



SITE DEVELOPMENT STANDARDS

HIGHER STANDARDS CREATE MORE DESIRABLE SITES

Harmony Technology Park is envisioned as a cohesively planned park that blends a variety of uses together into an attractive and functional business park. In order to maintain a consistent level of quality throughout the park, standards have been established to achieve this goal.

The project is governed by two primary sets of regulations:

1. The City of Fort Collins Land Use Code
 - a. See Division 4.26 Harmony Corridor District (H-C), summarized below
2. Declaration of Covenants for Harmony Technology Park
 - a. A copy of these Covenants and their referenced Harmony Technology Park Design Guidelines can be viewed on our website at www.HarmonyTechnologyPark.com

ZONING

The site is in the City of Fort Collins, and is zoned HC-Harmony Corridor. The primary goal of this district is to create a mixed-use area with a major employment base. An Overall Development Plan, or ODP, is approved for the parcel, and further defines the uses on the site.

A variety of Primary Uses will be allowed on the site, including:

- *Offices*
- *Research Laboratories*
- *Light Industrial & Manufacturing*
- *Child Care Centers*
- *Food Catering or Small Food Product Preparation*

In addition, approximately 7.5 acres of the site will contain Secondary Uses, which will include:

- *Restaurant*
- *Retail Shops*
- *Banking*
- *Convenience Shopping Centers*
- *Health Clubs*

For a complete description of the Harmony Corridor Zoning, please go online to the Fort Collins Land Use Code: <http://www.colocode.com/ftcollins/landuse/article4.htm#div4d26>.



Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.

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