



## **CIVIC Conversations To-Go**

Earlier this year, your Fort Collins Area Chamber of Commerce launched a monthly engagement series known as CIVIC Conversations.

CIVIC Conversations is best described as an opportunity for individuals to share perspective and learn from others. Importantly, the conversation takes place in a comfortable atmosphere where participants introduce themselves to other community members with whom they might not otherwise interact.

Prior to each conversation, registered participants are introduced to the topic of discussion along with objective source material that may spark further investigation and thought on the issue. Subject matter expertise and preparation are not required.

At the event, participants self-select a table at which to sit, introduce themselves to each other, and review the rules of engagement: Everyone gets the opportunity to speak; there are no “right” or “wrong” statements; all participants are worthy of respect; and, enjoy the experience!

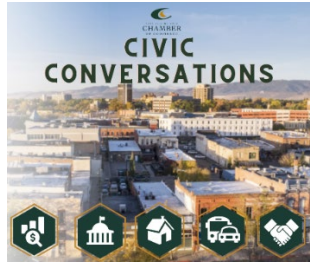
Just before the conversations get started, Chamber staff once again reviews the topic and offers a few “starter questions” to get the ball rolling. From there, each table dives right into the topic.

At the end of the allotted time, tables are asked to briefly summarize perspectives and share any key ideas or information that might benefit the full assembly.

CIVIC Conversation To Go is designed to support your own conversation among friends, neighbors, and colleagues utilizing all the same background and resource information made available for scheduled events.

We invite you to organize your own CIVIC Conversation utilizing this material. Share it with those you have invited and encourage all to bring their own perspective to the dialogue.

After your event, please let us know how it went, what worked well, what didn't, and how we might expand this initiative.



## Fort Collins Area Chamber CIVIC Conversation

### City of Fort Collins Land Development Code

The City's Land Use Code (LUC) regulates zoning, land use, building design, and more. Following a two-year public process, **City Council adopted a new Land Development Code that replaces the 1997 Land Use Code on November 1, 2022. The new code will go into effect January 1, 2023.**

As part of the revision process, the Land Use Code was renamed the [Land Development Code](#) to better reflect the intent of the document. It does not mean that the code is intended to encourage or facilitate development activity; it simply contains the requirements and processes that apply to development projects.

The stated objectives for the revised code include:

- Increase overall housing capacity (market rate and affordable) and calibrate market-feasible incentives for affordable housing
- Enable more affordability, especially near high-frequency transit and amenities
- Allow for more diverse housing choices that fit in with the existing neighborhood context
- Make the code easier to use and understand
- Improve predictability of the development review process, especially for housing

Notable provisions:

- Accessory dwelling units are now allowed in all residential and mixed-use zone districts.
- Residential development proposals that conform to all zone district requirements outlined within the code will be subject to the [Basic Development Review](#) process.
- Incentives for housing development that targets households at or below 60% of area median income have been formalized.
- Neighborhood notification, historic preservation and short-term rental polices remain in place.
- **Questions to start the conversations:**
  - Do you think our land use code was in need of revision?
  - What do you like about the current code and why?
  - What don't you like about our current code and why?
  - Do you believe the new code will help deliver greater housing affordability?

*We ask that you come to the conversation with thoughtful intention. We want you stretch your conversation muscles while being open to hearing other thoughts and opinions. You don't have to agree, but we hope you can learn from other perspectives.*