

LAND USE CODE

COMMUNITY ENGAGEMENT REPORT



**CENTER FOR
PUBLIC DELIBERATION
COLORADO STATE UNIVERSITY**

**PREPARED FOR THE CITY OF FORT COLLINS BY
THE CSU CENTER FOR PUBLIC DELIBERATION**

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Executive Summary

This report synthesizes the Land Use Code engagement series that took place on Saturday, October 23rd, Monday, October 25th, and Wednesday, October 27th, 2021. It includes data and notes from small group facilitated conversations. These events were designed to allow residents throughout Fort Collins to share their current experiences with housing and discuss changes and updates they would be willing to accept as the City of Fort Collins begins implementing numerous strategies from their Housing Strategic Plan. Residents were also asked to share information about any barriers they could identify to changing or updating land use code, and how current codes may be impacting the affordability of their housing.

Land Use Code Engagement Events

Meeting Design

In order to solicit broader feedback on various land use code related issues, the Center for Public Deliberation, in partnership with the City of Fort Collins, designed a series of three community engagement opportunities that focused on a different neighborhood type for each event. City partners alongside the CPD identified three neighborhood types that would allow various residents throughout the city to react to and provide feedback about land use code. These neighborhood types were chosen to ensure that residents felt they did not need to attend all three events in order to participate in the conversation that most related to the type of housing they currently live in. However, some residents still opted to attend all three of the events. To encourage a wider diversity of participation and to honor the time our community members spent in conversation with one another, we offered \$40 gift cards to King Soopers for each of these engagement events

While each unique event had its own topic, there was overlap in the land use codes and policies that impacted each neighborhood type, which allowed various residents to share feedback about similar codes.

To gather a variety of participants, we created an RSVP survey that was sent to Fort Collins residents through various channels and each resident was able to register for multiple events. This information was used to create small breakout groups for each event. These breakout groups consisted of community members with a variety of expertise on housing issues, some were developers or builders, some were landlords, some worked in local business, and many were community members with context expertise who lived in manufactured housing communities, affordable developments, and a variety of other housing situations. Various groups included both English and Spanish speakers and we utilized Language Justice Interpretation to allow all participants to communicate in the language they were most comfortable with. All participants were provided an informational handout with more detail about each of the neighborhood type they were discussing. These were provided in both English and Spanish. You can find these handouts at the end of this report.

At each event, small groups were facilitated by a student associate at the Center for Public Deliberation. There was also a note-taker in each breakout group tasked with recording all comments, questions, and information shared by participants. City of Fort Collins experts attended each meeting to be available to answer any fact-based questions, but they were not incorporated into small groups to avoid conversations turning into Q&A sessions. Student facilitators guided the conversation by asking a series of questions in two parts. For each event, some questions were changed slightly to make sure they pertained to the neighborhood type being discussed.

Part one discussions focused on building community understanding and consisted of the following questions:

Event One:

1. If you moved to Fort Collins this year with your current salary, what types of housing would you be able to afford?
 - a. How has what you can afford changed over time?
2. How is the current cost of single-family housing impacting you or others you know in the community?
3. If you own a home, what are some things you would like to do, but are currently unable to do because of land use code regulations?

Event Two:

1. If you moved to Fort Collins this year with your current salary, what types of housing would you be able to afford?
 - a. How has what you can afford changed over time?
2. How is the current cost of various types of housing impacting you or others you know in the community?
3. If you currently live in a neighborhood like this, what are some things you would like to see changed or improved?

Event Three:

1. If you moved to Fort Collins this year with your current salary, what types of housing would you be able to afford?
 - a. How has what you can afford changed over time?
2. Do you or someone you know live in a mixed-use neighborhood? What has your/their experience been like?
3. What are some benefits to having mixed-using housing throughout the city?

Part two focused on future visioning and utilized the same questions each night, simply substituting the appropriate neighborhood type:

Event One:

1. What does an ideal suburban (mixed housing, mixed-use) neighborhood look like to you?
2. What are some steps the city can take to increase housing capacity in suburban (mixed housing, mixed use) neighborhoods
3. What changes to code would you be willing to accept in your own neighborhood? What changes would you like to avoid?
4. Can you identify any unintended negative consequences to updating land use codes in suburban (mixed housing, mixed-use) neighborhoods?

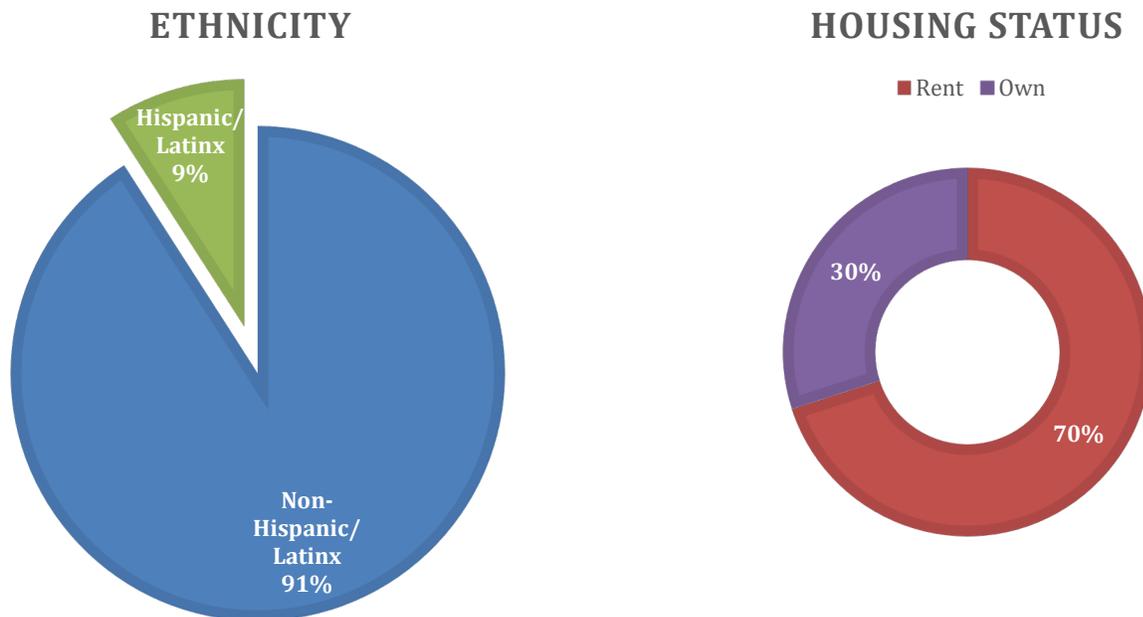
At each engagement event, partners with the City of Fort Collins provided a 10–15-minute introduction about the specific neighborhood type being discussed as well as information about how updating land use code will progress in the coming months and years. After this introductory session, participants were sent to breakout groups and spent 40 minutes in facilitated discussions for part one. After 40 minutes, we provided a 10-minute break, and then participants returned to their original breakout groups to begin part two. Participants then spent an additional 40 minutes focused on future visioning questions before being sent back to the full group for closing remarks.

After the three events were complete, a small team of students compiled notes from all events into one document. Once this was complete, each comment in the notes was thematically coded in two rounds. In the sections below, we share demographic breakdowns for attendance at each engagement event, as well as major themes we identified. These themes are organized roughly according to the frequency with which they appeared in the event notes.

Event One, Saturday, October 23rd

Suburban Neighborhoods

Participant Demographics



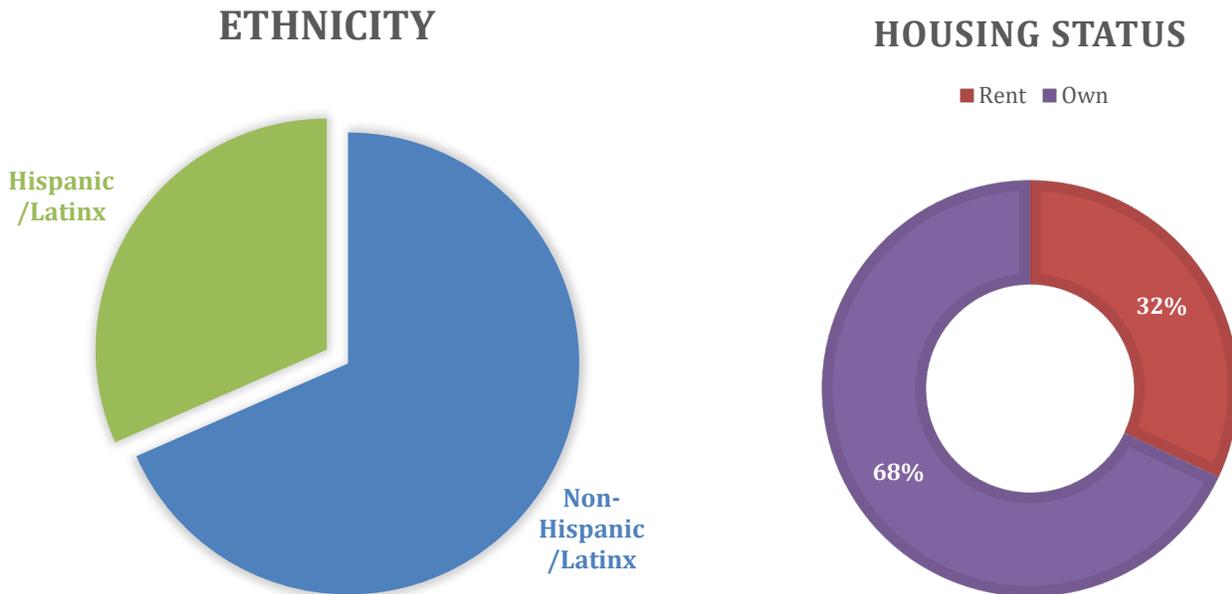
10 residents attended the first event. They ranged in age from 18-64. Most residents at this event declined to specify their income range, which makes it difficult to provide accurate percentages. 80% of event one participants identified as White, 20% identified as Black/African American. 91% of participants were non-Hispanic, and 9% identified as Hispanic/Latinx. 70% were renters and 30% were owners. Breakout groups included a mix of English and Spanish speakers. Low turnout at this event speaks to a larger attrition issue at Saturday events which has been a theme for the duration of the pandemic.

**Where numbers do not equal 100, participants declined to specify.*

Event Two, Monday, October 25th

Mixed-Type Neighborhoods

Participant Demographics



25 residents participated in the second event. They ranged in age from 18-75+ and encompassed income levels from \$24,999 or less to \$199,999. 68% of event two participants identified as White and the remaining number chose not to identify. 52% of participants were non-Hispanic, and 32% identified as Hispanic/Latinx. 32% were renters and 68% were owners. Breakout groups included a mix of English and Spanish speakers.

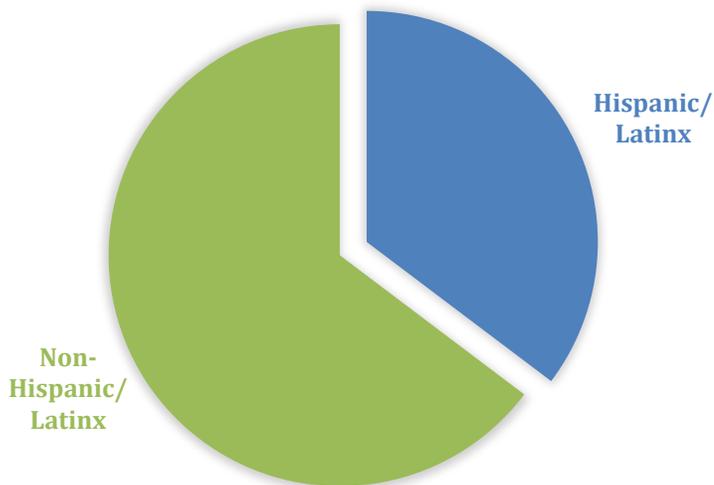
**Where numbers do not equal 100, participants declined to specify.*

Event Three, Wednesday, October 27th

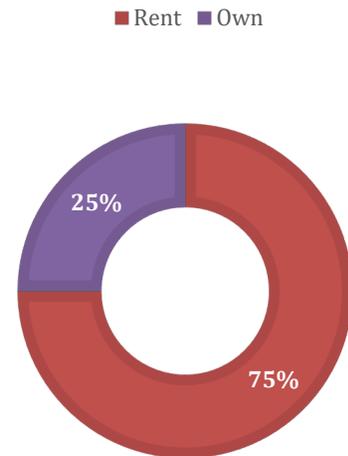
Mixed-Use Neighborhoods

Participant Demographics

ETHNICITY



HOUSING STATUS



19 residents participated in the third event. They ranged in age from 18-75+ and encompassed income levels from \$24,999 or less to \$199,999. 52% of event three participants identified as White, 10% identified as Asian, and the remaining number chose not to identify. 57% of participants were non-Hispanic, and 31% identified as Hispanic/Latinx. 75% were renters and 25% were owners. Breakout groups included a mix of English and Spanish speakers.

**Where numbers do not equal 100, participants declined to specify.*

Event Themes

Though each event focused on a different neighborhood type, participant notes across all events reflected similar major themes. For this reason, these themes will be compiled into one section rather than identifying themes in each night. Quotes and information about specific neighborhood types will also be identified in the following sections.

Community Concerns

At each event participants began their facilitated conversations by focusing on their current experience with housing and any concerns they would like to share with the city. Across all breakout group, themes tied to concerns of low supply, rising costs of living, and impacts on community were identified.

Low Supply and High Costs.

In several groups, participants continually discussed concerns about the low supply of all types of affordable housing throughout the city, whether the housing was located in suburban, mixed type, or mixed-use neighborhoods. Participants noted that low supply was leading to various issues like needing to rent rather than own a home, having to share a space with family or roommates because there wasn't enough available affordable housing, and a prescient concern that outside investors were buying up all the available housing and turning it into long-term rentals, which was pushing many first-time home buyers out of the market. Participants across breakout groups noted that this issue of low supply was a major driver of the rising cost of housing throughout the city.

One participant shared that, although she had been a lifetime saver, the low supply of housing coupled with large costs in Fort Collins forced her to “settle”:

Having moved around the country to pursue job opportunities and finally settling in Fort Collins, I could not find the house I wanted to buy, but I settled for what I could find. I could not buy anything in Fort Collins if I moved here this year.

In terms of suburban housing, participants noted that because much of this type of housing is low density it required a lot more space than was necessary for most people, especially in back yards. Some noted that building housing more closely and reducing the size of lot lines may be a way to increase capacity in these neighborhood types, though many noted the understanding these neighborhoods were likely not the best places to build new housing because of the associated costs. However, numerous residents also noted concerns about how increasing density especially in suburban neighborhoods may impact their views or the value of their properties. Residents seemed much more willing to have density conversations about the other two neighborhood types where they perceived there was more flexibility to build up.

U+2 was also discussed across all three events as there was a considerable number of Colorado State University students present at each event. While U+2 certainly impacts other groups apart from these students, they are typically more impacted than others. Numerous students noted that their ability to afford housing off campus was hampered by the code. They noted that increasing these capacity restrictions could help alleviate not only cost concerns, but also increase the supply of available units elsewhere in the city.

One student noted:

I have to move into an apartment next year, but it's not affordable with just me and another roommate as minimum wage workers. In order to afford off-campus housing you need at least 3 or 4 roommates but can only have 3 people in a house to conform with city regulations.

However, on the other side of this discussion, many residents also expressed concern that increasing resident capacity in any neighborhood type would just allow landlords to increase their rent prices to account for an additional person on the lease. Many expressed a desire for the city to help make sure this would not happen.

At each event we asked participants if they would be able to afford their current home if they just moved to Fort Collins this year. Many noted that would not be possible as the cost of living has risen almost unsustainably throughout the years. Some participants noted that the pandemic helped keep their rent low, but if they were to move into the same size apartment or home now, they would not be able to afford the monthly mortgage or rent. Additionally, many noted that to afford any housing now would require them to share the rent or mortgage with friends or family members even though many participants were making what they felt was a decent salary at their current job.

In one group, a participant noted that a generational wage gap may also be making housing unaffordable for many younger residents throughout the city:

CSU students independent of parents do not have the wealth to purchase housing until they get older. Especially low-density single-family housing.

Concerns and conversations about generational wealth were echoed a few times throughout these events. Many noted the rising costs were disproportionately impacting students and young families, as well as lower-income earners across the city.

Impacts on community and the environment.

Participants in various breakout groups also expressed concern that the aforementioned issues were having negative impacts on the local community at-large. Many stated their concern that long-term residents are slowly being priced out of their own neighborhoods, again echoing the concern that investors or others from out of state were able to buy up housing more quickly than local residents. Some lamented that the issues of low supply and high prices were making neighborhoods less vibrant, because only certain demographics of residents were able to afford housing especially in suburban type neighborhoods.

One resident shared:

[I worry about] pushing out Native Coloradans. Fort Collins is becoming less and less livable for older populations.

Another stated:

I think it's a shame we're going to lose a fully dimensioned community because our pricing is so high.

Groups also discussed concern around the growing homeless population in the city and how this group would be impacted by building more housing. Participants wondered if people experiencing homelessness would continue to be displaced from their current areas if new housing developments were built where they currently rest or keep their belongings. Many shared a hope that any plans made by the city would take this into account.

In terms of environmental concerns, several participants noted the current cost of housing/lack of supply throughout the city also has unintended climate consequences as more and more residents are forced to purchase homes or rent housing outside of the city and drive in for work or school. This creates a two-fold concern of an increased carbon footprint within the city as well as contributing to growing issues of traffic, which leads us to our next main theme across these events.

Traffic and Infrastructure.

Another major theme across all three events was a concern for how increased density in any neighborhood type would also create more traffic on roads that are already congested throughout the city. In multiple groups at each event, participants had extended discussions about how there are certain areas of the city in consideration for development where there is limited to no public transportation.

As one participant shared:

There is limited bus service in my neighborhood. There are mobile home parks that likely do not have any bus services. It's not just about housing, but if you're increasing density you need to increase transportation.

Additionally, many noted that the areas with limited transportation also do not have the current road infrastructure to support a drastic increase in traffic from personal vehicles. Numerous residents expressed concern that building more housing or increasing more density prior to assessing infrastructure would lead to more headaches getting through the city. We heard stories throughout almost all breakout groups about certain areas of the city residents would already avoid because of increased traffic congestion, as well as extended discussion about how specific drive-thru lines in areas of the city were contributing to these issues. Some participants wondered what the city's role might be in changing traffic patterns for businesses to help ease some of these traffic woes.

Overall, participants recognized that we are currently less focused on utilizing public transportation as we could be in our community, and the increase in personal vehicles was going to create new issues or worsen issues already happening on roads in the city. Many expressed a desire to increase our focus on public transportation and shift community attitudes away from personal vehicles.

Community Hopes

At each event, we also asked residents to share what they need or what changes they'd be willing to accept in their neighborhoods. Participants were able to address what they hoped for in response to the concerns they shared in the previous section.

Increased affordability and diversity.

One of the most prescient themes tied to community need was an increased availability of affordable housing throughout the city. As mentioned in the previous section, numerous residents shared that housing had become unaffordable for a large portion of the local community and that this was creating other issues: limiting neighborhood diversity, pushing out long-term residents, causing people to violate U+2 and other codes, among others. Many residents shared their hopes that the city could provide more affordable housing for people across the income spectrum. Additionally, which was echoed from previous engagement around housing issues, residents continue to express a desire for more information and transparency about how “affordable housing” is defined. Many participants continued to note that even housing in the city currently listed as affordable is still unattainable for numerous residents.

Residents also noted they would like to see more diversity of housing types built within the city and shared that in their current state, many land use codes can separate the community into specific sections related to income, race, and other demographic factors either intentionally or unintentionally. They stated that if the city increased development of mixed housing types throughout the city it could serve a two-fold purpose of creating more affordable housing while also encouraging populations in various neighborhoods to become more diverse.

One participant said:

We want places where we can meet different people, and we can't do that if we live in economically different neighborhoods. I wish that zoning could be re-worked. It tends to separate people. Zoning and developing laws that encourage us to be more inclusive should be a higher priority.

In these conversations, participants grappled not only with providing diverse and accessible housing types, but also with how we help our community create vibrant, welcoming neighborhoods where residents of various races, incomes, abilities, and identities would be able to live and thrive. Many residents noted that housing in its current state is certainly a barrier to creating or maintaining these vibrant neighborhoods.

Increased accessibility and improved infrastructure.

Another large theme cutting across all three of these engagement events was a need for increased accessibility in response to concerns about aging or narrow roads, lack of public transportation, and access for aging populations or residents with disabilities. Many participants noted that ideal neighborhoods would have an appropriate amount of parking for all vehicles and be conveniently located near public transportation and other amenities like grocery stores, cultural centers, and outdoor spaces. Most residents seemed to acknowledge that suburban neighborhoods had a decent amount of accessibility in terms of amenities but could often be lacking in matters of physical accessibility with things like sidewalks, steps up to patios or porches, and the inability of homeowners to build ADUs or other dwelling units to help their aging family members.

As traffic was an extended discussion in nearly all the breakout groups at these events, participants also grappled with how the city could work to improve traffic issues and increase access to public transportation

One participant shared:

I think that building near transit centers is convenient but doesn't replace cars. Most people still have cars even if they do live around transit centers. There needs to be adequate parking and bike racks in all new housing...

Residents were hopeful that current bus lines could be extended farther throughout the city and that wait times between busses could be decreased. Many residents noted that a deterrent to using public transportation in its current state is often that waiting an hour or more between busses isn't realistic. Conversations across breakout groups focused on how the city could build a culture that utilized public transportation more often as some noted these long wait times were caused by multiple things within the city's control, but public sentiment was something we needed to address as a full community. Participants acknowledged that lack of use was also a factor in the reduction of transportation hours and routes.

Some felt that if the community itself became more willing to use public transportation, it would allow for decreased wait times and open up the opportunity for extended service. Participants acknowledged that increasing density in any neighborhood was going to create more traffic, so they hoped the city would keep transportation and infrastructure as a central focus, and work to make sure these systems could accommodate more density before moving forward with new developments.

Flexibility of land use codes and increased protection for renters.

Across three events there was a decent mix of renters and owners, which allowed for participants to grapple not only with a need for increased flexibility in land use code for owners, but also focus on ways the city could work to protect renters. Participants who did currently own a home expressed frustration that they were not able to build accessory dwelling units or turn old garages or barns into additional housing on their own property. Additionally, participants noted frustration with policies in HOAs and their inability to have full gardens in their front yards rather than a lawn. These participants also discussed the increased summer costs of being required to water their lawns. These concerns were echoed by owners and renters alike, but many renters noted they often felt intimidated by their landlords or HOAs and could not choose to make more environmentally friendly choices without violating their lease. These participants wondered if codes or requirements could be updated to account for our changing climate and give tenants more flexibility with watering lawns and allowing them to make more creative changes to their yards.

Others noted that rigid land use codes were causing developers to build bigger units than most people need because of the minimum lot size requirements. They stated that houses on smaller lots may be more affordable and could also help with density issues. Additionally, some homeowners expressed a desire for the city to be less restrictive about short-term rentals as these could provide a revenue stream for current residents to rent out detached units on their property and build income to buy housing in the future or provide short-term housing to those in need throughout the city. However, several other residents expressed concern about detached housing or ADUs turning into short-term rentals in their neighborhood.

Addressing this, a participant shared:

It does not increase affordability when we increase units but have them being used for short-term purposes. We need housing for the people who live here, not the people who visit.

Overall, participants seemed to hope for land use codes that were less restrictive and allowed for neighborhoods and residents throughout the city to create change that makes sense for them rather than proposing a one-size-fits-all solution to density-related issues.

As one participant stated:

We need to think in the long term. I don't think anything we do today will increase capacity immediately, but we need to allow people in these neighborhoods to have the flexibility to change to meet capacity.

Maintaining the character of Fort Collins.

Local character was another main theme we identified. Participants acknowledged the need for Fort Collins to grow and change in order to accommodate its residents more effectively. However, many of these same residents also recognized that a fear of change is driving many of our conversations about development. Numerous groups discussed ways to increase the availability of affordable housing while also maintaining and preserving things they love about the city. In conversations about mixed-use housing zones, participants expressed a strong desire to keep the local character of buildings intact, especially in the downtown area. Residents acknowledges that increasing height requirements would likely be necessary to provide more housing, but they hoped any new developments would be designed to match or fit in well with the existing architecture of buildings.

In a conversation about building heights in Old Town, one participant said:

I like the idea of keeping the facades [of existing buildings], but architecture is more than just facades and much more plays into the historical value of many buildings. How can we make progress while having that historical conservation?

Residents in suburban neighborhoods expressed hopes that new flexibilities in land use code wouldn't have unintended impacts on their own homes or yards. Many folks noted they enjoy the privacy their back yard affords them, or the view of the mountains they're able to see from their back porch. Additionally, some residents in suburban areas were hopeful that these changes wouldn't fundamentally alter the overall character of their neighborhood, as earlier conversations noted some of our older suburban neighborhoods are likely not well suited for higher density housing.

Another important aspect of Fort Collins' character identified by our participants was parks and open space. Numerous conversations focused on the tradeoffs related to preserving land for open space while affordable housing is limited, but most of the participants in these groups expressed a desire to keep open space attainable for residents throughout the city. They discussed potential for developments to incorporate small parks or greenbelts into their plans, but also noted again the importance of the transportation piece to make sure residents in all neighborhood types had easy access to nature even if it wasn't right next door. Some residents expressed hopes that open spaces and parks could be made more easily accessible to parts of the city that are lacking in these amenities.

Summary

Conversations and themes during these events largely echoed themes we heard from residents during our community engagement from 2019-2021 for the Home2Health Community Guide Program, and the Home2Health Community Summit. Participants continue to acknowledge the growing costs of housing and how it is impacting the local community. Participants also continued to express a desire for continued engagement around various housing issues: land use code updates, implementation of other strategies in the Housing Strategic Plan, etc. Residents were willing to admit that change is intimidating and many folks throughout the city have legitimate concerns about how changing building codes and our housing mix could change the character and value of their neighborhoods. However, most seemed to acknowledge that change was necessary and hoped the City of Fort Collins would continue to be transparent with residents and continue to seek their feedback.

Most of the participants who filled out the RSVP survey expressed interest in being involved in future conversations about housing policy and development in Fort Collins. Additionally, numerous residents who attended one or more of our engagement events in prior years came back again to share their thoughts about these new topics, which suggests continued interest and concern for these issues. Participants also continued to express gratitude for the inclusion of Language Justice in our community engagement events. Many were impressed by the city's efforts to make many of these events more accessible to residents throughout the city and the city's efforts to make sure as many voices as possible would be heard and considered in these important decisions. Participants felt it was important to keep the community involved in the months and years to come and to continue the work of incorporating a wide variety of residents in these conversations. Overall, these events brought together numerous groups of people who care deeply about the City of Fort Collins and hope to maintain its local character while also make sure it is affordable and accessible.

In response to a question about things residents liked in our city, a participant shared:

I have lived in other places and Fort Collins is great. I am worried that as people come here, we will lose the kindness we have. It has the sense of a small town. I don't want to lose that. I am so happy here. I love it. I love that Spanish speakers were included.

We hope the city will continue to engage these diverse voices and continue building spaces where all residents feel welcome and able to share their experiences.

SUBURBAN NEIGHBORHOODS



RL-LOW DENSITY RESIDENTIAL



24%

OF CITY'S TOTAL LAND AREA

LMN-LOW DENSITY MIXED USE



17%

OF CITY'S TOTAL LAND AREA

Not used for new housing

Housing allowed:
Only single unit detached homes

Lot requirements:
Minimum 6000 sq ft or 3x the size of the house, whichever is larger
60 ft width
20 ft front yard
5 ft side yard

Height Limit:
28 feet

Parking:
1 space per lot required

Wide range of housing types

Height restrictions:
2.5 stories max
3 stories for buildings w/ 4+ units

Density restrictions:
4-9 du/acre

Parking restrictions:
1-2 spaces per lot required
.75-3 spaces per unit in multi-unit buildings

Building design regulations:
Building & color variation
Multiple housing types required
Max size of 12 units per building



VECINDARIOS SUBURBANOS



RL-RESIDENCIAL DE BAJA DENSIDAD



24%

DE LA SUPERFICIE TOTAL DE LA CUIDAD

LMN-USO MIXTO DE BAJA DENSIDAD



17%

DE LA SUPERFICIE TOTAL DE LA CUIDAD

No se utiliza para nuevas viviendas

Viviendas permitidas:
Sólo viviendas unifamiliares

Requisitos del lote:
Mínimo 6000 pies cuadrados o 3 veces el tamaño de la casa, lo que sea mayor
60 pies de ancho
20 pies de patio delantero
5 pies de patio lateral

Límite de altura:
28 pies

Estacionamiento:
Se requiere 1 espacio por lote

Amplia gama de tipos de vivienda

Límite de altura:
Límite de altura
3 pisos para edificios con más de 4 unidades

Restricciones de densidad:
4-9 du/acre

Restricciones de estacionamiento:
1-2 espacios por lote
.75-3 espacios por unidad en edificios de varias unidades

Normas de diseño de edificios:
Variación de edificios y colores
Se requieren múltiples tipos de viviendas
Tamaño máximo de 12 unidades por edificio



MIXED HOUSING NEIGHBORHOODS



ZONE DISTRICTS:

LMN-LOW DENSITY MIXED USE
MMN-MEDIUM DENSITY MIXED USE
RL- LOW DENSITY RESIDENTIAL
E-EMPLOYMENT



35%

OF CITY'S TOTAL LAND AREA



60%

OF HOUSING CAPACITY

Currently has a decent amount of available land. The most available land for any place type.



Housing allowed:

- Single-unit detached homes (RL Zone)
- Duplexes (LMN, MMN & E Zones)
- Triplex/Quadplexes (LMN, MMN & E Zones)
- Townhouses (LMN, MMN, & E Zones)
- Manufactured Housing (LMN & E Zones)



Restrictions:

- Height restrictions
- Density restrictions
- Parking restrictions
- Building design restrictions
- Setback restrictions



VECINDARIOS DE VIVIENDA MIXTA



DISTRITOS DE ZONA:

LMN-USO MIXTO DE BAJA DENSIDAD
MMN-USO MIXTO DE DENSIDAD MEDIA
RL- RESIDENCIAL DE BAJA DENSIDAD
E-EMPLEO



35%

DE LA SUPERFICIE TOTAL DE LA CIUDAD



60%

DE LA CAPACIDAD DE LA VIVIENDA

Actualmente tiene una cantidad decente de tierra disponible. La mayor cantidad de tierra disponible para cualquier tipo de lugar.



Vivienda permitida:

- Viviendas unifamiliares (RL Zona)
- Duplexes (LMN, MMN & E Zonas)
- Triplex/Quadplexes (LMN, MMN & E Zonas)
- Casas adosadas (LMN, MMN, & E Zonas)
- Viviendas prefabricadas (LMN & E Zonas)



Restricciones:

- Restricciones de altura
- Restricciones de densidad
- Restricciones de estacionamiento
- Restricciones al diseño de los edificios
- Restricciones de alejamiento



MIXED USE NEIGHBORHOODS



ZONE DISTRICTS:
D-DOWNTOWN
E-EMPLOYMENT
HC-HARMONY CORRIDOR
GC-GENERAL COMMERCIAL
LMN-LOW DENSITY MIXED USE
NC-NEIGHBORHOOD COMMERCIAL



32%
OF VACANT LAND



28%
OF HOUSING CAPACITY



Housing allowed:

- Single-unit detached homes (HC, E, and LMN Zones)
- Duplexes (GC, NC, HC, LMN, & E Zones)
- Triplex/Quadplexes (GC, NC, HC, LMN, & E Zones)
- Townhouses (GC, NC, HC, LMN, & E Zones)
- Multi-Family (All Zones)
- Mixed Use Multi-Family (All Zones)
- Manufactured Housing (LMN & E Zones)



Restrictions:

- 3-4 story height limit
- No minimum or maximum density requirements
- Required to have multiple types of housing
- In employment zones (E or HC):
Housing is limited to 25% of overall development



VECINDARIOS DE USO MIXTO



DISTRITOS DE ZONA:

E-EMPLEO
GC-COMERCIAL GENERAL
D-CENTRO DE LA CIUDAD
HC-CORREDOR DE ARMONÍA
NC-COMERCIAL DEL VECINDARIO
LMN-USO MIXTO DE BAJA DENSIDAD



32%

DE TERRENOS VACÍOS



28%

DE LA CAPACIDAD DE LA VIVIENDA



Vivienda permitida:

Viviendas unifamiliares (HC, E, & LMN Zonas)
Duplexes (GC, NC, HC, LMN, & E Zonas)
Triplex/Quadplexes (GC, NC, HC, LMN, & E Zonas)
Casas adosadas (GC, NC, HC, LMN, & E Zonas)
Multifamiliares (Todas las Zonas)
Uso mixto multifamiliar (Todas las Zonas)
Viviendas prefabricadas (LMN & E Zonas)



Restricciones:

3-4 pisos como máximo
Sin requisitos de densidad mínima o máxima
Requerido para tener múltiples tipos de vivienda
En zonas de empleo (E or HC):
La vivienda se limita al 25% del desarrollo general

