



## Planning, Development & Transportation

281 North College Avenue  
 P.O. Box 580  
 Fort Collins, CO 80522.0580

970.221.6376  
 970.224.6134 - fax

### MEMORANDUM

**DATE:** May 8, 2020

**TO:** Chair Jeff Hansen and Planning and Zoning Board Members

**THRU:** Rebecca Everette, Development Review Manager <sup>DS</sup> RE  
 Cameron Gloss, Long Range Planning Manager <sup>DS</sup> CG

**FROM:** Ryan Mounce, City Planner

**RE:** Manufactured Housing Zone District Update

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The purpose of this memo is to provide an update on proposed Land Use Code changes that would implement a new zone district to help maintain and preserve existing manufactured housing throughout the community.

#### Background

Manufactured housing preservation and resident protections are a Council priority, and in August 2019 Council initiated a moratorium of the City's acceptance of any development application that would result in the loss of manufactured housing units. Council has directed staff to explore additional residents' rights and livability strategies and the potential for a new manufactured housing zone district before the moratorium expires in September 2020.

Manufactured homes are among the most affordable types of housing in our community, and the approximately 3,500 units in the City and Growth Management Area (GMA) represent a similar number of units to the City's subsidized housing stock. While a unique and affordable type of housing, manufactured homes are also limited, representing only 2% of all housing in Fort Collins. Whenever a manufactured housing community closes, residents are often displaced and it is unlikely this type of housing will be replaced, as the development of new manufactured housing is rare.

The goal of a new manufactured housing zone district is to help maintain and preserve what manufactured housing communities remain. While manufactured housing communities may close for a variety of reasons, redevelopment is a common factor. Since the mid-1990s, five manufactured housing communities have closed in Fort Collins, four of which were due to redevelopment into different land uses.

The proposed zone district is designed to limit the closure of existing manufactured housing communities due to redevelopment by limiting the permitted uses available compared to existing zoning provisions.

#### Proposed Manufactured Housing Zone District Standards

Attachment 1 includes the draft text of the new zone district is intending to bring forward for the Board's consideration and recommendation. The new zone district includes a unique set of permitted uses as well as specific land use and dimensional standards. A summary of the proposed zone district elements includes:

### Permitted Uses

- The new zone district features a limited number of permitted land uses, especially compared to zoning currently in place for manufactured housing communities.
- Manufactured housing communities represent the primary residential land use.
- Several other nonresidential uses are also permitted that support residential development or achieve other community priorities, such as places of worship and assembly or childcare centers.
- Remaining land uses are similar to those allowed in other residential zone districts of similar intensity, such as group homes, domestic violence shelters, or neighborhood parks.

### Land Use & Dimensional Standards

- The new zone district features a limited number of additional standards and criteria to set a base level for health, safety, and general compatibility.
- The standards have been designed to generally conform with the existing pattern of development at existing manufactured housing communities to minimize nonconformities.
- Specific criteria are included for setbacks, unit separation, density, height, and maximum building size.
- For standards not proposed in the new zone district, any review of changes or redevelopment at a site would still need to comply with the General Development Standards found in Article 3 of the Land Use Code.

### Other/Miscellaneous

- In addition to the new zone district standards, staff is also proposing to substitute the definitions for 'mobile home' and 'mobile home park' and change them to 'manufactured home' and 'manufactured housing community,' respectively.
- The updated definitions better align with state/federal terminology, define a minimum size for manufactured housing communities of five units, and permit certain accessory uses in a manufactured housing community.
- A number of small additions or changes will need to be made throughout the Land Use Code in Articles 2 and 3 to reference the new zone district.

### **Next Steps**

- Targeted outreach with manufactured housing owners, managers, and residents is ongoing and staff will provide a comprehensive review of input collected.
- Staff is tentatively planning to bring forward the proposed Land Use Code changes for the Board's consideration and recommendation to City Council in June.
- If and when the new Land Use Code changes are adopted and implemented, the City or property owners may initiate rezoning proceedings to change the zoning for existing manufactured housing communities.
  - Rezoning proceedings are likely to occur later in the summer and are dependent on either the relaxation of social distancing precautions and the resumption of in-person hearings, or an exemption from Council regarding the current restrictions on the hearing of rezoning applications at remote quasi-judicial hearings.

*DRAFT – SUBJECT TO CHANGE*

Division 4.11 – Manufactured Housing District (M-H)

**(A) Purpose.** The M-H Manufactured Housing District is intended for existing manufactured housing communities located throughout the City. This designation is designed to preserve and support existing manufactured housing communities as the predominant residential use alongside other complementary accessory and nonresidential activities which primarily serve residents of manufactured housing communities.

**(B) Permitted Uses.**

(1) The following uses are permitted in the M-H District, subject to basic development review, provided that such uses are located on lots that are part of an approved site-specific development plan:

(a) Residential Uses:

1. Shelters for victims of domestic violence for up to fifteen (15) residents.

(b) Accessory/Miscellaneous Uses:

1. Accessory buildings.
2. Accessory uses.
3. Urban agriculture.
4. Wireless telecommunication equipment.

(c) Any use authorized pursuant to a site specific development plan that was processed and approved either in compliance with Zoning Code in effect on March 27, 1997, or in compliance with this Code (other than a final subdivision plat, or minor subdivision plat, approved pursuant to Section 29-643 or 29-644 of prior law, for any nonresidential development or any multi-family dwelling containing more than four [4] dwelling units), provided that such use shall be subject to all of the use and density requirements and conditions of said site specific development plan.

(d) Any use which is not hereafter listed as a permitted use in this zone district but which was permitted for a specific parcel of property pursuant to the zone district regulations in effect for such parcel on March 27, 1997; and which physically existed upon such parcel on March 27, 1997; however, that such existing use shall constitute a permitted use only on such parcel of property.

(e) Institutional/Civic/Public Uses:

1. Neighborhood parks as defined by the Parks and Recreation Policy Plan.

(2) The following uses are permitted in the M-H District, subject to administrative review:

(a) Residential Uses:

1. Manufactured housing community.
2. Group homes for up to eight (8) developmentally disabled or elderly persons.
3. Extra occupancy rental houses with four (4) or more tenants.



(b) Institutional/Civic/Public Uses:

1. Places of worship or assembly.
2. Minor public facilities.
3. Parks, recreation and other open lands, except neighborhood parks as defined by the Parks and Recreation Policy Plan.

(c) Commercial/Retail Uses:

1. Child care centers.
2. Adult day/respite care centers.

(d) Industrial Uses:

2. Wireless telecommunications equipment.

(3) The following uses are permitted in the M-H District, subject to Planning and Zoning Board review:

(a) Institutional/Civic/Public Uses:

1. Community facilities.
2. Neighborhood support/recreational facilities.
3. Seasonal overflow shelters.

**(C) Prohibited Uses.** All uses that are not (1) expressly allowed as permitted uses in this Section or (2) determined to be permitted by the Direction or the Planning and Zoning Board pursuant to Section 1.3.4 of this Code shall be prohibited.

**(D) Land Use Standards.**

(1) *Density.* The maximum density of any residential development in the Manufactured Housing District shall be twelve (12) dwelling units per gross acre.

(2) *Dimensional Standards.*

- (a) Minimum front setback between any building and the property line shall be fifteen (15) feet.
- (b) Minimum side and rear setbacks between any building and the property line shall be ten (10) feet.
- (c) The minimum distance between shall be ten (10) feet.

(3) *Building Height.* The maximum building height shall be three (3) stories.

(4) *Maximum Size.* The maximum building footprint for all nonresidential uses shall be five thousand (5,000) square feet.

(5) *Parking.* A minimum of one (1) off-street parking space shall be provided for each manufactured home in a manufactured housing community.