

# EXECUTIVE SUMMARY



Master of Urban  
and Regional Planning  
COLLEGE OF ARCHITECTURE AND PLANNING  
UNIVERSITY OF COLORADO DENVER



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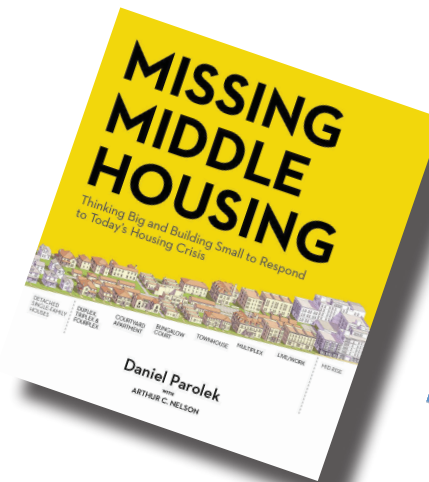
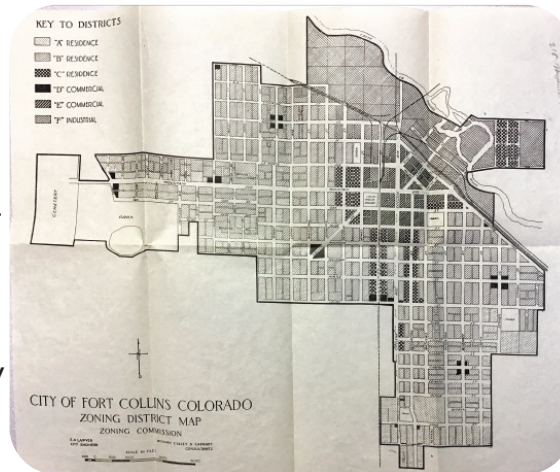


## Introduction

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.

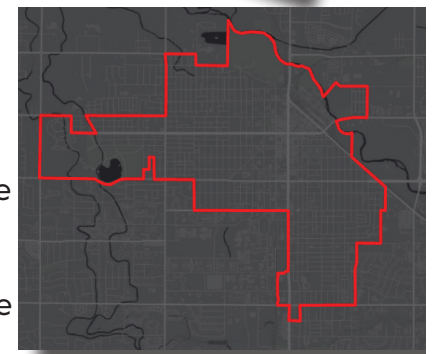
## Background

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.



## Methodology

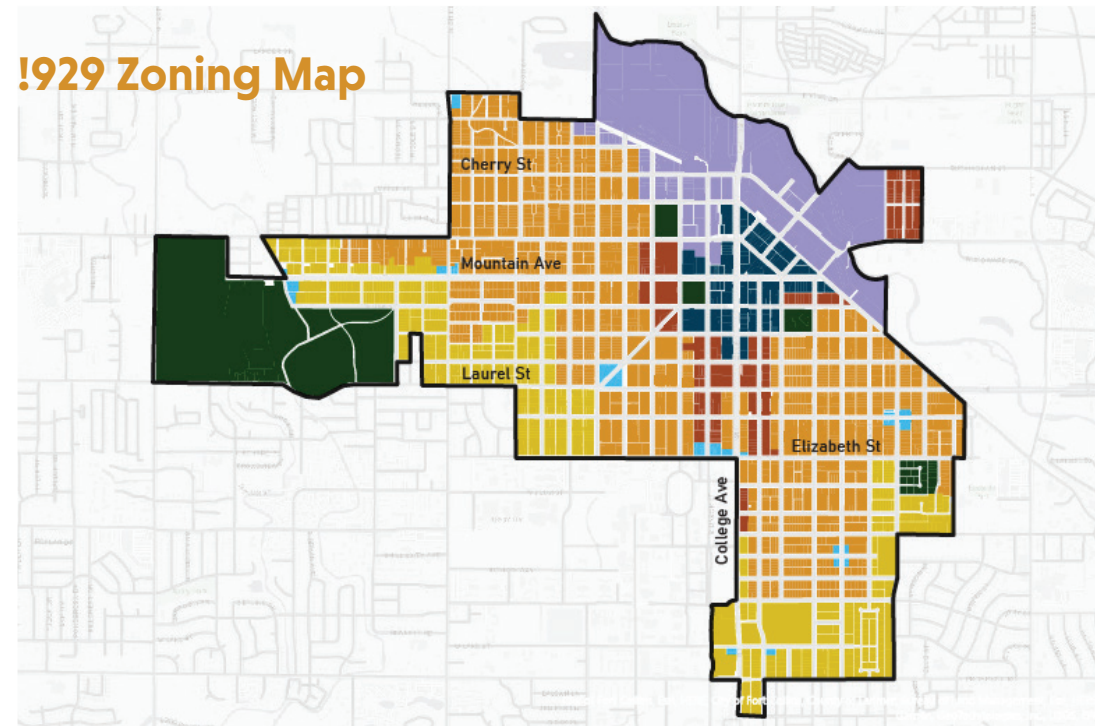
A site area was established by combining several supporting documents to identify the "urban core." The original 1929 Fort Collins zoning map was digitized to help show the relationship between existing conditions and the original intended land uses and platting design. A set of recommendations were drafted to address the problems within the targeted urban core. All data was collected using open source databases, libraries, and proprietary information provided by the client. All work was created using the microsoft suite, adobe illustrator, photoshop, and indesign, Sketchup, and GIS. These softwares were combined to create, analyze and visualize all information contained in the report.



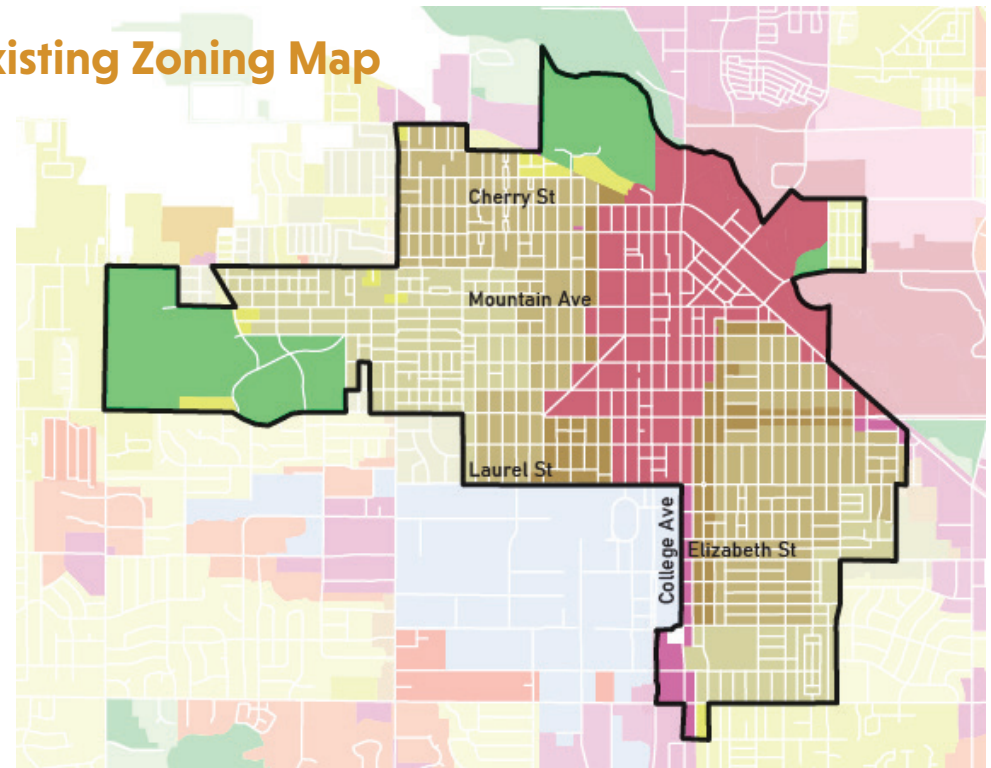
# Historic Core Analysis

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.

**1929 Zoning Map**



**Existing Zoning Map**



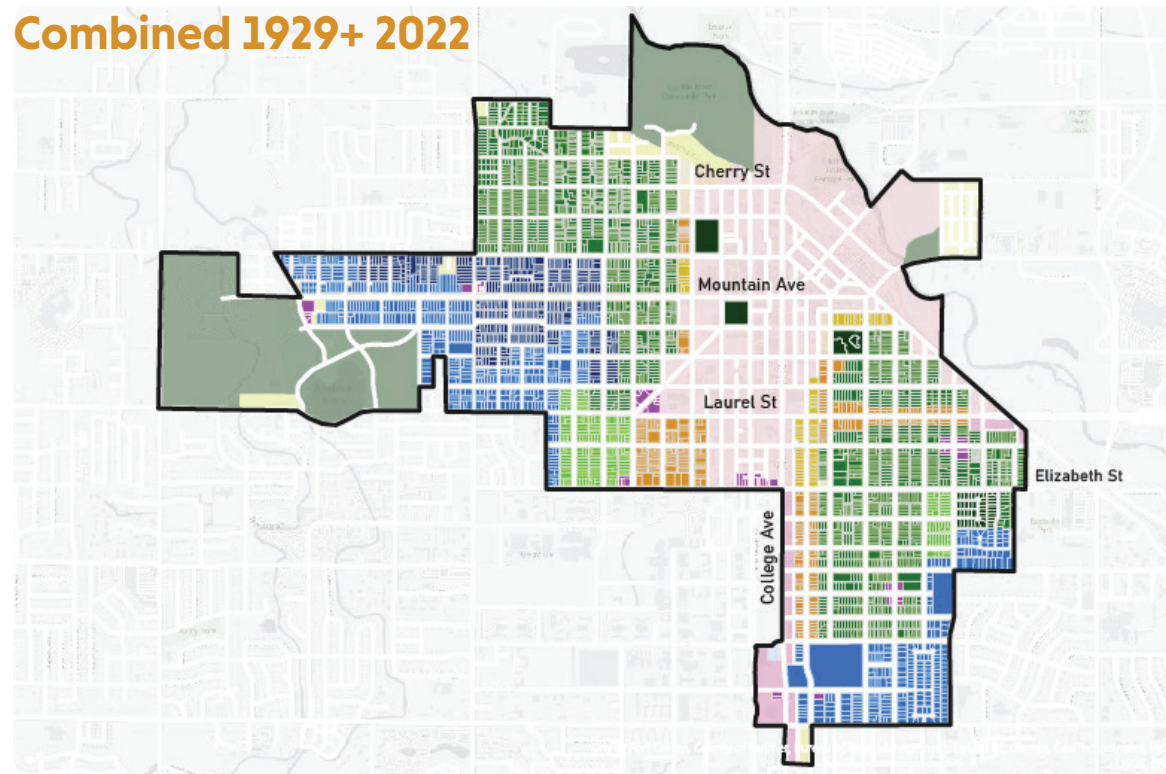


## Executive Summary

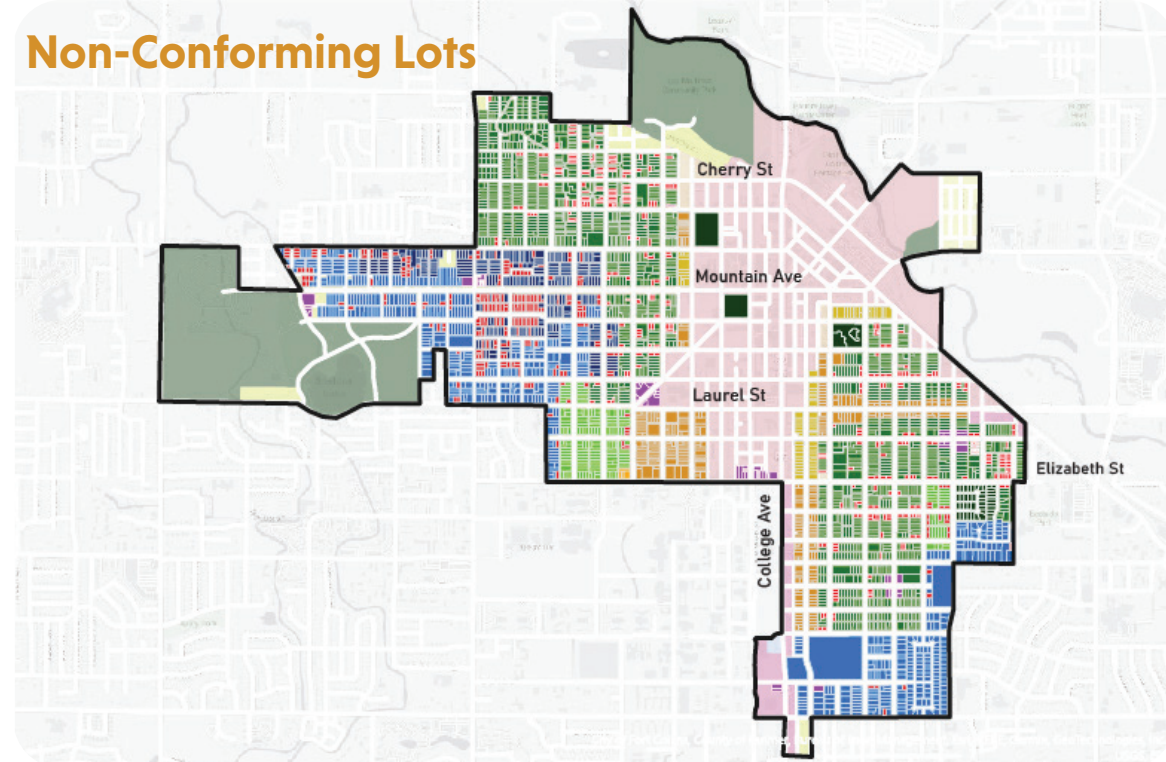
To try and pinpoint areas where there uses and goals are not aligning, the 1929 zoning map was overlaid with the existing zoning map to create a hybrid 1929 + 2022 Zoning map. This map shows borders between areas in darker shades of blue and green where there could be a misalignment from the original 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.

## Combined 1929+ 2022



## Non-Conforming Lots

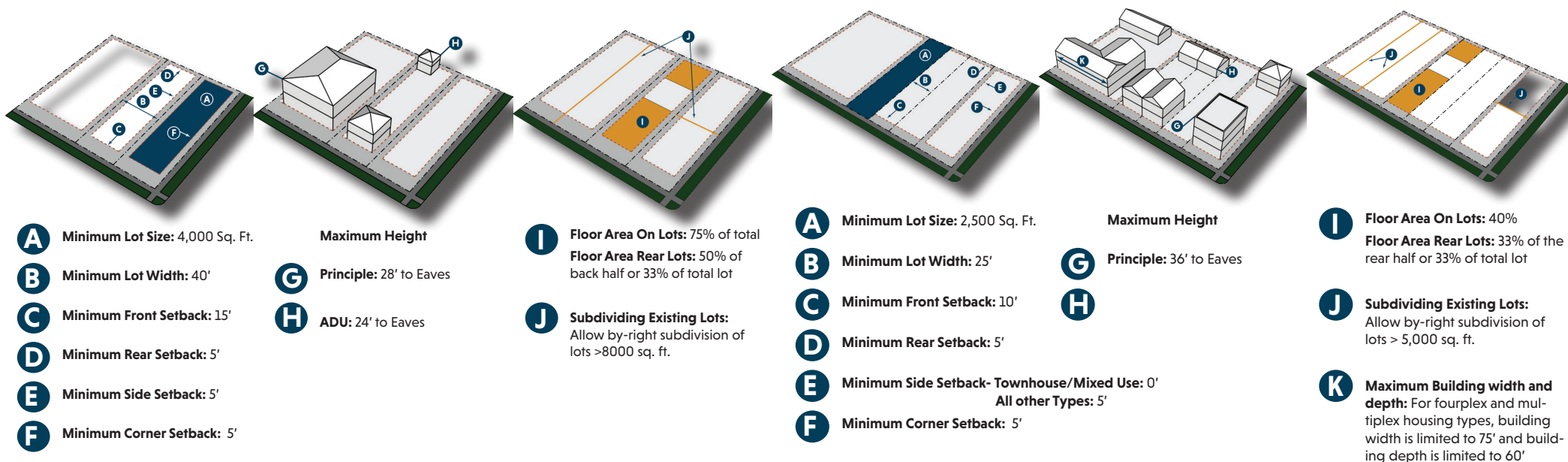
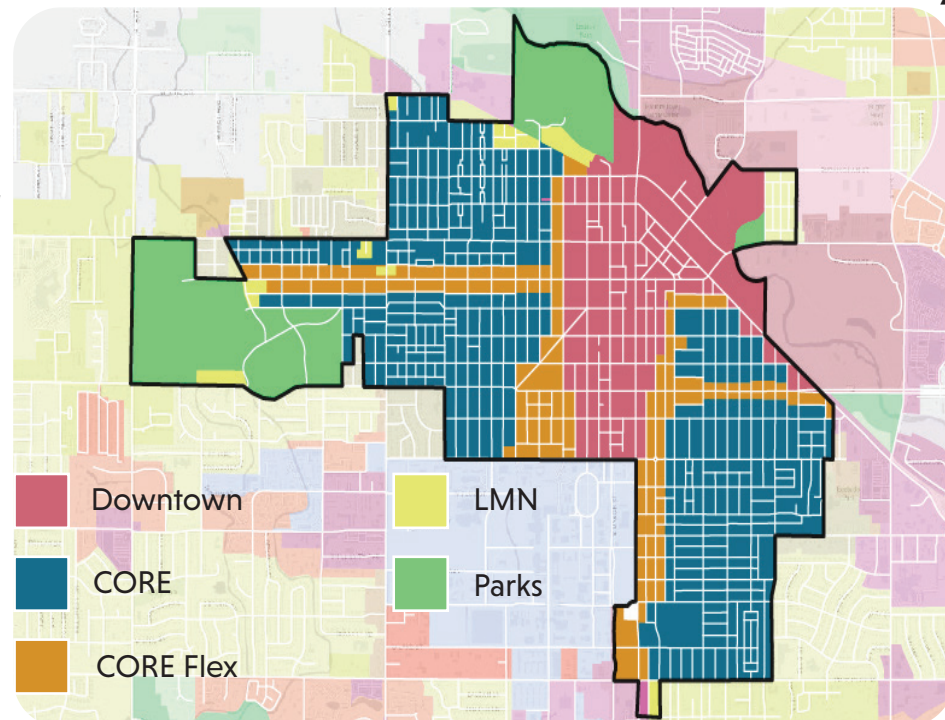


# Recommendations

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

Combining these districts into one will make the code more parsimonious, and easy to use for the average citizen as there won't be conflicting regulations between areas of the core that have very similar characteristics otherwise. In general, we will seek to bring the current widths, sizes, heights, floor areas and intensities back into line with these areas of the core.

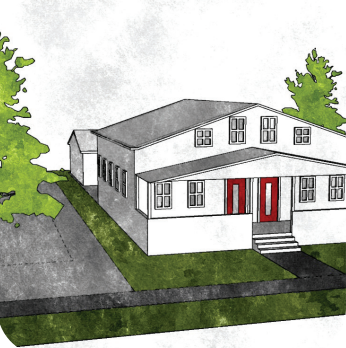
## #2: Decrease Minimum lot size, lot width and setbacks. Increase maximum floor area, height, and allow subdivision by right





# #3: Allow desired building type by right in "CORE"

These development standards will create the opportunity for the Core district to accomplish the goals outlined in the City Plan. This page provides a diagram of all existing development standards for NCL, NCM and NCB districts, followed by the proposed zoning standards for the Core and Core Flex districts. The previous page and this page can be combined to gain full understanding of proposed technical and broad changes to the current code. Graphics similar to these should be implemented throughout the new zoning code to help all users understand the often jargony and spatially abstract ideas within the code. All of the below renderings are the proposed allowable missing middle housing types by right.



REGULATION

- Basic Development Review
- Administrative Review
- Planning & Zoning Board Review
- Prohibited

ZONE

NCL	NCM	NCB	CORE	FLEX
Neighborhood Conservation Low Density	Neighborhood Conservation Medium Density	Neighborhood Conservation Buffer	Urban Core District	Urban Core Flex District

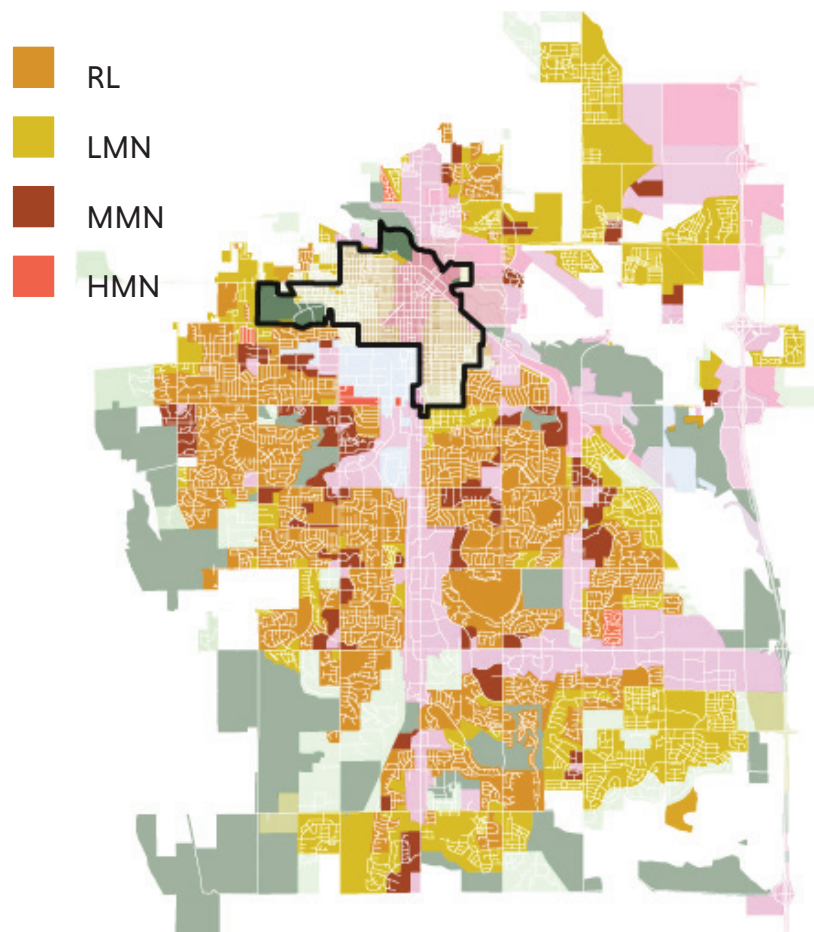
HOUSING TYPE

Single-Family Detached	●	●	●	●
Single-Family Attached	○	○	⊖	●
Two-Family Dwelling	○	●	●	●
Two-Family Attached Dwelling	○	○	⊖	●
Multifamily	○	⊖	⊖	●
Mixed Use Multifamily	○	○	○	●
Carriage House	⊖	⊖		
Residential Cluster Development	○	○		
Manufactured Housing Community	○	○	○	○
Fraternity and Sorority Houses	○	○	⊖	⊖
Domestic Violence Shelters	●	●	●	●
Short Term Primary Rentals	○	●	●	●
Group Homes	⊖	⊖	⊖	⊖
Extra Occupancy	○	○	○	○
ADU			●	●
Triplex			●	●
Fourplex			●	●
Cottage Cluster			●	●



## #4: Expand and apply analysis to other zone districts

The discrepancy between the goals of the City Plan and the current LUC extends throughout the entirety of Fort Collins. These standards are intended to implement missing middle housing in the urban core, however a targeted approach that aligns the intended goals of the plan with the new Land Use Code needs to extend further into all residential areas. This will ensure that the updated LUC will strengthen these districts to allow the creation of the kind of housing solutions that the plan envisions. Specifically, this type of analysis should target the Low Density Residential (RL), Low Density Mixed-Use Neighborhood (LMN), Medium Density Mixed-Use Neighborhood (MMN) and High Density Mixed-Use Neighborhood (HMN) districts. These make up the majority of city where changes to the LUC will help bring the goals of the City Plan to fruition.



## #5: General & Language

### Eliminate the use of the word "family"

Historically, The use of the word "family" has been used in zoning codes either directly or indirectly to exclude and segregate disenfranchised members of the population by restricting the number of non-related individuals who are legally allowed to occupy a single dwelling. The precedence for this practice dates back to the 1974 supreme court case Village of Belle Terre et al. v. Boraas Et Al. when the supreme court defined the use of the word "family." This was a controversial ruling at the time Which is clear in the language used in the dissent to the ruling, which was twice as long as the original opinion, and has recently led to more progressive municipalities making these types of restrictive zones illegal in their zoning codes such as Minneapolis, Minnesota. This should be an adopted standard for the City of Fort Collins to ensure equity and access to a more diverse population of the city. Therefore, all previously described "single family" and "multi-family" districts in the city should be referred to solely by the number of dwelling units the buildings contain, regardless of the number of people who will occupy the units, or their relationship to each other. Additionally the code should never create a district that is exclusively single attached or detached single dwelling homes.

### Define all terms and include Rule of Measurement

The update of the code should include a complete and expanded section for defining all terms. There will be the introduction of new concepts and measurements that will need to be clearly and legally defined so that they can be used interchangeably to describe the ways in which measurements and standards will be applied throughout the code. Creating this section will eliminate potential ambiguity or interpretation by future developers and will allow a clear legal framework for the application of the standards that the code will create. This should also incorporate a clear rule of measurement section to standardize and clarify how definitions will be applied throughout the document.

### Reduce parking requirements

Creating walkable neighborhoods requires that the public right of way is dominated by pedestrian traffic and not car traffic. This is a concept that needs to be incentivized within the code to persuade the public to adopt this as a lifestyle feature if they want to live in these types of neighborhoods. Currently in the code there is ambiguous and inconsistent application of parking requirements. This should be discrete and standardized so that there are no off-street parking requirements. The requirement for the Core and CoreFlex districts should be 1 spot per dwelling Unit, and this spot should be flexible to incorporate street parking as viable substitutions for off street parking.