/3 of the area of the property (3,328 square feet)</li> <li>- Up to 28 feet tall</li> </ul>                         |  |
| <p><b>Current LUC Scenario 2:</b> Detached shed.</p> <ul style="list-style-type: none"> <li>- Up to 1,383 square feet</li> <li>- Up to 2 feet shorter than the primary building (18 feet)</li> <li>- No kitchen allowed</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>Detached Accessory Dwelling Unit</b></p> <ul style="list-style-type: none"> <li>- Maximum 832 square feet</li> <li>- No additional off-street parking would have been required</li> </ul>  |   |
| <p>✓ <b>Attached Accessory Dwelling Unit</b></p> <ul style="list-style-type: none"> <li>- Maximum 832 square feet (if at or above ground)</li> <li>- Entire basement area (if in the basement)</li> <li>- No additional off-street would have been parking required</li> </ul> |  |
| <p>Lot is too narrow for:<br/>         ✗ Duplex, ✗ 2-unit Rowhouse, ✗ Triplex (with at least one unit being deed-restricted as Affordable for 99 years), ✗ Cottage Court</p>   |   |

## Indian Hills – May 18, 2023

**Example home:** This home in Indian Hills is 1,456 square feet. It is approximately 15 feet tall. The lot is 11,760 square feet. The lot is approximately 90 feet wide along the front, where it meets the street. 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:</b> Home addition or scrape.</p> <ul style="list-style-type: none"> <li>- Up to 1/3 of the area of the property (3,328 square feet)</li> <li>- Up to 28 feet tall</li> </ul> |  |

**Current LUC Scenario 2: Detached shed.**

- Up to 1,383 square feet
- Up to 2 feet shorter than the primary building (13 feet)
- No kitchen allowed

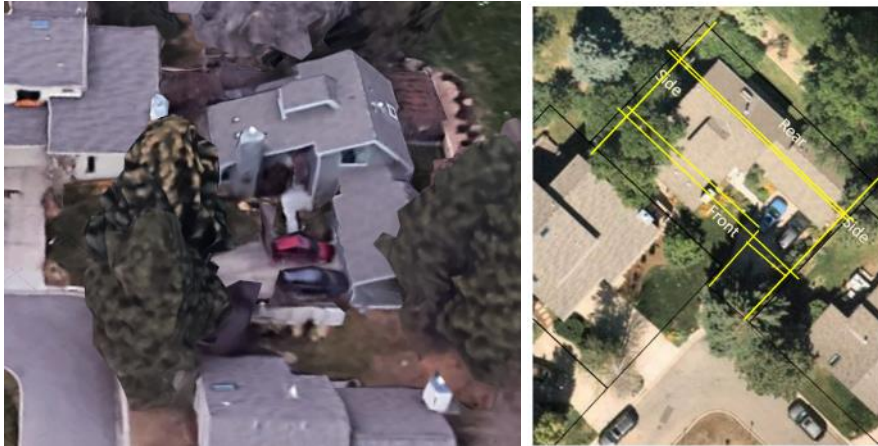


The repealed Land Development Code would have broadly allowed several other types of uses to this zone type. However, a use being permitted in a zone does not necessarily mean that use would be allowed on all types of lots. This section reviews a sample of possible allowed uses and whether or not those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

| Repealed code:   |  |
|--|--|
| <p>✓ <b>Detached Accessory Dwelling Unit</b></p> <ul style="list-style-type: none"> <li>- Maximum 655 square feet</li> <li>- No additional off-street parking would have been required</li> </ul>  |  |
| <p>✓ <b>Attached Accessory Dwelling Unit</b></p> <ul style="list-style-type: none"> <li>- Maximum 655 square feet (if at or above ground)</li> <li>- Entire basement area (if in the basement)</li> <li>- No additional off-street would have been parking required</li> </ul> |  |
| <p>Lot is too narrow and too small for:</p> <p>✗ Duplex, ✗ 2-unit Rowhouse, ✗ Triplex (with at least one unit being deed-restricted as Affordable for 99 years), ✗ Cottage Court</p>   |  |

## Warren Shores – May 19, 2023

**Example home:** This home in Warren Shores is 1,950 square feet. It is approximately 20 feet tall. The lot it is on is 5,193 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:</b> Home addition or scrape.</p> <ul style="list-style-type: none"> <li>- Up to 1/3 of the area of the property (1,731 square feet)</li> <li>- Up to 28 feet tall</li> <li>- Current home exceeds the allowable square footage in RL.</li> </ul> <p>No addition or larger home could be built.</p> |  |
| <p><b>Current LUC Scenario 2:</b> Additional shed.</p> <ul style="list-style-type: none"> <li>- Up to 28 feet tall</li> <li>- No additional square footage can be added to this property.</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.

| Repealed code:  |  |
|---|--|
| <p><b>✗ Detached Accessory Dwelling Unit</b><br/>           No additional square footage would have been allowed to be added to this property</p>   |  |
| <p><b>✓ Attached Accessory Dwelling Unit</b></p> <ul style="list-style-type: none"> <li>- Up to 605 square feet of the existing home could have been sectioned off as an ADU.</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>Lot is too narrow for: ✗ Duplex, ✗ 2-unit Rowhouse, ✗ Triplex (with at least one unit being deed-restricted as Affordable for 99 years)<br/>           Lot is too narrow and too small for: ✗ Cottage Court</p>  |  |

## Nelson Farms – May 20, 2023

**Example home:** This home in Nelson Farms is 1,767 square feet. It is approximately 24 feet tall. The lot is 6,900 square feet. The lot is approximately 60 feet wide along the front, where it meets the street. 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:</b> Home addition or scrape.</p> <ul style="list-style-type: none"> <li>- Up to 1/3 of the area of the property (2,300 square feet)</li> <li>- Up to 28 feet tall</li> <li>- Addition of up to 533 square feet</li> </ul> |  |

**Current LUC Scenario 2: Additional shed.**

- Up to 533 square feet
- Up to two feet shorter than the primary building (22 feet tall)
- Too large to fit on the property



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>✗ Detached Accessory Dwelling Unit</b></p> <p>This property is too small to allow a detached ADU</p>   |  |
| <p><b>✓ Attached Accessory Dwelling Unit</b></p> <ul style="list-style-type: none"> <li>- Up to 45% of the primary dwelling unit (795sf)</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>Lot is too narrow for: <b>✗ Duplex</b>, <b>✗ 2-unit Rowhouse</b>, <b>✗ Triplex</b> (with at least one unit being deed-restricted as Affordable for 99 years)</p> <p>Lot is too narrow and too small for: <b>✗ Cottage Court</b></p>   |  |



## University Acres – May 26, 2023

**Example home:** This home in University Park is 2,016 square feet. It is approximately 16 feet tall. The lot is 9,354 square feet. The lot is approximately 75 feet wide along the front, where it meets the street. 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:</b> Home addition or scrape.</p> <ul style="list-style-type: none"> <li>- Up to 1/3 of the area of the property (2,016 square feet)</li> <li>- Up to 28 feet tall</li> </ul> |  |

**Current LUC Scenario 2: Additional shed.**

- Up to 1,102 square feet- too large to fit on the property.
- Up to 2 feet shorter than the primary building (16 feet)
- No kitchen allowed



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>Detached Accessory Dwelling Unit</b></p> <ul style="list-style-type: none"> <li>- Maximum 907 square feet</li> <li>- No additional off-street parking would have been required</li> </ul>  |  |
| <p>✓ <b>Attached Accessory Dwelling Unit</b></p> <ul style="list-style-type: none"> <li>- Maximum 907 square feet</li> <li>- Entire basement area (if in the basement)</li> <li>- No additional off-street parking would have been required</li> </ul> |  |
| <p>Lot is too narrow for: ✗ Duplex, ✗ 2-unit Rowhouse ✗ Triplex (with at least one unit being deed-restricted as Affordable for 99 years), ✗ Cottage Court</p>   |  |

## P.O.E.T. – May 26, 2023




**Example home:** This home in P.O.E.T. is 2,050 square feet. It is approximately 24 feet tall. The lot is on 9,329 square feet. The lot is approximately 138 feet wide along the front, where it meets the street. 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:

| <b>Current 1997 Land Use Code:</b>   |  |
|--|--|
| <p><b>Current LUC Scenario 1:</b> Home addition or scrape.</p> <ul style="list-style-type: none"> <li>- Up to 1/3 of the area of the property (3,109 square feet)</li> <li>- Up to 28 feet tall</li> </ul>   |  |
| <p><b>Current LUC Scenario 2:</b> Detached shed.</p> <ul style="list-style-type: none"> <li>- Up to 1,059 square feet- too large to fit on the property. A shed of 256 sf could easily fit.</li> <li>- Up to 2 feet shorter than the primary building (22 feet)</li> <li>- No kitchen allowed</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.

| Repealed code:  |  |
|---|--|
| <p>✓ <b>Detached Accessory Dwelling Unit</b></p> <ul style="list-style-type: none"> <li>- Maximum 922 square feet</li> <li>- Shown here as having a footprint of approximately 596 square feet.</li> <li>- No additional off-street parking would have been required</li> </ul>   |    |
| <p>✓ <b>Attached Accessory Dwelling Unit</b></p> <ul style="list-style-type: none"> <li>- Maximum 922 square feet (if at or above ground). Shown here as a two-story addition with a 444 sf footprint.</li> <li>- Entire basement area (if in the basement)</li> <li>- No additional off-street would have been parking required</li> </ul> |   |
| <p>✓ <b>Duplex</b></p> <ul style="list-style-type: none"> <li>- Maximum floor area: 3,000 sf</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>  |  |

✓ **Rowhouse**

- Maximum floor area: 3,000 sf
- 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.



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

- Maximum floor area: 4,500 square feet maximum
- Shown here as a building footprint of 3,000 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**

- At least 100-foot street frontage & at least 9,000 square foot lot
- Shown here as 3 x 2-bedroom homes
- Approx. 1,200 square feet in 2 stories (600 sf building footprint)
- 5 off-street parking spaces required
- Buildings would be required to be at least 10 feet apart. These buildings do not fit as drawn.





**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>