Zoning District Abbreviations

Rural Lands District RUL Urban Estate District UE Residential Foothills District RF

Manufactured Housing MH

Low Density Residential District RL
Low Density Mixed-Use Neighborhood District LMN
Medium Density Mixed-Use Neighborhood District MMN
High Density Mixed-Use Neighborhood District HMN
Neighborhood Conservation, Low Density District NCL
Neighborhood Conservation, Medium Density District NCM

Public Open Lands District POL River Conservation District RC Downtown - Historic Core DOC Downtown - Canyon Ave/Civic/NorthMason DCA

Downtown - Innovation/River DIR

Downtown - River Corridor DRC Downtown - Campus North DCN Downtown - Entryway Corridor DEC Community Commercial District CC

Community Commercial - North College District CCN Community Commercial - Poudre River District CCR

General Commercial District CG
General Commercial District - corridor activity center cac CG
Service Commercial District CS
Neighborhood Commercial District NC
Limited Commercial District CL
Limited Commercial District - Riverside Area riv CL

Harmony Corridor District HC Employment District E Industrial District I

Last updated: Feb. 23, 2024

Review Process Abbreviations

Basic Development Review BDR Review by an Administrative Hearing Officer Admin Review by the Planning and Zoning Commission P&Z

Neighborhood Conservation, Buffer District NCB

Purpose

The purpose of this matrix is to provide a quick reference as to the uses allowed within each Zoning District of the City's Land Use Code.

Presented here is a key to 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 map https://gisweb.fcgov.com/HTML5Viewer/Index.html?Viewer=FCMaps&layerTheme=Zoning%20Districts

Accessory / Miscellaneous Uses	https://li	brary.n	nunicod	e.com/c	co/fort	collins/	/codes/la	nd use	?nodelo	d=CITY	FORT	COLL	INS LA	ND US	SE CODI	E												
	RUL U	E RI	F RL	LMN	MMN	HMN	MH NC	L NCI	M NCB	POL	RC	DOC	DCA	DIR	DRC D	DCN I	DEC	СС	CCN	CCR	CG	cacCG	CS	NC riv	/ CL	CL HC	E	
Accessory buildings	BDR BD	R BD	R BDR	BDR	BDR	BDR E	3DR			BDR	BDR	BDR	BDR	BDR	В	DR E	BDR E	3DR	BDR	BDR	BDR	BDR	BDR	BDR BI	OR E	BDR BDF	BDR	BDR
Accessory buildings >2500sqft	P8																											
Accessory buildings containing habitable space							BDF	R BDF	RBDR																			
Accessory buildings, provided that they contain no habitable space							BDF	R BDF	R BDR																			
Accessory uses	BDR BD	OR BD	R BDR	BDR	BDR	Е	BDR BDF			BDR	BDR						E	BDR	BDR	BDR	BDR	BDR	BDR	BDR BE	OR E	BDR BDF	BDR	BDR
Agricultural activities										Admin			Admin	Admin	A	dmin A												
Farm animals	BDR Adi	min Adm	nin								Admin																	
Heliports & helipads																										P&Z	P&Z	P&Z
Mixed-use dwellings (1-story, accessory to 1° nonresidential use on lot)																												Admin
Off-site construction staging	BDR BD	R BD	R BDR	BDR	BDR	BDR	BDF	R BDF	RBDR	BDR	BDR	P&Z	P&Z	P&Z	Р	%Z F	%Z E	3DR	BDR	BDR	BDR		BDR	BDR BI	OR E	BDR BDF	BDR	BDR
Outdoor vendor																	E	BDR	BDR	BDR	BDR	BDR	BDR	BDR BI	OR E	BDR BDF	BDR	BDR
Satellite Dishes more than 39" in diameter												BDR	BDR	BDR	В	DR E				Admin						BDR Admi		
Stationary vendor																				BDR						MA BDF		
Urban agriculture	BDR BD	R BD	R BDR	BDR	BDR	BDR E	BDR BDF	R BDF	R BDR	BDR	BDR	P&Z	P&Z	P&Z	Р	%Z F				BDR						BDR BDF		
Wireless communication facilities, collocated(>1/4mi. from I-25 or Carpenter Rd.)	BDR										= / -			, <u></u>							•							
Wireless communication facilities, collocated		R BD	R BDR	BDR	BDR	BDR F	BDR BDF	R BDF	R BDR	BDR	BDR	Admin	Admin	Admin	A	dmin A	dmin F	3DR	BDR	BDR	BDR	BDR	BDR	BDR BI	OR I	BDR BDF	BDR	BDR
Wireless communication facilities	P8			P&Z									P&Z				2&Z A									Admin BDF		
Institutional / Civic / Public Uses							/codes/la	nd use																				
institutional / Offic / Fublic 0363	DIII	ie Di		I MAI	DARARI	LIMAN	MH NC	NCI	MINCE	POI	L BC		IDCA	DIB	DBC F	CN	DEC	CC	CCN	CCB	CG		Ce	NC six	. 61	CL HC	E	
Cemeteries	P&Z Add		KL	Admin		LIIVIIN	INILI INC	LINCI	AI IACD	Admin	KC	DOC	DCA	DIK	DKC L	JCIN	DEC			Admin	CG	caccG	CS	INC riv	CL	CL HC	P&Z	P&Z
Community facilities	P&Z Adi	min	D 0 7			A .l	P&Z P&Z	7 1 1 1	A .l			Λ -1	A -1	A -1	P&Z A	-l A	-l A				D07		Admin	D 0 7		al a situ	PαZ	Admin
			Paz	Admin	Admin	Admin F	az Paz	Z Admi	n Admin	PaZ		Admin	Admin	Admin	Paz A	amin A	amin A	Aamin .	Admin	Admin	PaZ		Admin	PaZ	A	Admin		
Community facilities as a 2° use Golf courses	P&Z P8	7		P&Z						P&Z	D07															Admi	n Admin P&Z	
Homeless shelter	P&Z Po	ĸΖ		PaZ						P&Z		D07	P&Z	D07	D	007 6	P&Z F	207		Admin	P&Z		P&Z				P&Z	P&Z P&Z
Homeless shelter as a 2° use												PaZ	P&Z	PaZ	Р	'&Z F	'&Z F	۵ <u>۸</u> ۷			PaZ		PaZ				P&Z	P&Z
																		707	D 0 7		D 0 7	P&Z						P&Z
Hospitals																	F	P&Z	P&Z		P&Z	P&Z	Admin			Admi	n Admin	P&Z
Jails, detention & penal centers				D 0 7	P&Z	D 0 7						D 0 7	D 9 7	D 0 7		007 5	007 F	207	D 0 7	D 0 7	D 0 7	D 0 7				D 0 7	P&Z	
Long-term care facility							P&Z					PaZ	P&Z	P&Z	Р	'&Z F	'&Z F	۵۷	PaZ	P&Z	PaZ	P&Z				P&Z	. P&Z	P&Z
Neighborhood support/recreation facilities	DE	ND DD		Admin						DDD	DDD	DDD	DDD	DDD			DD [DDD			DDD) L		DDD	DDD
Parks, neighborhood							BDR BDR																			BDR BDF		
Parks, recreation, & open lands (not neighborhood)	Admin Adi						Admin Adm																			Admin Admi	n Admin	
Places of worship or assembly	Po	kZ P&	Z Admii			Admin A	Admin P&Z		K RDK			Admin	Admin	P&Z	A	dmin A	dmin A	Admin	Admin	Admin	Admin		Admin	Admin BI	אן אכ	Admin		Admin
Places of worship or assembly <25,000sqft				Admin																								
Places of worship or assembly >25,000sqft				P&Z																						D0 7	D0.7	
Places of worship or assembly as a 2° use				D0.7					D0.7			DDD									D 0 7	D0.7					P&Z	
Public and private schools (coll., univ., voc., tech.)					Admin	Admin			P&Z			BDK	Admin	Admin	A	dmin A	dmin A	Admin	Admin	Admin	P&Z	P&Z	Admin	Admin Ad	min A	Admin Admi	n Admin	Admin
Public and private schools (coll., univ., voc., tech.) (<500' from E. Vine Dr.)	Do	7 50	7 00 7	Admin	D0.7	D0.7	D0-	7 00 7	, 507			D0.7	D0.7	D0.7			-	20.7	D0.7	D0.7						D0-7	D0.7	_
Public and private schools (elem., interm., high)	P8	KZ P&	Z P&Z		P&Z	P&Z	P&2	Z P&Z	P&Z			P&Z	P&Z	P&Z	Р	%Z	F	² &Z	P&Z	P&Z						P&2	P&Z	
Public and private schools (voc. & tech.)				P&Z																	D07		D0.7	D.(20.7		
Public facilities - Major	D.	7 50	,				D07	7 000				DDD									P&Z		P&Z		&Z F			Admin
Public facilities - Minor	Admin P8	KZ P&	Z Admii	Admin	Admin	Admin A	Admin P&z	z Irdi	RDR	Admin	Admin	BDR	Admin	Admin	Admin A	dmin A	dmin A	Admin	Admin	Admin	Admin		Admin	Admin Ad	min A			Admin
Public facilities - Minor, as a 2° Use																										Admi	n Admin	
Riding academies	P&Z						202					D.C.=	D	50-			-											4
Seasonal overflow shelters			Admii	Admin	Admin	BDR F	- &Z		BDR			P&Z	P&Z	P&Z	P	'&∠ F	אַ 🛮 🖹	BUR	RDR	BDR	BDR		BDR	B	OR E			
Seasonal overflow shelters as a 2° Use																										BDF	BDR	
Transit facilities (with outdoor repair/storage)																												Admin
Transit facilities (without repair or storage)												P&Z	P&Z			'&Z F	P&Z A	Admin			Admin		Admin	Admin B[DR A	Admin Admi	n Admin	
Wildlife rescue and education centers	P8	kZ P&	Z P&Z							P&Z	P&Z				P&Z					P&Z								P&Z
Wildlife rescue and education centers (<1,000' from E. Vine Dr.)				P&Z																								

Residential Uses									Y_FORT_COL															
	RUL	UE RF	RL	LMN MMN			NCM	NCB POL	RC DO	C DCA	DIR D	DRC DCN	DEC	CC	CCN	CCR	CG ca	cCG CS	SNO	C riv (CL CL	НС	Е	I
Extra occupancy rental houses 4 or more occupants				Admin		Admin		200	200		DDD	222			DDD	DDD 1	200			D DD			200	D.D.
Extra occupancy rental houses 5 or fewer occupants				BDR	BDK			BDR	BDF	R BDR	BDK	BDR	RIBDH	R RDK	BDK	BDR I	BDR			K RDI	R BDR	E	BDR BI	JR
Extra occupancy with 5 or fewer occupants (>200' from N. College)																		BD						
Extra occupancy rental houses more than 5 occupants				Admin	Admin		<i> </i>	Admin	Admi	in Admin	Admin	Admir	n Admii	n Admin	Admin	Admin /	Admin			nin Adm	nin Admir	ı A	Admin Ad	imin
Extra occupancy rental houses more than 5 occupants (>200' from N. College)				507				207						D0.7		D0.7		Adm	nin	D.D.				
Fraternity and sorority houses				P&Z	Admin			P&Z						P&Z		P&Z					R Admir			
Group homes		P&Z	P&Z			P&Z	Admin A	Admin	Admi	in P&Z	P&Z	Admir	Admi	n Admin		Admin /	Admin P	&Z		BDI	R Admir			
Group homes as a 2° use																						P&Z F	³ &Z	
Group (>200' from N. College)																		Adm						
Group homes (8 or fewer developmentally disabled or elderly persons)		Admin		Admin Admin											Admin				Adm	nin				
Group homes other than ones for ≤ 8 developmentally disabled or elderly persons)		P&Z			P&Z										P&Z									
Shelter for victims of domestic violence	BDR	BDR BDR	BDR	BDR	BDR	BDR	BDR B	BDR	BDF	R BDR	BDR	BDR	BDR	BDR	BDR	BDR I	BDR			BDI	R BDR			
Shelter for victims of domestic violence as a 2° use																						BDR E	BDR	
Shelter for victims of domestic violence (<15 residents)				BDR		BDR																		
Short-term primary rentals		BDR		BDR BDR	BDR		BDR I	3DR	BDF	R BDR	BDR	BDR	BDF	BDR	BDR	BDR I	BDR BI	DR BD	R	BD	R BDR			DR
Short-term primary rentals as a 2° Use																						BDR E	3DR	
Short-term non-primary rentals									BDF	R BDR	BDR	BDR	BDR	BDR	BDR	BDR I	BDR BI	DR BD	R	BDI	R BDR			
Short-term non-primary rentals as a 2° Use																						BDR E	BDR	
Manufactured housing communities				P&Z		Admin																		
Manufactured housing communities as a 2° use																						_ F	P&Z	
Single-family detached dwellings converted back to SFD									BDF	R BDR	BDR	BDR	BDR											
Single-family detached dwellings		Admin P&Z	Admin	Admin		BDR	BDR B	3DR					BDR	2						BDI	R BDR			
SF detached dwellings as a 2° Use																						P&Z		
SF detached dwellings (<6,000 sqft lot)				Admin											Admin	P&Z								
SF detached dwellings (<6,000 sqft lot) as a 2° use																						F	P&Z	
SF detached dwellings (<6,000sqft lot, >200' from N. College)																		Adm	nin					
SF detached dwellings when more than 1 dwelling on lot or w/ only alley frontage (carriage house)						Admir	n Admin A	Admin																
SF detached dwelling (>10 ac. lot)	Admin																							
SF detached dwelling (>40 ac. lot)									Admin															
SF detached dwelling (<800 sqft, constructed on lot with existing dwellings)									, turnin		Admin													
SF detached dwellings on lots created through Minor Subdivision process			BDR								, turriir													
SF detached previously business, back to SF detached									BDR															
SF attached dwellings		Admin		Admin Admin				P&Z	2211	Admin	Admin	Admir	BDB	Admin	Admin	Admin /	Admin		Adm	nin BDI	R BDR			
SF attached dwellings as a 2° Use		, tarriir		/ tarriir				0.2		, turriir	, turnin	7 (Giriii		, turriiir	, tarriir	, (4111111)	tarriir		, tuii			P&Z F	287	
SF attached dwellings (>200' from N. College)																		Adm	nin			1 02 1	ω <u>_</u>	
SF attached dwellings (<4 units)																		Adii						
Two-family dwellings		Admin		Admin Admin						Admin		Δdmir	BDB	Admin	Admin	Admin /	Admin		Δdm	nin BDI	R BDR			
2-family dwellings as a 2° Use		Admin		Admin Admin						Admin		Admii		Admin	Admin	Admin	AGITIII I		Adii			P&Z F	28.7	
2-family dwellings as a 2 lose 2-family dwellings (>200' from N. College)																		Adm	nin			r az r	QZ.	
2-family dwelling when there is only 1 principal building on the lot								BDR										Aun	1111					
2-family dwellings (without structural change)							BDR	אטכ																
2-family dwellings (without structural change) 2-family dwellings (without structural change) when there is >1 principal bldg on lot								\																
							Admin A	Aamin																
2-family dwellings (with structural change)							P&Z																	
2-family attached dwellings				Admin Admin															Do	7				
Multi-family dwellings																			P&	_		D97 5	207	
Multi-family dwellings as a 2° Use																						P&Z F	&Z	
MF dwellings (8 or fewer units/bldg; 50 or fewer du or >75 bdr), alone or with other use(s)				Admin																				
MF dwellings (>8 units/bldg or >50 dwelling units and >75bdr)				P&Z							Do T		B 6 F											
MF dwellings (\leq 50 dwelling units or \leq 75 bdr) alone or with other residential use(s)				Admin	Admin				BDE	R P&Z	P&Z	Admir	1 P&Z	Admin	Admin	Admin /	Admin			BDI	R Admir			
MF dwellings (< 50 du and < 75 bdr, >200' from N. College), alone or w/ other residential use(s)					D						DC T	F 0.	D		D.0.	D0=	207	Adm	nin	E 4	,			
MF dwellings (>50 dwelling units or >75bdr) alone or with other residential use(s)				P&Z	P&Z				P&Z	Z P&Z	P&Z	P&Z	P&Z	P&Z	P&Z	P&Z	2&Z	P&	Z	P&2	Z P&Z			
MF dwellings 3-4 units (without structural change)							Admin I																	
MF dwellings 3-4 units (with structural change)							P&Z																	
MF dwellings >4 (≤24 units/acre)								Admin																
MF dwellings >4 (>24 units/acre)								P&Z																
Mixed-use dwellings			1	Admin Admin	Admin				BDF	R Admin	Admin	Admir	Admi	n Admin	Admin	Admin	Admin Ad	lmin Adm	nin Adm	nin Adm	nin Admir	Admin A	Admin	
Mixed-use dwellings when res. sqft < non-res.sqft use in building			1																				Ad	dmin
Mixed-use dwellings (without structural change)																								
Mixed-use dwellings (w/o structural change; no uses subject to Admin or P&Z)							E	3DR																
Mixed-use dwellings (with structural change; no uses subject to P&Z)			1					Admin																
Mixed-use dwellings (w/ uses subject to P&Z)							F	P&Z																
			1																					
Mixed-use dwellings (with structural change)																								

Commercial / Retail Uses	https://library	.municode.com/co/fort_collins/codes/	and_use?nodeId=CIT`	Y_FORT_COLLINS_LAND_USE	CODE								
	RUL UE	RF RL LMN MMN HMN MH N	CL NCM NCB POL	RC DOC DCA DIR D	RC DCN DE	C CC CCN	CCR	CG cacCC	CS NC	riv CL	CL HO	CE	- 1
Adult day / respite care center	P&Z	P&Z Admin Admin Admin Admin	BDR BDR	Admin Admin Admin	Admin Adm	nin Admin Admir	Admin F	P&Z	Admin Admi	in BDR	BDR Adm	nin Admin	P&Z
Adult oriented uses													P&Z
Animal boarding				P&Z							P&Z		P&Z
Animal boarding (limited to large/farm animals)	P&Z												\perp
Artisan and photography studios and galleries		Admin Admin		BDR Admin Admin	Admin Adm	nin Admin Admir	Admin A	dmin	Admin Admi	in	Admin		Admin
Artisan & photography studios/galleries not in neighborhood centers		P&Z										D0.7	
Artisan and photography studios and galleries as a 2° Use				222					D07			P&Z	D0.7
Bars, taverns				BDR Admin Admin	Admin Adm	nin Admin Admir	1 <i>F</i>	dmin	Admin P&Z	Admin	Admin		P&Z
Bars, taverns as a 2° use			DDD									Admin	D07
Bed & breakfast establishments	D07		BDR		Admin Adm	nin Admin Admir	Admin A	dmin	Admin		Admin		P&Z
Bed & breakfast establishments ≤6 beds Bed & breakfast establishments as a 2° Use	P&Z	Admin Admin Admin	P&Z								D0-	Z P&Z	
								P&Z			Paz		D07
Boat sales with outdoor storage Child care centers	P&Z	Admin Admin Admin Admin	BDR BDR	Admin Admin Admin	A aluacius A aluac	nin Admin Admir			Admin Admi	: DDD	DDD		P&Z P&Z
Child care centers Child care centers (>1,500' spacing)	FXZ	P&Z	אטם אטם	Admin Admin Admin	Admin Adm	iin Admin Admir	1 Admin r	αΔ	Admin Admi	III DUK	אטם		FαZ
Child care centers (>1,500 spacing) Child care centers as a 2° Use		ΓαZ									A disso	nin Admin	
Clubs & lodges				BDR Admin Admin	Admin Adm	nin Admin Admir	Admin /	dmin	Admin	BDR			Admin
Clubs & lodges as a 2° Use				BBIX Admin Admin	Admin Adm	IIII Admiii Admii	I Admin A	Marrier	Admin	אוטטו		Z Admin	Aumin
Convenience retail stores with fuel (>3/4 mile spacing)						P&Z P&Z			Admi	in	F 0.2		P&Z
Convenience retail stores with fuel sales					Adm			dmin P&Z		Admin	Admin		I GZ
Convenience retail stores with ruel sales Convenience retail stores without fuel sales		Admin Admin				nin Admin Admir			Admin Admi				
Convenience shopping centers		Admin Admin			Admin Adm	Autilii Autilii	- Admin F	MITHIT	Autili Autili	AUIIIII	AMITIE		P&Z
Convenience shopping centers as a 2° Use											P&7	Z P&Z	المك
Convention and conference center				BDR P&Z P&Z							1 42		
Convention and conference center as a 2° Use											P&7	Z P&Z	
Day shelters (<10,000sf within 1/4 mi. of a Transfort route)				P&Z P&Z	Admin	P&Z P&Z	P&7	287	P&Z		1 0.2		P&Z
Dog day-care facility				P&Z P&Z		Z Admin Admir			Admin Admi	in BDR	Admin		Admin
Dog day-care facility as a 2° use				1 42 1 42	1 42 1 42	L / tarriiri	, amili	IGITIII I	/ tarriiri	551	/ COLLINI	Admin	, turini
Drive-in facilities					P&Z P&Z	7						/ turriii	
Drive-in restaurants					. 62		F	P&Z	P&Z	Admin			
Drive-in restaurants (in convenience shopping centers)							ľ	<u> </u>		, tarriir		P&Z	P&7
Drive-in restaurants (without drive-through facilities)									P&Z	7			
Drive-thru restaurants							F	P&Z P&Z					
Enclosed mini-storage facilities									ermitted in T	ΓOD Ove	erlav Zone.	. Div.3.10	Admir
Enclosed mini-storage facilities (≤500' from E. Vine)		P&Z						(1]		
Enclosed mini-storage facilities (>150' from S. College)									Admin				
Enclosed mini-storage facilities (>200' from N. College; 150' from S. College)													
Enclosed mini-storage facilities (not in the S. College Gateway Area)										Admin	Admin		
Enclosed mini-storage facilities as a 2° use												P&Z	
Entertainment facilities and theaters				BDR P&Z Admin	P&Z P&Z	Z P&Z Admir	P&Z F	P&Z P&Z	Admin P&Z	BDR	Admin		
Equipment, truck, trailer rental						P&Z		dmin	Admin				Admin
Equipmental rental est. (w/o outdoor storage)						Admin	A	dmin	Admin Admi	in			Admin
Exhibit halls				BDR P&Z Admin	P&Z BDF	R P&Z Admir	Admin F	P&Z	Admin	BDR	Admin		
Farm implement & heavy equipment sales										Admin			P&Z
Food catering or small food product preparation						Admin Admir	Admin A	dmin	Admin Admi	in Admin	Admin		Admin
Food catering or small food product preparation as a 2° use											Adm	nin Admin	
Food truck rally				Admin Admin Admin	Admin Adm	nin Admin Admir	ı A	dmin	Admi	in	Admin		
Food truck rally as a 2° use											Adm	in	
Frozen food lockers								dmin		BDR			Admin
Funeral homes			P&Z			Admin Admir	P&Z	dmin	Admin	Admin	Admin		Admin
Funeral homes as a 2° use												P&Z	
Gasoline stations				P&Z P&Z	P&Z Adm			dmin	Admin Admi				Admin
Grocery stores (5,000-45,000sf)				Admin Admin Admin		nin Admin Admir					Admin		
Supermarkets				P&Z P&Z	P&Z	P&Z P&Z	F	P&Z P&Z	Admin P&Z	7			
Harmony Corridor community shopping center											P&2		\perp
Harmony Corridor lifestyle shopping center											P&2		
Harmony Corridor neighborhood service center											P&2		
Harmony Corridor regional shopping center											P&2	Z	
Health and membership clubs				BDR Admin Admin	Admin Adm	nin Admin	Admin A	dmin P&Z	Admin Admi	in	Admin		Admir
Health and membership clubs as a 2° Use											P&2	Z P&Z	
I-25 Activity Centers								P&Z					
Indoor kennel						Admir	n #	dmin	Admin	Admin			Admir
Indoor kennel (in community or regional shopping ctr or vet clinic or vet hospital)											Adm		
Indoor recreation establishments - Limited				BDR Admin Admin	Admin Adm	nin Admin Admir	Admin A	dmin	Admin Admi	in BDR	Admin		Admin
Indoor recreation estab Limited (≤500' from E. Vine)		P&Z											
Indoor recreation estab Limited as a 2° Use											P&2	Z P&Z	
Landa a managara (1) and 1 and 10 for 1996 and 1 to 1997 and					P&Z	P&Z P&Z	P&Z	P&Z P&Z	Admin		I		Admin
Indoor recreational use & facility - Unlimited Indoor recreational use & facility - Unlimited as a 2° Use											P&2		

	1.00																			
Commercial / Retail Uses, continued			_collins/codes/land						DE	C CC	CCN	L CCP	CG	20200	ce	NC	with CI	CI	HC E	
Large retail establishments	RUL UE KF	KL LIVIN IVIVIN	HIVIN IVIN NCL	NCW NCB POL	P&7	P&Z	P&7	JKC DCN	DE	P&7	P&Z	CCR	P&7	Admin P	&7	NC	riv CL	CL	пС	
Lodging establishments					P&Z			Admin	Admi					Admin A			Admin	Admin		
Lodging establishments as a 2° Use																			P&Z P&	ιZ
Medical marijuana centers							BDR	BDR	BDF	R BDR	BDR	BDR	BDR	В	DR					
Micro-brewery/distillery/winery					BDR	P&Z	P&Z	P&Z	P&Z	Z Admir	Admir	1	Admin	A	dmin l	P&Z	Admin	Admin	Adn	min P&Z
Micro-brewery/distillery/winery as a 2° Use in a shoppng center only.																		Α	dmin	
Mixed-use above non-residential uses					BDR	Admin	Admin	Admin	Admi	in										
Mobile home/recreational vehicle/ truck sales																1	Admin			P&Z
Music facility, multi-purpose					Admin	Admin	Admin			in Admir										Admin
Music studio					Admin	Admin	Admin	Admin	Admi	in Admir	Admir	Admin	Admin	A	dmin					Admin
Music studio as a 2° use																			Adn	nin
Neighborhood ctr 1 or more: restaurants (no drive thru), art & photo studios & galleries, convenience																				
stores w/gas (<u>></u> 3/4 mile from others), grocery, health club, combined with other neibhood ctr uses		P&Z																		
Neighborhood ctr w/ 2 or more: mxd-use, retail, convenience, shops, vets, offices, financial, clinics,																				
community facilities, neighborhood support/rec facilities, schools, childcare ctrs, limited indoor rec,																				
farmers markets, places of worship/assembly, dog day care, music studio, microbrewery/distillery/winery																				
All add a look a		Admin			DDD	D0.7	D0.7	D0.7	D0 7	7 007						D 0 7				
Nightclubs Medical centers/ clinics					BDK	P&Z	P&Z	P&Z	P&Z	Z P&Z			Admin		dmin l	۲۵۷				
Medical/dental clinics (with structural change)				P&Z									Admin	raz						
Medical/dental clinics (with structural change) Medical/dental clinics (without structural change)				BDR																
Offices, financial services & clinics		D8.7	Admin	BUK	RDP	Admin	Admin	BUD	BDE	2 Admin	Admir	Admin	Admin	Admin	dmin	Admin I	BDB	BDR ^	dmin Adn	min Admin
Offices, financial services & clinics Offices, financial services & clinics <5,000 sqft		ΓαΖ	Admin		BUK	Admin	Aumin	אטט	וטטו	Admir	Aumil	Aumin	Admin	Aumin	arriiri /	Autilift I	וטטו	DDIX A	Admin Adn	IIII Auffilii
Offices, financial services & clinics \(\)5,000 sqft		P&Z																		
Prof. office, clinic & pers. serv. (w/o structural change)		1 42		P&Z																
Prof. office, clinic & pers. serv. (w/o structural change)				BDR																
Open air farmers markets		Admin	Admin	2511	Admin	Admin	Admin	Admin	Admi	in Admir	n Admir	1	Admin			Admin		Admin A	Admin	
Outdoor amphitheater		7 (3.11	7.1			Admin		P&Z					P&Z	Р	&Z 1				P&Z	
Outdoor vendor (excluding stationary)						BDR		BDR												
Outdoor vendor (stationary)						BDR		BDR												
Parking lots & garages (as principle use)				Admin	P&Z	P&Z	P&Z			in P&Z			P&Z	A	dmin		BDR		Adn	min Admin
Personal and business service shops		P&Z	Admin		BDR	BDR	Admin	Admin	BDF	R Admir	Admir	Admin	Admin	P&Z A	dmin /	Admin I	BDR	BDR		
Personal and business service shops as a 2° use																			Adn	nin
Plant nurseries & greenhouses	P&Z				P&Z								Admin	A	dmin			Admin		Admin
Plant nurseries & greenhouses as a 2° use																			Adn	nin
Plumbing, electrical and carpenter shops													Admin		dmin		BDR			Admin
Print shops					Admin	Admin	Admin	Admin	Admi	in Admir	n Admir	Admin	Admin	A	dmin /	Admin I	BDR	Admin		Admin
Print shops as a 2° use																		Α	Admin Adn	
Recreational uses													P&Z	A	dmin					P&Z
Restaurant (limited mixed-use)		Admin	P&Z																	
Restaurants (fast food)					BDR	Admin	Admin	Admin	Admi	in Admir	n Admir	Admin	Admin	P&Z A	dmin /	Admin I	BDR	Admin		P&Z
Restaurants (fast food) as a 2° use					200									D07			DDD		P&	
Restaurants (standard)					BDR	Admin	Admin	Admin	Admi	in Admir	n Admir	Admin	Admin	P&Z A	dmin /	Admin I	RDK		007 D0	P&Z
Restaurants (standard) as a 2° Use Retail establishments					DDD	D 0 7	D 0 7	A 1 ·				D07					DDD		P&Z P&	_
Retail establishments <25,000sf					BUR	P&Z	P&Z	Admin	Admi	in Admir	n Admir	Paz	Λ al i.e.		amin /	Admin I	שטא	Admin		
Retail stores (<5,000 sqft)													Admin	Admin						
Retail stores (with vehicle servicing)										P&Z			Admin	Δ.	dmin					Admin
Retail stores/supply yards (with outdoor storage)										1 02			P&Z		dmin					P&Z
Retail marijuana store					BDR	BDR	BDR	BDR	BDF	R BDR	BDR	BDR			DR					1 42
Small scale reception center	P&Z									in Admir					dmin			Admin		
Small scale recreational events center					, tarriiri			, willing	, .diiii		arrill		Admin							
Vehicle sales									P&Z	7			2							
Vehicle sales/rentals w/outdoor storage (<10% N. College frontage; 150' from S. College)														A	dmin					
Vehicle sales/rentals with outdoor storage													P&Z			I	BDR			P&Z
Major vehicle repair, servicing & maintenance									P&Z	7			P&Z	A	dmin					Admin
Major vehicle repair, servicing & maint'ce (not in the S. College Gateway Area)																	BDR	P&Z		
Maj vehicle repair, service & maint'ce (w/ sales/rental<10% N. College frontage; 150' from S. College)																				
Minor vehicle repair, servicing & maintenance								P&Z	Admi	in P&Z			Admin	A	dmin /					Admin
Minor vehicle repair, servicing & maintenance (not in the S. College Gateway Area)																	BDR			
Veterinary hospitals									BDF	₹				A	dmin		BDR	Admin A	Admin P&	Z P&Z
Veterinary - Small animal veterinary hospitals																			Admin	
Veterinary - Small animal veterinary clinics Veterinary - Small animal clinics as a 2° use			Admin			P&Z	P&Z	Admin	Admi	in Admir	Admir	Admin	Admin	A	dmin /	Admin I	BDR	Admin A		Admin
																			Adn	

City of Fort Collins Land Use Code Updated February, 2024 Land Use by Zoning District Matrix

Industrial Uses	https:/	/library.m	unicode.	com/co/fo	ort <u>colli</u>	ns/codes/la	and u	se?nodelo	d=CITY	FORT_	COLLIN	S LAN	ND US	CODE	E										
						MH NO										EC (C CCI	N CCR	CG :	acCC CS	S NC	riv CL	CL	HC E	
Airports and airstrips	1102																								P&Z
Composting facilities	Admin I	P&Z							Admin	Admin			А	dmin					P&Z					Admi	n Admin
Dry-cleaning plants																								P&Z	P&Z
Facility for medical marijuana research and development cultivation																	BDF	3		BDI	₹		BDR		BDR
Heavy industrial uses																									Admin
Junk yards																									P&Z
Light industrial (production, assembly, packaging)(≤500' of E. Vine Dr.)				P&Z																					
Light industrial no outdoor storage																			P&Z						
Light industrial uses																	Admi	n		Adm	in		A	dmin Admir	n Admin
Light industrial uses (not in the S. College Gateway Area)																						Admin	P&Z		
Medical marijuana optional premises cultivation operations												E	3DR				BDF	2		BDI	₹		BDR		BDR
Medical marijuana research & development													3DR				BDF			BDI			BDR		BDR
Medical marijuana testing facility																	BDF	2		BDI	₹		BDR		BDR
Medical marijuana-infused product manufacturers												E	3DR				BDF			BDI			BDR		BDR
Outdoor storage facilities																									Admin
Outdoor storage facilities for temp. vehicle storage (>35' from all abutting arterial streets)																						Admin			A a
Recreational vehicle, boat & truck storage																									Admin
Recycling facilities																				P&2	7				Admin
Research laboratories											A	dmin A	Admin	Ac	dmin Ac	lmin Ad	min Admi	n		Adm	in		A	dmin Admir	n Admin
Research laboratories (not in the S. College Gateway Area)																						Admin	Admin		
Resource extraction processes and sales	1	P&Z																							P&Z
Resource extraction processes and sales, out of NHBZs	P&Z									P&Z															A a
Resource recovery									Admin				Α	dmin											
Retail marijuana cultivation facility																	BDF	?		BDI	₹		BDR		BDR
Retail marijuana product manufacturing facility																	BDF	₹ .		BDI			BDR		BDR
Retail marijuana testing facility																	BDF			BDI			BDR		BDR
Solar systems, Small- & medium-scale	P&Z F	28Z P8Z	P&Z	P&	Z P&Z	P8	Z P8	Z P&Z	P&Z	P&Z	Admin A	dmin A	Admin	Ac	dmin Ac	lmin Ad	min Admi	n Admin	Admin A	Admin Adm	in Admi	n Admin	Admin A	dmin BDR	BDR
Solar systems, Small- & medium-scale (≤ 500' of E. Vine Dr.)				P&Z																					
Solar energy systems, Large scale																								Admi	n Admin
Transport terminals (truck terminals, public works yards, container storage)																				P&Z	<u> </u>	BDR			P&Z
Warehouses																								Admi	n Admin
Warehouses (>200' from N. College; >150' from S. College)																				Adm	in				
Warehouses (not in the S. College Gateway Area)																						BDR	Admin		
Wholesale distribution facilities																								Admi	n Admin
Wholesale distribution facilities (>200' from N. College; >150' from S. College)																				Adm		BDR			A a
Workshops & custom small industry											Α	dmin A	Admin	Ac	dmin Ac	lmin Ad	min Admi	n Admin	Admin	Adm	in Admi	n BDR	BDR		Admin
Workshops & custom small industry (<u><</u> 500' of E. Vine Dr.)				P&Z																					
Workshops & custom small industry as a 2° Use																							A	dmin Admir	n
Agricultural Uses	https:/	/libra <u>ry.m</u>	unic <u>ode.</u>	com/co/fo	ort <u>colli</u>	ns/codes/la	and us	se?nodelo	d=CITY	FORT_	COLLIN	S LAN	ND USE	E CODE	E _										
						MH NO										EC (C CCI	N CCR	CG :	acCC CS	S NC	riv CL	CL	HC E	
Animal boarding	Admin																								

Zoning District Abbreviations		
Rural Lands District RUL	Public Open Lands District POL	General Commercial District CG
Urban Estate District UE	River Conservation District RC	General Commercial District - corridor activity center cac CG
Residential Foothills District RF	Downtown - Historic Core DOC	Service Commercial District CS
Low Density Residential District RL	Downtown - Canyon Ave/Civic/NorthMason DCA	Neighborhood Commercial District NC
Low Density Mixed-Use Neighborhood District LMN	Downtown - Innovation/River DIR	Limited Commercial District CL
Medium Density Mixed-Use Neighborhood District MMN	Downtown - River Corridor DRC	Limited Commercial District - Riverside Area riv CL
High Density Mixed-Use Neighborhood District HMN	Downtown - Campus North DCN	Harmony Corridor District HC
Neighborhood Conservation, Low Density District NCL	Downtown - Entryway Corridor DEC	Employment District E
Neighborhood Conservation, Medium Density District NCM	Community Commercial District CC	Industrial District I
Neighborhood Conservation, Buffer District NCB	Community Commercial - North College District CCN	
Manufactured Housing MH	Community Commercial - Poudre River District CCR	
		_

Review Process Abbreviations

Basic Development Review BDR Review by an Administrative Hearing Officer Admin Review by the Planning and Zoning Commission P&Z

For more information

City of Fort Collins Land Use Code: https://library.municode.com/co/fort_collins/codes/land_use?nodeld=CITY_FORT_COLLINS_LAND_USE_CODE

City of Fort Collins Zoning Map: https://gisweb.fcgov.com/HTML5Viewer/Index.html?Viewer=FCMaps&layerTheme=Zoning%20Districts

Purpose
The purpose of this matrix is to provide a quick reference as to the uses allowed within each Zoning District of the City's Land Use Code.
Presented here is a key to 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