

ORDINANCE NO 153, 1980  
OF THE COUNCIL OF THE CITY OF FORT COLLINS  
BEING AN ORDINANCE AMENDING CERTAIN SECTIONS  
OF CHAPTER 118 OF THE CODE OF THE CITY OF FORT COLLINS  
BEING A PART OF THE ZONING ORDINANCE INsofar AS IT  
RELATES TO MINIMUM LOT DIMENSIONS, PERMITTED USES,  
HEIGHT LIMITATIONS, PRIVATE STREETS, UNIT DEVELOPMENTS,  
MAJOR FLOOD CHANNELS AND SUPPLEMENTARY BUILDING HEIGHT REGULATIONS

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows

Section 1 That Section 118-41 (C) of the Code of the City of Fort Collins be, and the same hereby is, amended to read as follows

"C Minimum Width of Lot Minimum lot width shall be sixty feet (60') FOR A ONE FAMILY DWELLING AND ONE HUNDRED FEET (100') FOR THE USES SET FORTH IN SUBSECTION (A) (2), (3) AND (5) ABOVE "

Section 2 That Section 118-42 (C) of the Code of the City of Fort Collins be, and the same hereby is, amended to read as follows

"C Minimum Width of Lot Minimum lot width shall be sixty feet (60') for a one family or two family dwelling, seventy-five feet (75') for a multiple family dwelling, AND ONE HUNDRED FEET (100') FOR A SCHOOL OR CHURCH "

Section 3 That Section 118-42 (F) of the Code of the City of Fort Collins be, and the same hereby is, amended to read as follows

"F Minimum Side Yard For ONE FAMILY OR TWO FAMILY dwellings, the minimum side yard shall be fifteen feet (15') on the street side of any corner lot, and five feet (5') on all interior side yards For all other uses, the minimum side yard width shall be the equivalent of one foot (1') for each three feet (3') or fraction thereof of building height, provided that all residential uses, except ONE FAMILY AND TWO FAMILY DWELLINGS shall require a side yard on the street side of any corner lot of not less than fifteen feet (15') and on all interior sides of not less than five feet (5'), and for school or church uses, no side yard shall be less than twenty-five feet (25') wide "

Section 4 That Section 118-43 (F) of the Code of the City of Fort Collins be, and the same hereby is, amended to read as follows

"F Minimum Side Yard For ONE FAMILY OR TWO FAMILY dwellings, the minimum side yard shall be fifteen feet (15') on the street side of any corner lot, and five feet (5') on all interior side yards For all other uses, the minimum side yard width shall be the equivalent of one foot (1') for each three feet (3') or fraction thereof of building height, provided that all residential uses, except ONE FAMILY AND TWO FAMILY DWELLINGS shall require a side yard on the street side of any corner lot of not less than fifteen feet (15') and on all interior sides of not less than five feet (5'), and for school or church uses, no side yard shall be less than twenty-five feet (25') wide "

Section 5 That Section 118-44 (A) (7) of the Code of the City of Fort Collins be, and the same hereby is, amended to read as follows

"(7) Churches AND USES PROVIDING MEETING PLACES AND PLACES FOR PUBLIC ASSEMBLY WITH INCIDENTAL OFFICE SPACE "

Section 6 That Section 118-44 (C) of the Code of the City of Fort Collins be, and the same hereby is, amended to read as follows

"C Minimum Width of Lot Minimum lot width shall be sixty feet (60') for a one family or two family dwelling, seventy-five feet (75') for a multiple family dwelling or CHILD CARE center, and one hundred feet (100') for ALL OTHER PRINCIPAL USES "

Section 7 That Section 118-44 (F) of the Code of the City of Fort Collins be, and the same hereby is, amended to read as follows

"F Minimum Side Yard Minimum side yard width shall be the equivalent of one foot (1') for each three feet (3') or fraction thereof of building height, except that no sideyard shall be less than five feet (5') in width and, further except that ONE FAMILY AND TWO FAMILY DWELLINGS shall require no more than five feet (5') of side yard "

Section 8 That Section 118-61 (A) of the Code of the City of Fort Collins be, and the same hereby is, amended by the addition thereto of the following permitted use to read as follows

"(15) SHOPPING CENTERS CONSISTING OF ANY OF THE ABOVE USES, SUBJECT TO BEING SHOWN ON A UNIT DEVELOPMENT PLAN AS DEFINED, PROCESSED AND, APPROVED ACCORDING TO SECTION 118-83 OF THIS CHAPTER "

Section 9 That Section 118-82 (A) of the Code of the City of Fort Collins be, and the same hereby is, amended by deleting therefrom subsection (1) and renumbering the remaining subsections accordingly

Section 10 That Section 118-82 (C) (1) of the Code of the City of Fort Collins be, and the same hereby is, amended to read as follows

"1 No building OR STRUCTURE shall exceed a maximum height of forty feet (40') above grade This limitation may be varied according to review criteria for buildings or STRUCTURES located in a unit development plan as defined, processed and approved according to Section 118-83 of this Chapter "

Section 11 That Section 118-82 of the Code of the City of Fort Collins be, and the same hereby is, amended by deleting therefrom subsection (D) and relettering the remaining subsections accordingly

Section 12 That Section 118-83 (F) (2) of the Code of the City of Fort Collins be, and the same hereby is, amended by the addition thereto of two subsections to read as follows

"(d) REVIEW AND APPROVAL THE PRELIMINARY PLANS SHALL BE REVIEWED BY THE PLANNING AND ZONING BOARD WHICH SHALL EITHER APPROVE, APPROVE WITH CONDITIONS, OR DISAPPROVE THE PLAN

TIME LIMIT FOR ACTION ON A PRELIMINARY PLAN WITHIN A MAXIMUM OF TWELVE (12) MONTHS FOLLOWING THE APPROVAL OF A PRELIMINARY PLAN, THE APPLICANT SHALL PROCEED, BY FILING WITH THE PLANNING DEPARTMENT, A FINAL PLAN IN DETAILED FORM COVERING ALL OR A PART OF THE PLANNED UNIT DEVELOPMENT UPON APPLICATION AND FOR GOOD CAUSE, THE PLANNING BOARD MAY EXTEND THE PERIOD FOR FILING A FINAL DEVELOPMENT PLAN FOR SUCCESSIVE SIX (6) MONTH PERIODS IF NO PLAN IS FILED WITHIN THE SPECIFIED TIME, THE RIGHT TO PROCEED UNDER THE PRELIMINARY PLAN SHALL EXPIRE

Section 13 That Section 118-83 (K) of the Code of the City of Fort Collins be, and the same hereby is, amended by deleting therefrom subsection (3) and renumbering the remaining subsections accordingly

Introduced, considered favorably on first reading and ordered published this 21st day of October, 1980, and to be presented for final passage on the 18th day of November, 1980

Mayor *Alley P. Gray*

ATTEST

*Deputy* City Clerk *Molly J. Davis*

Passed and adopted on final reading this 18th day of November, 1980

Mayor *Alley P. Gray*

ATTEST

City Clerk *Wanda M. Grayek*