

DOWNTOWN LITTLETON DESIGN STANDARDS

1.0

URBAN DESIGN / SITE PLANNING

1.1 BUILDING USE AND ORIENTATION

General Standards

1.1.4 The majority of the building's primary facade shall be oriented parallel to the street on which it fronts and shall constitute at least 50 percent of the width of the front lot line. If multiple buildings are on the property, this standard will apply only to the building closest to the front lot line.

1.1.6 The ground floor of new residential buildings that front a street, shall be designed for pedestrian access and include multiple amenities for engaging with neighbors, pedestrians and the street, such as, but not limited to: front porches, windows, balconies, and front patios.

1.1.7 Slot homes as defined herein, are prohibited in the downtown Littleton area.

1.2 PEDESTRIAN AND VEHICULAR ACCESS

General Standards

1.2.3 In residential buildings, ~~at least some of the residential entrances shall be directly accessible to the street with the remainder of residential entrances accessible to the street from a court or passageway.~~ containing more than one unit, at least two of the residential entrances shall be directly accessible to the street and on the forwardmost portion of the primary facade (excluding porches, bay windows, and similar architectural projections) or within six (6) feet of the forwardmost portion of the primary street facing facade. The remainder of residential entrances can be accessible to the street from a courtyard or passageway.

1.4 SERVICE AREAS, TRASH ENCLOSURES, UTILITY ENCLOSURES, UTILITY AND MECHANICAL EQUIPMENT LOCATIONS

General Standards

1.4.1 Utility appurtenances must be located adjacent to the alley or on the side of the building and not located in front of an entrance that provides direct access to the street. This includes switch boxes, telephone pedestals, transformers, meters, irrigation, air conditioner units and similar equipment.

2.0

ARCHITECTURE

2.1 BUILDING SCALE, FORM, MASSING AND CHARACTER

2.1N New Construction General Standards

Subarea-Specific Standards

2.1.4N **Subarea 4:** New buildings and additions to existing buildings shall be compatible with the forms and character of surrounding buildings that meet the expressed *Objectives* of the subarea.

Examples of forms and architectural elements that establish this character are:

- sloped roofs such as simple gabled or hipped roofs with at least a 3:12 slope, with occasional gambrel roofs, that are compatible with the *historic* character of the subarea a variety of sloped roofs such as simple gabled or hipped roofs, with occasional gambrel roof forms that are

57 compatible with the *historic* character of the subarea. Primary roof forms shall have a roof slope  
58 of 5:12 or steeper; secondary roof forms, such as porches or add-ons, shall have a roof slope  
59 of 3:12 or steeper;

- 60 • porches and raised ground floors;
- 61 • vertically proportioned windows; and
- 62 • simple rectangular building forms with ‘add-ons’ such as bay windows, rear ‘sleeping porches’,  
63 vestibules, etc.

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65 3.0  
66 LANDSCAPE ARCHITECTURE

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68 3.1 OPEN SPACE ON PUBLIC OR PRIVATE PROPERTY

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70 **General Standards**

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72 3.1.2 All areas of the site not covered by buildings, structures, parking areas, service areas, walks, bike  
73 ways, plazas and other impervious-surfaced functional areas, shall be landscaped. A minimum of seventy-  
74 five (75) percent of landscaped areas shall be comprised of living plant materials as measured at expected  
75 10-year growth and maturity. Low water use landscaping is highly encouraged.

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77 GLOSSARY OF DEFINITIONS

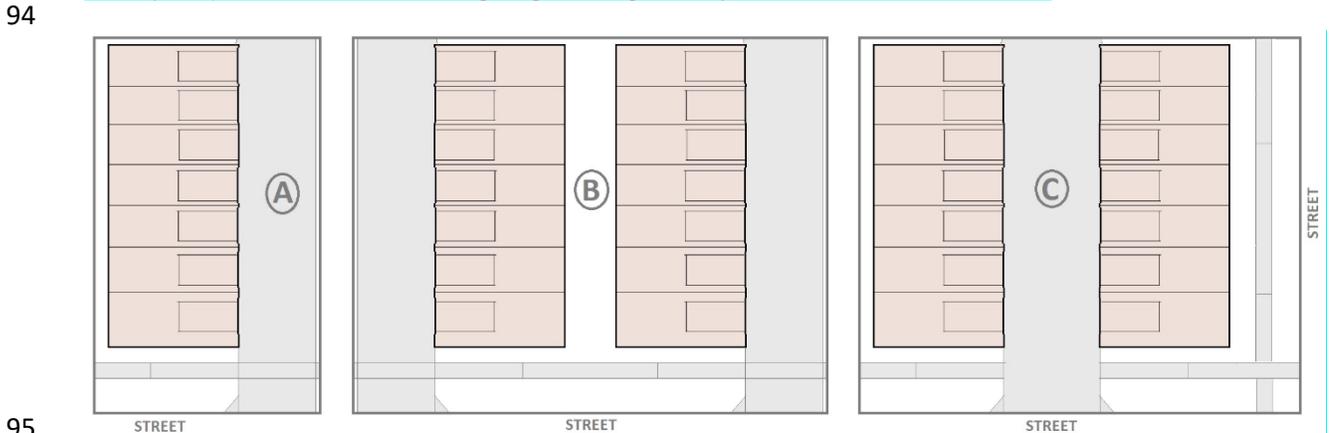
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79 **At Least Some:** ~~More than one where more~~ At least two when multiple are required.

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81 **Courtyard:** An open, unoccupied space, other than a yard, on the same lot with a building or group of  
82 buildings, which is bounded on two or more sides by such building or buildings.

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84 **Passageway:** A long, narrow way, typically with walls on either side or a wall and a fence, that allows  
85 access from the public right-of-way to other building entrances.

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87 **Porch:** A covered but unenclosed one-story entrance to a building, with a separate roof, that uses columns  
88 or other ground supports for structural purposes and that is not used for livable space.

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90 **Slot homes:** Slot homes are a multi-unit residential structure consisting of attached dwelling units arranged  
91 generally side-by-side and primarily parallel to the street. Most dwelling units have an individual, direct  
92 entrance to the exterior facing a side lot line (see Examples A and C) or center pedestrian court (see  
93 Example B). Individual vehicular garages are generally located beneath each unit.



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97 **Example A:** an example of an interior-lot slot home where seven units are oriented parallel to the  
98 street. This example may or may not have an alley. This type of design is prohibited.

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100 Example B: an example of an interior-lot slot home where the two buildings with seven units each  
101 face toward each other from a pedestrian courtyard. This example may or may not have an alley.  
102 This example may be inverted so each unit faces the side lot line. This type of design is prohibited  
103 as it is or as it may be inverted.

104  
105 Example C: an example of a corner-lot slot home where the two buildings with seven units each  
106 face the side lot lines. Together, the two buildings are prohibited. Alone, the building on the right  
107 side may be permissible because its units are oriented perpendicular to the street.