

# Tonight's Topics

## Planned Development Overlay (PDO) Changes:

- Remove the option for PDO from residential zone districts
- Eliminate option to reduce parking through a PDO
- Remove density increase option from PDO intent statement
- Clarify densities & FAR in PDO & move to respective zone districts

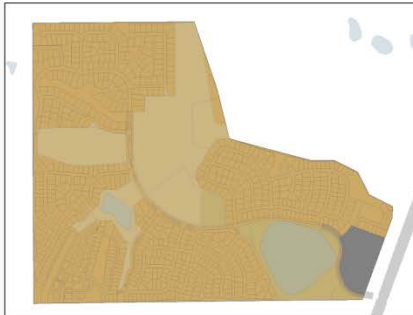
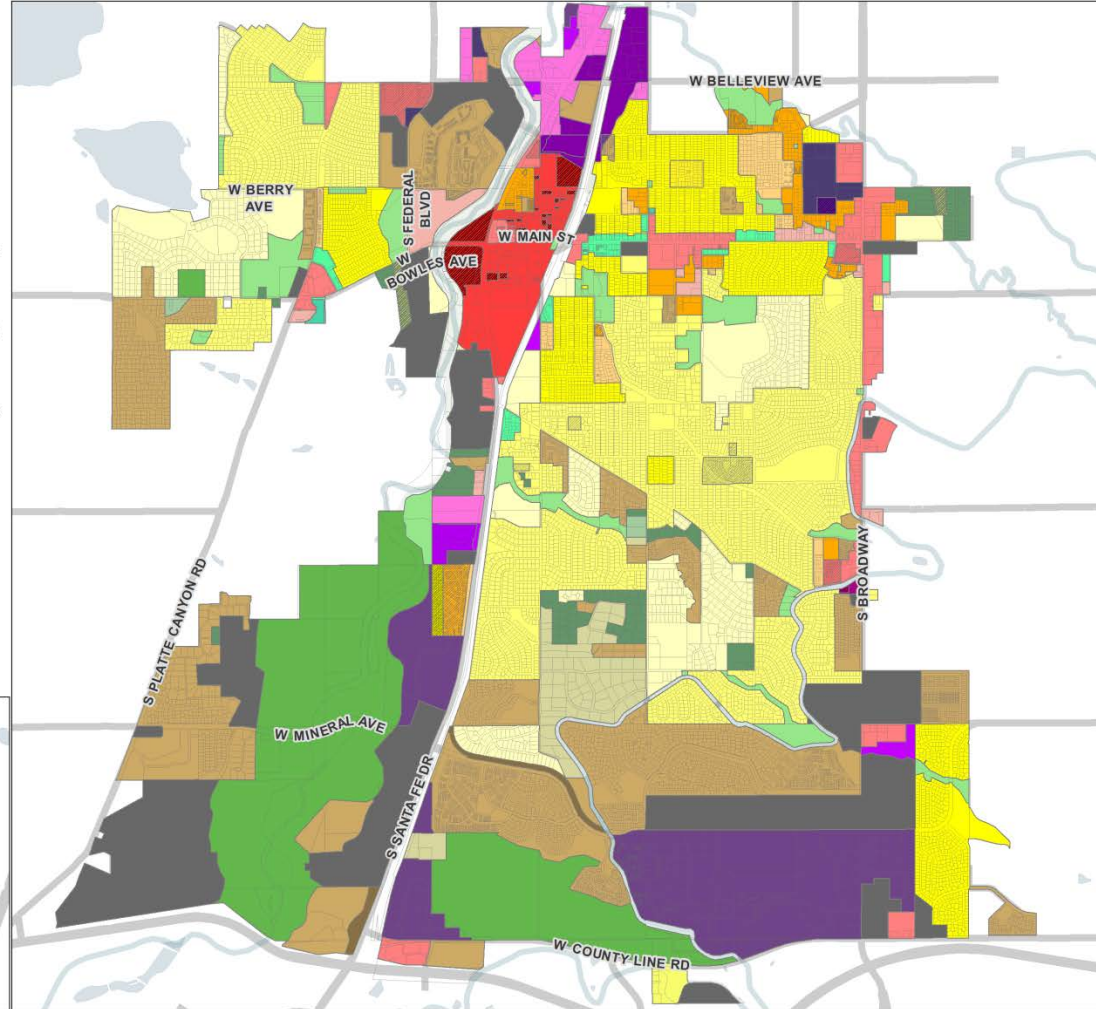
# Tonight's Topics

Other clarifications based on PDO revisions:

- Modify allowances for PDO in CA & T zone districts
- Minor clarifications to zone districts

# City of Littleton Zone Districts

	A-1		I-P		R-3X
	B-1		I-P PDO		R-4
	B-2		OS		R-4 PDO
	B-2 PDO		PD		R-5
	B-3		PD-C		R-5 PDO
	B-P		PD-I		R-E
	B-P PDO		PD-R		R-E PDO
	CA		PD-X		R-L
	CA PDO		R-1		R-S
	I-1		R-2		T
	I-1 PDO		R-2 PDO		T PDO
	I-2		R-3		
	I-2 PDO		R-3 PDO		



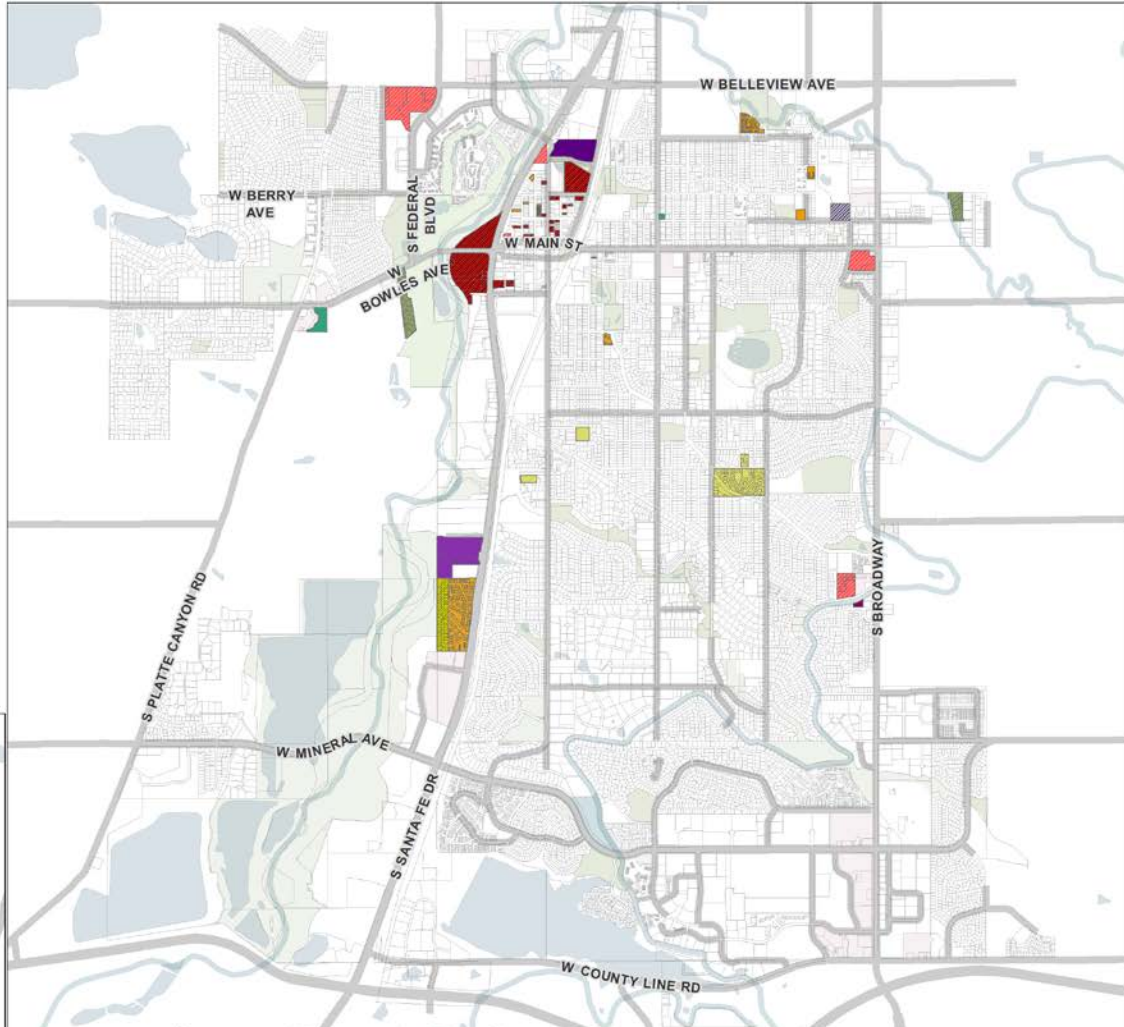
# Planned Development Overlay

In land use, overlays are a regulatory tool to help guide site development.

The intent of Littleton's Planned Development Overlay process is to provide flexibility to encourage a higher level of design than would typically be demonstrated through strict adherence to minimum development standards.

# City of Littleton Zone District: PDO

- B-2 PDO: 21 Parcels - 34 Acres
- B-P PDO: 1 Parcel - .7 Acre
- CA PDO: 44 Parcels - 44.5 Acres
- I-1 PDO: 3 Parcels - 18.5 Acres
- I-2 PDO: 1 Parcel - 10.6 Acres
- I-P PDO: 1 Parcel - 4.4 Acres
- R-2 PDO: 92 Parcels - 23.5 Acres
- R-3 PDO: 45 Parcels - 10.8 Acres
- R-4 PDO: 214 Parcels - 24 Acres
- R-5 PDO: 218 Parcels - 8.3 Acres
- R-E PDO: 20 Parcels - 13.5 Acres
- T PDO : 5 Parcels - 4.5 Acres



# Planned Development Overlay

## 10-9-1: INTENT:

~~It is the purpose of the PDO regulations to provide a procedure which permits more flexible site design and development than is possible under traditional zone districts than is possible with the underlying zone district while maintaining the land use characteristics of those districts. Through application of the provisions of this chapter, property may be developed in a more effective and efficient manner within the existing zone district. Transfers of density, as defined in section 10-1-2 of this title, are specifically encouraged under the provisions of this chapter; and, to the extent that more effective and efficient site design and development is promoted, the use of this technique is permitted subject to approval by the director of community development. (Ord. 20, Series of 2012)~~

## 10-9-2: APPLICABILITY:

~~If no change in density or permitted uses is sought, then t~~The provisions of the PDO procedure contained herein may be applied in any zone district except MH (mobile home), RESIDENTIAL AS PRIMARY USE IN CA & T, ALL RESIDENTIAL ZONE DISTRICTS, AND ~~district~~ and PD (planned development) districts. (Revised 6-12-1992)

# Planned Development Overlay

## Proposed Modifications:

- Removing the provision for a parking reduction in the PDO.
- In no other zone district, even in Planned Developments, is there an option to reduce parking.
- All parking must comply with 10-4-9.

# Planned Development Overlay

## **10-9-4: CONDITIONS; DENSITY OF USE:**

~~Density of use shall be as established on the approved PDO plan, based on the gross land area (in acres) including public parks, streets, and any other land within the site which will be dedicated for public purposes. However, such density shall not exceed the following:~~  
~~NO INCREASE IN DENSITY OR FLOOR AREA RATIO (FAR) IS PERMITTED THROUGH A PDO. DENSITIES AND FLOOR AREA RATIOS ARE ESTABLISHED IN THE INDIVIDUAL ZONE DISTRICTS.~~



# Planned Development Overlay

Other clarifications:

- Any PDO must be compatible with any adopted design standards and guidelines.
- If within any historic district, the review of the PDO must coordinate with HPB.

# Planned Development Overlay

## (A) Residential density:

1. A-1: 1.0 dwelling unit per 10.0 gross acres.
2. R-S: 1.0 dwelling unit per 5.0 gross acres.
3. R-L: 1.0 dwelling unit per 2.0 gross acres.
4. R-E: 1.6 dwelling units per gross acre.
5. R-1: 2.0 dwelling units per gross acre.
6. R-2: 4.8 dwelling units per gross acre.
7. R-3: 6.7 dwelling units per gross acre.
8. R-3X: 13.4 dwelling units per gross acre.
9. R-4: 13.4 dwelling units per gross acre.
10. R-5: 43.6 dwelling units per gross acre.
11. T: 21.8 dwelling units per gross acre.
12. CA: 100.0 dwelling units per gross acre.

## (B) Commercial/industrial density:

1. B-P: Maximum floor area ratio of 1:3.
2. T: Maximum floor area ratio of 1:1.
3. B-1: Maximum floor area ratio of 1:1.
4. B-2: Maximum floor area ratio of 2:1.
5. B-3: Maximum floor area ratio of 3:1.
6. CA: Maximum floor area ratio of 5:1.
7. STP: Maximum floor area ratio of 2:1.
8. I-P: Maximum floor area ratio of 2:1.
9. I-1: Maximum floor area ratio of 3:1.
10. I-2: Maximum floor area ratio of 3:1. (Revised 6-12-1992)

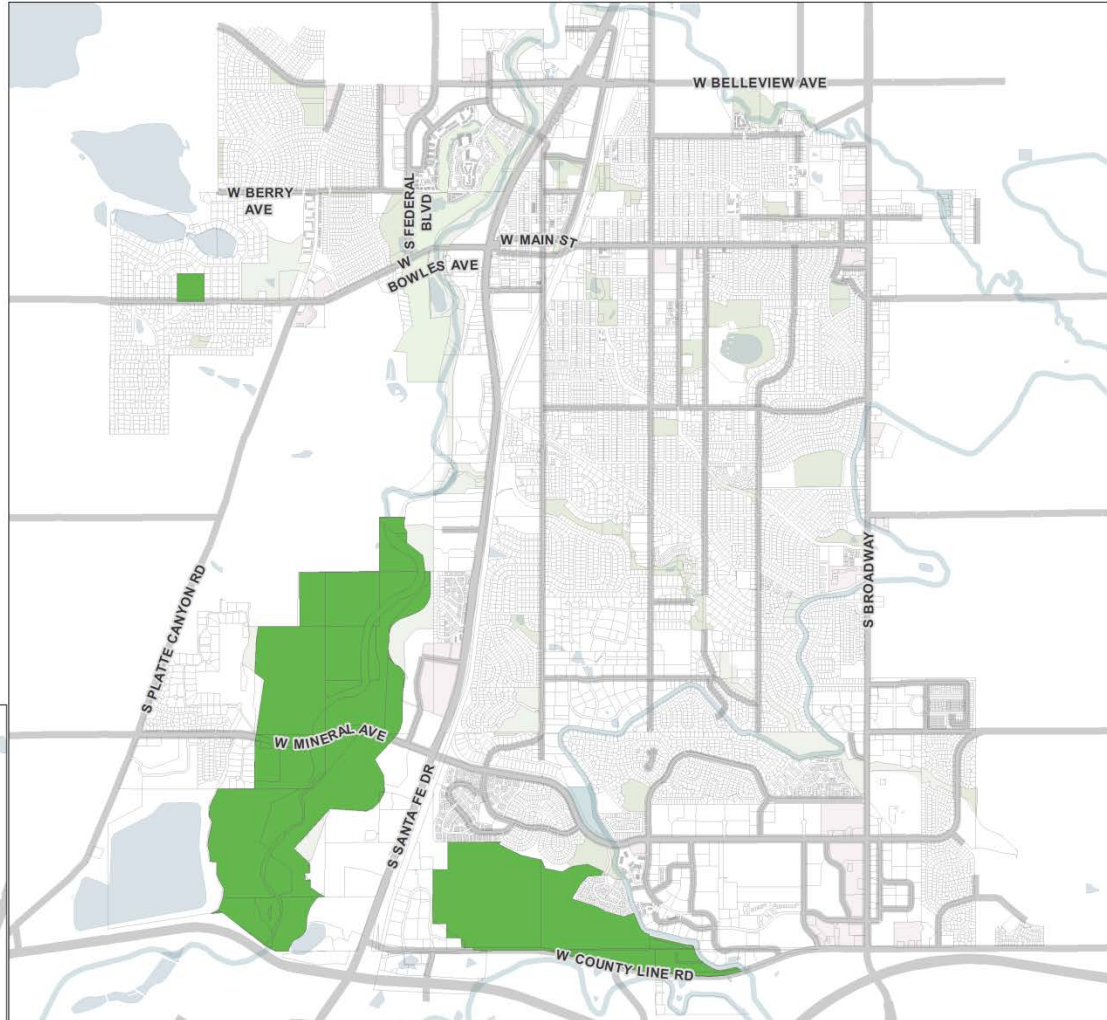
# City of Littleton Zone District:

## A-1

86 Parcels

898 Acres

 A-1



# A-1

Did not list maximum density; density was determined through minimum lot “area”.

Taking the maximum density from PDO section to the A-1 zone district information in 10-2.

Clarified Density: 1 dwelling unit/10 acres (0.10 dwelling unit/acre)

# A-1

## **10-2-2: A-1 AGRICULTURAL DISTRICT:**

The A-1 agricultural district permits small agricultural production operations including, but not limited to, row crops, livestock, and related residential and support structures. The types and intensity of uses permitted in this district shall protect and preserve agricultural land and natural open space.

(A) Land uses: See section [10-3-2](#) of this title.

(B) DENSITY: 1.0 DWELLING UNIT PER 10 ACRES (0.10 DWELLING UNITS PER ACRE)

(BC) Minimum lot requirements:

1. MINIMUM Lot areaSIZE: 435,600 square feet (10.0 acres);
2. MINIMUM Lot width at ~~front~~ setback: 300 feet;
3. MINIMUM Unobstructed open space: 90 percent;

# City of Littleton Zone District:

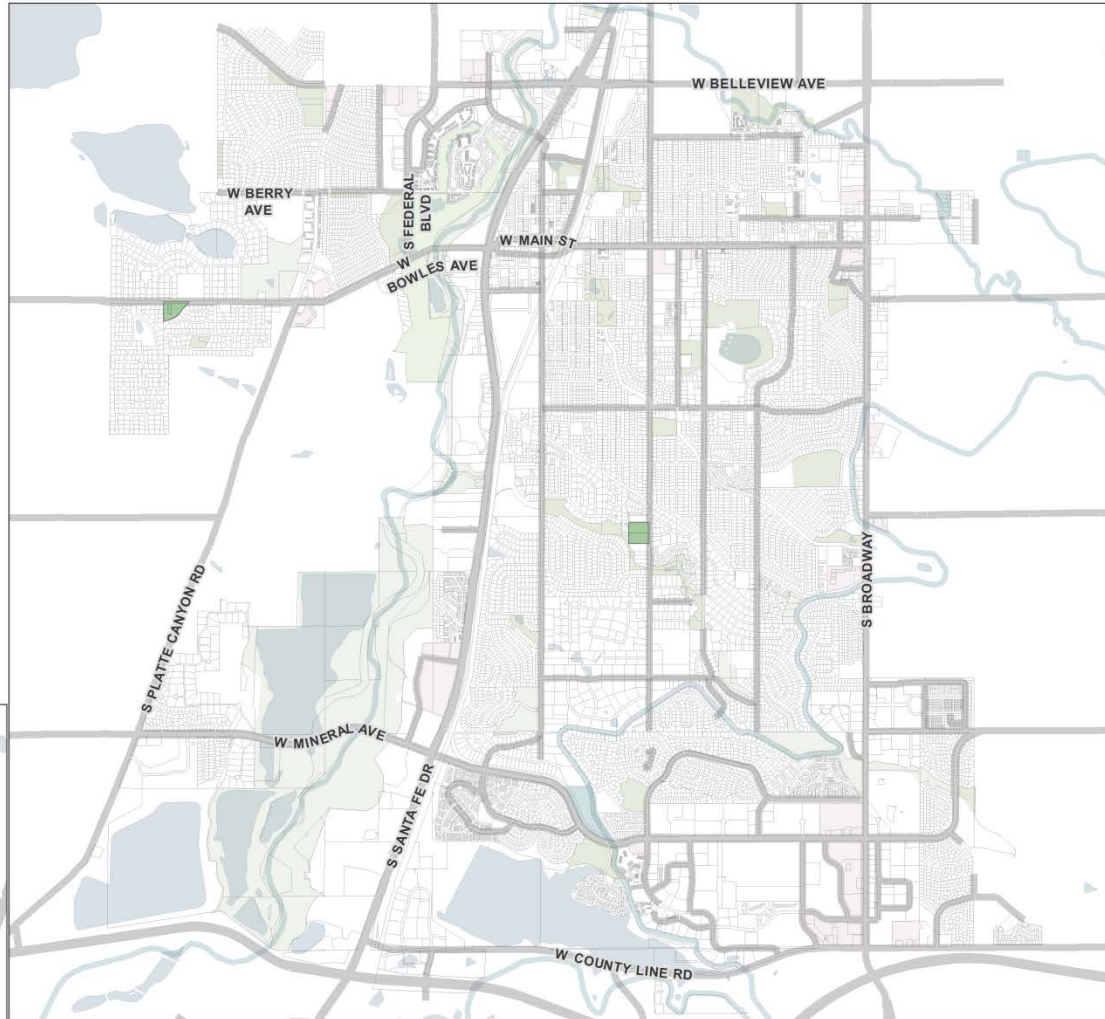
## R-S

4 Parcels

10.3 Acres



R-S



# R-S

Did not list maximum density; density was determined through minimum lot “area”.

Taking the maximum density from PDO section to the R-S zone district information in 10-2.

Clarified Density: 1 dwelling unit/5 acres (0.20 dwelling unit/acre)

# R-S

## 10-2-3: R-S RESIDENTIAL-SUBURBAN AGRICULTURAL DISTRICT:

The R-S residential-suburban agricultural district permits single-family residential development on large lots and limited agricultural uses.

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

(B) DENSITY: 1.0 DWELLING UNIT PER 5.0 ACRES (0.2 DWELLING UNITS PER ACRE)

(BC) Minimum Lot Requirements:

1. ~~Lot area:~~ MINIMUM LOT SIZE: 217,800 square feet (5.0 acres);
2. MINIMUM Lot width ~~at front setback:~~ 300 feet;
3. MINIMUM Unobstructed open space: 90 percent;
4. Building Setbacks:
  - (a) Front: 25 feet;
  - (b) Rear: 20 feet;
  - (c) Side:
    - North/west: 5 feet;
    - South/east: 10 feet;
    - Corner lot/street: 10 feet;



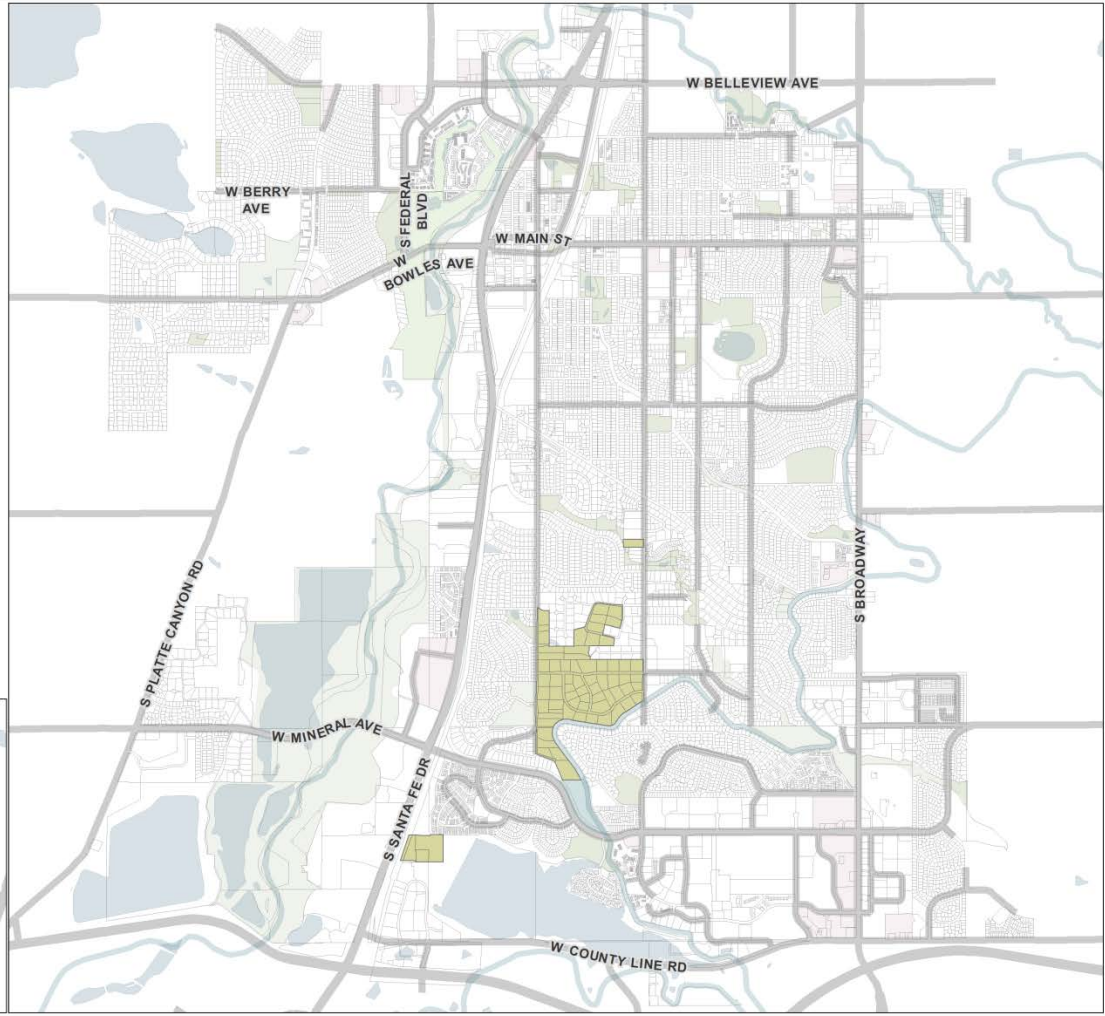
# City of Littleton Zone District:

## R-L

82 Parcels

156 Acres

 R-L



# R-L

Did not list maximum density; density was determined through minimum lot “area”.

Taking the maximum density from PDO section to the R-L zone district information in 10-2.

Clarified Density: 1 dwelling unit/2 acres (0.5 dwelling unit/acre)

# R-L

## 10-2-4: R-L RESIDENTIAL-LIMITED AGRICULTURAL DISTRICT:

The R-L Residential-Limited Agricultural District provides a transition from agricultural to single-family residential uses. The District promotes residential development on large lots while permitting some agricultural uses on a limited basis.

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

(B) DENSITY: 1.0 DWELLING UNIT PER 2.0 ACRES (0.5 DWELLING UNITS PER ACRE)

(C) Minimum Lot Requirements:

1. ~~Lot area~~ MINIMUM LOT SIZE: 87,120 square feet (2 acres);
2. MINIMUM Lot width ~~at front setback~~: 100 feet;
3. MINIMUM Unobstructed open space: 50 percent;
4. Building Setbacks:
  - (a) Front: 25 feet;
  - (b) Rear: 20 feet;

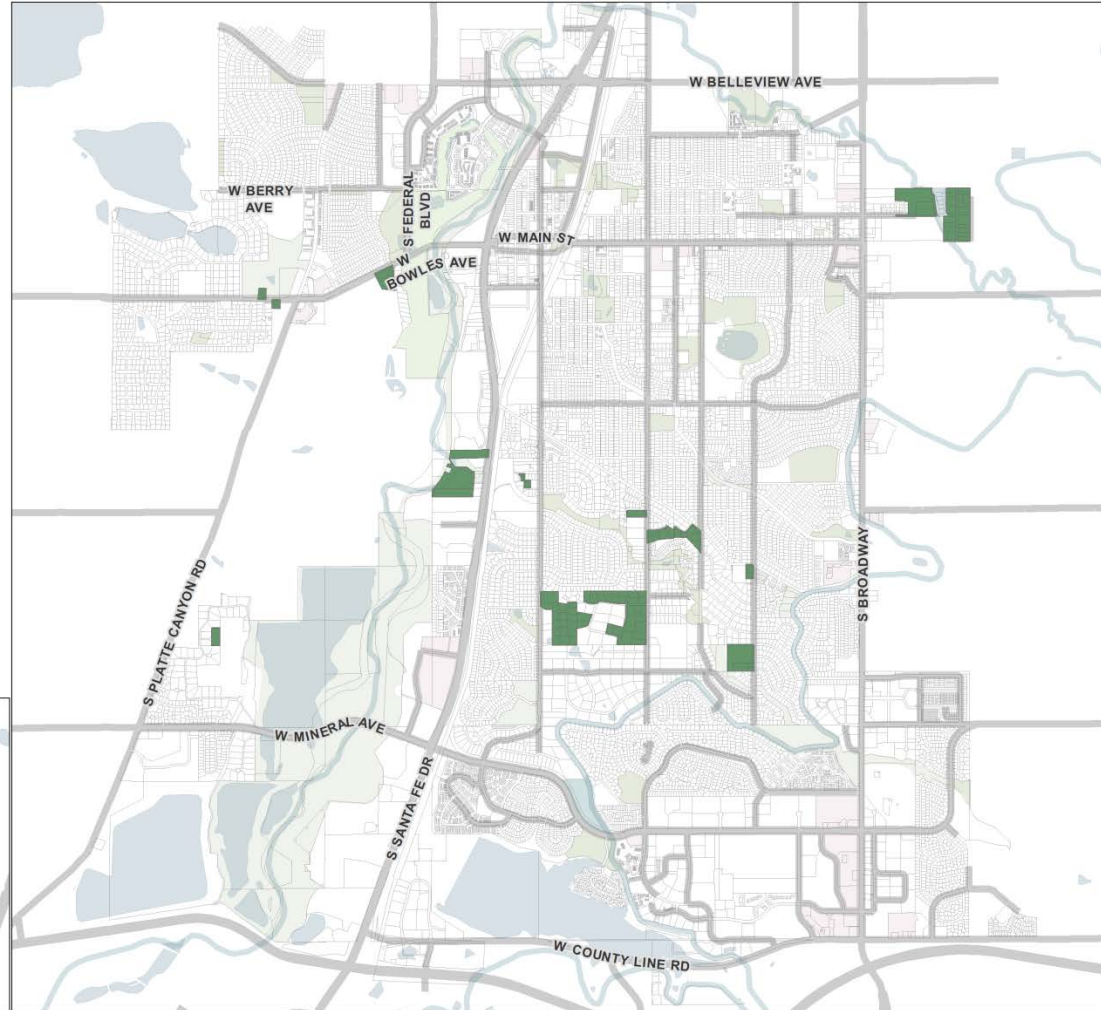
# City of Littleton Zone District:

**R-E**

**109 Parcels**

**131 Acres**

 R-E



# R-E

Did not list maximum density; density was determined through minimum lot “area”.

Taking the maximum density from PDO section to the R-E zone district information in 10-2.

Clarified Density: 26,500 sf (0.61 acres) = 1.6 dwelling units/acre

# R-E

## 10-2-5: R-E RESIDENTIAL-ESTATES DISTRICT:

The R-E Residential-Estates District permits urban, single-family residential development on larger lots while allowing for a limited number of horses or similar large animals.

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

(B) DENSITY: 1.6 DWELLING UNITS PER ACRE

(C) Minimum Lot Requirements:

1. MINIMUM LOT SIZE ~~Lot area:~~ 26,500 square feet (0.61 acres);
2. MINIMUM Lot width ~~at front setback:~~ 100 feet;
3. MINIMUM Unobstructed open space: 50 percent;
4. Building setbacks:
  - (a) Front: 25 feet;
  - (b) Rear: 20 feet;
  - (c) Side:
    - North/west: 5 feet;
    - South/east: 10 feet;
    - Corner lot/side street: 10 feet;
5. Maximum height of structure: 30 feet.

**City of Littleton  
Zone District:**

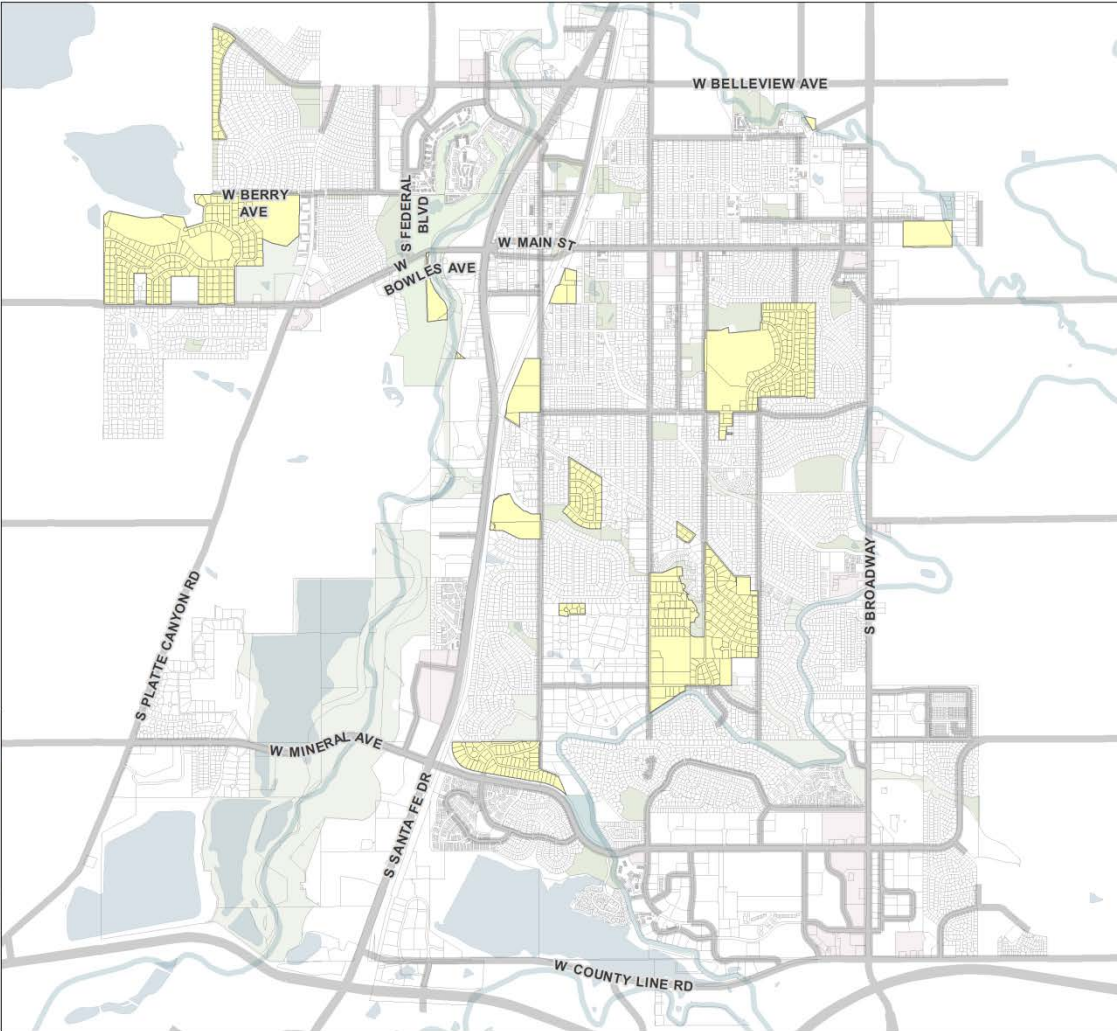
**R-1**

**677 Parcels**

**653 Acres**



R-1



# R-1

Did not list maximum density; density was determined through minimum lot “area”.

Taking the maximum density from PDO section to the R-1 zone district information in 10-2.

Clarified Density: 21,780 square feet (0.50 acres)= 2 dwelling units/acre



# R-1

## 10-2-6: R-1 RESIDENTIAL SINGLE-FAMILY DISTRICT:

The R-1 residential single-family district allows larger lot suburban single-family residential development.

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

(B) DENSITY: 2.0 DWELLING UNITS PER ACRE

(B) Minimum Lot Requirements: (Revised 6-12-1992)

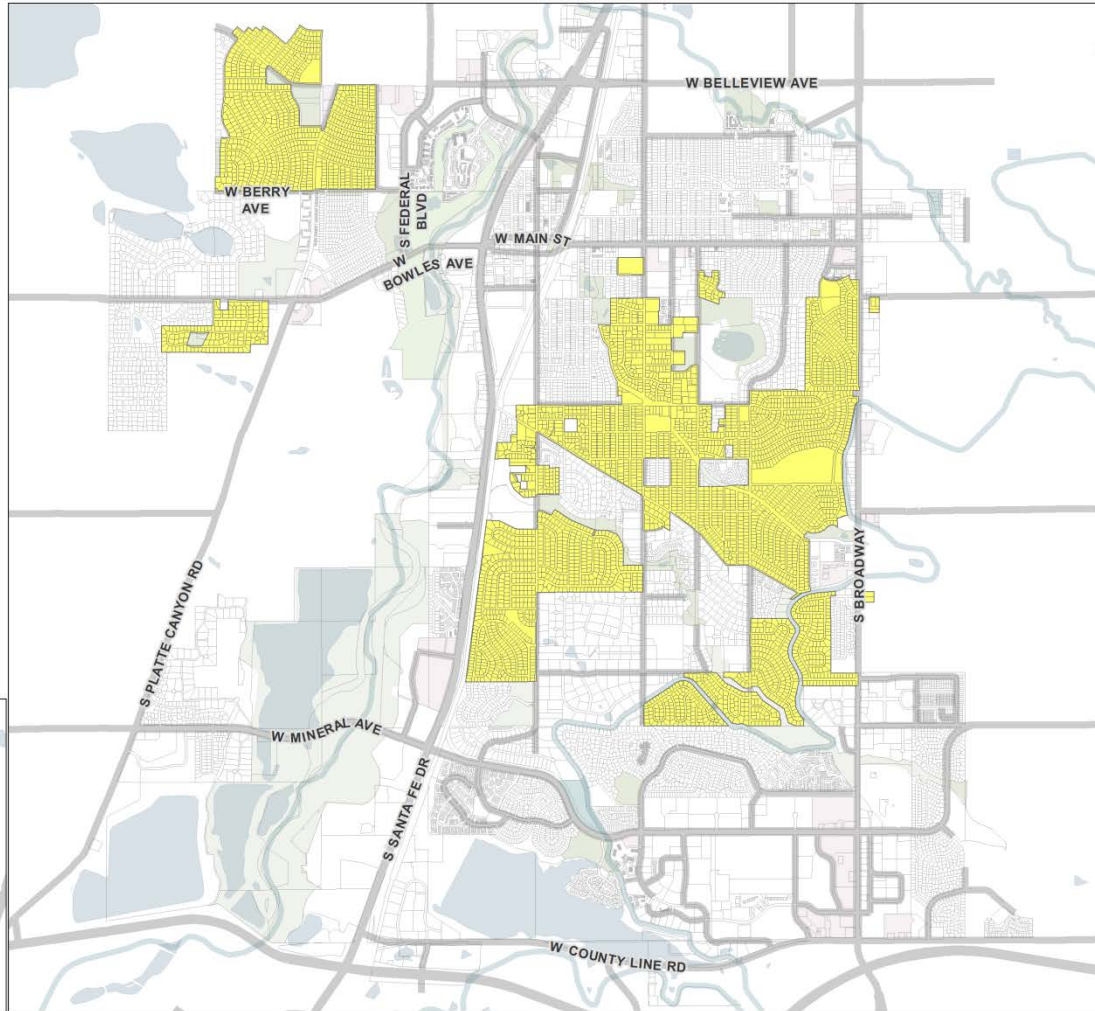
1. MINIMUM Lot ~~area~~SIZE: 21,780 square feet (0.50 acres); (Ord. 5, Series of 2005)
2. MINIMUM Lot width ~~at front setback~~: 100 feet;
3. MINIMUM Unobstructed open space: 50 percent;
4. Building setbacks:
  - (a) Front: 25 feet;
  - (b) Rear: 20 feet;
  - (c) Side:
    - North/west: 5 feet;
    - South/east: 10 feet;
    - Corner lot/side street: 10 feet;
5. Maximum height of structure: 30 feet.

# City of Littleton Zone District:

## R-2

4,000 Parcels

1,451 Acres



# R-2

Did not list maximum density; density was determined through minimum lot “area”.

Taking the maximum density from PDO section to the R-2 zone district information in 10-2.

Clarified Density: 9,000 square feet (0.21 acres) = 4.8 dwelling units/acre

# R-2

## **10-2-7: R-2 RESIDENTIAL SINGLE-FAMILY DISTRICT:**

The R-2 residential single-family zone district allows medium density urban single-family residential development.

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

(B) DENSITY: 4.8 DWELLING UNITS PER ACRE

(BC) Minimum Lot Requirements:

1. MINIMUM Lot ~~area~~SIZE: 9,000 square feet (0.21 acres);
2. MINIMUM Lot width ~~at front setback~~: 75 feet;
3. MINIMUM Unobstructed open space: 50 percent;
4. Building setbacks:
  - (a) Front: 25 feet;
  - (b) Rear: 20 feet;
  - (c) Side:
    - North/west: 5 feet;
    - South/east: 10 feet;
    - Corner lot/side street: 10 feet;
5. Maximum height of structure: 30 feet.

(C) Accessory Use Standards: See section [10-4-4](#) of this title.

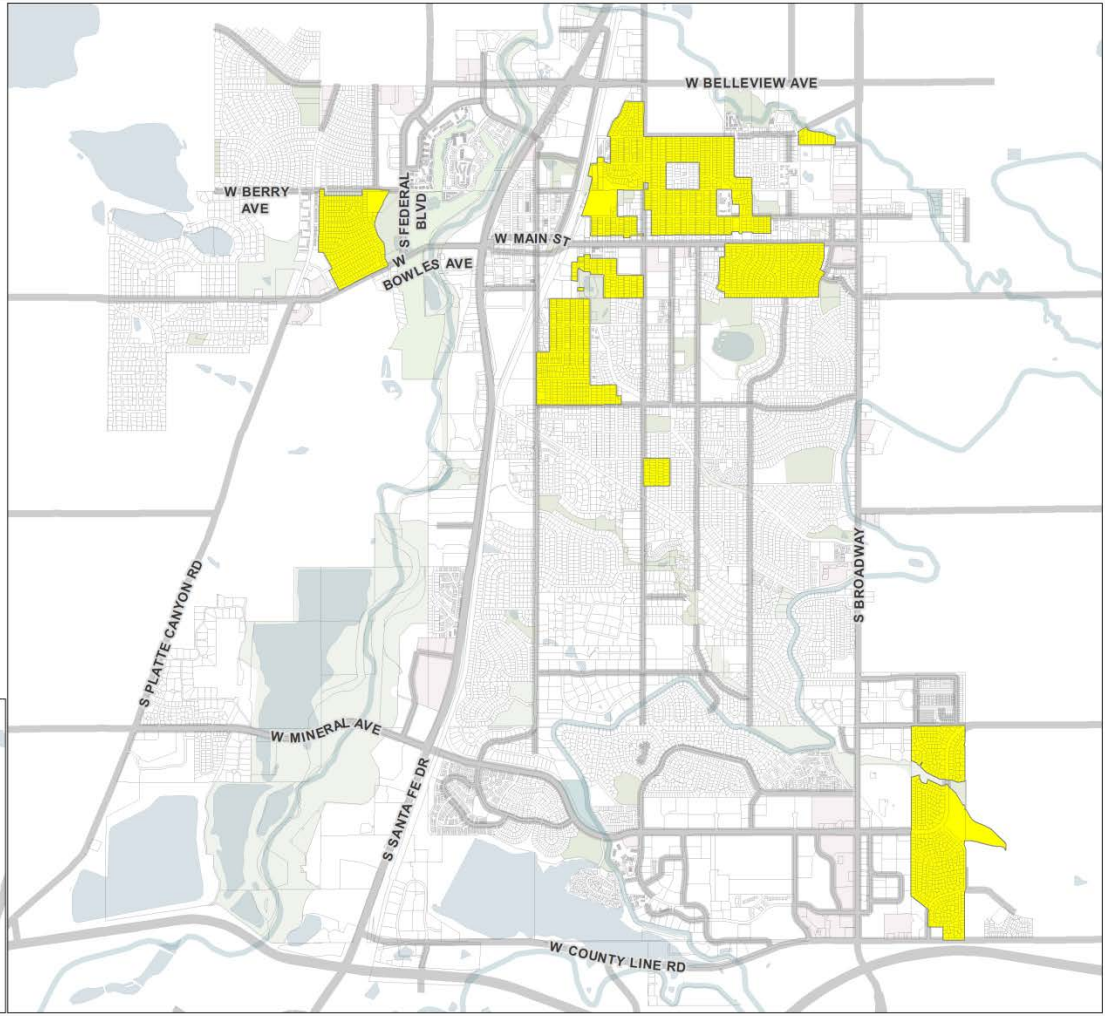
(D) Home Occupation Standards: See section [10-4-5](#) of this title. (Revised 6-12-1992)

# City of Littleton Zone District:

## R-3

2,100 Parcels

607 Acres



# R-3

Did not list maximum density; density was determined through minimum lot “area”.

Taking the maximum density from PDO section to the R-3 zone district information in 10-2.

Clarified Density: 6,500 square feet (0.15 acres) = 6.7 dwelling units/acre

# R-3

## 10-2-8: R-3 RESIDENTIAL SINGLE-FAMILY DISTRICT:

The R-3 residential single-family zone district provides for single-family residential development at higher densities than the R-2 zone district.

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

(B) DENSITY: 6.7 DWELLING UNITS PER ACRE

(BC) Minimum Lot Requirements:

1. MINIMUM Lot ~~area~~SIZE: 6,500 square feet (0.15 acres);
2. MINIMUM Lot width ~~at front setback~~: 65 feet;
3. MINIMUM Unobstructed open space (PER LOT): 50 percent;
4. 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;
5. Maximum height of structure: 30 feet.

(C) Accessory Use Standards: See Section [10-4-4](#) of this Title.

(D) Home Occupation Standards: See Section [10-4-5](#). (Revised 6-12-1992)

**City of Littleton  
Zone District:**

**R-3X**

**41 Parcels**

**12.3 Acres**

 R-3X





# R-3X

Did not list maximum density; density was determined through minimum lot “area”.

Taking the maximum density from PDO section to the R-3X zone district information in 10-2.

Clarified Density: 6,500 square feet (0.15 acres)= 13.4 dwelling units/acre

# R-3X

## 10-2-9: R-3X RESIDENTIAL MULTIPLE-FAMILY DISTRICT:

The R-3X Residential Multiple-Family District provides for the transition from single-family residential to multiple family residential while maintaining the single family character of the area. ~~Structures containing up to three dwelling units are permitted on each lot.~~

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

(B) DENSITY: 13.4 DWELLING UNITS PER ACRE

(BC) Minimum Lot Requirements:

1. MINIMUM Lot ~~area~~SIZE: 6,500 square feet (0.15 acres);
2. ~~Lot area per residential unit: 3,250 square feet;~~
3. MINIMUM Lot width ~~at front setback~~: 60 feet;
4. MINIMUM Unobstructed open space (PER LOT): 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;
  - Wall: 20 feet.
  - Structure: 2 stories.

(C) Accessory Use Standards: See Section [10-4-4](#) of this Title.

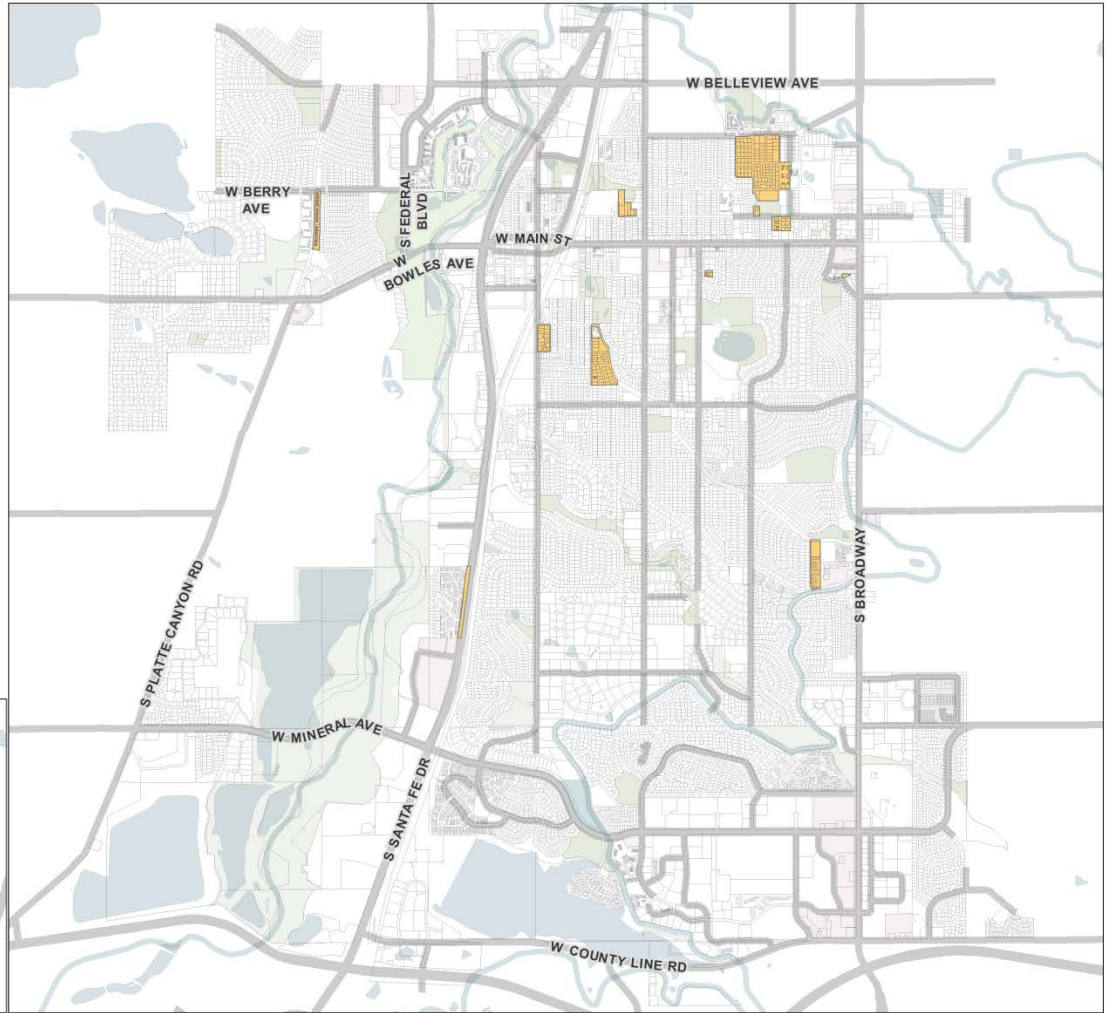
(D) Home Occupation Standards: See Section [10-4-5](#) of this Title. (Revised 6-12-1992)

# City of Littleton Zone District:

## R-4

305 Parcels

82 Acres



# R-4

Did not list maximum density; density was determined through minimum lot “area”.

Taking the maximum density from PDO section to the R-4 zone district information in 10-2.

Clarified Density: 6,500 square feet (0.15 acres)= 13.4 dwelling units/acre

# R-4

## **10-2-10: R-4 RESIDENTIAL MULTIPLE-FAMILY DISTRICT:**

The R-4 Multiple-Family Zone District provides medium density multiple-family development of up to 13.4 units per acre. The district serves as a transition between single-family type development and more intense development, such as high density residential and commercial uses.

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

(B) DENSITY: 13.4 DWELLING UNITS PER ACRE

(B) Minimum Lot Requirements:

1. MINIMUM Lot ~~area~~SIZE: 6,500 square feet (0.15 acres);
2. ~~Lot area per residential unit: 3,250 square feet;~~
3. MINIMUM Lot width ~~at front setback~~: 60 feet;
4. MINIMUM Unobstructed open space (PER LOT): 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;
  - Wall: 20 feet;
  - Structure: 2 stories.

(C) Accessory use standards: See section [10-4-4](#) of this title.

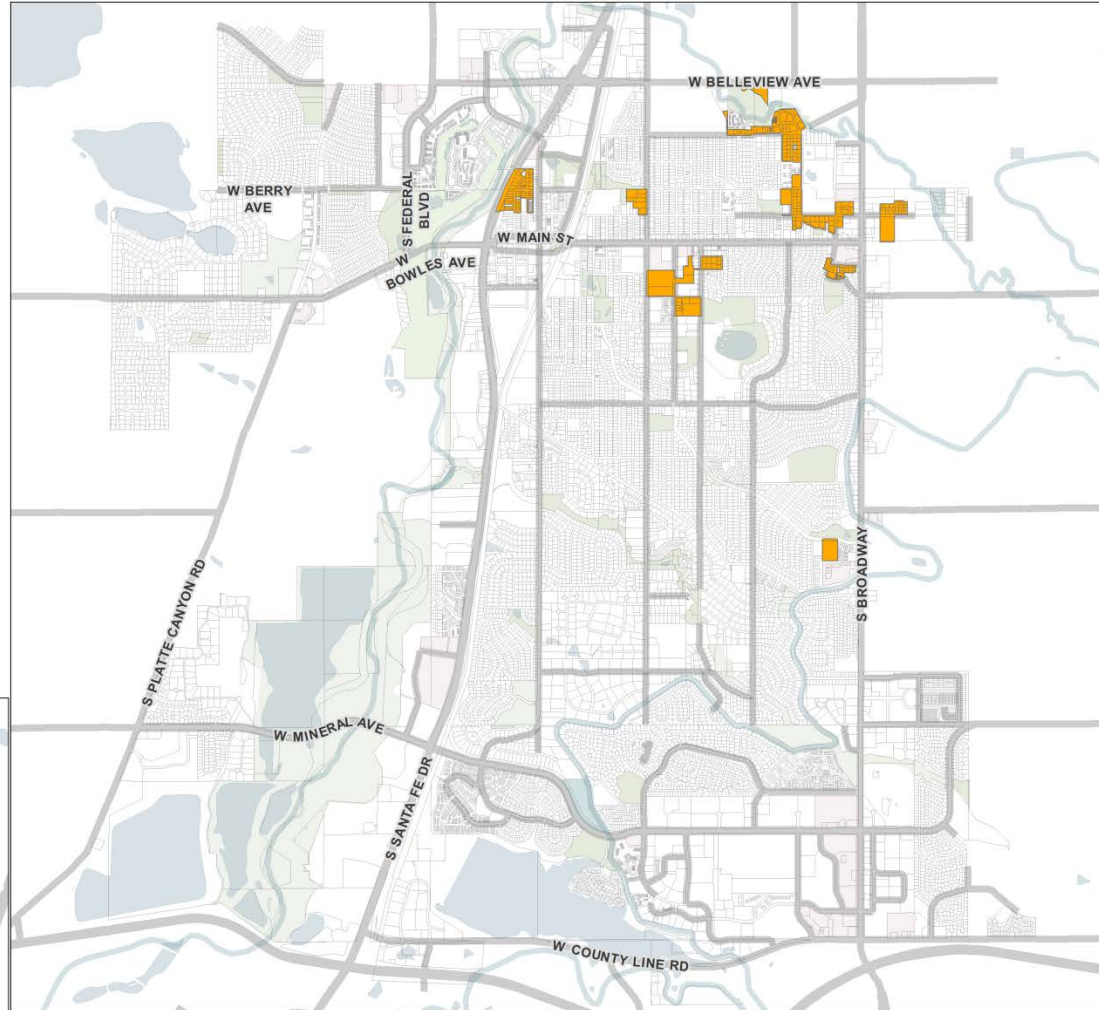
# City of Littleton Zone District:

## R-5

220 Parcels

113 Acres

 R-5



# R-5

Did not list maximum density; density was determined through minimum lot “area”.

Taking the maximum density from PDO section to the R-5 zone district information in 10-2.

Clarified Density: Residential: 6,000 square feet (0.14 acres)=  
43.6 dwelling units/acre

# R-5

## **10-2-12: R-5 RESIDENTIAL MULTIPLE-FAMILY DISTRICT:**

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) RESIDENTIAL DENSITY: 43.6 DWELLING UNITS PER ACRE.

(B)(C) Minimum lot requirements (excluding townhouses):

1. Minimum lot area SIZE:

(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. MINIMUM Lot width at front setback: 60 feet;

4. MINIMUM 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.~~



# R-5

Other considerations:

Removing ability to increase maximum building height with increased setback – similar to proposed change in the T zone district.

# R-5

## (C) Minimum lot requirements for townhouses:

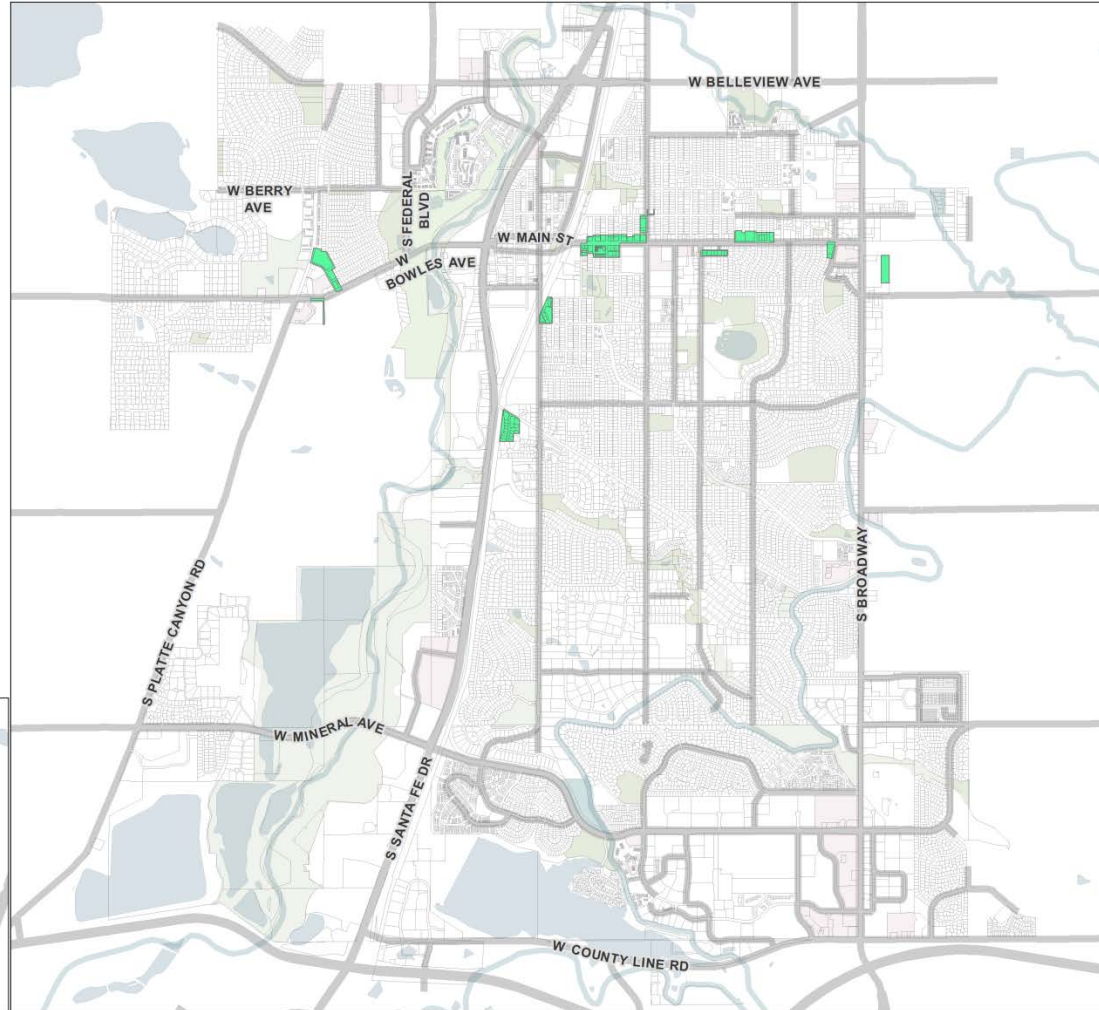
1. Minimum lot ~~area~~ SIZE (PER RESIDENTIAL UNIT): 2,500 square feet ~~(0.06 acres);~~
2. MINIMUM LOT WIDTH: 30 FEET
2. ~~The following standards apply to the original lot or combination of contiguous lots as it exists at the time of the townhouse development:~~
  - (a) MINIMUM Unobstructed open space (PER LOT): 25 percent;
  - (b) Building setbacks (FROM EXTERIOR LOT LINES):
    - (1) Front: 20 feet;
    - (2) Rear: 20 feet;
    - (3) Side:
      - North/west: 5 feet;
      - South/east: 10 feet;
      - Corner lot/side street: 10 feet;
- (C) BUILDING SETBACK FROM INTERNAL LOT LINE:
  - (1) SIDE: 0 FEET
3. 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.

# City of Littleton Zone District:

**T**

**137 Parcels**

**46.5 Acres**



T

Did not list a maximum density or floor area ratio (FAR); density was determined through minimum lot “area”.

Taking the maximum density & FAR from PDO section to the T zone district information in 10-2.

Residential: 6,000 square feet (0.14 acre); Lot area per residential unit: 2,000 square feet;

Clarified: 21.8 dwelling units/acre; FAR 1:1

# T

## 10-2-14: T TRANSITIONAL DISTRICT:

The T transitional district permits professional, office and residential land uses that can provide a buffer between single-family residential and more intensive uses which are located along major trafficways.

(A) Land uses: See section [10-3-2](#) of this title.

(B) MAXIMUM FLOOR AREA RATIO: 5:1.

(C) MAXIMUM DENSITY (RESIDENTIAL): 21.8 DWELLING UNITS PER ACRE

(B) Minimum lot requirements:

1. Minimum lot ~~area~~ SIZE NONRESIDENTIAL: 7,500 SQUARE FEET

2. MINIMUM LOT SIZE RESIDENTIAL: 6,000 SQUARE FEET

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

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

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

3. MINIMUM Lot width ~~at front setback:~~ 60 feet;

4. MINIMUM 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;

T  
b. Maximum height of structure:

(a) ~~At setback lines: 30 feet;~~

(b) ~~Beyond setback lines: For each additional foot in height, the setbacks shall be increased in the following manner:~~

~~Front/rear: A sum of 1 foot; and~~

~~Sides: A sum of 1 foot. (Revised 6-12-1992)~~

(C) ~~Within the T zone district, a PDO, as provided for in [chapter 9](#) of this title, must be approved by the planning commission prior to the construction of a new principal structure, or the construction of an addition which costs more than fifty percent (50%) of the appraised value of the existing structure. This requirement shall not apply to single family residential structures. (Revised 6-12-1992; and Ord. 19, Series of 2012; Ord. 15, Series of 2016)~~

(C) Minimum lot requirements for townhouses:

1. Minimum lot area SIZE (PER RESIDENTIAL UNIT): 2,000 square feet (0.06 acres);

2. MINIMUM LOT WIDTH: 30 FEET

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

(a) Unobstructed open space (PER LOT): 25 percent;

(b) Building setbacks (FROM EXTERIOR LOT LINES):

(1) Front: 20 feet;

(2) Rear: 20 feet;

(3) Side:

North/west: 5 feet;

South/east: 10 feet;

Corner lot/side street: 10 feet;

(C) BUILDING SETBACK FROM INTERNAL LOT LINE:

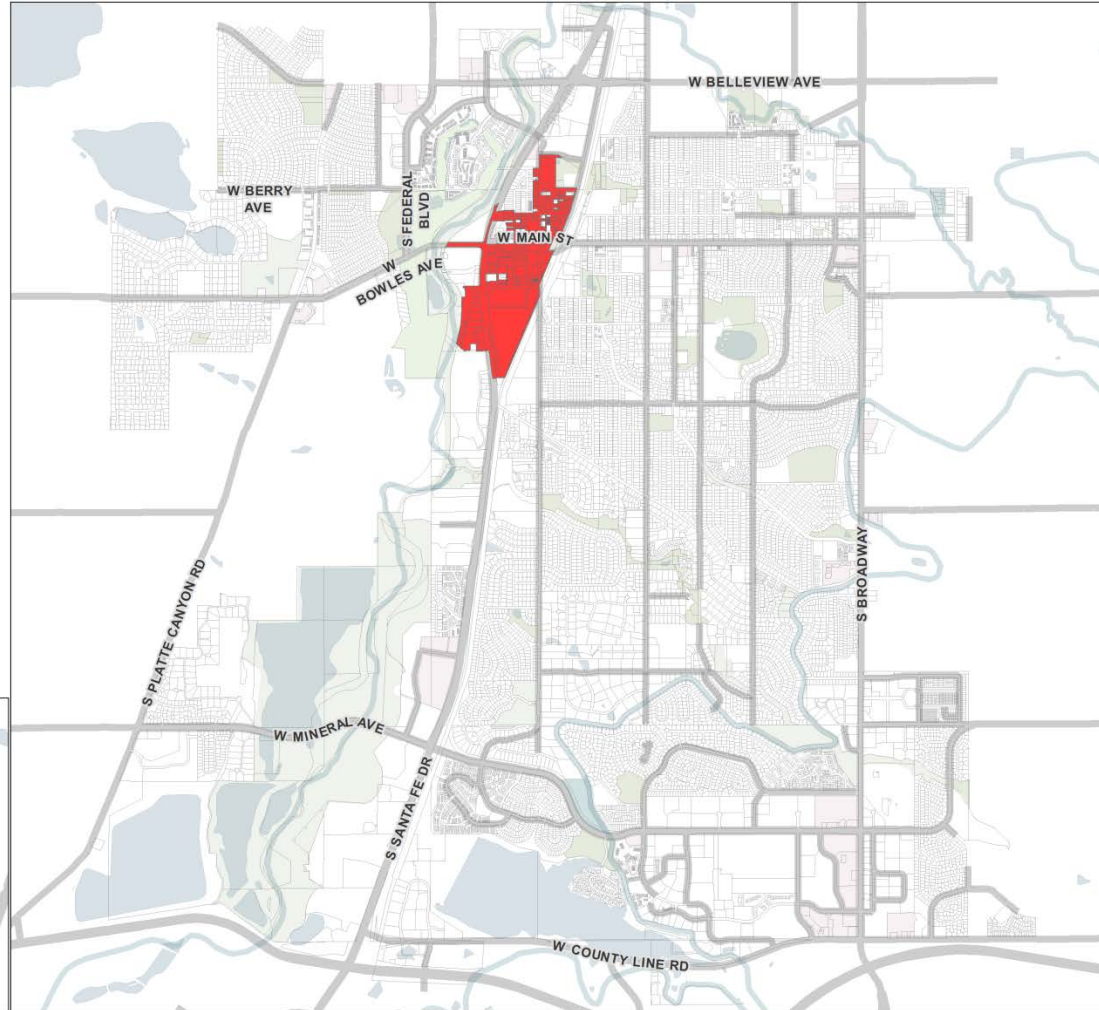
(1) SIDE: 0 FEET

# City of Littleton Zone District:

**CA**

**314 Parcels**

**151 Acres**



# CA

Did not list a maximum density or floor area ratio (FAR); density was determined through minimum lot “area”.

Taking the maximum density & FAR from PDO section to the CA zone district information in 10-2.

Single-family detached residential/unit: 5,500 square feet;

Multiple-family residential/unit: 575 square feet;

FAR 5:1



# CA

## 10-2-18: CA CENTRAL AREA MULTIPLE USE DISTRICT:

The CA central area multiple use district defines the downtown business district of the city, and promotes a mix of residential, retail, service, office, amusements, and associated commercial and business uses.

(A) Land Uses: See section [10-3-2](#) of this title. (Revised 6-12-1992)

(B) RESIDENTIAL DENSITY SINGLE FAMILY: 7.92 DWELLING UNITS PER ACRE

(C) RESIDENTIAL DENSITY MULTI-FAMILY: 75.75 DWELLING UNITS PER ACRE

(D) MAXIMUM FLOOR AREA RATIO: 5:1.

(B) Minimum Lot Requirements:

1. MINIMUM LOT SIZE: ~~Lot area~~ nonresidential uses: None;
2. MINIMUM LOT SIZE: ~~Lot area~~ per residential unit:
  - (a) ~~Single family detached residential/unit:~~ 5,500 square feet;
  - (b) ~~Multiple family residential/unit:~~ 575 square feet;
3. Unobstructed open space NONRESIDENTIAL: 10 percent;
4. Unobstructed open space RESIDENTIAL: 20 PERCENT;
- 4| Maximum height of structures: 40 feet ~~or 3 stories~~;
5. Building setbacks: None. (Ord. 12, Series of 2015)

# CA

6. FOR COMBINED COMMERCIAL AND RESIDENTIAL DEVELOPMENTS WITHIN THE SAME PROJECT, THE MINIMUM LOT REQUIREMENTS FOR THE PRIMARY USE SHALL GOVERN.

(C) Special Development Allowances: IN ORDER TO BE ELIGIBLE FOR A PDO, THE FOLLOWING PERFORMANCE STANDARDS MUST BE MET: ~~The following may be allowed by a PDO adopted pursuant to [chapter 9](#) of this title:~~

1. The development parcel shall be no less than twenty five thousand (25,000) square feet in area.
2. The minimum unobstructed open space requirement shall be increased to twenty FIVE percent (25%).
3. ~~The maximum height of structures shall be as approved on the PDO.~~
4. ~~Maximum residential densities and floor area ratios shall be as established in section [10-9-4](#) of this title.~~

(D) Accessory Use Standards: See section [10-4-4](#) of this title.

(E) Home Occupation Standards: See section [10-4-5](#) of this title. (Revised 6-12-1992)

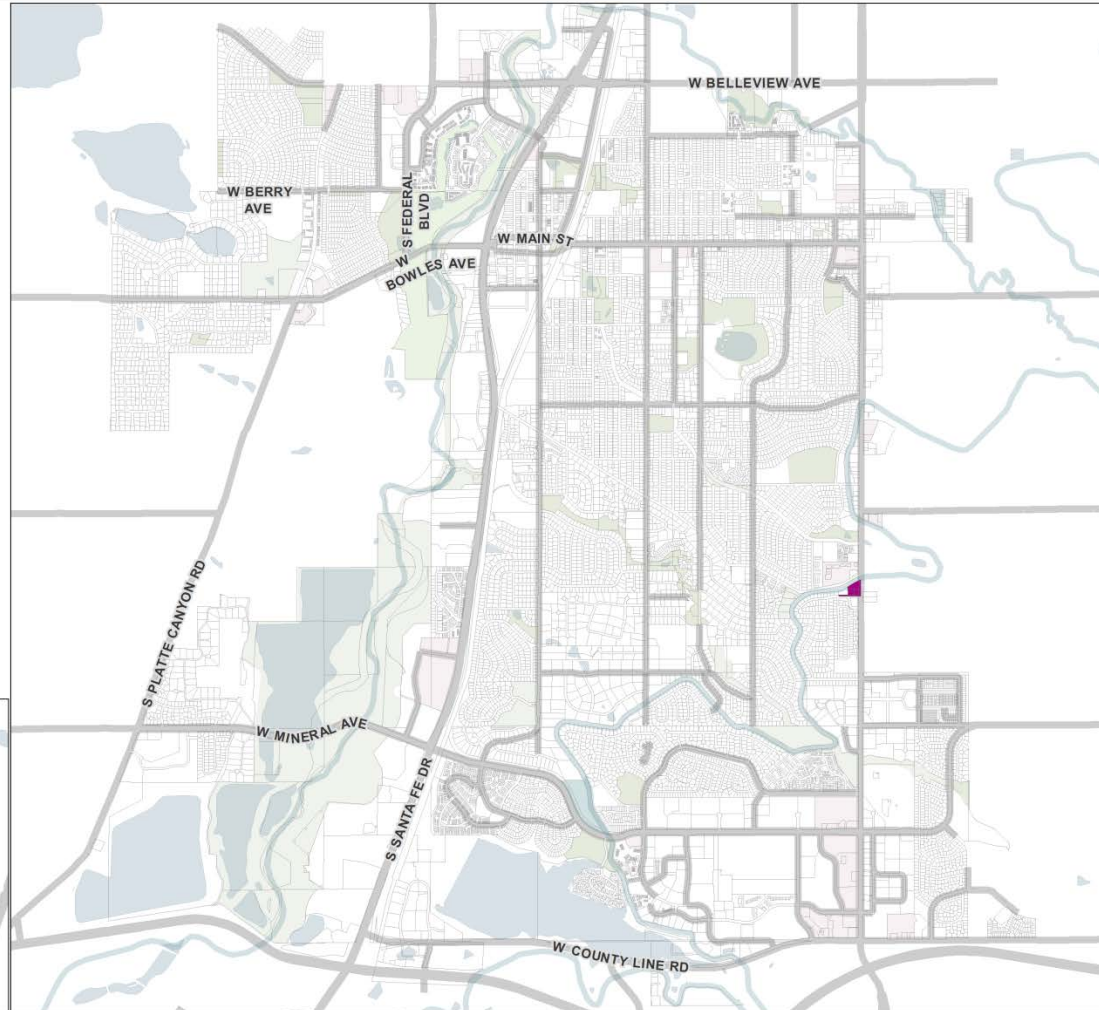
# City of Littleton Zone District:

**B-P**

**3 Parcels**

**2.5 Acres**

 B-P



# B-P

## 10-2-13: B-P BUSINESS AND PROFESSIONAL DISTRICT:

The business and professional (B-P) district allows the use of land for administrative and professional office purposes.

(A) Land uses: See section [10-3-2](#) of this title.

(B) MAXIMUM FLOOR AREA RATIO: 1:3

(BC) Minimum Lot Requirements:

1. MINIMUM Lot ~~area~~(SIZE): 7,500 square feet (0.17 acre);
2. MINIMUM Unobstructed open space: 25 percent;
  - (a) Portions of adjacent public right of way maintained as landscaped area shall not reduce the twenty five percent (25%) open space requirement within the lot.
  - (b) A fifty foot (50') wide landscaped area shall be placed along any lot line abutting residentially zoned or used property. The use of such areas shall be limited to landscaping or pedestrian activity, and shall not include principal or accessory structures, storage, parking or vehicular access.
3. Setbacks for primary and accessory structures:
  - (a) Front: 20 feet;
  - (b) Rear: 20 feet;
  - (c) Side:
    - North/west: 5 feet;
    - South/east: 10 feet;
    - Corner lot/side street: 10 feet;
4. Maximum height of structure: 30 feet;
5. Maximum floor to lot area ratio (FAR): 1:3.

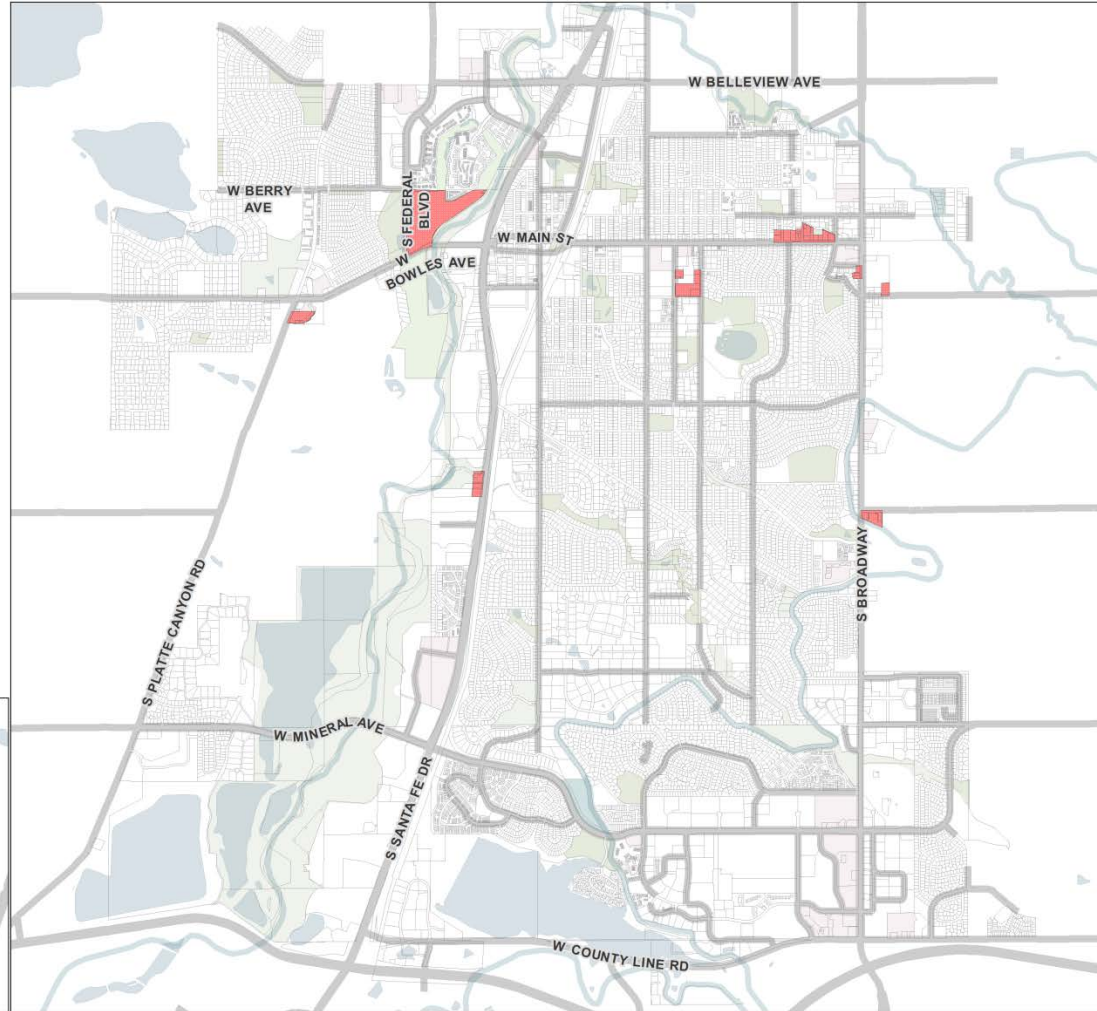
# City of Littleton Zone District:

## B-1

39 Parcels

68 Acres

 B-1



# B-1

## 10-2-15: B-1 NEIGHBORHOOD BUSINESS DISTRICT:

The B-1 neighborhood business district permits retail sales and personal services directed toward serving the immediate neighborhood. Collector or arterial street access is needed. Neighborhood centers located in B-1 are generally limited in size to one hundred thousand (100,000) square feet of gross floor area or less.

(A) Land uses: See section [10-3-2](#) of this title.

(B) Minimum lot requirements:

1. MINIMUM Lot area: None;
2. MINIMUM Unobstructed open space: 25 percent;
3. Maximum height of structure: None;
4. Maximum floor to lot area ratio (FAR): 1:1;
5. Building setbacks: None.

(C) Accessory use standards: See section [10-4-4](#) of this title. (Revised 6-12-1992)

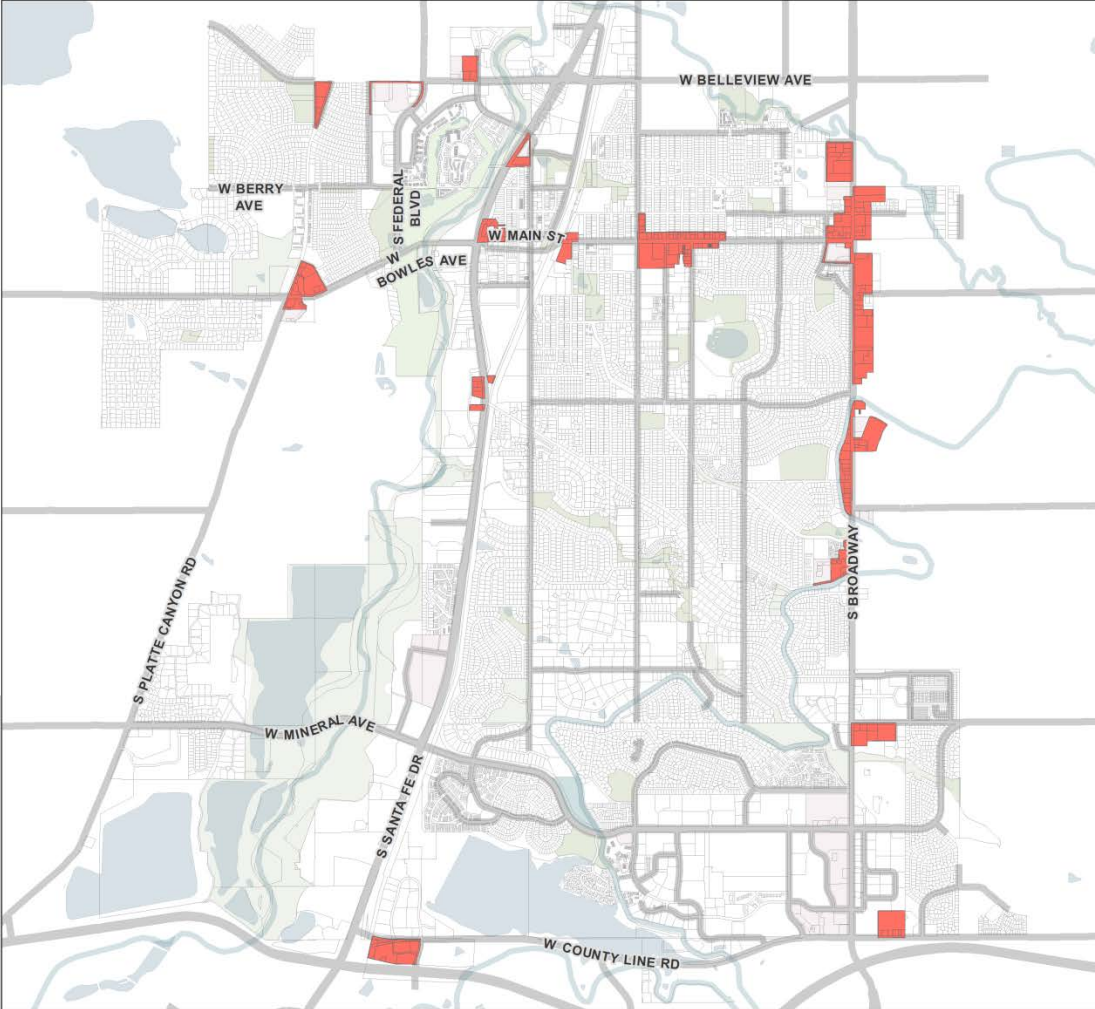
**City of Littleton  
Zone District:**

**B-2**

**273 Parcels**

**232 Acres**

 B-2



# B-2

## **10-2-16: B-2 COMMUNITY BUSINESS DISTRICT:**

The B-2 community business district provides retail sales and personal services for the general public. Users in this district generally market a range of goods and services that do not attract persons from a wide market region but are intended to meet the needs of the surrounding community. As such, arterial street access is necessary. Such centers are generally between one hundred thousand (100,000) and three hundred thousand (300,000) square feet of gross floor area.

(A) Land uses: See section [10-3-2](#) of this title.

(B) Minimum lot requirements:

1. MINIMUM Lot area: None;
2. MINIMUM Unobstructed open space: 20 percent;
3. Maximum height of structure: None;
4. Maximum floor to lot area ratio (FAR): 2:1;
5. Building setbacks: None.

(C) Accessory use standards: See section [10-4-4](#) of this title. (Revised 6-12-1992)



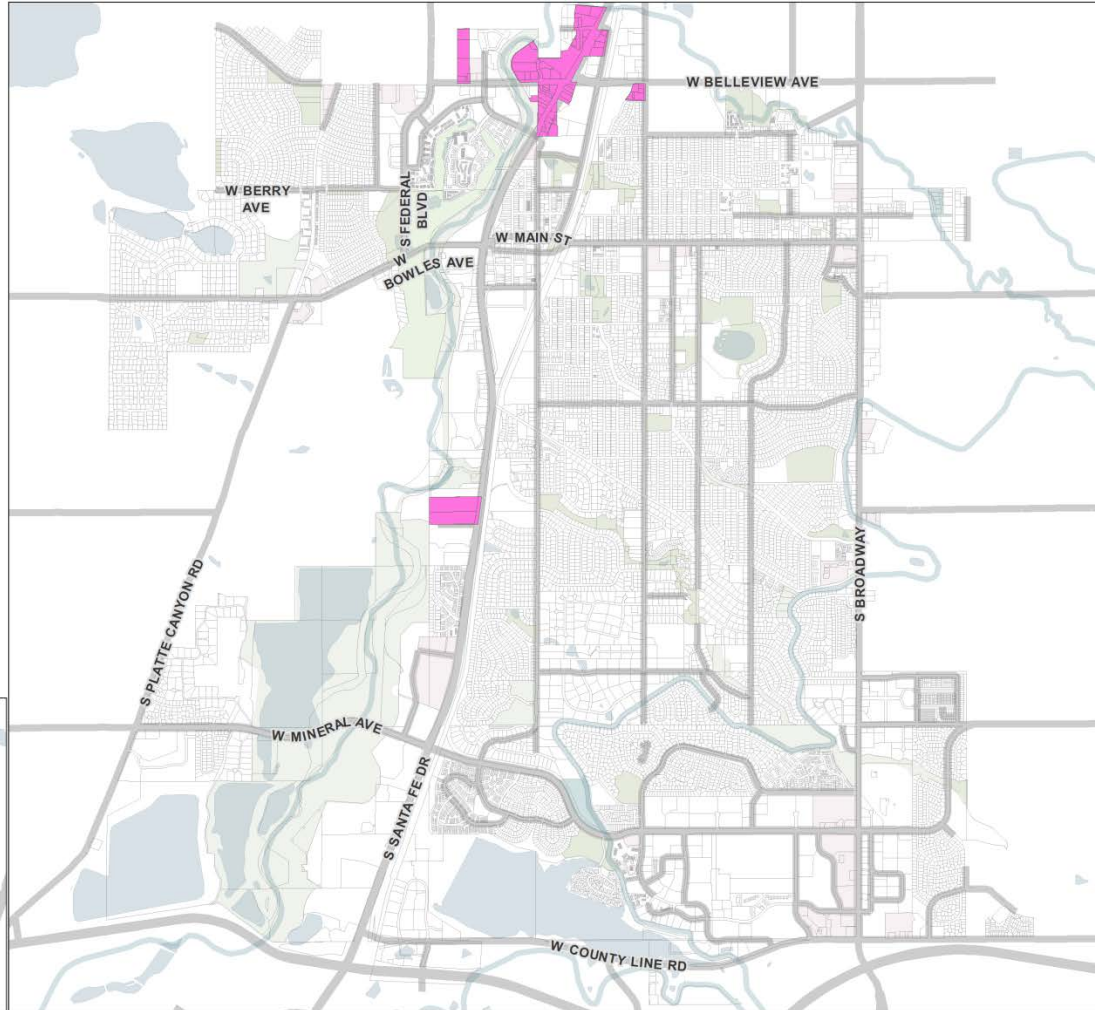
# City of Littleton Zone District:

## B-3

84 Parcels

100 Acres

 B-3



# B-3

## 10-2-17: B-3 GENERAL BUSINESS DISTRICT:

The B-3 general business district provides a wide range of retail sales, personal services, wholesale, and limited light industrial processes. Due to heavy vehicular traffic generated, such areas are generally limited to areas adjacent to major arterial roadways to allow easy access and to avoid residential traffic conflicts.

(A) Land uses: See section [10-3-2](#) of this title.

(B) Minimum lot requirements:

1. MINIMUM Lot area: None;
2. MINIMUM Unobstructed open space: 10 percent;
3. Maximum height of structure: None;
4. Maximum floor to lot area ratio (FAR): 3:1;
5. Building setbacks: None.

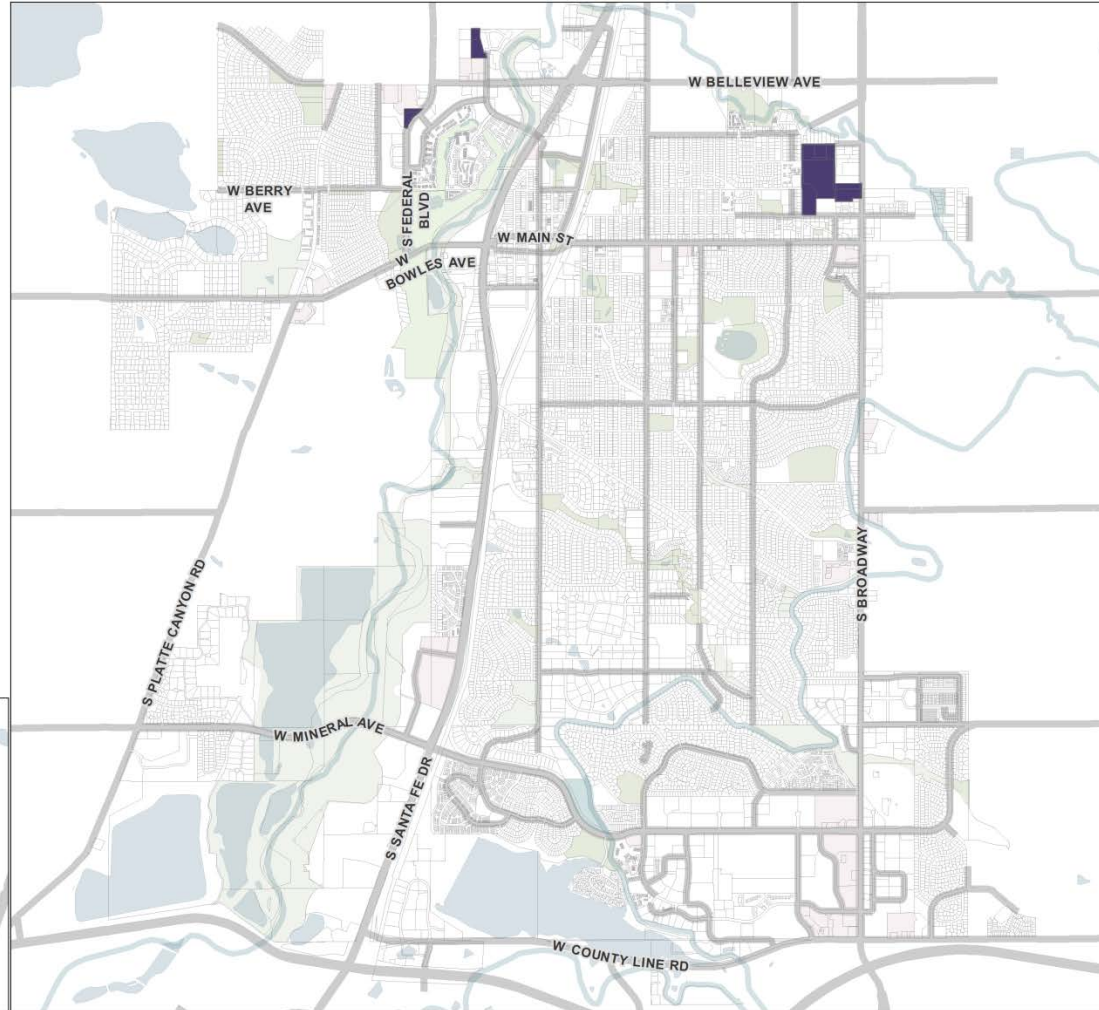
(C) Accessory use standards: See section [10-4-4](#) of this title. (Revised 6-12-1992)

# City of Littleton Zone District:

I-P

9 Parcels

42 Acres



# I-P

Did not have a maximum floor area ratio (FAR).

Taking the FAR from PDO section to the I-P zone district information in 10-2.

Clarified FAR: 2:1



## **10-2-20: I-P INDUSTRIAL PARK DISTRICT:**

The I-P Industrial Park District permits predominately industrial land uses that can coexist in close proximity to multiple-family residential and commercial properties.

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

(B) Minimum Lot Requirements:

1. MINIMUM Lot area: 43,560 square feet (1.00 acre);

2. MINIMUM Unobstructed open space: 20 percent;

(a) Portions of adjacent public right of way maintained as landscaped area shall not reduce the twenty percent (20%) open space requirement within the lot; and

(b) A twenty five foot (25') wide unobstructed open space area shall be placed along any lot line abutting residentially zoned or used property. The use of such areas shall be limited to landscaping or pedestrian activity, and shall not include principal or accessory structures, storage, parking or vehicular access;

3. Maximum height of structure: none;

4. Maximum floor to lot area ratio (FAR): none-2:1;

5. Building setback:

(a) Adjacent to a nonindustrial zone district: 25 feet;

(b) Adjacent to industrial zone district: None.

(C) Accessory Use Standards: See Section [10-4-4](#) of this Title;

(D) Performance Standards: All facilities shall be designed so that their uses do not result in a violation of the performance standards set forth in Sections [10-4-6](#) and [10-4-7](#) of this Title, and every use in an I-P District shall be operated within an enclosed structure. (Revised 6-12-1992)

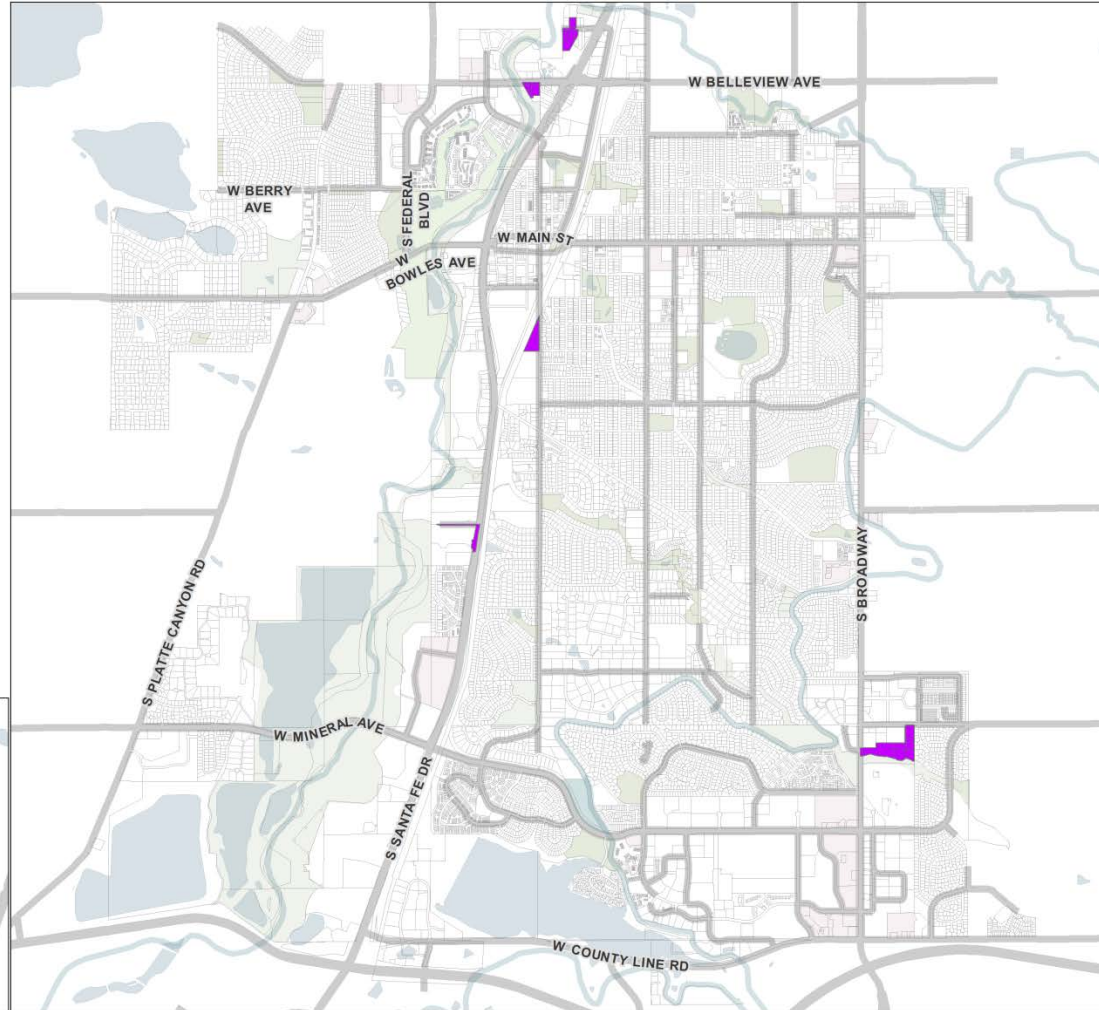
# City of Littleton Zone District:

I-1

27 Parcels

26 Acres

 I-1



# I-1

## **10-2-21: I-1 LIGHT INDUSTRIAL DISTRICT:**

The I-1 Light Industrial District permits light manufacturing and related support uses.

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

(B) Minimum Lot Requirements:

1. MINIMUM Lot area: none;
2. MINIMUM Unobstructed open space: 10 percent;
  - (a) Portions of adjacent public right of way maintained as landscaped area shall not reduce the ten percent (10%) open space requirement within the lot; and
  - (b) A twenty five foot (25') wide unobstructed open space area shall be placed along any lot line abutting residentially zoned or used property. The use of such areas shall be limited to landscaping or pedestrian activity, and shall not include principal or accessory structures, storage, parking or vehicular access;
3. Maximum height of structure: none;
4. Maximum floor to lot area ratio (FAR): 3:1;
5. Building setback:
  - (a) Adjacent to a nonindustrial zone district: 25 feet;
  - (b) Adjacent to industrial zone district: none.

(C) Accessory Use Standards: See Section [10-4-4](#) of this Title.

(D) Performance Standards: All facilities shall be designed so that their uses do not result in a violation of the performance standards set forth in Sections [10-4-6](#) and [10-4-7](#) of this Title.  
(Revised 6-12-1992)

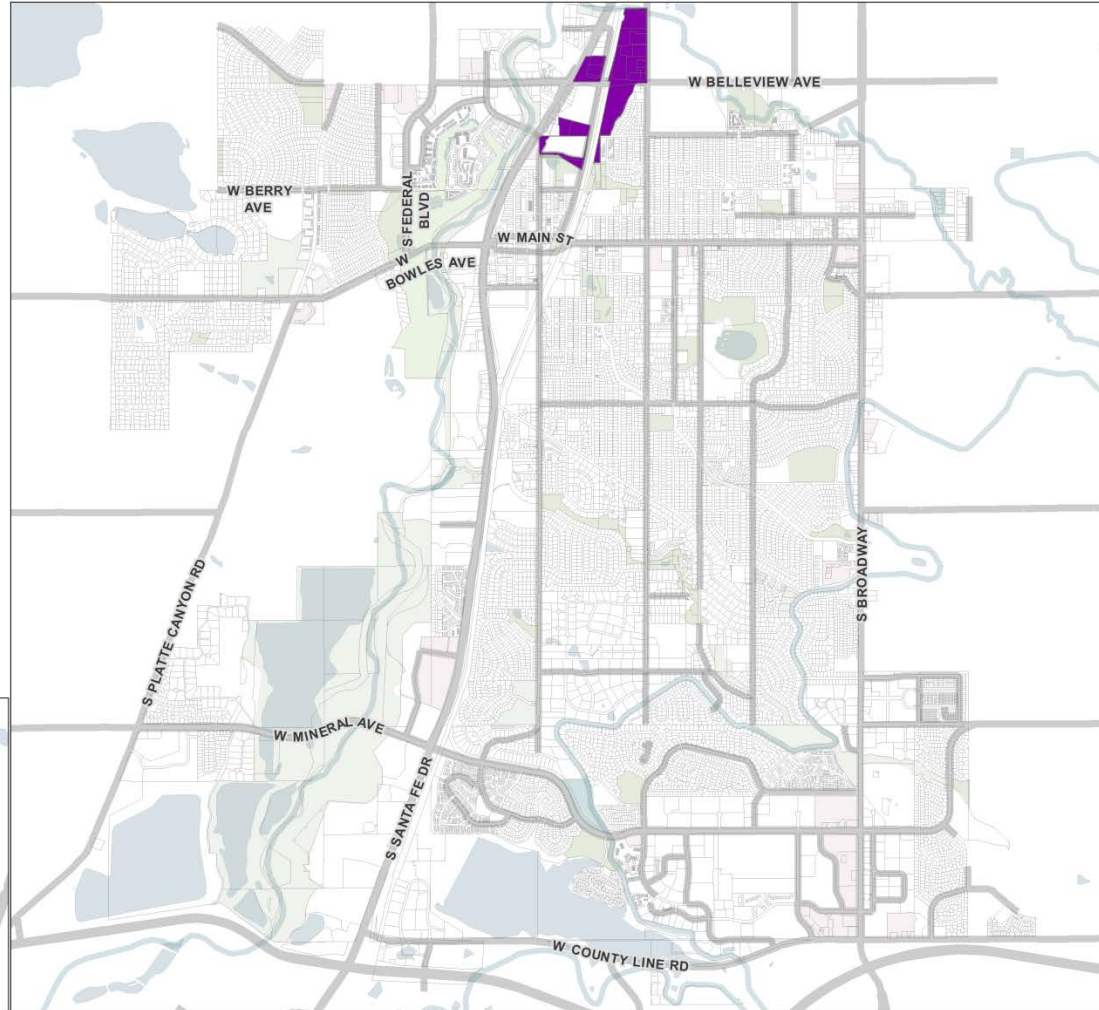
# City of Littleton Zone District:

I-2

24 Parcels

65 Acres

 I-2





# I-2

Did not have a maximum floor area ratio (FAR).

Taking the FAR from PDO section to the I-2 zone district information in 10-2.

Clarified FAR: 3:1

# I-2

## **10-2-22: I-2 HEAVY INDUSTRIAL DISTRICT:**

The I-2 Heavy Industrial District permits heavier manufacturing and related support uses and processes.

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

(B) Minimum Lot Requirements:

1. MINIMUM Lot area: none;
  2. MINIMUM Unobstructed open space: none; except that a twenty five foot (25') wide unobstructed open space area shall be placed along any lot line abutting residentially zoned or used property. The use of such areas shall be limited to landscaping or pedestrian activity, and shall not include principal or accessory structures, storage, parking or vehicular access;
  3. Maximum height of structure: none;
  4. Maximum floor to lot area ratio (FAR): none 3:1;
  5. Building setback:
    - (a) Adjacent to a nonindustrial zone district: 25 feet;
    - (b) Adjacent to industrial zone district: none.
- (C) Accessory Use Standards: See Section [10-4-4](#) of this Title.
- (D) Performance Standards: All facilities shall be designed so that their uses do not result in a violation of the performance standards set forth in Sections [10-4-6](#) and [10-4-7](#) of this Title.  
(Revised 6-12-1992)

# Next Steps

Study Session with PC – March 12 2018

Community outreach through early April 2018

Formal Adoption May 2018