

1                                   **CITY OF LITTLETON, COLORADO**

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3                                   **ORDINANCE NO. 26**

4  
5                                   **Series, 2015**

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7                   **INTRODUCED BY COUNCILMEMBERS:**

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9                                   **AN ORDINANCE OF THE CITY OF LITTLETON,**  
10                                   **COLORADO, AMENDING TITLE 10 OF THE CITY CODE**  
11                                   **REGARDING THE MINIMUM LOT SIZE STANDARDS**  
12                                   **AND COMMERCIAL PARKING LOTS IN THE R-5**  
13                                   **RESIDENTIAL MULTIPLE FAMILY ZONE DISTRICT.**  
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16                   **WHEREAS**, the planning board, at its regular meeting on May 11, 2015, held a  
17 public hearing and voted to recommend approval of an ordinance creating lot standards  
18 specifically for townhouse development in the R-5 Residential Multiple-Family District and  
19 removing commercial parking lots as a conditional use in the R-5 Residential Multiple-Family  
20 District;  
21

22                   **WHEREAS**, the city council finds that the proposed amendment is consistent  
23 with the city's comprehensive plan by supporting and implementing Land Use Policies 3 and 6  
24 of the Downtown Neighborhood Plan in that it does not change the permitted land uses, does not  
25 increase the allowed density, creates new opportunities for small-scale residential development  
26 providing another housing option, and eliminates commercial parking lots in the Old Downtown  
27 Neighborhood;  
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29                   **WHEREAS**, the city council finds that the proposed amendment addresses  
30 council goals and objectives relating to preserving and cultivating a quality community in that it  
31 will encourage reinvestment in existing, replacement and infill housing stock and foster a livable  
32 community to attract and retain residents of all ages; and  
33

34                   **WHEREAS**, the city council finds that the proposed amendment is in the best  
35 interest of the city and will promote the public health, safety and welfare of its inhabitants;  
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37                   **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF**  
38 **THE CITY OF LITTLETON, COLORADO, THAT:**  
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40                   **Section 1:**     Littleton City Code Section 10-1-2 is hereby amended to add the  
41 following definition:

42                   **TOWNHOUSE:**   A single-family dwelling unit, with a private entrance, which is part of a  
43 structure whose dwelling units are attached horizontally in a linear arrangement, and having a  
44 totally exposed front and rear wall to be used for access, light, and ventilation. The units are  
45 separated from one another by a common party wall having no doors, windows, or other  
46 provisions for human passage or visibility.

**Section 2:** Littleton City Code Section 10-2-12 is hereby repealed and reenacted to read:

The R-5 Multiple-Family Zone District allows high density multiple-family development of up to 43.56 units per acre, together with limited private and public institutions and supporting health services.

(A) Land Uses: See Section [10-3-2](#) of this Title.

(B) Minimum Lot Requirements (excluding townhouses):

1. Minimum lot area:

(a) Residential: 6,000 square feet (0.14 acres);

(b) Nonresidential: 7,500 square feet (0.17 acres);

2. Lot area per residential unit: 1,000 square feet;

3. Lot width at front setback: 60 feet;

4. Unobstructed open space: 25 percent;

5. Building setbacks:

(a) Front: 20 feet;

(b) Rear: 20 feet;

(c) Side:

North/west: 5 feet;

South/east: 10 feet;

Corner lot/side street: 10 feet;

6. Maximum height of structure: 30 feet; an additional foot in height shall be allowed for the following increased setbacks:

Front/rear: 1 foot; and

Sides: 1 foot

(C) Minimum Lot Requirements for townhouses:

1. Minimum lot area: 2,500 square feet (0.06 acres)

2. Lot area per residential unit: 1,000 square feet;

3. The following standards apply to the original lot or combination of contiguous lots as it exists at the time of the townhouse development:

4. Unobstructed open space: 25 percent;

5. Building setbacks:

(a) Front: 20 feet;

(b) Rear: 20 feet;

(c) Side:

North/west: 5 feet;

South/east: 10 feet;

Corner lot/side street: 10 feet;

6. Maximum height of structure: 30 feet; an additional foot in height shall be allowed for the following increased setbacks:

Front/rear: 1 foot; and

Sides (measured from the exterior side walls): 1 foot

(D) Accessory Use Standards: See Section 10-4-4 of this Title.

(E) Home Occupation Standards: See Section 10-4-5 of this Title.

**Section 3:** Title 10, Chapter 3, Section 2 of the Littleton City Code is hereby amended by removing conditional use (C) from the R-5 District under subcategory 8.30 "Off-site commercial employee/customer parking on residential zone property".

**Section 4:** Littleton City Code Section 10-8-2(H) is hereby amended to read:

(H) Off- Site Parking: Off- site parking for commercial uses is permitted with conditions on residentially zoned lots which are located adjacent to B-P, T, B-1, B-2, OR B-3 ~~or CA~~ zone districts provided the following conditions are met:

1. Parking shall be limited to applicant's customers and employees.

2. Traffic into residential areas shall be restricted.

3. Parking shall be screened from surrounding residential areas and adjacent public streets.

4. Adequate posting, limiting the use to customer and employee parking, shall be placed on the site.

**Section 5:** Severability. If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of this ordinance. The City Council hereby declares that it would have passed this ordinance, including each part, section, subsection, sentence, clause or phrase hereof, irrespective of the fact that one or more parts, sections, subsections, sentences, clauses or phrases may be declared invalid.

**Section 6:** Repealer. All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that this repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

INTRODUCED AS A BILL at a regularly scheduled meeting of the City Council of the City of Littleton on the \_\_\_\_ day of \_\_\_\_\_, 2015, passed on first reading by a vote of

\_\_\_ FOR and \_\_\_ AGAINST; and ordered published by posting at Littleton Center, Bemis Library, the Municipal Courthouse and on the City of Littleton Website.

PUBLIC HEARING on the Ordinance to take place on the \_\_\_ day of \_\_\_\_\_, 2015, in the Council Chambers, Littleton Center, 2255 West Berry Avenue, Littleton, Colorado, at the hour of 6:30 p.m., or as soon thereafter as it may be heard.

PASSED on second and final reading, following public hearing, by a vote of \_\_\_\_\_FOR and \_\_\_\_\_ AGAINST on the \_\_\_ day of \_\_\_\_\_, 2015 and ordered published by posting at Littleton Center, Bemis Library, the Municipal Courthouse and on the City of Littleton Website.

ATTEST:

\_\_\_\_\_  
Wendy Heffner  
CITY CLERK

\_\_\_\_\_  
Phil Cernanec  
PRESIDENT OF CITY COUNCIL

APPROVED AS TO FORM:

\_\_\_\_\_  
Kristin Schledorn  
CITY ATTORNEY