



Fort Collins Missing Middle Core

Adding Density. Maintaining Character.

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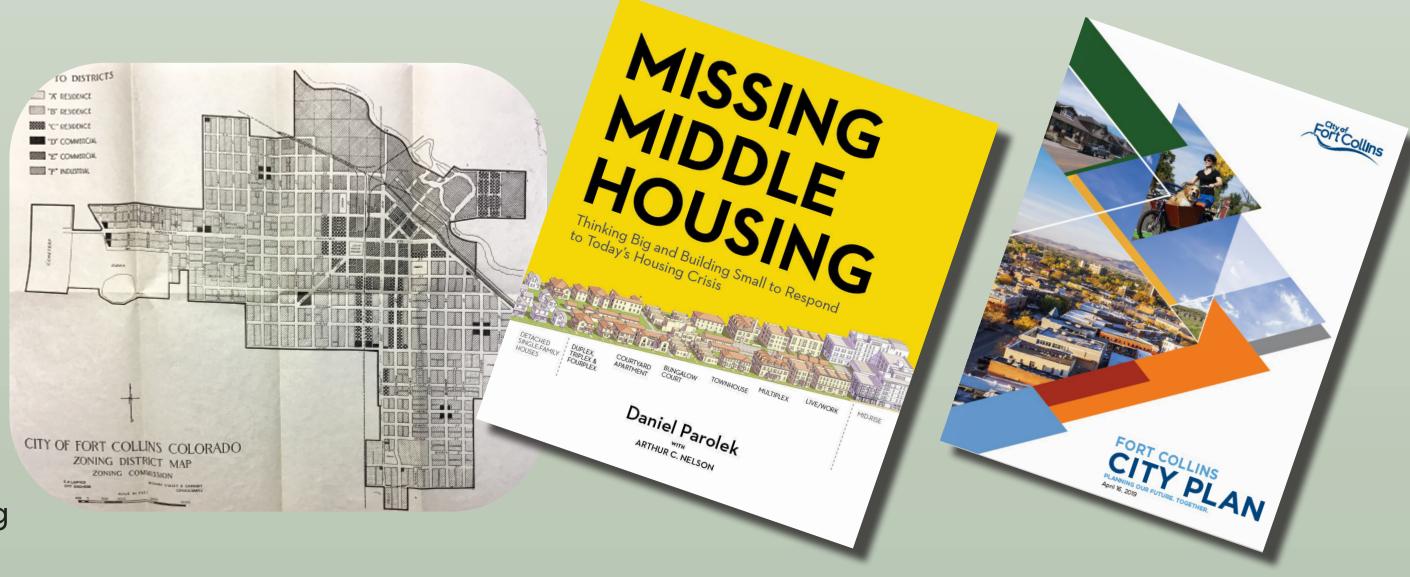
Introduction

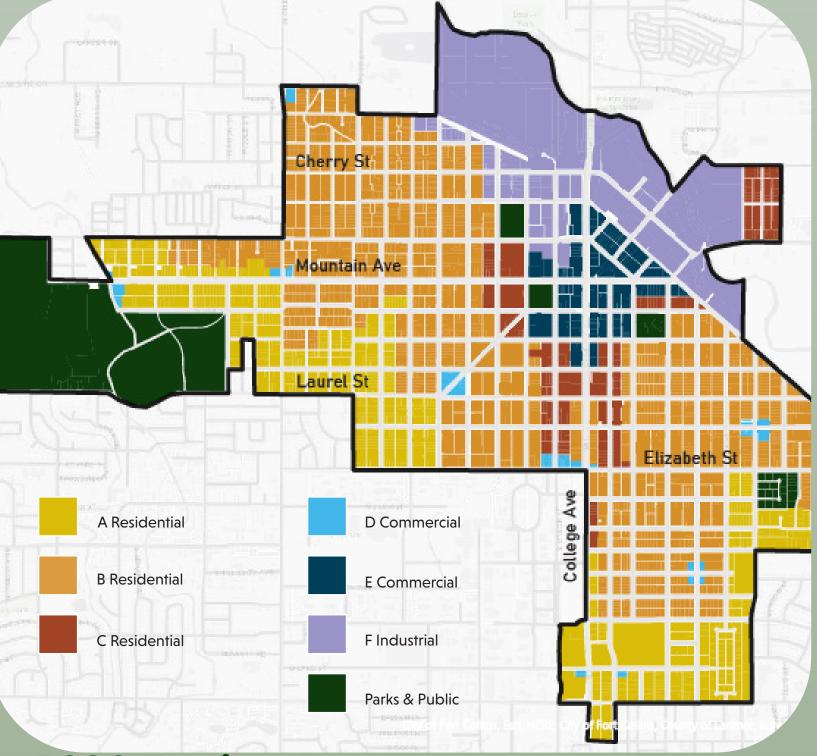
The City of Fort Collins, like many cities, has a housing problem. The city is trying to understand how to provide more housing, without losing the character of the historic core that residents cherish. The current 2018 City Plan outlines a set of goals for growth, sustainability, and equity that are in direct conflict with current Land Use Code that was adopted in 1997. The first step in achieving the goals of the 2018 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.



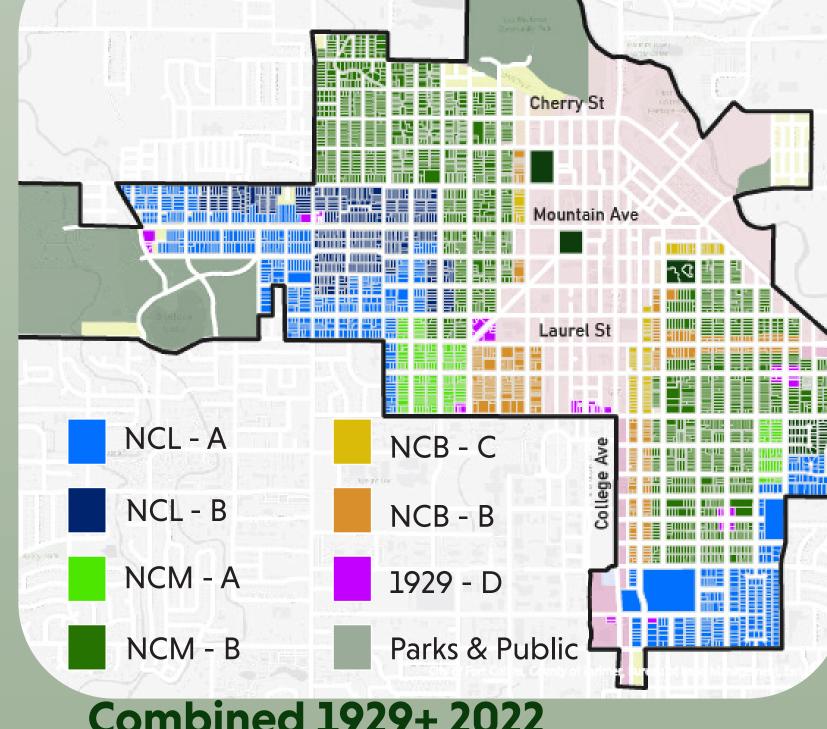


1929 Zoning Map

The first step in analyzing the existing conditions of the downtown core was to digitize the original 1929 zoning map. Many of the lots that are platted in this section of the city were done so shortly after the initial zoning ordinance was adopted. Understanding the original land use intentions from a century ago allowed for a better understanding of the disparities that exist between the goals of the City Plan and the actual uses that currently exist.

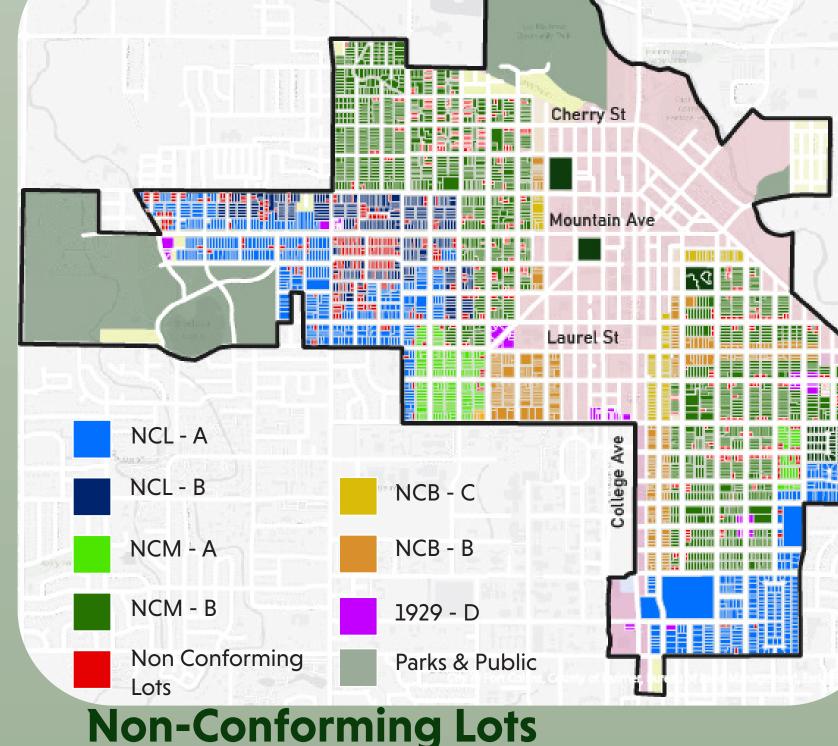
Neighborhood Downtown **Conservation Low** Neighborhood Community Conservation Med. Commercial Neighborhood Parks and Conservation Buffer Open Lands Low Denisty Mixed Use Neighborhood **Existing Zoning Map**

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Combined 1929+ 2022

To try and pinpoint areas where there uses and goals are not aligning, the 1929 zoning map was overlayed with the existing zoning map to create a hybrid 1929 + 2022 Zoning map. This map shows borders between areas in darker shades of blue and green where there could be a misalignment from the original platting shortly after 1929 and the lots that still exist but may not conform to the current zoning laws.



Finally, using lot size data an analysis was done to show the precise location of non-conforming lots. As suspected, the lots disproportionately follow the border between areas of the hybrid 1929 + 2022 zoning map. Updating simple things like minimum lot size, width, and other design standards will allow citizens to skip a potential need to apply for a variance when they are developing property or making simple changes on their property.

Recommendations

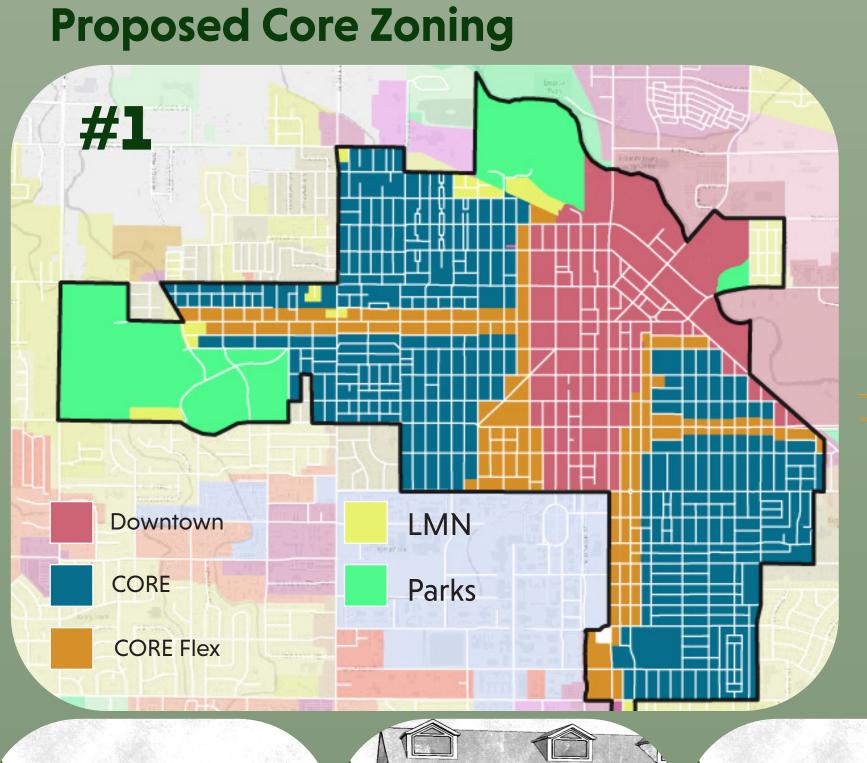
#1: Combine NCL, NCM, NCB into "CORE" and create new "CORE FLEX" zoning district

#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

General and Language -Eliminate the use of the word "family -Define form based vernacular -Include discrete rule of measurement chapter



REGULATION FLEX ZONE Urban Core Low Density **HOUSING TYPE** Single-Family Detached Single-Family Attached Two-Family Dwelling Two-Family Attached Dwelling Multifamily Mixed Use Multifamily Residential Cluster Development Manufactured Housing Community Fraternity and Sorority Houses Short Term Primary Rentals







Duplex: Side by Side

881,188

8 8 **1** 8 8

Duplex: Stacked



Multiplex

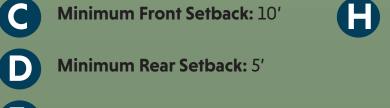








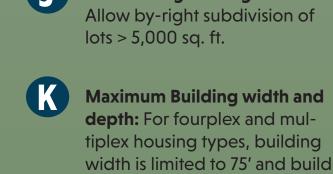
Minimum Corner Setback: 5^t





Maximum Height

Principle: 36' to Eaves



ing depth is limited to 60'

Subdividing Existing Lots:

Floor Area On Lots: 40%

rear half or 33% of total lot

Floor Area Rear Lots: 33% of the



#3

Cottage Cluster