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CITY OF LITTLETON, COLORADO

PC Resolution No. 02

Series, 2025

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
LITTLETON, COLORADO, RECOMMENDING APPROVAL TO CITY
COUNCIL OF A CODE TEXT AMENDMENT TO TITLE 10, THE
UNIFIED LAND USE CODE, REGARDING ACCESSORY DWELLING
UNITS**

WHEREAS, the City Council of the City of Littleton, Colorado passed Ordinance 24-2021 in October of 2021 which enacted Littleton City Code Title 10, the “Unified Land Use Code” (ULUC); and

WHEREAS, Section 10-9-3.2.A.4. of the ULUC authorizes the director of community development to initiate a code text amendment; and

WHEREAS, since October 2021, staff, property owners, business owners, and applicants must comply with the ULUC with site-specific applications; and

WHEREAS, Accessory Dwelling Units (ADUs) often have restrictive standards associated with them in the ULUC that make them difficult to build; and

WHEREAS, the General Assembly of the State of Colorado passed House Bill 24-1152, concerning increasing the number of accessory dwelling units (ADUs) and requiring municipalities to allow ADUs in all residential zones; and

WHEREAS, staff conducted study sessions with the Littleton City Council and Planning Commission and conducted a community survey, a technical stakeholder group meeting, and other background research on the topic of ADUs from June to March, 2025; and

WHEREAS, easing restrictions on ADUs by clarifying zoning code regulations, incorporating requirements of House Bill 24-1152, reducing existing zoning code barriers, and expanding land use types as permitted in more zone districts support the goal of housing diversity, as found in the Envision Littleton comprehensive plan; and

WHEREAS, on May 12, 2025, the planning commission held a public hearing to consider a recommendation to the Littleton City Council on the adoption of the code text amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF LITTLETON, COLORADO, THAT:

47 **Section 1:** Recommendation. The planning commission hereby recommends
48 adoption of the code text amendment of the Unified Land Use Code as referenced in Exhibit A,
49 attached hereto.
50

51 INTRODUCED, READ AND ADOPTED at a special scheduled meeting of the
52 Planning Commission of the City of Littleton, Colorado, on the 12th day of May, 2025, at 6:30
53 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado.

54 ATTEST:

55
56 _____
57 Wendy Shea-Tamag
58 DEPUTY CITY CLERK

59
60 _____
61 Jason Reynolds
62 CHAIR

60 APPROVED AS TO FORM:
61
62 _____
63 Reid Betzing
64 CITY ATTORNEY



Section 10-1-1.3 Land Use Matrix

A. Key. Table 10-1-1.3, *Land Use Matrix*, uses the following symbols:

1. "P" means the use is permitted by right and is not subject to further review.
2. "C" means the use requires a public hearing and conditional use approval subject to Section [10-9-5.1, Conditional Use Permit](#).
3. "A" means the use is permitted as an accessory use subject to standards in Section [10-1-1.6, Accessory Uses, Buildings and Structures](#), and in some instances additional standards.
4. If there is an "S", that means the use is subject to the special standards cited in the "Standards" column of Table 10-1-1.3, *Land Use Matrix*.
5. "--" means the use is prohibited.

B. New and Unlisted Uses. Refer to Section [10-1-2.1, Unlisted and Functionally Similar Uses](#).

C. Land Use Standards. The conditional and special standards for the land uses denoted with a "C" or "S" in Table 10-1-1.3, *Land Use Matrix*, below, include cross-references which may generally be found among the standards for all districts in Section [10-1-1.4, Land Use Standards](#). More specific standards are provided in Chapters 2-5.

Table 10-1-1.3.1 Land Use Matrix																
Category	Specific Use	Downtown (DT)				Corridor Mixed-Use (CM)		Neighborhood (NB)					Business and Industry (BI)		Open Space (OS)	Standards
		DNR	DTA	DMS	DMU	NC	CM	ACR	LLR	MLR	SLR	MFR	BC	IP	OS	
Agriculture and Animal-Oriented Uses																
Agriculture-Oriented Uses	Community Garden	A	--	--	A	A	A	P	P	P	P	A	--	--	A	10-1-1.6.A
	Plant Nursery, Greenhouse, and Landscaping Business	--	--	--	--	C	C	C	--	--	--	--	P	P	--	--
	Agriculture-Oriented Uses (other than listed)	--	--	--	--	--	C	A	A	--	--	--	--	--	P	--
Animal-Oriented Uses	Kennel, Indoor	--	--	--	--	--	CS	--	--	--	--	--	CS	PS		10-1-1.4.B
	Veterinary Clinic or Hospital (with animal boarding) or Rescue Shelter	--	--	--	--	--	CS	--	--	--	--	--	P	P	--	10-1-1.4.B
	Veterinary Clinic or Hospital (without animal boarding)	--	CS	PS	PS	--	PS	--	--	--	--	--	P	P	--	10-1-1.4.B 10-2-3.2 10-4-2.2
	Pet Store for Sale of Dogs and Cats Only	--	--	--	--	--	--	--	--	--	--	--	--	--	--	10-1-1.4.B
Table Notes: 1. Reserved. Detached Accessory Dwelling Unit (ADU) is permitted with alley access only and could require approval of a Conditional Use Permit, as set forth in Section 10-1-1.7 Accessory Dwelling Units (ADUs). 2. A tiny home community may occupy up to 10 percent of a development subject to Master Development Plan approval. 3. Duplex or twin home dwellings are not permitted in the SLR district south of W. Caley Avenue.																

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		DNR	DTA	DMS	DMU	NC	CM	ACR	LLR	MLR	SLR	MFR	BC	IP	OS		
	Animal-Oriented Uses (Other than listed)	--	--	--	--	--	--	A	A	--	--	--	--	--	--	--	
Residential Uses																	
Household Living	Cottage Court Community	--	--	--	--	--	PS	--	--	PS	PS	PS	--	--	--	10-4-3.2.A	
	Dwelling, Multi-Family (Apartment)	--	PS	--	PS	--	PS	--	--	--	--	PS	--	--	--	10-1-1.4.A 10-2-3.2.M 10-3-3.2 10-4-3.2.E	
	Dwelling, Single-Family Attached / Duplex / Twin Home ³	PS	PS	--	PS	PS	P	--	--	--	CS	PS	--	--	--	10-2-3.2.J 10-3-3.2 10-4-3.2.B	
	Dwelling, Single-Family Duplex / Twin Home Conversion ³	PS	PS	--	PS	PS	PS	--	--	--	CS	PS	--	--	--	10-1-1.4.A 10-4-3.2.B	
	Dwelling, Single-Family Detached	PS	PS	--	PS	P	--	P	P	P	P	--	--	--	--	10-2-3.2.I 10-3-3.2	
	Live-Work	--	PS	--	PS	P	P	--	--	--	--	--	CS	--	--	10-2-3.2.N 10-3-3.2	
	Manufactured Home Park	--	--	--	--	--	--	--	--	--	--	--	CS	--	--	4-4-11 10-4-3.2.D	
	Mixed-Use Building (upper floor residential units)	--	PS	PS	PS	CS	P	--	--	--	--	--	PS	CS	--	--	10-2-3.2.O 10-3-3.2 10-3-3.2.B
	Multiplex	PS	PS	--	PS	--	P	--	--	--	--	--	P	--	--	--	10-2-3.2.K
	Slot Home	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Tiny Home Community	--	--	--	--	--	CS ²	--	--	--	--	--	CS	--	--	--	10-4-3.2.A
Townhome	--	PS	--	PS	--	P	--	--	--	--	--	PS	--	--	--	10-2-3.2.M	
Group Living	Foster Family Care Home	P	P	P	P	P	P	P	P	P	P	P	P	--	--	--	--
	Group Home	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	--	--	10-1-1.4.A
	Independent Living Facility	P	P	--	P	P	P	--	--	--	C	P	--	--	--	--	--
	Nursing Home/Congregate Housing	P	P	--	P	P	P	--	--	--	--	P	C	C	--	--	--
Residential Accessory Uses	Accessory Dwelling Unit (ADU)	see below				see below		see below					see below		--	10-1-1.7	
	- Attached ADU	AS	AS	--	AS	AS	AS	AS	AS	AS	AS	AS	AS	--	--		--
	- Detached ADU	AS	AS	--	AS	AS	AS	AS	AS	AS ¹	AS ¹	AS	--	--	--		--
	- Contained ADU	AS	AS	--	AS	AS	AS	AS	AS	AS	AS	AS	AS	--	--		--
	Beekeeping	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	--	--	AS	10-1-1.6.A
	Chickens	AS	--	--	--	--	--	AS	AS	AS	AS	AS	--	--	--	--	10-1-1.6.A
	Cottage Food Operation	AS	AS	--	AS	AS	AS	AS	AS	AS	AS	AS	AS	--	--	--	10-1-1.6.A
	Family Child Care Home	A	A	--	A	A	A	A	A	A	A	A	A	--	--	--	10-1-1.6.A
Home Occupation	A	A	A	A	A	A	A	A	A	A	A	A	--	--	--	10-1-1.6.A	
Pigeon Keeping	--	--	--	--	--	--	AS	AS	AS	AS	AS	--	--	--	--	10-1-1.6.A	
Table Notes: 1. Reserved. Detached Accessory Dwelling Unit (ADU) is permitted with alley access only and could require approval of a Conditional Use Permit, as set forth in Section 10-1-1.7 Accessory Dwelling Units (ADUs). 2. A tiny home community may occupy up to 10 percent of a development subject to Master Development Plan approval. 3. Duplex or twin home dwellings are not permitted in the SLR district south of W. Caley Avenue.																	

Table 10-1-1.3.1 Land Use Matrix																
Category	Specific Use	Downtown (DT)				Corridor Mixed-Use (CM)		Neighborhood (NB)					Business and Industry (BI)		Open Space (OS)	Standards
		DNR	DTA	DMS	DMU	NC	CM	ACR	LLR	MLR	SLR	MFR	BC	IP	OS	
	Primary Short-Term Rental	A	A	A	A	A	A	A	A	A	A	--	--	--	--	10-1-1.6.A
Commercial and Office Uses																
Entertainment, Indoor	Adult Entertainment	--	--	--	--	--	--	--	--	--	--	--	--	CS	--	City Code Title 3, Chapter 14
	Bar, Brew Pub, or Tavern	--	PS	P	PS	C	PS	--	--	--	--	--	C	--	--	10-2-3.2
	Brewery, Distillery, and Winery	--	PS	PS	PS	PS	PS	--	--	--	--	--	PS	PS	--	10-1-1.4.D
	Convention Center	--	--	--	--	P	P	--	--	--	--	--	P	P	--	--
	Gymnastic, Dance Studio, or Martial Arts Facility	--	PS	PS	PS	--	P	--	--	--	--	--	P	--	--	--
	Health and Fitness Club	--	P	P	C	P	P	--	--	--	--	--	P	--	--	--
	Movie or Other Theater	--	PS	PS	PS	--	P	--	--	--	--	--	P	P	--	10-2-3.2
Entertainment, Outdoor	Indoor Entertainment (Other than listed)	--	P	P	P	C	P	--	--	--	--	--	C	C	--	--
	Amphitheater	--	--	--	--	--	P	--	--	--	--	--	--	--	C	--
	Ballfield or Stadium	--	--	--	--	--	P	C	C	C	C	C	C	--	C	--
	Campground	--	--	--	--	--	C	--	--	--	--	--	--	--	C	--
Office	Outdoor Entertainment (Other than listed)	--	A	A	A	--	P	--	--	--	--	--	C	C	C	--
	Bank or Credit Union (with drive-through)	--	--	--	--	PS	PS	--	--	--	--	--	PS	PS	--	10-3-3.2.B
	Bank or Credit Union (without drive-through)	--	P	P	P	P	P	--	--	--	--	--	P	P	--	--
	Office Uses (8,000 sq. ft. gross floor area or greater)	--	--	--	--	C	P	--	--	--	--	--	P	P	--	10-1-1.4.D 10-2-3.2.O
	Office Uses (Less than 8,000 sq. ft. gross floor area)	PS	PS	PS	PS	P	P	--	--	--	--	--	P	P	--	10-2-3.2.O
	Studio, Commercial	--	P	P	P	P	P	--	--	--	--	--	P	P	--	--
Overnight Accommodations	Office Uses (Other than listed)	--	--	--	--	C	P	--	--	--	--	--	P	P	--	--
	Hotel or Motel	--	P	P	P	C	P	--	--	--	--	C	P	P	--	--
	Overnight Accommodations (Other than listed)	--	P	P	P	C	P	--	--	--	--	C	P	P	--	--
<p>Table Notes:</p> <ol style="list-style-type: none"> Reserved. Detached Accessory Dwelling Unit (ADU) is permitted with alley access only and could require approval of a Conditional Use Permit, as set forth in Section 10-1-1.7 Accessory Dwelling Units (ADUs). A tiny home community may occupy up to 10 percent of a development subject to Master Development Plan approval. Duplex or twin home dwellings are not permitted in the SLR district south of W. Caley Avenue. 																

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		DNR	DTA	DMS	DMU	NC	CM	ACR	LLR	MLR	SLR	MFR	BC	IP	OS	
Retail Repair, Sales, and Personal Services	Drug Store (without drive-through)	--	P	P	P	P	P	--	--	--	--	--	P	P	--	
	Drug Store or Other Use (with drive-through)	--	--	--	--	PS	PS	--	--	--	--	--	P	P	--	10-3-3.2.B
	Dry Cleaning Store or Laundromat	--	P	--	P	P	P	--	--	--	--	--	--	--	--	
	Food Market	--	P	P	P	P	P	--	--	--	--	--	--	--	P	
	Grocery Store	--	P	P	P	P	P	--	--	--	--	--	P	--	--	10-1-3.2.B-3
	Home Furnishing Store (Appliances and Electronics)	--	P	P	P	P	P	--	--	--	--	--	P	--	--	10-1-3.2.B-3
	Home Improvement Center (with garden center)	--	--	--	--	--	P	--	--	--	--	--	--	P	--	--
	Lumber Yard	--	--	--	--	--	CS	--	--	--	--	--	--	PS	--	10-1-1.4.D
	Nursery or Garden Center	--	--	--	--	--	P	--	--	--	--	--	P	P	--	--
	Repair-Oriented Uses (excluding vehicles)	--	P	P	P	P	P	--	--	--	--	--	--	P	--	--
	Shopping Center	--	--	--	--	C	P	--	--	--	--	--	--	--	--	--
Retail Repair, Sales, and Personal Service (Other than listed)	--	P	P	P	P	P	--	--	--	--	--	--	P	--	--	
Restaurant	Cafeteria, Providing Service to On-Site Employees	--	A	A	A	A	A	--	--	--	--	--	A	A	--	--
	Coffee/Tea Shop	--	P	P	P	P	P	--	--	--	--	--	P	P	C	
	Restaurant, Drive-in, or Drive-Through	--	--	--	--	C	P	--	--	--	--	--	--	P	--	10-1-1.4.D 10-3-3.2.B
	Restaurant Uses (Other than listed)	--	P	P	P	P	P	--	--	--	--	--	P	P	--	
Vehicle Sales and Service	Car Wash	--	--	--	--	C	P	--	--	--	--	--	P	P	--	--
	Equipment and Machinery Sales and Rental	--	--	--	--	--	C	--	--	--	--	--	--	P	--	--
	Fuel Sales (Retail)	--	--	--	--	CS	CS	--	--	--	--	--	P	P	--	10-1-1.4.D
	Vehicle Accessories and Parts Sales	--	--	--	--	--	P	--	--	--	--	--	--	P	--	--
	Vehicle Sales, Rental, and Leasing	--	--	--	--	--	C	--	--	--	--	--	--	P	--	--
	Vehicle Service, Major	--	--	--	--	--	C	--	--	--	--	--	--	P	--	--
	Vehicle Service, Minor	--	--	--	--	P	P	--	--	--	--	--	--	P	--	--
Vehicle Sales and Service Uses (Other than listed)	--	--	--	--	--	C	--	--	--	--	--	--	P	--	--	
Special Uses	Recycling Collection Facility	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--
Commercial Accessory Uses	Drive-Through ATM Dispenser and Vending Kiosk	--	A	--	A	--	A	--	--	--	--	--	A	--	--	10-1-1.6.A
	Eating and Drinking Places (Outdoor Seating, Sidewalk Café and Sidewalk Display)	--	A	A	A	A	A	--	--	--	--	--	A	--	CS	10-1-1.6.A
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Table 10-1-1.3.1 Land Use Matrix																	
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		DNR	DTA	DMS	DMU	NC	CM	ACR	LLR	MLR	SLR	MFR	BC	IP	OS		
	Electric Vehicle (EV) Charging Station	--	AS	AS	AS	AS	AS	--	--	--	--	AS	AS	AS	AS	10-1-1.6.A	
Civic and Institutional Uses																	
Civic and Institutional	Adult Day Care	--	P	--	P	P	P	--	--	--	--	--	P	--	--	10-1-1.4.C	
	Cemetery and Crematory	--	--	--	--	PS	PS	--	--	--	--	CS	--	--	P	10-1-1.4.C	
	Child Care Center or Pre-School	PS	PS	PS	PS	P	P	--	--	--	--	P	--	A	--	10-1-1.4.C	
	Funeral Home and Services	--	C	--	C	C	P	--	--	--	--	--	P	P	--	--	
	Public Assembly Facility	P	P	--	P	P	P	P	P	P	P	P	P	P	--	10-1-1.4.C	
	Public Park	--	--	--	--	--	--	P	P	P	P	P	P	--	--	P	
	Private Elementary/Secondary School	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	--	--	--	10-1-1.4.C
	Private College / University	--	--	--	--	--	P	--	--	--	--	--	P	--	--	--	
	Private Trade or Vocational School	--	--	--	--	--	P	--	--	--	--	--	C	P	--	--	
	Recreation Center/Clubhouse	--	--	--	--	--	--	P	P	P	P	P	--	--	--	--	
	Transit System Facility	--	P	P	P	--	P	--	--	--	--	P	P	P	--		
Civic and Institutional (Other than listed)	CS	PS	PS	PS	P	P	--	--	CS	CS	CS	P	P	C	10-2-3.2.Q		
Medical Facilities	Ambulatory Surgical Care Facilities	--	--	A	A	P	P	--	--	--	--	--	P	--	--	--	
	Ambulatory or Outpatient Services	--	C	--	C	C	P	--	--	--	--	--	P	P	--	--	
	Drug, Alcohol or Psychiatric Treatment Center (outpatient)	--	C	--	C	C	P	--	--	--	--	--	--	--	--	--	
	Hospital	--	C	--	C	--	P	--	--	--	--	--	P	--	--	--	
Medical Facilities (Other than listed)	--	P	P	P	P	P	--	--	--	--	--	P	P	--	--		
Parking as a Principal Use	Fleet Storage	--	--	--	--	--	C	--	--	--	--	--	C	C	--	--	
	Parking Structure	--	PS	PS	PS	--	AS	--	--	--	--	CS	PS	PS	--	10-2-3.2.R 10-1-3.8.B	
	Parking Lot, Off-Site	--	AS	AS	AS	CS	AS	--	--	--	--	CS	AS	AS	C	10-1-1.4.C	
Utilities	Utilities, Major	--	--	--	--	--	C	--	--	--	--	--	C	P	--	--	
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	Utilities, Minor	A	A	A	A	A	A	A	A	A	A	A	A	A	A	--
Industrial and Manufacturing Uses																
Flex Industrial	Assembly of Prefabricated Parts	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--
	Assembly or Fabrication for Sale On Premises	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--
	Data Center	--	--	--	--	--	C	--	--	--	--	--	P	P	--	--
	Dry Cleaning, Commercial Operations (without drive-through)	--	--	--	--	--	--	--	--	--	--	--	C	P	--	--
	Distribution / Logistics Center	--	--	--	--	--	--	--	--	--	--	--	C	P	--	--
	Micro-Manufacturing	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--
	Parcel Service	--	--	--	--	--	C	--	--	--	--	--	--	P	--	--
	Printing and Publishing	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--
	Research and Testing Laboratory	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--
	Self-Service Storage	--	--	--	--	--	C	--	--	--	--	--	--	PS	--	10-1-1.4.E
	Wholesale Sales and Distribution	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--
Flex Industrial (Other than listed)	--	--	A	A	A	A	--	--	--	--	--	P	P	--	--	
General Industrial	Assembly of Finished Goods	--	--	--	--	A	A	--	--	--	--	--	P	P	--	--
	Fabrication	--	--	--	A	A	A	--	--	--	--	--	A	P	--	--
	Indoor Storage	--	--	--	--	--	C	--	--	--	--	--	--	P	--	--
	Outdoor Storage	--	--	--	--	--	--	--	--	--	--	--	--	PS	--	10-1-1.4.E
	Special Trade Contractor	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--
	Warehousing	--	--	--	--	--	--	--	--	--	--	--	A	P	--	--
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(There are no ordinances associated with this section.)

Section 10-1-1.7 Accessory Dwelling Units (ADUs)

A. Purpose. The purpose of these standards for Accessory Dwelling Units (ADUs) is to implement the goals of the Littleton Comprehensive Plan; to promote the efficient use of property within city limits; to ensure adequate infrastructure to support the construction or conversion of ADUs; and to minimize or mitigate any adverse effects of an ADU on adjoining and nearby lots.

B. Approval of ADUs.

1. *Where Permitted.* ADUs are permitted in certain districts and locations as set out under Residential Accessory Uses in Table 10-1-1.3, *Land Use Matrix*.

2. *Administrative Approval.*

- a. ADUs that are denoted as "AS", Approved with Standards, in the Land Use Matrix may be approved by the Director, subject to the limitations, standards, and requirements of this Section and issuance of a building permit.
- b. ADUs constructed or converted within a historic district, or where the primary dwelling has been designated as a historic landmark, shall be subject to all standards and procedures, including any required approvals by the Historic Preservation Commission, as outlined within Title 10, Chapter 8 of the Littleton Code.

3. *Deed Restrictions.*

- a. *Deed Restrictions.* Prior to the issuance of a building permit for an ADU, the property owner shall file in the office of the County Clerk and Recorder a declaration of restrictions to the deed for the property where the ADU will be located. It shall be unlawful for the property owner to fail to comply with the deed restrictions. At a minimum, the restrictions shall state:
 1. The ADU shall not be sold separately from the principal dwelling;
 2. All restrictions run with the land and are binding upon any successor in ownership of the property.
- b. A maximum of one (1) ADU of any type is allowed per lot. ~~It shall be unlawful for any property owner to fail to comply with the deed restrictions.~~
- c. All ADUs must be a permanent, habitable structure. Temporary structures, such as manufactured homes, recreational vehicles, or multipurpose trailer, shall not be used as an ADU.
- d. Lots containing both a principal dwelling and an ADU may not be subdivided so that the ADU occupies a different platted lot than the primary dwelling.

4 Accessory buildings existing on the effective date of this Code are exempt from the requirements herein.

C. Standards Applicable to all ADUs.

1. *General Standards.* The standards that apply to all ADU types are as provided in Table 10-1-1.7.1, *General ADU Standards*.

Table 10-1-1.7.1 General ADU Standards			
Standard	Attached	Contained	Detached
Placement			
Located on same lot as the principal dwelling	✘	✘	✘
Located in the rear yard	--	--	✘
Setbacks			

**Table 10-1-1.7.1
General ADU Standards**

Standard	Attached	Contained	Detached
Minimum required Requires the same side yard setbacks same as the principal dwelling unit	YYY		
Minimum required F front and side setbacks are the same for corner lots	YYY		
Minimum required setback for a corner lot when adjoining a residential lot to the rear	equal to the front yard setback of the rear adjoining lot		
Minimum distance from the principal dwelling unit ⁶	0'	0'	5' See Table 10-1-1.7.2
Minimum rear setback ⁴	5' if ADU located in a new addition; minimum required of principal dwelling unit if located within original footprint of primary dwelling unit		5'
Primary Entrance			
Separate entrance from principal dwelling unit	Y	-	Y
Shared entrance with principal dwelling unit	-Y	Y	--
Number			
Number of ADUs permitted per individual lot ¹	1	1	1
Height and Area (maximum)			
One-story floor-to-ceiling height ²	18'18' See Table 10-1-1.7.2		
Height of two-story ADU ^{3,2}	30' maximum allowed for a single-family detached dwelling unit 30'		
Gross floor area ⁴	up to gross floor area of principal dwelling unit maximum building coverage		up to gross floor area of principal dwelling unit or 1,000 sf, whichever is less
Percentage of the rear yard equal to allowable building coverage	Y	Y	
Parking - Refer to Subsection 10-1-3.7.A, Parking and Loading			
<p>Table Notes:</p> <ol style="list-style-type: none"> 1. A maximum of one ADU of any type is allowed per lot. Reserved. 2. ADUs permitted in a DNR, DMU, DTADT or CMU zone district may be constructed to a height that is the maximum permitted for a single-family detached housing type in the associated zone district. Reserved. 3. A two-story ADU is permitted if the principal dwelling has a height of two stories or more. 4. Not to exceed M maximum building coverage for applicable zone district. for the SLR and MLR districts is provided in Section 10-4-2.2, NB Lot and Building Standards. 5. If a setback of an existing structure to be converted or to be used as an ADU is less than shown in this table, a record of survey shall be provided at time of building permit for proof of location, setbacks, footprint, and lot lines, and nonconforming setbacks shall be considered. 6. Distance is measured from the edge of the eaves of the principal and accessory dwelling. 			

2. **Code Compliance.** All ADUs shall comply with all applicable building, health, fire, and life safety codes.
3. **Land Development Impact and Sewer Tap Fees.** Each dwelling unit requires payment of the city's land development impact and sewer tap fees, ~~per Ordinance 10-2021 and Ordinance 8-2009, respectively, as amended from time to time.~~

4. *Land Uses.* An ADU may be used in the same manner as a single-family dwelling. See Title 3, Business Regulations; Chapter 23, Short-Term Rentals for applicable short-term rental regulations.
5. *Architectural Standards.* All ADUs shall comply with the following architectural standards:
 - a. The ADU shall be architecturally consistent with the principal dwelling such that it complements the principal dwelling in the use of complementary color palettes and exterior finishes. ~~The roof slope shall match that of the dominant roof slope of the principal dwelling, which is the slope shared by the largest portion of the roof.~~
 - b. The ADU shall provide for privacy mitigation measures to the extent practicable, as long as privacy mitigation does not include an architectural style, building material, or landscaping that is more restrictive than a single-family home in the same zone district. ~~Reserved.~~
 - c. ~~The ADU shall provide privacy mitigation measures including:~~
 1. ~~The entrance and windows of the ADU shall face the interior of the lot and/or a public street to the extent practicable;~~
 2. ~~An ADU located on or within six inches of the minimum required side setback shall provide year-round screening in the form of a wall, fence or a hedge with a minimum mature height of no less than six feet; and~~
 3. ~~No rooftop decks or decks that are greater than two feet above the ground floor elevation of the existing dwelling shall be permitted.~~
6. *Parking.*
 - a. ~~Refer to Subsection 10-1-3.7.A, Parking and Loading.~~ New off-street parking shall not be required for construction or conversion of an ADU, except that the city shall require one off-street parking space if:
 1. An existing driveway, garage, tandem parking space, or other off-street parking for ADU parking is not available,
 2. ADU is in a zone district that requires one or more parking spaces for the primary dwelling unit, and
 3. ADU is located on a block that prohibits on-street parking.
 - b. Covered or uncovered parking for an ADU may be in tandem with other required on-site parking.
 - c. No parking space is required for an ADU that is located within:
 1. One-quarter mile of a public transit station;
 2. A historic district; or
 3. A mixed-use development.
 - d. If required parking for the existing single-family dwelling is removed in conjunction with the construction of an ADU, the removed parking spaces shall be replaced with an equal number of on-lot parking spaces.
7. *Onsite Wastewater Treatment Systems (OWTS).* The owner of a property for which the wastewater is handled by an OWTS shall provide a written letter from a qualified professional indicating proof of the capacity and performance of the OWTS to accommodate an ADU.
8. *Planned Overlay Districts.* Any planned development resolution or ordinance that was adopted or approved before the effective date of this section that allows the construction of single-family detached dwellings and that restricts the construction of an accessory dwelling unit as an accessory use to any single-family detached dwelling shall not be interpreted or enforced to restrict the creation of an accessory dwelling unit as an accessory use to any single-family detached dwelling unit in any way that is prohibited.

D. Standards Applicable to Certain ADUs. (See Figure 10-1-1.7.1, *ADU Types*)

**Figure 10-1-1.7.1
ADU Types (to be updated)**



a. Attached ~~and Contained~~ ADUs.

1. ~~Reserved. The principal dwelling unit shall not be altered in any way so as to appear from a public or private street to be multi-family housing.~~
2. ~~Reserved. Access to the ADU shall be by means of an existing side or rear door, except where a new entrance is required by the Building Code. No new doorways or stairways to upper floors are permitted if they are attached to the side of a building facing a public or private street.~~
3. Water, sanitary sewer, and electrical utilities may be separately provided to an attached ~~or contained~~ ADU.

b. Detached ADUs.

1. The ADU and principal dwelling shall have separate addresses. ~~The address of the principal dwelling will remain the same and the ADU will be assigned a unit designation.~~
2. The ADU shall meet the building requirements established within Title 4 of the City Code, including adopted building codes, and may combine a dwelling with a garage, workshop, studio, or similar use.
3. ~~A vehicular access shall not serve the ADU separate from that serving the principal dwelling unless the accessory dwelling is accessed from an alley and the principal dwelling is accessed from a street. Reserved.~~
4. Detached ADUs shall adhere to the standards set out in Table 10-1-1.7.12, *General ADU Standards Site and Building Standards for Detached ADUs*, and as illustrated in Figure 10-1-1.7.2, *Detached ADU Illustrated Standards*.
5. Detached ADUs must be located in line with or behind the front façade of the primary dwelling unit.

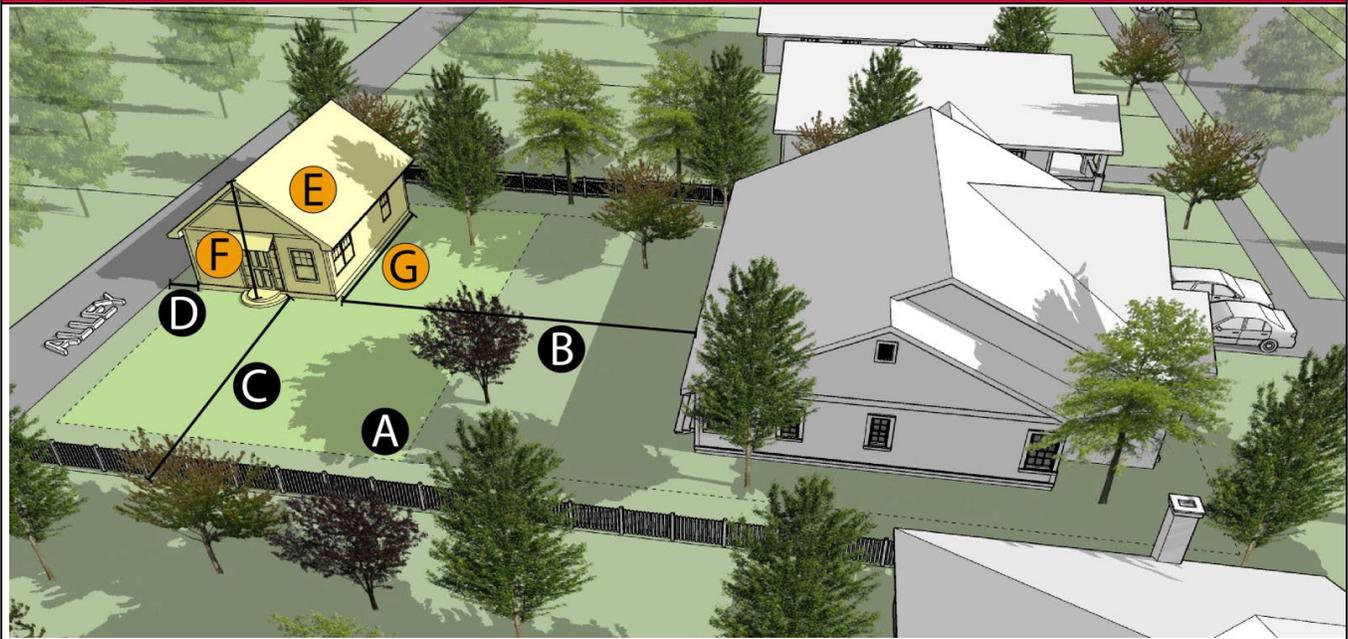
**Table 10-1-1.7.2
Site and Building Standards for Detached ADUs**

Symbol	Standard	DNR, DMU and DTA	Medium-Lot Residential (MLR)	Small Lot Residential (SLR)
Setbacks¹				
A	Location	Direct access from an alley or local street	Direct access from an alley	
B²	Distance from principal dwelling (min.)	5'	15'	12'
C	Interior / corner side setbacks	Same as district		
D³	Rear (min.)	5'	5'	5'
ADU Structure Standards (Maximum)				
E	Gross floor area	—	800-sf.	700-sf.
F⁴	Stories	1.5	1.0	1.0
	Height	18'	18'	18'
30' provided the principal dwelling is two stories				

Table Notes:

1. If a setback of an existing structure to be converted to or used as an ADU is less than shown in this table, a record of survey shall be provided to the Director for proof of location, setbacks, footprint, and lot lines.
2. Distance is measured from the building walls of the principal and accessory dwelling.
3. Accessory buildings existing on the effective date of this Code are exempt from this requirement.
4. Height is measured to the peak of the roof. In no case may an ADU exceed the height of the principal dwelling. A two-story ADU is permitted if the principal dwelling has a height of two stories or more.

**Figure 10-1-1.7.2
Detached ADU Illustrated Standards
(to be updated)
(letters correspond to Table 10-1-1.7.2)**



(Ord. 18, Series of 2022; Ord. 20, Series of 2023)

Subsec. 10-1-3.7.A Parking and Loading

A. Applicability.

1. *Minimum Parking Spaces.* The construction of any structure and the use or occupancy of a structure or land requires the minimum parking requirements for automobiles as required by this Subsection.
2. *Maximum Parking Spaces in Downtown.* The maximum number of off-street surface parking spaces that may be provided in the DTA, DMU, and DMS districts shall be no more than 125 percent of the minimum parking requirements.
3. *Change of Use.* Any area once designated as required off-street parking shall not be changed to any other use until equal parking facilities are provided and the approved Site Plan or Master Development Plan is amended to illustrate the change.
4. *Adaptive Reuse.* Refer to ~~TableSection 10-9-5.81-3.3~~, *Adaptive Reuse Plan Incentives*.
5. *Transit Shed.* The number of required parking spaces is reduced within defined transit sheds.

B. Computations.

This Subsection sets out the number of parking spaces required for each land use, which is based on one or more variables.

1. *Variables.* The variables for calculating required parking include:
 - a. *Net Floor Area.* The number of parking spaces is calculated based on the net floor area devoted to the use.
 - b. *Per Dwelling Unit (DU) or Bedroom (BR).* The number of parking spaces is calculated based on the number of dwelling units in principal and accessory structures, as applicable, or on the number of bedrooms in a dwelling unit, as designated in Table 10-1-3.7.A.1, *Required Off-Street Parking*.
 - c. *Per Bed.* The number of parking spaces is based on the number of beds in a facility, which applies to uses that offer residential care or overnight accommodations.
 - d. *Per Employee.* The number of parking spaces is based on the number of full-time and part-time-equivalent employees on the largest work shift plus a number of parking spaces equal to 50% of the number of employees on said shift.
 - e. *Per Seat / Per Seat Design Capacity.* The number of parking spaces is based on the number of seats provided to guests (patrons, members, etc.) or is based on the maximum seating capacity of the use as determined by applicable building and fire codes.
 - f. *Per Person Design Capacity.* The number of parking spaces is based on the maximum number of occupants pursuant to the applicable fire code.
 - g. *Others.* Other variables are measured according to their common meanings.
2. *Rounding.* When the calculation of required parking spaces results in a fractional parking space, the result is rounded up to the nearest whole number.

C. Required Parking.

1. *Generally.* All development shall provide sufficient parking as set out in this Subsection.
2. *Location.*
 - a. *On- or Off-Site.* Required off-street parking shall be located on the same lot as the principal use, or on a lot contiguous or within a distance otherwise specified in this Subsection.
 - b. *Relative to Frontage and Building Types.* The location of parking on a lot or within a multi-tenant or mixed-use center shall be in accordance with the frontage type, as specified in Section 10-3-3.2, *CMU Standards of Design*.
3. *Off-Street Parking Spaces Required.*
 - a. *Requirements by Use.* The number of off-street parking spaces shall be provided as listed by use in Table 10-1-3.7.A.1, *Required Off-Street Parking*. ~~However, no off-street parking~~

shall be required for new residential development, including adaptive reuse for residential use, or for mixed use development in which at least fifty percent (50%) of the gross floor area of the development is in residential use, within those areas designated and identified in the map maintained by the Colorado Department of Local Affairs as an “Applicable Transit Service Area

- b. *Unlisted Uses.* The parking requirements for unlisted uses shall be determined as set out in Section 10-1-2.1, *Unlisted and Functionally Similar Uses.*
 - c. *Transit Sheds.* The parking requirements for development adjacent or in near proximity to fixed public transit improvements are as follows:
 - 1. *Bus Routes.* Any portion of a lot that is within 1,320 feet of an operating transit stop may reduce the required number of parking spaces by 15 percent, provided no other parking reductions are granted through other provisions of this Code.
 - 2. ~~*Littleton – Downtown Station.*~~
 - i. ~~*DTA, DMS, and DMU Districts.*~~ Lots within these districts are subject to the Downtown Parking Credits and Reductions in Subsection 10-1-3.7.B, *Parking and Access in the DT Districts;* and
 - ii. ~~*CM District.*~~ A lot, in whole or in part, that is within 1,320 feet of a light rail transit station may reduce the required number of parking spaces by 25 percent, provided no other parking reductions are granted through other provisions of this Code.
 - 3. ~~*Mineral Station.*~~ Any portion of a lot that is within 1,320 feet of the lot lines of the light rail station may reduce the required number of parking spaces by 25 percent.
4. *Accessible Parking Spaces.*
- a. *Required.* Parking spaces that are accessible to disabled persons ("accessible parking spaces") shall be provided as required by federal regulations and will be counted toward the total number of spaces required by this Subsection, after any applicable reductions pursuant to the shared parking outlined in paragraph D, below.
 - b. *Residential Uses.* For all covered residential uses, accessible parking requirements shall follow the standards set forth in the Fair Housing Amendments Act.
 - c. *Non-Residential and Mixed-Uses.* For all non-residential and mixed-uses, accessible parking requirements shall follow the Americans with Disabilities Act (ADA).

**Table 10-1-3.7.A.1
Required Off-Street Parking**

Category	Specific Use	Minimum ³	Maximum
Agriculture and Animal-Oriented Uses			
Agriculture-Oriented Uses	Community Garden	1 / 5 garden lots	1 / 3.5 garden plots
	Plant Nursery, Greenhouse, and Landscaping Business	1 / 250 SF	1 / 200 SF
	Agriculture-Oriented Uses (other than listed)	--	--
Animal-Oriented Uses	Kennel, Indoor	1 / 300 SF	1 / 225 SF
	Veterinary Clinic or Hospital (with overnight stays)	1 / 300 SF	1 / 225 SF
	Veterinary Clinic or Hospital (without overnight stays)	1 / 300 SF	1 / 225 SF
	Animal-Oriented Uses (other than listed)	--	--
Residential Uses			
Household Living	Cottage Court Community	0.75 / DU	1 / DU

**Table 10-1-3.7.A.1
Required Off-Street Parking**

Category	Specific Use	Minimum ³	Maximum
	Dwelling, Multi-Family (Apartment)	1 / studio BR 1.5 / single and two BR 2 / three BR	1.5 / studio BR 2 / single and two BR 2.5 / three BR
	Dwelling, Single-Family Attached / Duplex / Twin Home	2 / DU	3 / DU
	Dwelling, Single-Family Duplex / Twin Home Conversion	2 / DU	3 / DU
	Dwelling, Single-Family Detached	2 / DU	N/A
	Live-Work	1.5 / DU	2 / DU
	Manufactured Home Park	1.5 / DU	2 / DU
	Mixed-Use Building	1 / studio BR 1.5 / single and two BR 2 / three BR	1.5 / studio BR 2 / single and two BR 2.5 / three BR
	Multiplex	1.5 / DU	2 / DU
	Slot Home	N/A	N/A
	Tiny Home Community	0.75 / DU	1.25 / DU
Group Living	Foster Family Care Home	Same as principal use	
	Group Home	1 / 2 beds + 1 / employee	1 / 2 beds + 1 / employee
	Independent Living Facility	0.75 / studio BR 1 / single and two BR 1.5 / three BR	1 / studio BR 1.5 / single and two BR 1.75 / three BR
	Nursing Home/Congregate Housing	1 / 8 beds	1 / 5 beds
Residential Accessory Uses	Accessory Dwelling Unit ¹	+1 / unit None Required ²	+1 / unit
	- Attached		
	- Detached		
	- Contained		
	Beekeeping	Same as principal use	
	Chickens	Same as principal use	
	Cottage Food Operation	Same as principal use	
	Family Child Care Home	+1 / unit	+2 / unit
	Home Occupation	Same as principal use	
Pigeon Keeping	Same as principal use		
Primary Short-Term Rental	1 / rental unit	2 / rental unit	
Commercial and Office Uses			
Entertainment, Indoor	Adult Entertainment	1 / 300 SF	1 / 200 SF
	Bar, Brew Pub, or Tavern	1 / 250 SF	1 / 200 SF
	Brewery, Distillery, and Winery	1 / 300 SF tasting room + 1 / employee	1 / 50 SF tasting room + 1 / employee
	Convention Center	See Paragraph D.6, <i>Special Parking Study</i> , below	
	Gymnastic, Dance Studio, or Martial Arts Facility	1 / 300 SF	1 / 200 SF
	Health and Fitness Club	1 / 400 SF + 1 / employee	1 / 100 SF + 1 / employee
	Movie or Other Theater	1 / 250 SF	1 / 100 SF
Indoor Entertainment (Other than listed)	1 / 250 SF	1 / 200 SF	
Entertainment, Outdoor	Amphitheater	1 / 4 seats	1 / 2.5 seats
	Ballfield or Stadium	1 / 4 seats	1 / 2.5 seats

**Table 10-1-3.7.A.1
Required Off-Street Parking**

Category	Specific Use	Minimum ³	Maximum
	Campground	1 / camping site	2 / camping site
	Farmers Market	1 / 500 SF of public area	1 / 250 SF of public area
	Outdoor Entertainment (other than listed)	Greater of 1 / 6 seats or 1 / 50 SF	Greater of 1 / 4 seats or 1 / 30 SF
Office	Bank or Credit Union (with or without drive-through)	1 / 300 SF	1 / 150 SF
	Office Uses (greater than 8,000 SF of GFA)	1 / 300 SF	1 / 175 SF
	Office Uses (less than 7,999 SF of GFA)	1 / 350 SF	1 / 300 SF
	Office Uses (Other than listed)	1 / 300 SF	1 / 250 SF
	Studio, Commercial	1 / 400 SF	1 / 350 SF
Overnight Accommodations	Hotel or Motel	0.8 per room + 1 / 800 SF of public meeting and restaurant area	1.5 per room + 1 / 650 SF of public meeting and restaurant area
	Overnight Accommodations (other than listed)	0.75 / room + 1 per 150 SF of meeting and restaurant area	1 / room + 1 per 100 SF of meeting and restaurant area
Retail Repair, Sales, and Personal Services	Drug Store (with or without drive-through)	1 / 250 SF	1 / 200 SF
	Dry Cleaning, Commercial Operations (without or without drive-through)	1 / 300 SF	1 / 250 SF
	Dry Cleaning Store or Laundromat	1 / 250 SF	1 / 150 SF
	Food Market	1 / 200 SF	1 / 150 SF
	Grocery Store	1 / 400 SF	1 / 100 SF
	Home Furnishings (Appliances and Electronics)	1 / 400 SF	1 / 250 SF
	Home Improvement Center (with garden center)	1 / 350 SF	1 / 200 SF
	Liquor Store	1 / 350 SF	1 / 200 SF
	Lumber Yard	1 / 1,750 SF	1 / 1,250 SF
	Repair-Oriented Uses (excluding vehicles)	1 / 300 SF	1 / 250 SF
	Shopping Center	1 / 250 SF	1 / 125 SF
	Retail Repair, Sales, and Service (other than listed)	1 / 300 SF	1 / 250 SF
Restaurant	Restaurant, Drive-in, or Drive-Through	1 / 250 SF	1 / 75 SF
	Coffee/Tea Shop	1 / 200 SF	1 / 75 SF
	Restaurant Uses, Sit Down	1 / 100 SF	1 / 50 SF
Vehicle Sales and Service	Car Wash	1 / employee	2 / employee
	Equipment and Machinery Sales and Rental	1 / 300 SF	1 / 250 SF
	Fuel Sales, Retail	1 / 300 SF Retail	1 / 200 SF retail
	Vehicle Accessories and Parts	1 / 400 SF	1 / 250 SF
	Vehicle Sales, Rental and Leasing	1 / 300 SF of showroom + 1 / employee	1 / 250 SF of showroom + 1 / employee
	Vehicle Service, Major	1 / 250 SF + 1 / employee	1 / 200 SF + 1 / employee
	Vehicle Services, Minor	1 / 200 SF + 1 / employee	1 / 200 SF + 1 / employee
	Vehicle Sales and Service Uses (other than listed)	1 / 400 SF	1 / 200 SF

**Table 10-1-3.7.A.1
Required Off-Street Parking**

Category	Specific Use	Minimum ³	Maximum
Special Uses	Recycling Collection Facility	1.25 / employee	2.5 / employee
Commercial Accessory Uses	Cafeteria, Providing Service to On-Site Employees	Same as principal use	
	Drive-Through ATM Dispenser and Vending Kiosk	2 / dispenser/kiosk	3 / dispenser/kiosk
	Eating and Drinking Places (Outdoor Seating, Sidewalk Cafe and Sidewalk Display)	50 percent of the principal use	
	Electric Vehicle Charging Station	2 / station	
Public and Institutional Uses			
Civic and Institutional	Adult Day Care and Child Respite Care Facility	1 / 500 SF + 3 for drop-off / pick-up	1 / 350 SF + 5 for drop-off / pick-up
	Cemetery and Crematory	See Paragraph D.6, <i>Special Parking Study</i> , below	See Paragraph D.6, <i>Special Parking Study</i> , below
	Child Care Center or Pre-School	1 / 500 SF + 35 for drop-off / pick-up	1 / 125 SF + 5 for drop-off / pick-up
	Day Care Center or Pre-School	1 / 500 SF + 2 for drop-off / pick-up	1 / 350 SF + 3 for drop-off / pick-up
	Funeral Home and Services	1 / 4 seats	1 / 2 seats
	Private Elementary/ Secondary School	1.25 / employee	1.85 / employee
	Private College / University	0.20 / enrollment	0.60 / enrollment
	Public Assembly	1 / 100 SF	1 / 60 SF
	Trade or Vocational School	1 / 2 students + 1 / employee	1 / 1.5 students + 1 / employee
	Transit System Facility	See Paragraph D.6, <i>Special Parking Study</i> , below	See Paragraph D.6, <i>Special Parking Study</i> , below
	Civic and Institutional (other than listed)	Greater of 1 / 4 seats or 1 / 75 SF	greater of 1 / 2 seats or 1 / 50 SF
Medical Facilities	Ambulatory Surgical Care Facility	1 / 150 SF	1 / 75 SF
	Ambulatory or Outpatient Services	1 / 250 SF	1 / 200 SF
	Drug, Alcohol or Psychiatric Treatment Center (outpatient)	1 / 250 SF	1 / 200 SF
	Hospital	1 / 400 SF	1 / 250 SF
	Medical Facilities (Other than listed)	1 / 250 SF	1 / 150 SF
Parking, Free Standing, Principal Use	Fleet Storage	--	--
	Parking Structure	--	--
	Parking Lot, Off-Site	--	--
Utilities	Utilities, Major	--	--
	Utilities, Minor	--	--
Industrial and Manufacturing Uses			
Flex Industrial	Assembly of Prefabricated Parts	Lesser of 1 / employee or 1 / 1,500 SF	Greater of 1 / employee or 1 / 1,500 SF
	Assembly or Fabrication for Sale On Premises	Lesser of 1 / employee or 1 / 1,000 SF	Greater of 1 / employee or 1 / 1,000 SF
	Data Center	1 / employee	2 / employee
	Distribution / Logistics	1 / 1,000 SF	1 / 750 SF
	Flex Industrial (other than listed)	1 / 800 SF	1 / 500 SF
	Micro-Manufacturing	1 / 300 SF	1 / 250 SF
	Outdoor Storage	1 / 500 SF	1 / 400 SF

**Table 10-1-3.7.A.1
Required Off-Street Parking**

Category	Specific Use	Minimum ³	Maximum
	Parcel Service	1 / 500 SF	1 / 350 SF
	Printing and Publishing	1 / 1,000 SF	1 / 750 SF
	Research and Testing Laboratory	1 / 350 SF	1 / 250 SF
	Self-Service Storage	Lesser of 1 / 500 SF of office area or 1 / 25 storage units	Greater of 1 / 500 SF of office area or 1 / 25 storage units
	Wholesale Sales and Distribution	1 / 500 SF	1 / 400 SF
General Industrial	Assembly of Finished Goods	Lesser of 1 / employee or 1 / 1,500 SF	Greater of 1 / employee or 1 / 1,500 SF
	Fabrication	Lesser of 1 / employee or 1 / 1,500 SF	Greater of 1 / employee or 1 / 1,500 SF
	Indoor Storage	1 / 1,500 SF	1 / 1,000 SF
	Outdoor Storage, Short and Long-Term	1 / 4,525,000 SF of land devoted to outside storage	1 / 15,000 SF of land devoted to outside storage
	Special Trade Contractor	1 / 1,500 SF	1 / 1,000 SF
	Warehousing	1 / 2,000 SF	1 / 500 SF

Table Notes:

1. Refer to Section ~~10-1-2.3~~10-1-1.7, *Accessory Dwelling Unit*, for additional restrictions. ~~Parking for an ADU is not required within one-quarter mile of a transit station.~~
2. ~~New off-street parking shall not be required for construction or conversion of an ADU, except that the city shall require off-street parking if:~~
 - a. ~~An existing driveway, garage, tandem parking space, or other off-street parking for ADU parking is not available,~~
 - b. ~~ADU is in a zone district that requires one or more parking spaces for the primary dwelling unit, and~~
 - c. ~~ADU is located on a block that prohibits on-street parking.~~
3. New residential development may be exempt from parking minimum requirements. See Section 10-1-3.7.A.C

~~5. **Reserved. Parking Credits and Reductions.** Refer to Subsection 10-1-3.7.B, *Parking and Access in the DT Districts*, for provisions applicable to the DTA, DMS, and DMU districts.~~

6. Guest Parking.

- a. Within a single-family attached, multi-family, or mixed-use development, up to 15 percent of the minimum required on-site parking may be met by guest parking.
- b. *Parking Plan.* The applicant shall provide an on- and off-site parking plan at the time of application.

7. Valet Parking. Valet parking may be permitted as a means of satisfying the parking requirements if all of the following standards are met:

- a. *Attendant.* At least one attendant is provided to park vehicles during business hours of the use utilizing the valet parking;
- b. *Equivalent Spaces Provided.* An equivalent number of valet spaces are available to replace the number of required on-site parking spaces unless the space used for valet parking is shared with another land use; and
- c. *Striping Not Required.* Valet spaces do not require individual striping and may provide for mass parking of vehicles.

8. Tandem Parking. Tandem parking may be permitted as a means of satisfying the parking requirements if all of the following standards are met:

- a. *Single-Family Dwellings.* Tandem parking is permitted for single-family detached and attached dwellings;

- b. *Minimum Dimensions.* Two parking spaces in tandem must have a combined minimum dimension of nine feet wide by 36 feet in length (9' X 36');
 - c. *Assignment of Spaces.* Both spaces in tandem shall be assigned to the same dwelling unit; and
 - d. *Guest Parking.* Tandem parking is prohibited for the use of guest parking.
9. *Commercial Parking in Residential Districts.* A commercial vehicle of not over one ton rated capacity may be parked on a lot whose principal use is residential and where the commercial vehicle is used by the resident of the premises.

D. Shared Parking.

1. *Generally.* Off-street parking for separate uses may be provided collectively if the total number of shared parking spaces is adequate to serve all uses.
2. *Location.* All parking spaces that serve uses must be located in the same district and within 330 feet of the lots that use the parking spaces. Shared and valet parking spaces in a DMS, DTA or DMU district may be within 1,320 feet, measured along a sidewalk or walkway from the nearest pedestrian entrance of the development or building to the nearest parking space within the shared parking lot.
3. *Reduction.* Parking that is required for a use may be used to fulfill the required parking of another use if their peak use periods do not overlap, as provided in Table 10-1-3.7.A.2, *Shared Parking*, below. The required number of parking spaces may be reduced as follows:
 - a. Determine the minimum required parking for each individual land use according to Table 10-1-3.7.A.1, *Required Off-Street Parking*.
 - b. Multiply the sum of required parking spaces for each individual use by the corresponding percentages for each time period set out in columns (B) through (F) of Table 10-1-3.7.A-2, *Shared Parking*, below.
 - c. Calculate the total number of spaces for each time period.
 - d. Select the column with the greatest number of required spaces, which is the required number of shared spaces.

Table 10-1-3.7.A.2 Shared Parking					
(A) Use Category	Weekday		Weekend		
	(B) Day (9 a.m. to 4 p.m.)	(C) Evening (6 p.m. to 12:00 a.m.)	(D) Day (9 a.m. to 4 p.m.)	(E) Evening (6 p.m. to 12:00 a.m.)	(F) Night (12:00 p.m. to 6 a.m.)
Office, Civic and Institutional	100%	10%	10%	5%	5%
General Retail	60%	90%	100%	70%	5%
Overnight Accommodations	75%	100%	75%	100%	75%
Restaurant	50%	100%	100%	100%	10%
Entertainment	40%	100%	50%	100%	10%
All Other Uses	100%	100%	100%	100%	10%

Table Notes: Refer to Table 10-1-1.3.1, *Land Use Matrix*, for the use categories.

4. *Calculation.* Displayed in Table 10-1-3.7.A.3, *Illustrative Shared Parking Credit Calculation*, is an example of how to calculate shared parking reductions.

**Table 10-1-3.7.A.3
Illustrative Shared Parking Credit Calculation**

EXAMPLE: A mixed-use building or site has 40,000 sf of general office space, 15,000 sf of home furnishings, a 5,500 sf sit-down restaurant, a 25,000 sf movie theater, and 300 hotel rooms with no public meeting space. Separately, these uses would require 566 parking spaces. In this example, the minimum number of parking spaces required is 442, a 22% reduction.

(A) Use Category	Weekday		Weekend		
	(B) Day (9 a.m. to 4 p.m.)	(C) Evening (6 p.m. to 12:00 a.m.)	(D) Day (9 a.m. to 4 p.m.)	(E) Evening (6 p.m. to 12:00 a.m.)	(F) Night (12:00 p.m. to 6 a.m.)
Office	133	13	13	7	7
General Retail	23	34	38	27	2
Hotel	180	240	180	240	180
Restaurant, Sit-Down	27	55	55	55	6
Movie Theater	40	100	50	100	10
Column Totals	403	442	336	429	205

5. Shared Parking Plan.

a. Generally.

1. The plan must bind the owner(s) and all parties having a legal interest in the applicable land and structures, as well as such owners' and other parties' heirs, successors, and assigns.
2. The shared parking plan shall control the issuance of permits and will restrict the use and operation of all land and buildings included within the shared parking plan.
3. The shared parking plan may be amended or withdrawn, either partially or completely, pursuant to the same procedure and subject to the same limitations and requirements by which the shared parking plan was approved. All land and buildings remaining under the plan shall comply with all the controls and restrictions of the plan and all land and buildings withdrawn from the plan shall comply with all applicable regulations of this Section.

b. Single ownership. A shared parking plan shall be filed as part of an application submission.

c. Separate ownership. A shared parking plan shall include:

1. A notarized statement identifying and signed by all property owners involved; indicating the use of each lot; the extent of the activities on each parcel and the demand for parking; and the times these parking demands will occur;
2. A shared parking agreement identifying the designated spaces that are subject to the agreement, including a statement indicating that the parties understand that these designated spaces cannot be counted to support any use other than that identified in the agreement. This agreement must also identify the current property uses, property owners, and the entity responsible for maintenance of the parking space area;
3. A contingency plan to provide sufficient parking if the shared parking agreement is violated by either party; and
4. An agreement providing for the shared use of parking, executed by the parties involved and filed with the Director or the Director's designee on a form approved by the City Attorney. Such an agreement shall be filed of record with the County Clerk

and Recorder, at the applicant's expense. Shared parking privileges will continue in effect only as long as the agreement, binding on all parties remains in force. If the agreement is no longer in force, then parking shall be provided as otherwise required by this Code.

6. Special Parking Study.

- a. As an alternative to the shared parking provisions, an applicant may submit a special study to demonstrate that the parking required to serve multiple uses is less than the cumulative parking requirements for each individual use. The special study shall be conducted by a professional engineer and shall:
 - 1. Review peak parking demand duration as approved by the city;
 - 2. Propose a required number of parking spaces based on the combined peak hour demand for parking; and
 - 3. Provide data on the following:
 - i. The sensitivity of the proposed uses to change;
 - ii. Similar mixtures of uses in other areas of the community; and
 - iii. Degree of variability of parking for individual uses (average, range, and standard deviation).
- b. The city may require a set-aside area if warranted due to the risk of parking needs changing over time.

E. Loading.

1. Loading Facility Required.

- a. *Required Spaces.* An applicant shall provide loading spaces according to the gross floor area requirements in Table 10-1-3.7.A.4, *Required Off-Street Loading Facilities.*

Table 10-1-3.7.A.4 Required Off-Street Loading Facilities	
Gross Floor Area (sq. ft.)	Minimum Number of Spaces
0 - 10,000	0
10,001 - 75,000	1
75,001 - 150,000	2
150,001 - 300,000	3
Over 300,000	1 for each 100,000

- b. *Common Spaces.*

- 1. Multiple uses or occupancies located in a single building or on one site may be served by common loading space if the Director determines that the loading space can adequately serve each use.
- 2. For a common loading space, the Director, in making a determination, shall combine the gross floor areas of the buildings and uses served by the loading space.

- c. *Gross Floor Area.*

- 1. An off-street loading space requirement is based on the gross floor area, which does not include enclosed or covered areas used for off-street parking or loading.
- 2. Each two square feet of exterior site area used for a commercial or industrial use, such as outdoor display and storage, shall equal one square foot of gross floor area for the purpose of calculating the number of spaces.

2. Dimensional Requirements.

- a. The minimum dimensional requirements for loading facilities are 10 feet wide by 25 feet deep.
 - b. A required loading facility shall maintain a 14 feet minimum vertical clearance.
3. *Screening*. Loading facilities that adjoin or are adjacent to an ACR, LLR, MLR or SLR district shall be enclosed as depicted in Figure 10-1-3.7.A.1, *Enclosed Loading*, or shall be fully screened from the view of these districts by a building or solid screen wall.

**Figure 10-1-3.7.A.1
Enclosed Loading**



Accessory Dwelling Unit (ADU) means a second, subordinate dwelling self-contained living unit located on the same parcel as a principal dwelling unit. An ADU provides complete independent living facilities for one or more individuals, which include:

- Private area separated by a door (private entrance from outside not required);
- Private living area;
- Private sleeping area;
- Private bathroom; and
- Permanently installed connection for a cooking appliance.

Forms of ADUs may include an i) attached or ii) detached ADU. Please see "**Accessory Dwelling Unit, Attached**" and "**Accessory Dwelling Unit, Detached**" for definitions.

- **Attached ADU** means an ADU that:
 - shares at least one common wall with the principal dwelling unit; and
 - is not fully contained within the existing space of the principal dwelling unit.
- **Contained ADU** means an ADU that is fully contained within the existing space of the principal dwelling unit or an accessory structure.
- **Detached ADU** means an ADU that does not share a common wall with the principal dwelling unit and is not a contained ADU.

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Accessory Dwelling Unit, Attached means an ADU that is located within or attached to a principal dwelling. "Within" the principal dwelling means space such as a finished basement or attic. "Attached" to the principal dwelling means space such as a converted attached garage or structural addition. At least one common wall that is no less than eight feet wide is shared with the principal dwelling.

Accessory Dwelling Unit, Detached means an ADU that is separated from the principal dwelling and may include conversion of a detached garage or other similar structure. No common wall is shared with the principal dwelling.