

CITY OF FORT COLLINS LAND USE CODE

UPDATED July 11, 2014

LAND USE by ZONING DISTRICT MATRIX

The purpose of the Land Use/Zoning District Matrix is to provide a quick reference as to the uses allowed within each Zoning District of the City's Land Use Code. Presented below is a key identifying the Zoning District names and the type of review process each use would need to follow in order to locate within the specific zone.

ZONING DISTRICT KEY	RUL	
		Rural Lands
	UE	Urban Estate
	RF	Foothills Residential
	RL	Low Density Residential
	LMN	Low Density Mixed-Use Neighborhood
	MMN	Medium Density Mixed-Use Neighborhood
	HMN	High Density Mixed-Use Neighborhood
	NCL	Neighborhood Conservation Low Density
	NCM	Neighborhood Conservation Medium Density
	NCB	Neighborhood Conservation Buffer
	POL	Public Open Lands
	RC	River Conservation
	DOC	Downtown (Old City Center)
	DCA	Downtown (Canyon Avenue)
	DCC	Downtown (Civic Center)
	RDR	River Downtown Redevelopment
	CC	Community Commercial
	CCN	Community Commercial North College
	CCR	Community Commercial River
	CG	General Commercial
	cac CG	General Commercial, I-25/SH 392 corridor activity center only (cac)
	CS	Service Commercial
	NC	Neighborhood Commercial
	CL	Limited Commercial
	HC	Harmony Corridor
	E	Employment
	I	Industrial
VIEW PROCESS KEY	B	Basic Development Review
	A	Administrative Review
	P	Planning and Zoning Board Review
	Ax	Administrative Review but use must be combined with at least 1 other use allowed in the Zone to form a Neighborhood Center
	Px	Planning and Zoning Board Review but use must be combined with at least 1 other use to form a Neighborhood Center
	NR	Non-Riverside Area Only (CL zone)
	RO	Riverside Area Only (CL zone)

	R	U	U	R	R	L	M	H	N	N	N	P		D	D	D	R	C	C	C	cac			C	N	C	H		
RESIDENTIAL USES	L	E	F	L	N	N	N	L	M	B	L	C	C	A	C	R	C	N	R	G	G	S	C	L	C	E	I		
Extra occupancy rental houses 5 or fewer boarders						B	B			B				B	B	B	B	B	B	B		B	B	B		B	B		
Extra occupancy rental houses more than 5 boarders						A	A			A				A	A	A	A	A	A	A		A	A	A		A	A		
Extra occupancy rental houses 4 or fewer boarders					A																								
Fraternity and sorority houses						P	A			P								P	P					B/A					
Group homes as per Sec. 3.8.6			P	P	P	P	P	P	A	A				A	P	P	P	A	P	A	P			B/A	P	P			
Group homes as per Sec. 3.8.6 (>200' N. Coll.)																						A							
Group homes (8 or less develop. disabled & elderly)	A				A	A	A									A		A					A						
Mobile home parks					P																						P		
Single-family detached dwellings converted back to SFD														B	B	B													
Single-family detached dwellings		A	P	A	A			A	A	A														B	P				
SF detached (on lot in an approved Site Specific Plan)	B	B	B	B	B			B	B	B				B	B	B									B				
Single-family detached dwellings (<6,000 sq. ft. lot)						A												A	P							P			
Single-family detached (<6,000 sf. lot, >200' N. Coll.)																						A							
Single-family detached (10 acres minimum)	A																												
Single-family detached dwellings (>40 acre lot)											A																		
SF detached (<800 sq. ft. on lot with existing dwelling)																A													
Single-family attached dwellings	A				A	A				P						A	A	A	A	A			A	B	P	P			
Single-family attached dwellings (>200' N. Coll.)																						A							
Single-family attached dwellings (<4 units)														A	A														
Shelter for victims of domestic violence	B	B	B	B	B	B	B	B	B	B				B	B	B	B	B	B	B				B	B	B			
Two-family dwellings		A			A	A				B					A		A	A	A	A			A	B	P	P			
Two-family dwellings (>200' N. Coll.)																						A							
Two-family dwellings (without structural change)									B																				
Two-family dwellings (with structural change)									P																				
Multi-family dwellings																							P		P	P			
Multi-family dwellings (8 units or less/building, 50 du or less and 75 bdr or less)					A																								
Multi-family dwellings (more than 8 units/building, or more than 50 du, or more than 75 bdr)					P																								
Multi-family dwellings (50 du or less and 75 bdr or less)						A	A							B	P	P	A	A	A	A		A		B/A					
Multi-family dwelling (more than 50 du or more than 75 bdr)						P	P							P	P	P	P	P	P	P		P		P/P					
Multi-family dwellings <4 (without structural change)									A	B																			
Multi-family dwellings <4 (with structural change)									P	A																			
Multi-family dwellings >4 (<24 units/acre)										A																			
Multi-family dwellings >4 (>24 units/acre)										P																			
Residential cluster developments	P	P	P																										
Mixed-use dwellings					A	A	A							B	A	A	A	A	A	A	A	A	A	A	A	A	A		
Mixed-use dwelling units (w/out structural change)										B																			
Mixed-use dwelling units (with structural change)										A																			

	R				L	M	H	N	N	N	P		D	D	D	R		C	C		cac											
INSTITUTIONAL/CIVIC/PUBLIC USES	U	U	R	R	M	M	M	C	C	C	O	R	O	C	C	D	C	C	C	C	C	C	C	N	C	H						
	L	E	F	L	N	N	N	L	M	B	L	C	C	A	C	R	C	N	R	G	G	S	C	L	C	H	E	I				
Cemeteries	P	A			A						A							A	A								P	P				
Community facilities				P	A	A	A	P	A	A	P		A	A	A	A	A	A	A	P		A	P	NR/A	A	A	A					
Golf courses	P	P			P						P	P							A								P	P				
Hospitals													P	P			P	P		P	P	A				A	A	P				
Jails, detention & penal centers														P													P	P				
Long-term care facility					P	P	P						P	P	P		P	P	P	P	P					P	P	P				
Neighborhood support/recreation facilities					Ax																											
Public/Private schools (elem., interm. & H.S.)		P	P	P	P	P	P	P	P	P			P	P	P		P	P	P							P	P					
Public/Private schools (voc. & tech.)					P																											
Public/Private schools (coll., univ., voc., & tech.)					A	A				P			B	A	A	A	A	A	A	P	P	A	A	A	A	A	A	A	A	A	A	
P/P schools (coll., univ., voc., & tech.) <500' E. Vine					A																											
Parks, recreation, & open lands (not neighborhood parks)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A	A	A	
Neighborhood parks		B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B		B	B	B	B	B	B	B	B	B	B	
Places of worship or assembly		P	P	A	A	A	A	P	B	B			A	A	P	A	A	A	A	A		A	A	B/A	P	P	A					
Minor public facilities	A	A	P	A	A	A	A	P	B	B	A	A	B	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A	A	A	
Major public facilities																				P		P		P							A	
Riding academies	P																															
Transit facilities (without repair or storage)													P	P	P	P	A	A		A		A	A	B/A	A	A	A	A	A	A	A	
Transit facilities (with outdoor repair/storage)																												P	A			
Wildlife rescue and education centers		P	P	P	P						P	P							P												P	

COMMERCIAL/RETAIL USES	R	U	U	R	R	L	M	H	N	N	N	P	U	D	D	D	R	C	C	cac	C	N	C	H	E	I		
	U	U	R	R	L	M	M	M	C	C	C	O	R	O	C	C	D	C	C	C	C	C	C	H	E	I		
	L	E	F	L	N	N	N	L	M	B	L	C	C	A	C	R	C	N	R	G	G	S	C	L	C	E	I	
Adult oriented uses																										P		
Adult day/respite care center		P		P	A	A	A		B	B				A	A	A	P	A	A	A	P		A	A	B	A	A	P
Animal boarding	A	P											P												NR/P		P	
Artisan and photography studios and galleries					Px	A	A							B	A	A	A	A	A	A	A		A	A	NR/A		P	A
Artisan and photography studios/galleries not in neighborhood center					P																							
Bars, taverns														B	P	P	A	A	A		A		A	P	A		A	P
Night clubs														B	P	P	A	P					A	P				
Bed & breakfast establishments										B				B	A	A		A	A	A	A		A		NR/A	P	P	P
Bed & breakfast establishments <6 beds		P			A	A	A		P																			
Child care centers		P		P	A	A	A		B	B				A	A	A	P	A	A	A	P		A	A	B	A	A	P
Clubs and lodges														B	A	A		A	A	A	A		A		B/A	P	A	A
Convenience retail stores without fuel sales					Ax	A	A											A	A	A	A		A	A	A			
Convenience retail stores with fuel sale																				A	P		A		A			
Convenience retail stores with fuel (>3/4 mile spacing)					Px												P	P						A				P
Convenience shopping centers																										P	P	P
Convention and conference center														B	P	P										P	P	
Day Shelter														P		P	P	P	P	P	P		P					P
Dog day-care facility															P	P		A	A	A	A		A	A	B/A		A	A
Grocery stores														A	A	A	A	A	A	A	P	P	A	A	NR/A			
Supermarkets															P	P		P	P		P	P	A	P				
Enclosed mini-storage facilities																					P			A		P	A	
Enclosed mini-storage (200' from N. College, 150' from S. College)																							A					
Enclosed mini-storage facilities (<500' of E. Vine)					P																							
Entertainment facilities and theaters														B	P	A	P	P	A	P	P	P	A	P	B/A			
Equipment rental est. (without outdoor storage)																		A			A		A	A				A
Equipment, truck, trailer rental																		P			A		A					A
Exhibit halls														B	P	A	P	P	A	A	P		A		B/A			
Food Catering or small food product preparation														B	B	B	A	A	A	A	A		A	A	A	A	A	A
Frozen food lockers																					A				B/A			A
Funeral homes										P					P			A	A	P	A		A		A		P	A
Gasoline stations															P	P		A			A		A	A	RO/A			A
Health and membership clubs														B	A	A	A	A		A	A	P	A	A	NR/A	P	P	A
Indoor kennel																		A		A			A		A			A
Lifestyle Shopping Center																										P		
Limited indoor recreation establishments														B	A	A	A	A	A	A	A		A	A	B/A	P	P	A
Limited indoor recreation estab. (<500' of E. Vine)					P																							
Lodging establishments														P	P	P	A	A	A	A	A	A	A		A	P	P	
Medical/dental clinics (without structural change)										B																		

	R				L	M	H	N	N	N	P		D	D	D	R		C	C		cac								
COMMERCIAL/RETAIL USES (continued)	U	U	R	R	M	M	M	C	C	C	O	R	O	C	C	D	C	C	C	C	C	C	C	N	C	H			
	L	E	F	L	N	N	N	L	M	B	L	C	C	A	C	R	C	N	R	G	G	S	C	L	C	E	I		
Medical/dental clinics (with structural change)										P																			
Medical centers/clinics																				A	P								
Medical marijuana centers													B	B	B	B	B	B	B	B			B						
Major vehicle repair, servicing & maintenance																				P			A		B/P		A		
Minor vehicle repair, servicing & maintenance																P				A			A	A	B/A		A		
Micro-brewery/distillery/winery													B	P	P	A	A	A	A	A		A		A	P	A	A	P	
Music Studio													A	A	A	A	A	A	A	A		A					A	A	
Neighborhood center					A/P																								
Offices, financial services & clinics						P	A						B	A	A	A	A	A	A	A		A	A	A	B	A	A	A	
Offices, financial services & clinics <5000 sq. ft.					Ax																								
Offices, financial services & clinics not in nghbr.center					P																								
Outdoor amphitheater													P	P	P	P	P	P	P	P			P	P		P			
Print Shop													A	A	A	P	A	A	A	A			A	A	B/A	A	A	A	
Prof. office, clinic & pers.ser. (w/out structural change)										B																			
Prof. office, clinic & pers. ser. (with structural change)										P																			
Open air farmers markets													A	A	A	A	A	A	A		A			A	NR/A				
Open air farmers markets (in neigh, comm., & reg. Centers)																										A			
Parking lots and garages (as principle use)									A				P	P	P	P	P			P			A		RO/B	A	A		
Personal and business service shops					Ax	P	A			B			B	A	A	A	A	A	A	A		P	A	A	B		A		
Personal and business service shop in shopping center																										P		P	
Plant nurseries & greenhouses		P											P								A			A	NR/A		A	A	
Plumbing, electrical and carpenter shops																					A			A	B			A	
Recreational uses																					P			A				P	
Restaurant (limited mixed-use)						A	P																						
Restaurants (standard)					Px								B	A	A	A	A	A	A	A		P	A	A	B/A	P	P	P	
Restaurants (fast food)					Px								B	A	A	A	A	A	A	A		P	A	A	B/A		P	P	
Retail Marijuana Store													A	A	A	A	A	A	A	A			A						
Drive-in restaurants																					P	P	P		RO/A				
Drive-in restaurants (in convenience shopping centers)																											P	P	
Drive-in restaurants (without drive-through facilities)																						P		P					
Retail stores (<5000 sq. ft.)					Ax																								
Retail establishments														B	P	P	A	A	A	P		A	A	A	B/A				
Retail establishments in shopping center																											P	P	P
Large retail establishments														P	P	P			P	P			P	A	P				

COMMERCIAL/RETAIL USES (continued)	R				L	M	H	N	N	N	P		D	D	D	R		C	C		cac										
	U	U	R	R	M	M	M	C	C	C	O	R	O	C	C	D	C	C	C	C	C	C	C	N	C	H					
	L	E	F	L	N	N	N	L	M	B	L	C	C	A	C	R	C	N	R	G	G	S	C	L	C	E	I				
Retail stores (with vehicle servicing)																		P			A		A						A		
Retail stores/supply yards (with outdoor storage)																				P		A							P		
Small scale reception center		P											A	A	A			A	A	P	A	P	A		NR/A						
Harmony Corridor neighborhood service center																												P			
Harmony Corridor community shopping center																												P			
Harmony Corridor regional shopping center																												P			
I-25 Activity Centers																					P										
Vehicle sales/rentals with outdoor storage																					P								P		
Vehicle sales/rentals w/outdr strge (<10% N. C. frntge, 150' from S. College)																								A							
Boat sales with outdoor storage																					P								P		
Farm implement & heavy equipment sales																										RO/A			P		
Mobile home/recreational vehicle/truck sales																										RO/A			P		
Unlimited indoor recreational use & facility																		P	P	P	P	P	A				P		A		
Veterinary facilities/small animal clinics or hospitals					Ax	P	A								P	P		A	A	A	A		A	A	B/A	A	A	A	A		
Veterinary hospitals																							A		B/A		P	P			

	R				L	M	H	N	N	N	P		D	D	D	R		C	C		cac														
INDUSTRIAL USES	U	U	R	R	M	M	M	C	C	C	O	R	O	C	C	D	C	C	C	C	C	C	N	C	H	E	I								
	L	E	F	L	N	N	N	L	M	B	L	C	C	A	C	R	C	N	R	G	G	S	C	L	C	E	I								
Airports/airstrips																																		P	
Composting facilities	A	P									A	A									P												A	A	
Dry cleaning plants																																	P	P	
Heavy industrial uses																																		A	
Light industrial uses																P		A					A	NR/P	A	A	A								
Light industrial uses (< 500' of E. Vine)					P																														
Junk yards																																		P	
Medical marijuana cultivation and MIPS																B		B					B	NR/B									B		
Outdoor storage facilities																																		A	
Outdoor storage facilities (towing impound)																									RO/A										
Recreation vehicle, boat, truck storage																																		A	
Recycling facilities																																		A	
Research laboratories														A	A	P	A	A						A	NR/A	A	A	A						A	
Resource extraction, process	P	P																																P	
Resource extraction, process (not in rip. trans. zone)													P																						
Resource recovery											A																								
Retail marijuana cultivation facility																A		A					A	NR/A										A	
Retail marijuana product manufacturing facility																A		A					A	NR/A										A	
Retail marijuana testing facility																A		A					A	NR/A										A	
Solar energy systems, small- and medium-scale	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	B	B		
Solar energy systems, large scale																																	A	A	
Transportation terminals (truck, container storage)																									RO/B									P	
Warehouses (200' from N. College, 150' from S. College)																							A												
Warehouses																									B/A		A	A							
Wholesale Distrib. facility(>200' from N. College, 150' from S. College)																							A												
Wholesale Distribution facility																									RO/B		A	A							
Workshops and custom small industry														A	A	P	A	A	A	A			A	A	B	A	A	A							
Workshops/custom small industry (< 500' of E. Vine)					P																														

	R				L	M	H	N	N	N	P		D	D	D	R		C	C		cac						
ACCESSORY/MISCELLANEOUS USES	U	U	R	R	M	M	M	C	C	C	O	R	O	C	C	D	C	C	C	C	C	C	N	C	H		
	L	E	F	L	N	N	N	L	M	B	L	C	C	A	C	R	C	N	R	G	G	S	C	L	C	E	I
Accessory buildings			B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B
Accessory buildings (<2,500 sq. ft.)		B																									
Accessory buildings (>2,500 sq. ft.)		P																									
Accessory uses		B	B	B	B	B		B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B
Agricultural activities	B										A	A															
Any legally permissible use which existed on date		B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B		B	B	B	B	B
Any use authorized pursuant to a site specific plan		B	B	B	B	B		B	B	B	B	B	B	B	B	B	B	B	B	B	B		B	B	B	B	B
Farm animals	B	A	A									A															
Heliports and helipads																									P	P	P
Outdoor vendor													B	B	B	B	B	B	B	B	B	B	B	B	B	B	B
Satellite dishes (>39" in diameter)													B	B	B	A	A	A	A	A		A	A	B	A	A	A
Urban Agriculture	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B
Wireless telecommunication equipment (within 1320' of P	P																										
Wireless telecommunication equipment		P	P	P	P	P	P	P	P	P	A	P	A	A	A	A	A	A	A	A	P	A	A	A	A	A	A
Wireless telecommunication facilities											A	P	P	P	P		A	A	A	A		A	A	A	A	A	A