

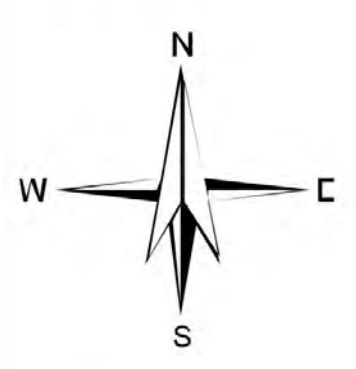
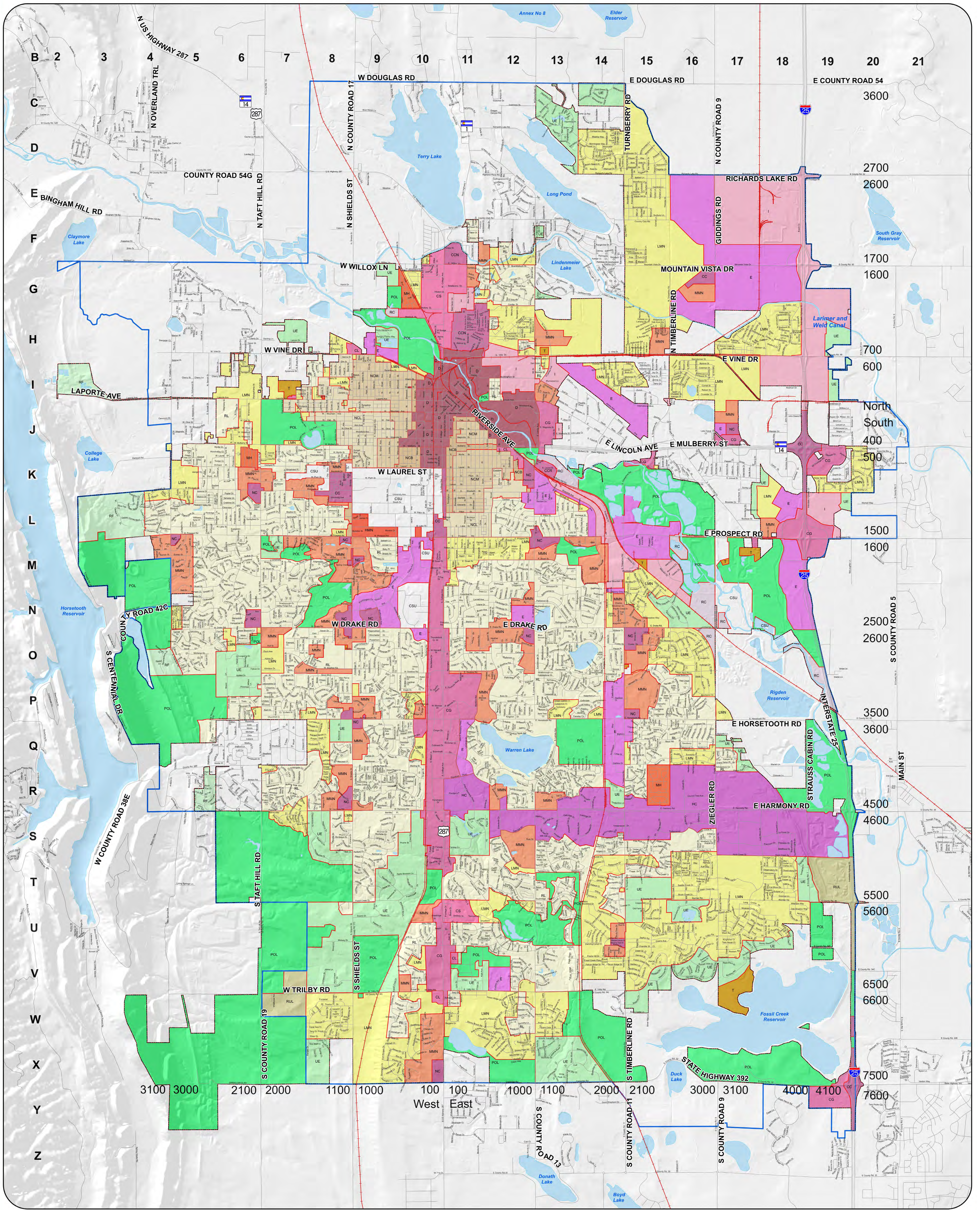
HOUSING TYPES

Building Type	Description	# of Dwelling Units
Mixed-Use		
	<ul style="list-style-type: none"> • “Mixed-use” buildings have a combination of retail, office, and/or residential spaces within one or several buildings. • Mixed-use buildings are usually in more urban areas and can vary in their size and number of stories. 	<ul style="list-style-type: none"> • 1 minimum
Apartment Building		
	<ul style="list-style-type: none"> • Apartment buildings are typically medium to large in size because the units are placed side-by-side and/or stacked vertically. • Apartment buildings have a variety of architectural styles but are usually at least 2 stories tall and have common entries that face the street. 	<ul style="list-style-type: none"> • 3 minimum
Cottage Court		
	<ul style="list-style-type: none"> • Cottage Court complexes are a grouping of residential units that are organized around a shared courtyard accessible to all residents. • Some cottages face the street while others face towards the courtyard. • The cottages are usually smaller in scale with friendly architectural styles that provide a neighborhood feel, such as porches or stoops for each residential unit. 	<ul style="list-style-type: none"> • 3 minimum
Duplex		
	<ul style="list-style-type: none"> • A duplex consists of one building with two (2) side-by-side residential units that both face the street or two (2) units that are stacked vertically. • A duplex is commonly 1.5 to 2 stories and usually features porches, stoops, and pitched roofs, so it can look like a medium to large detached house and fit in well with single-unit neighborhoods. • Other types of duplexes may not face the street, such as over-the-garage duplexes or basement duplexes. 	<ul style="list-style-type: none"> • 2 maximum

HOUSING TYPES

Building Type	Description	# of Dwlling Units
<p data-bbox="107 442 315 484">Rowhouse</p> 	<ul style="list-style-type: none"> • A rowhouse consists of 2-8 residential units that are placed side-by-side and share walls. • Rowhouses are typically narrow and 2-3.5 stories tall, with each home having its own entrance that usually faces the street. • It is common for homes in rowhouses to have porches and some may have an attached or detached garage behind each unit. 	<ul style="list-style-type: none"> • 3 minimum
<p data-bbox="107 979 837 1021">Detached House - Urban & Suburban</p> 	<ul style="list-style-type: none"> • A detached house is a small to medium-sized 1-2 story home on a single lot located in established neighborhoods. • Most have one main entrance and often attached or detached garages. • Urban detached houses are distinct in that they are usually on smaller lots, and within walking distance to key amenities and services. • Suburban detached houses make up a large portion of Fort Collin’s current single-unit residential areas. 	<ul style="list-style-type: none"> • 1 maximum
<p data-bbox="107 1646 481 1688">Residential Cluster</p> 	<ul style="list-style-type: none"> • In a residential cluster lot sizes may be reduced in order to cluster the dwellings together on a portion of the property, with the remainder of the property permanently preserved as privately owned open space. • A Residential Cluster may include the following other building types Detached House, Duplex, Cottage Court, Rowhouse, or ADU. 	<ul style="list-style-type: none"> • 3 minimum
<p data-bbox="107 2142 591 2184">Accessory Dwelling Unit</p> 	<ul style="list-style-type: none"> • Full living amenities • Accessory to a Duplex or Detached House • New construction or built from existing detached accessory building • Subordinate to and compliments the primary dwelling (architecture, materiality) 	<ul style="list-style-type: none"> • 1 maximum

UNDERSTANDING ZONING



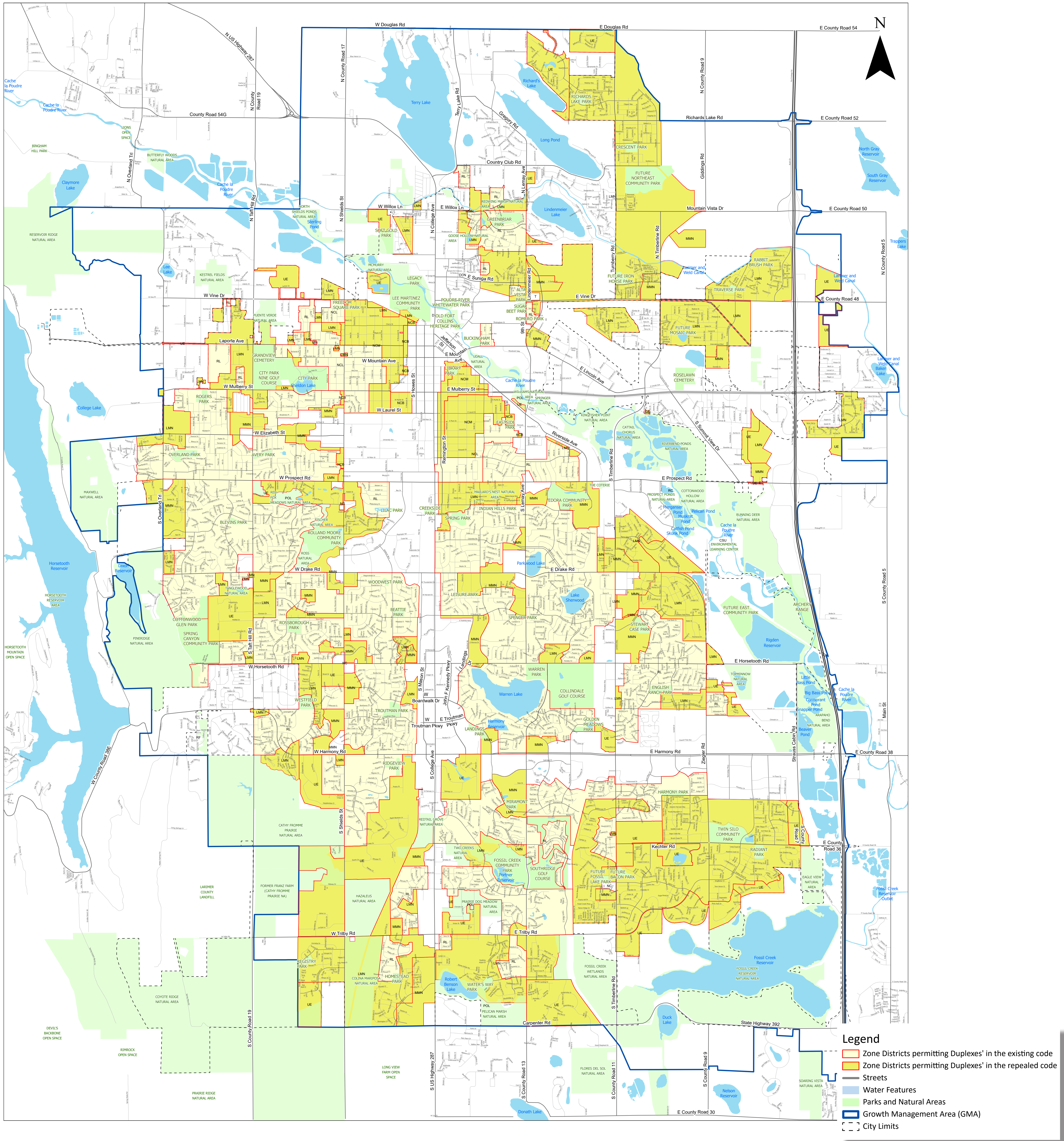
Scale 1:30,000
0 0.5 1 2 Miles
CITY OF FORT COLLINS

City Limits	General Commercial (CG)	High Density Mixed-Use Neighborhood (HMN)	Public Open Lands (POL)
Growth Management Area	Limited Commercial (CL)	Low Density Mixed-Use Neighborhood (LMN)	River Conservation (RC)
Water Features	Service Commercial (CS)	Manufactured Housing (MH)	Residential Foothills (RF)
City Zoning	Community Commercial (CC)	Medium Density Mixed-Use Neighborhood (MMN)	Low Density Residential (RL)
Community Commercial North College (CCN)	Downtown (D)	Neighborhood Commercial (NC)	Rural Lands District (RUL)
Community Commercial Poudre River (CCR)	Employment (E)	Neighborhood Conservation Buffer (NCB)	Transition (T)
	Harmony Corridor (HC)	Neighborhood Conservation Low Density (NCL)	Urban Estate (UE)
	Industrial (I)	Neighborhood Conservation Medium Density (NCM)	

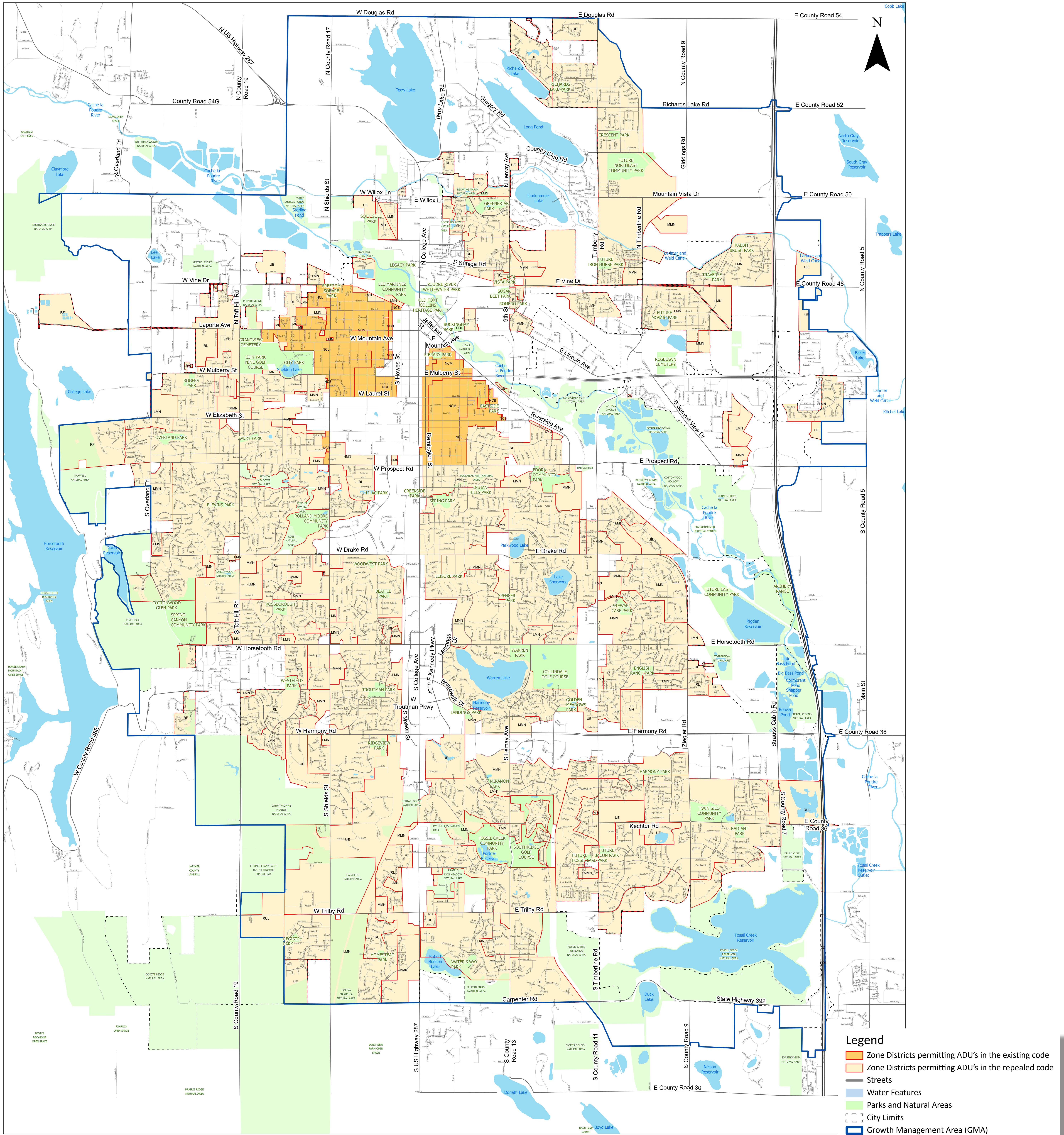
Permitted Housing Types by Zone District

Zone District	Currently Permitted Housing Types	Additional Housing Types Proposed Under Repealed Code
RUL: Rural Lands	<ul style="list-style-type: none"> Detached house (Single-unit dwellings) Domestic violence shelters 	<ul style="list-style-type: none"> Accessory dwelling units
UE: Urban Estate	<ul style="list-style-type: none"> Detached house (Single-unit dwellings) Duplexes Short-term rentals, owner occupied Group homes Domestic violence shelters 	<ul style="list-style-type: none"> Accessory dwelling units
RF: Residential Foothills	<ul style="list-style-type: none"> Detached house (Single-unit dwellings) Group homes Domestic violence shelters 	<ul style="list-style-type: none"> Accessory dwelling units
RL: Low Density Residential	<ul style="list-style-type: none"> Detached house (Single-unit dwellings) Group homes Domestic violence shelters 	<ul style="list-style-type: none"> Accessory dwelling units Duplexes Triplexes (if 1 unit is affordable for 99 yrs) Cottage court houses
NCL: Neighborhood Conservation Low Density (Renamed to OT-A Old Town Low Density)	<ul style="list-style-type: none"> Detached house (Single-unit dwellings) Carriage house (on lots >12,000 sqft) Group home Domestic violence shelter 	<ul style="list-style-type: none"> Duplexes Cottage court houses
NCM: Neighborhood Conservation Medium Density (Renamed to OT-B Old Town Medium Density)	<ul style="list-style-type: none"> Detached house (Single-unit dwellings) Carriage house (on lots > 10,000 sq ft) Duplex Apartment building and rowhouse (3-4 units max.) Short-term rental, owner occupied Group home Domestic violence shelter 	<ul style="list-style-type: none"> Apartment buildings: (5 units max.) Rowhouses 2-3 units, depending on lot size Cottage court houses
NCB: Neighborhood Conservation Buffer (Renamed to OT-C: Old Town High)	<ul style="list-style-type: none"> Detached house (Single-unit dwellings) Carriage house Duplex Apartment building and rowhouse Mixed-use dwelling Short-term rental, owner occupied Fraternity/sorority house Extra occupancy house Group home Domestic violence shelter 	<ul style="list-style-type: none"> Cottage court houses
LMN: Low Density Mixed-Use Neighborhood	<ul style="list-style-type: none"> Detached house (Single-unit dwellings) Duplex Apartment building (3+ units) and rowhouse Mixed-use dwelling Manufactured housing Short-term rental, owner occupied Extra occupancy house Group home Domestic violence shelter 	<ul style="list-style-type: none"> Accessory dwelling units Cottage courts
MMN: Medium Density Mixed-Use Neighborhood	<ul style="list-style-type: none"> Detached house (Single-unit dwellings) Duplex Apartment building (3+ units) and rowhouse Mixed-use dwelling Short-term rental, owner-occupied Fraternity/sorority house Extra occupancy house Group home Domestic violence shelter 	<ul style="list-style-type: none"> Accessory dwelling units Cottage courts
HMN: High Density Mixed-Use Neighborhood	<ul style="list-style-type: none"> Apartment building (3+ units) and rowhouse Mixed-use dwelling Short-term rental, owner-occupied Fraternity/sorority house Extra occupancy house Group home Domestic violence shelter 	<ul style="list-style-type: none"> Accessory dwelling units
MH: Manufactured Housing	<ul style="list-style-type: none"> Manufactured housing Extra occupancy house Group home Domestic violence shelter 	<ul style="list-style-type: none"> Accessory dwelling units Detached house

DUPLEXES



ACCESSORY DWELLING UNITS



**WE WANT
TO HEAR
FROM YOU!**



What kinds of features make an Accessory Dwelling Unit (ADU) feel like it fits in with a neighborhood?

Height & Roof Styles

Not Important

Slightly Important

Fairly Important

Very Important



Location of Parking

Not Important

Slightly Important

Fairly Important

Very Important



Building Character & Materials

Not Important

Slightly Important

Fairly Important

Very Important



Setbacks

Not Important

Slightly Important

Fairly Important

Very Important



Floor Area/Footprint

Not Important

Slightly Important

Fairly Important

Very Important



Percent on a Block

Not Important

Slightly Important

Fairly Important

Very Important

