Fort Collins Missing Middle Core
Adding Density. Maintaining Character.
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Introduction
The City of Fort Collins, like many cities, has a housing problem. The city is trying to understand how to provide more housing, without losing the character of the historic core that residents cherish. The current 2018 City Plan outlines a set of goals for growth, sustainability, and equity that are in direct conflict with current Land Use Code that was adopted in 1997. The first step in achieving the goals of the City Plan is to create standards for a new zoning code that maintains the character of the beloved neighborhoods, while still allowing for growth of missing middle housing.

Historic Core Analysis

Background
In preparation for creating new land use code standards several documents were consulted to understand the history of events that led to the current problem. These included all previous land use codes dating back to the original 1929 zoning code, the current City Plan, and the book “Missing Middle Housing” to strategize changes to the existing code.

Proposed Core Zoning

Recommendations

#1 Combine NCL, NCM, NCB into “CORE” and create new “CORE FLEX” zoning district
#2 Decrease Minimum lot size, lot width and setbacks. Increase maximum floor area, height, and allow subdivision by right
#3 Allow desired building type by right in “CORE”
#4 Expand and apply analysis to other existing zoning districts
#5 General and Language
  - Eliminate the use of the word “family”
  - Define form based vernacular
  - Include discrete rule of measurement chapter
  - Reduce parking requirements

#3

#2

#1

Minimum Height

For fourplex and multiple unit types, height is limited to 75% of the maximum building height.

Adjuvant Zoning

For single unit types, height is limited to 75% of the maximum building height.

Floor Area Rear Lots

For fourplex and multiple unit types, floor area is limited to 50% of the maximum building floor area.

Adjuvant Zoning

For single unit types, floor area is limited to 50% of the maximum building floor area.

Subdividing Existing Lots

Allow by-right subdivision of lots >5,000 sq. ft.

Floor Area On Lots

40% of total

Floor Area Rear Lots

30% of the rear half or 30% of total lot

Subdividing Existing Lots

Allow by-right subdivision of lots >5,000 sq. ft.

Minimum Lot Size

4,500 Sq. Ft.

ADU: 24’ to Eaves

Minimum Lot Width

25’

Minimum Rear Setback

5’

Minimum Side Setback

5’

Minimum Corner Setback

5’

Floor Area On Lots

50% of total

Floor Area Rear Lots

50% of the rear half or 30% of total lot

Subdividing Existing Lots

Allow by-right subdivision of lots >5,000 sq. ft.

Minimum Lot Size

3,500 Sq. Ft.

ADU: 24’ to Eaves

Minimum Lot Width

25’

Minimum Rear Setback

5’

Minimum Side Setback

5’

Minimum Corner Setback

5’

Floor Area On Lots

60% of total

Floor Area Rear Lots

60% of the rear half or 30% of total lot

Subdividing Existing Lots

Allow by-right subdivision of lots >5,000 sq. ft.

Minimum Lot Size

4,000 Sq. Ft.

ADU: 28’ to Eaves

Minimum Lot Width

25’

Minimum Rear Setback

5’

Minimum Side Setback

5’

Minimum Corner Setback

5’

Floor Area On Lots

50% of total

Floor Area Rear Lots

50% of the rear half or 30% of total lot

Subdividing Existing Lots

Allow by-right subdivision of lots >5,000 sq. ft.

Minimum Lot Size

5,000 Sq. Ft.

ADU: 28’ to Eaves

Minimum Lot Width

25’

Minimum Rear Setback

5’

Minimum Side Setback

5’

Minimum Corner Setback

5’

Floor Area On Lots

70% of total

Floor Area Rear Lots

70% of the rear half or 30% of total lot

Subdividing Existing Lots

Allow by-right subdivision of lots >5,000 sq. ft.

Minimum Lot Size

7,500 Sq. Ft.

ADU: 32’ to Eaves

Minimum Lot Width

25’

Minimum Rear Setback

5’

Minimum Side Setback

5’

Minimum Corner Setback

5’

Floor Area On Lots

70% of total

Floor Area Rear Lots

70% of the rear half or 30% of total lot

Subdividing Existing Lots

Allow by-right subdivision of lots >5,000 sq. ft.

Minimum Lot Size

10,000 Sq. Ft.

ADU: 36’ to Eaves

Minimum Lot Width

25’

Minimum Rear Setback

5’

Minimum Side Setback

5’

Minimum Corner Setback

5’

Floor Area On Lots

70% of total