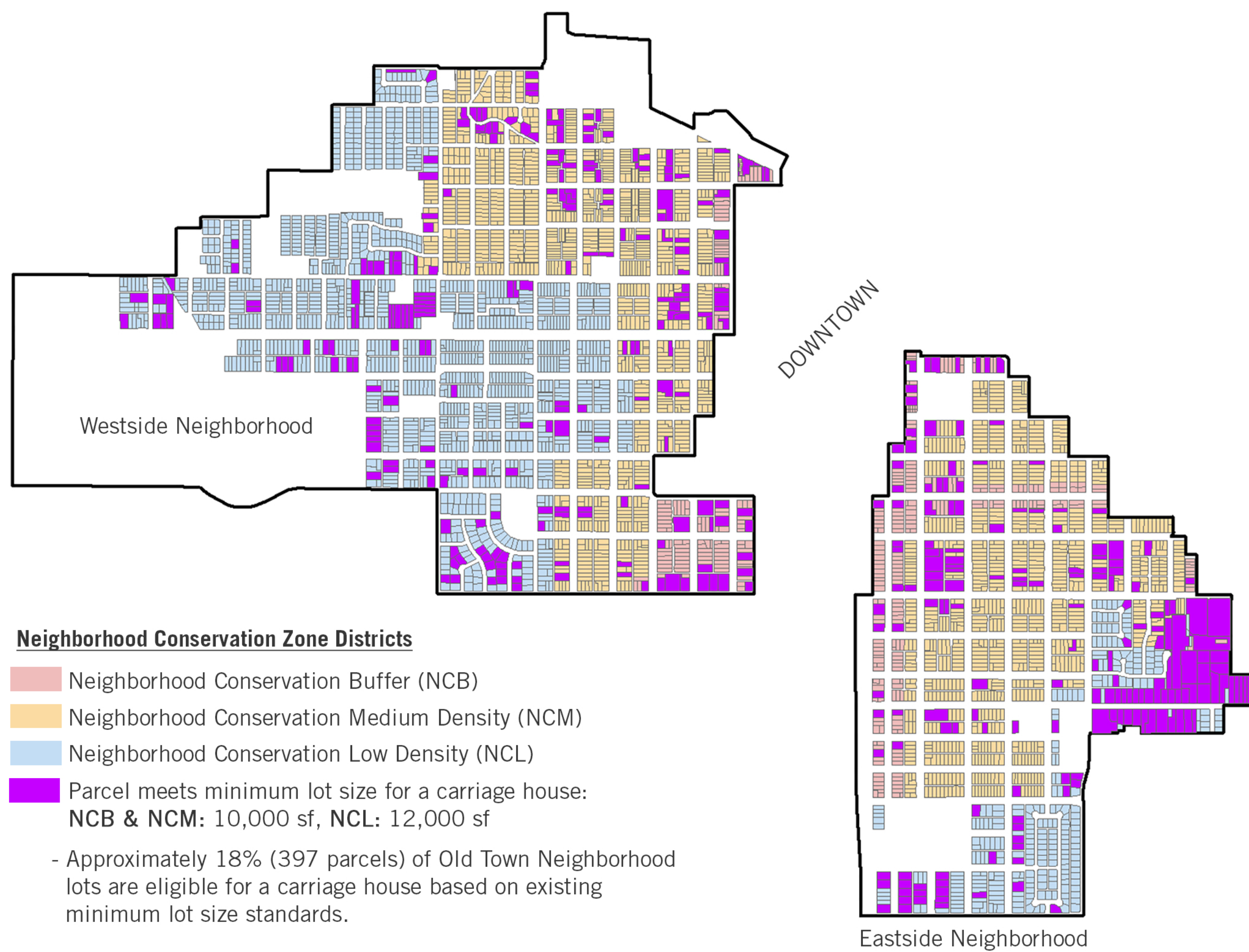
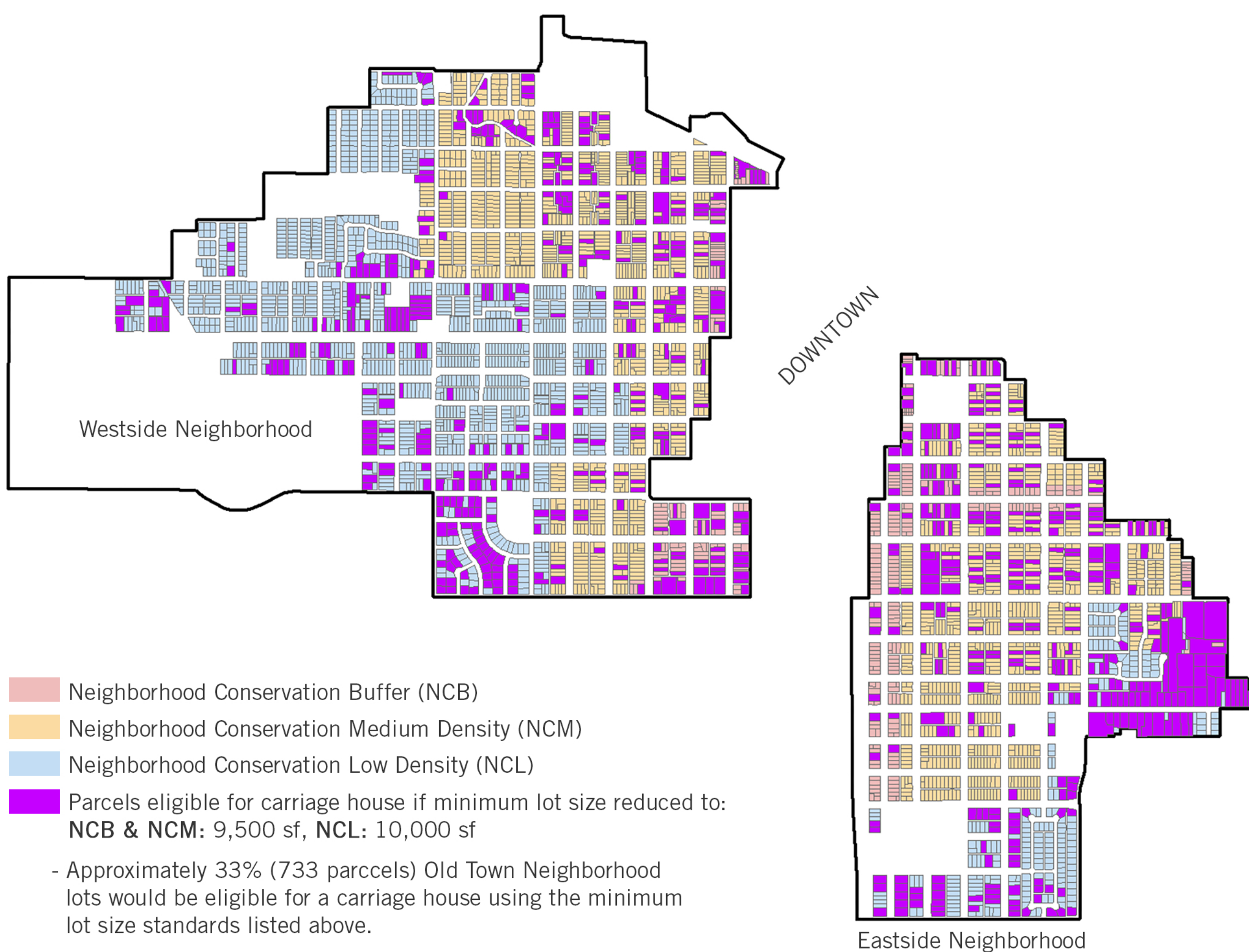


Existing Standards: Parcels Eligible for Carriage Houses



- In the Old Town Neighborhoods, most types of Accessory Dwelling Units (ADUs) take the form of carriage houses, smaller living units located behind the principal structure.
- Each zone district has different standards for carriage houses.
- Minimum lot size is one of the largest limiting factors determining whether a carriage house can be constructed on an Old Town Lot
- Minimum lot sizes of carriage houses were increased in 2004.

Potential Option: Reduce Minimum Lot Size for Carriage Houses

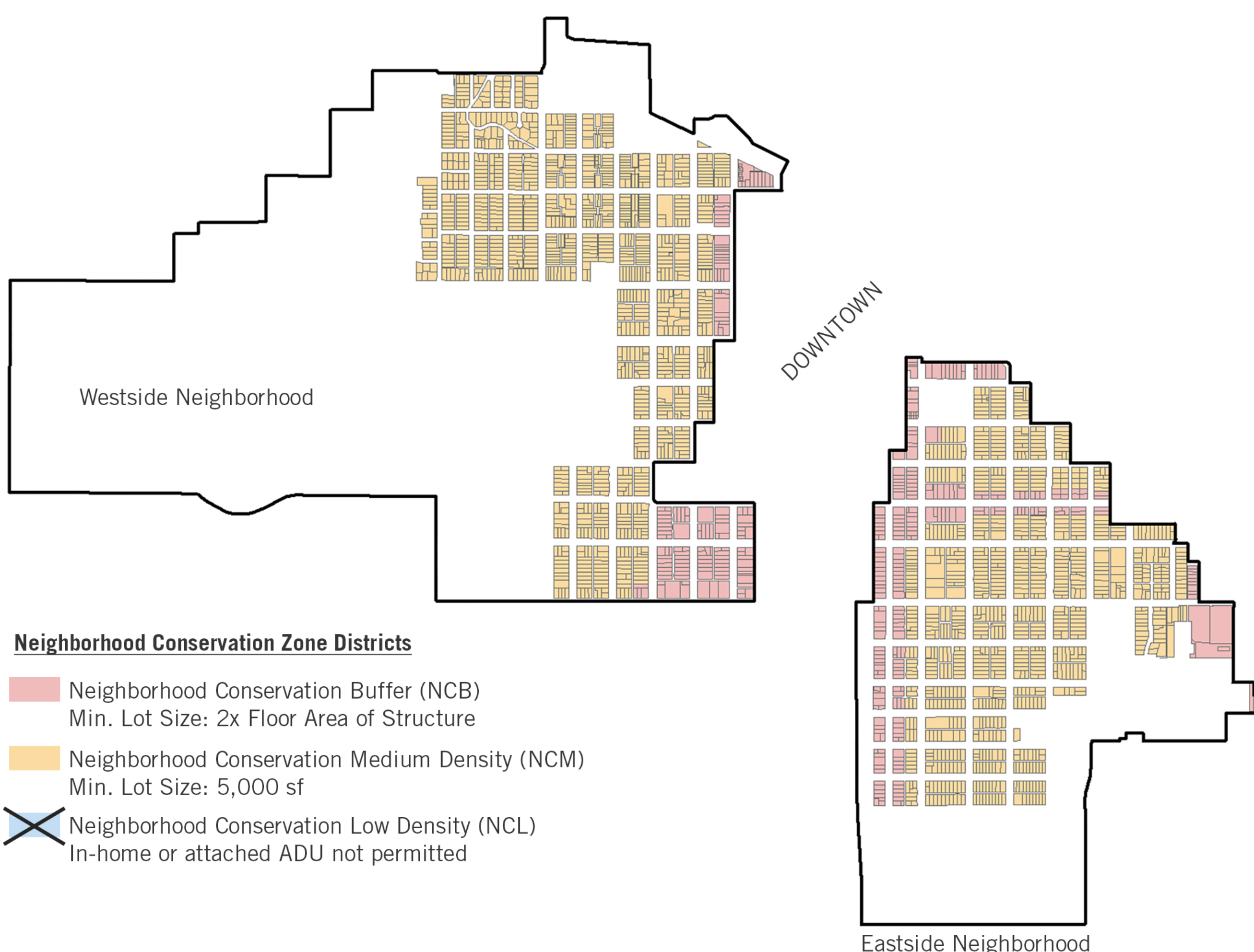


- Lots eligible for a carriage house must also comply with carriage house design and size standards. A sample of these standards are listed by zone district in the table below:

Additional Carriage House Standards & Criteria:

Standard	NCL	NCM	NCB
Process	Type 1	Type 1	Type 1
Min. Lot Size	12,000 sf	10,000 sf	10,000 sf
Max. Footprint	600 sf	600 sf	600 sf
Max. Floor Area	800 sf (1,000 w/ garage)	1,000 sf	1,000 sf
Max. Height	1.5 stories	1.5 stories	1.5 stories
Parking	1 / bedroom	1 / bedroom	1 / bedroom

Existing Standards: Parcels Eligible for In-home/Attached ADUs



- Another common form of ADU is an in-home or attached unit, typically located in the basement or on the back of the principal home.
- The Fort Collins Land Use Code does not define an in-home or attached ADU and currently classifies this use as a duplex or two-family dwelling.
- Duplexes are permitted only in the NCM & NCB zone districts.