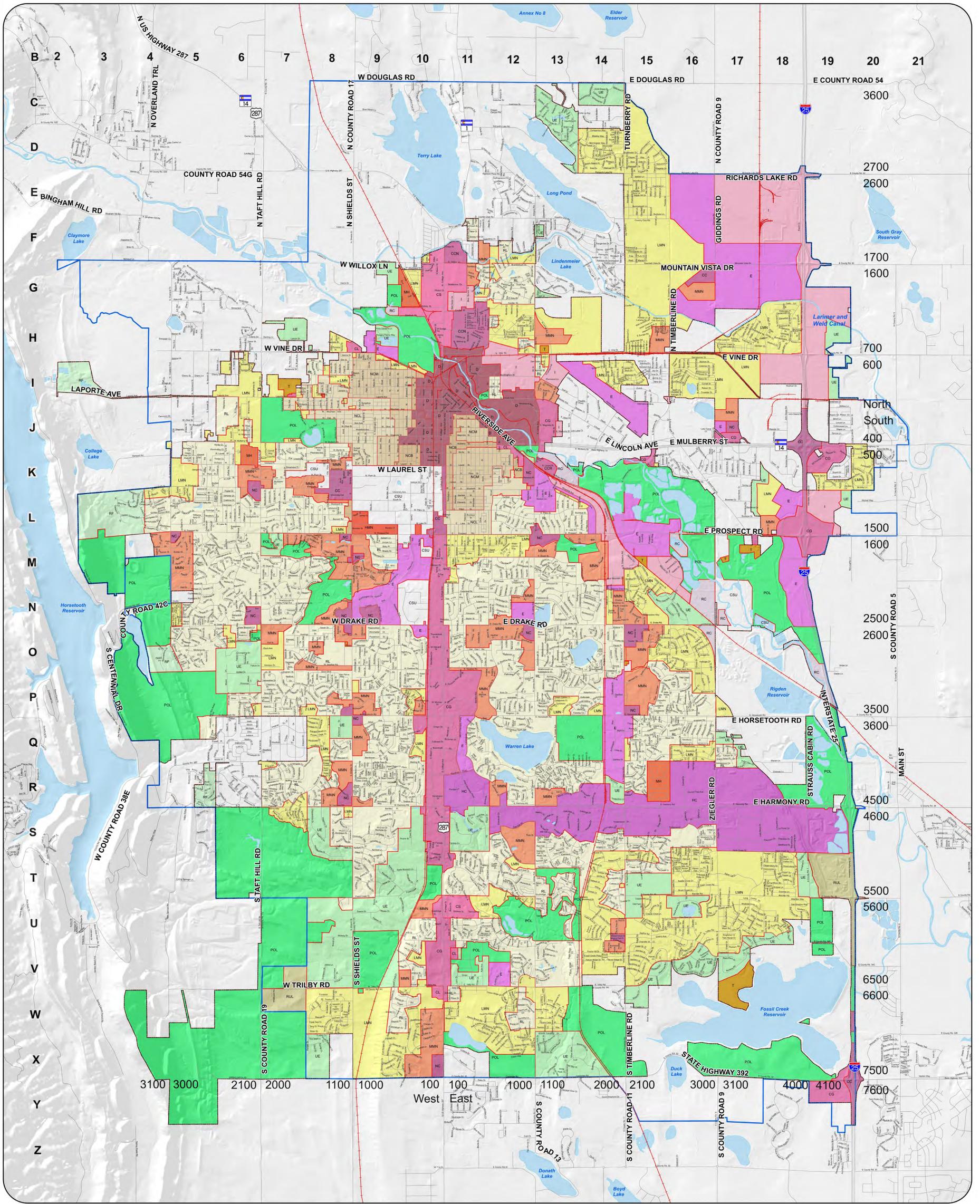


UNDERSTANDING ZONING



Scale 1:30,000
0 0.5 1 2 Miles

CITY OF FORT COLLINS

City Limits	General Commercial (CG)	High Density Mixed-Use Neighborhood (HMN)	Public Open Lands (POL)
Growth Management Area	Limited Commercial (CL)	Low Density Mixed-Use Neighborhood (LMN)	River Conservation (RC)
Water Features	Service Commercial (CS)	Manufactured Housing (MH)	Residential Foothills (RF)
City Zoning	Community Commercial (CC)	Medium Density Mixed-Use Neighborhood (MMN)	Low Density Residential (RL)
Community Commercial North College (CCN)	Downtown (D)	Neighborhood Commercial (NC)	Rural Lands District (RUL)
Community Commercial Poudre River (CCR)	Employment (E)	Neighborhood Conservation Buffer (NCB)	Transition (T)
	Harmony Corridor (HC)	Neighborhood Conservation Low Density (NCL)	Urban Estate (UE)
	Industrial (I)	Neighborhood Conservation Medium Density (NCM)	

Permitted Housing Types by Zone District

Zone District	Currently Permitted Housing Types	Additional Housing Types Proposed Under Repealed Code
RUL: Rural Lands	<ul style="list-style-type: none"> Detached house (Single-unit dwellings) Domestic violence shelters 	<ul style="list-style-type: none"> Accessory dwelling units
UE: Urban Estate	<ul style="list-style-type: none"> Detached house (Single-unit dwellings) Duplexes Short-term rentals, owner occupied Group homes Domestic violence shelters 	<ul style="list-style-type: none"> Accessory dwelling units
RF: Residential Foothills	<ul style="list-style-type: none"> Detached house (Single-unit dwellings) Group homes Domestic violence shelters 	<ul style="list-style-type: none"> Accessory dwelling units
RL: Low Density Residential	<ul style="list-style-type: none"> Detached house (Single-unit dwellings) Group homes Domestic violence shelters 	<ul style="list-style-type: none"> Accessory dwelling units Duplexes Triplexes (if 1 unit is affordable for 99 yrs) Cottage court houses
NCL: Neighborhood Conservation Low Density (Renamed to OT-A Old Town Low Density)	<ul style="list-style-type: none"> Detached house (Single-unit dwellings) Carriage house (on lots >12,000 sqft) Group home Domestic violence shelter 	<ul style="list-style-type: none"> Duplexes Cottage court houses
NCM: Neighborhood Conservation Medium Density (Renamed to OT-B Old Town Medium Density)	<ul style="list-style-type: none"> Detached house (Single-unit dwellings) Carriage house (on lots > 10,000 sq ft) Duplex Apartment building and rowhouse (3-4 units max.) Short-term rental, owner occupied Group home Domestic violence shelter 	<ul style="list-style-type: none"> Apartment buildings: (5 units max.) Rowhouses 2-3 units, depending on lot size Cottage court houses
NCB: Neighborhood Conservation Buffer (Renamed to OT-C: Old Town High)	<ul style="list-style-type: none"> Detached house (Single-unit dwellings) Carriage house Duplex Apartment building and rowhouse Mixed-use dwelling Short-term rental, owner occupied Fraternity/sorority house Extra occupancy house Group home Domestic violence shelter 	<ul style="list-style-type: none"> Cottage court houses
LMN: Low Density Mixed-Use Neighborhood	<ul style="list-style-type: none"> Detached house (Single-unit dwellings) Duplex Apartment building (3+ units) and rowhouse Mixed-use dwelling Manufactured housing Short-term rental, owner occupied Extra occupancy house Group home Domestic violence shelter 	<ul style="list-style-type: none"> Accessory dwelling units Cottage courts
MMN: Medium Density Mixed-Use Neighborhood	<ul style="list-style-type: none"> Detached house (Single-unit dwellings) Duplex Apartment building (3+ units) and rowhouse Mixed-use dwelling Short-term rental, owner-occupied Fraternity/sorority house Extra occupancy house Group home Domestic violence shelter 	<ul style="list-style-type: none"> Accessory dwelling units Cottage courts
HMN: High Density Mixed-Use Neighborhood	<ul style="list-style-type: none"> Apartment building (3+ units) and rowhouse Mixed-use dwelling Short-term rental, owner-occupied Fraternity/sorority house Extra occupancy house Group home Domestic violence shelter 	<ul style="list-style-type: none"> Accessory dwelling units
MH: Manufactured Housing	<ul style="list-style-type: none"> Manufactured housing Extra occupancy house Group home Domestic violence shelter 	<ul style="list-style-type: none"> Accessory dwelling units Detached house

WE WANT
TO HEAR
FROM YOU!



What kinds of housing should be able to be built in your neighborhood?

(Please include your zone district)