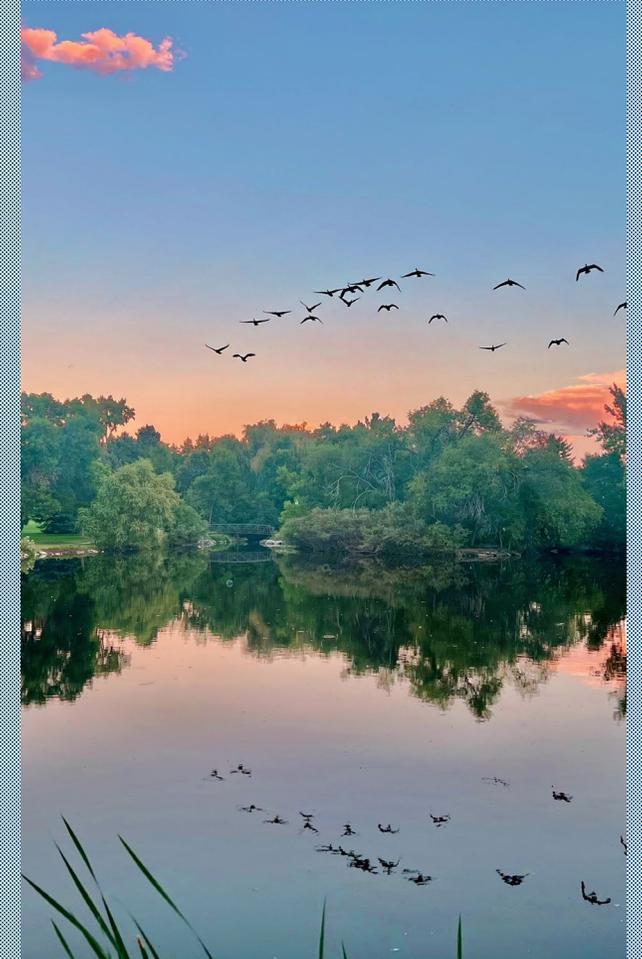


2025 ULUC LEGISLATIVE UPDATES

Andrea Vaughn, AICP, Senior Planner

MAY 12, 2025



AGENDA

Legislative Updates

- Accessory Dwelling Units (ADU)
- Residential Occupancy
- Nonfunctional turf
- Minimum Parking

ADUS – HB24-1152

Legislative Intent

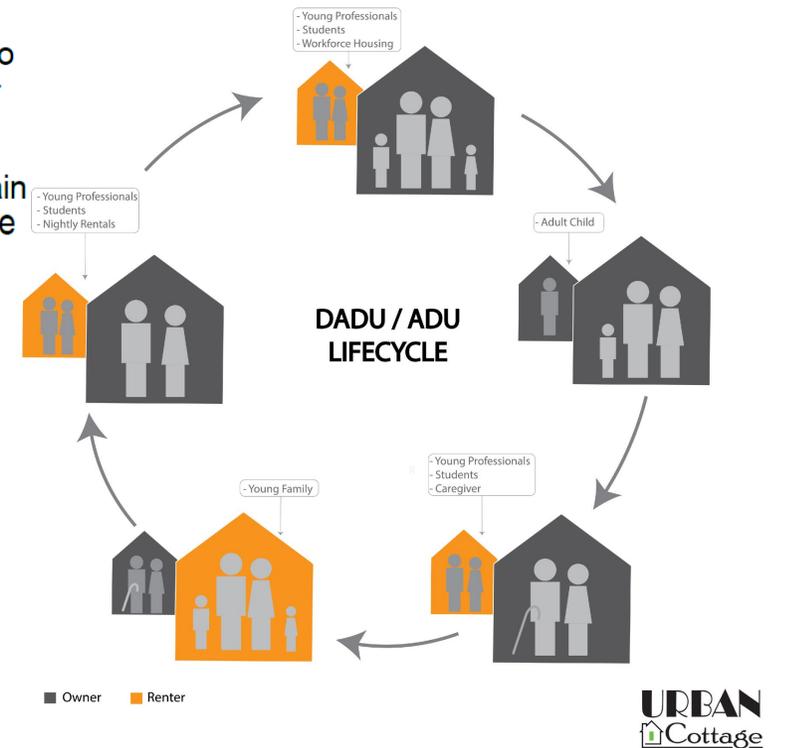
- Increase housing opportunities for intergenerational living
- Provide additional income to homeowners
- Increase housing supply for middle income earners
- Provide opportunities for aging homeowners to age in place

Effective Date: June 30, 2025



ADUS & CITY GOALS

- Difficulty of aging in place due to the cost of staying in an existing residence, dispersed support systems, or inability to find other available, viable housing options to transition into within Littleton, especially for those with assisted living or special care needs.
- Age of housing stock and opportunities for its revitalization, but also challenges for those who cannot afford to maintain
- Concern for a potential loss of demographic diversity (by age, race/ethnicity, income level, etc.) driven by unattainable housing choices and/or neighborhood gentrification in Littleton.



GOAL H&N 1: A quantity and diversity of housing options that makes living in Littleton attainable for a wide range of age groups and income levels.

Policy H&N 1: Encourage an array of residential options within the city – through new development, redevelopment, and maintenance of existing housing stock – to respond to the need for varied housing types, sizes, and price points that are attainable for prospective owners and renters at all levels of income.

ADU LEGISLATIVE REQUIREMENTS

Legislative Requirement

- Remove requirement of constructing new parking for ADUs
- Removes restrictive design standards that are otherwise not applied to Single-Family Dwelling (SFD)
- Requires administrative allowance of ADUs of up to 750 sq ft in all zone districts where SFD is permitted
- Setbacks must match setbacks established for accessory structures

Further Reducing Barriers

- Increasing maximum size from for detached ADU 750 to 1,000 sq ft
- Reduce ADU categories to simplify

ADU LEGISLATIVE REQUIREMENTS

Legislative Requirement

- Remove requirement of constructing new parking for ADUs

Text Amendment

- Removed all references for parking requirements for ADUs

Required Off-Street Parking			
Category	Specific Use	Minimum	Maximum
	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 Homes	N/A	N/A
	Tiny Home Community	0.75 / DU	1.25 / DU
	Townhome	1.5 / studio BR 2 / single and two BR 2.5 / three BR	2 / studio BR 2.5 / single and two BR 3 / three BR
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	

ADU LEGISLATIVE REQUIREMENTS

Legislative Requirement

- Removes restrictive design standards that are otherwise not applied to SFD

ADU LEGISLATIVE REQUIREMENTS

Text Amendment

- Removes design requirements, such as door placements and materials, that would not be applied to a single-family home
- Removes restriction that detached ADUs be built on lots with alley access



ADU LEGISLATIVE REQUIREMENTS

Legislative Requirement

- Requires administrative allowance of ADUs of up to 750 sq ft in all zone districts where SFD is permitted

SIMPLIFYING CODE LANGUAGE

Additional changes

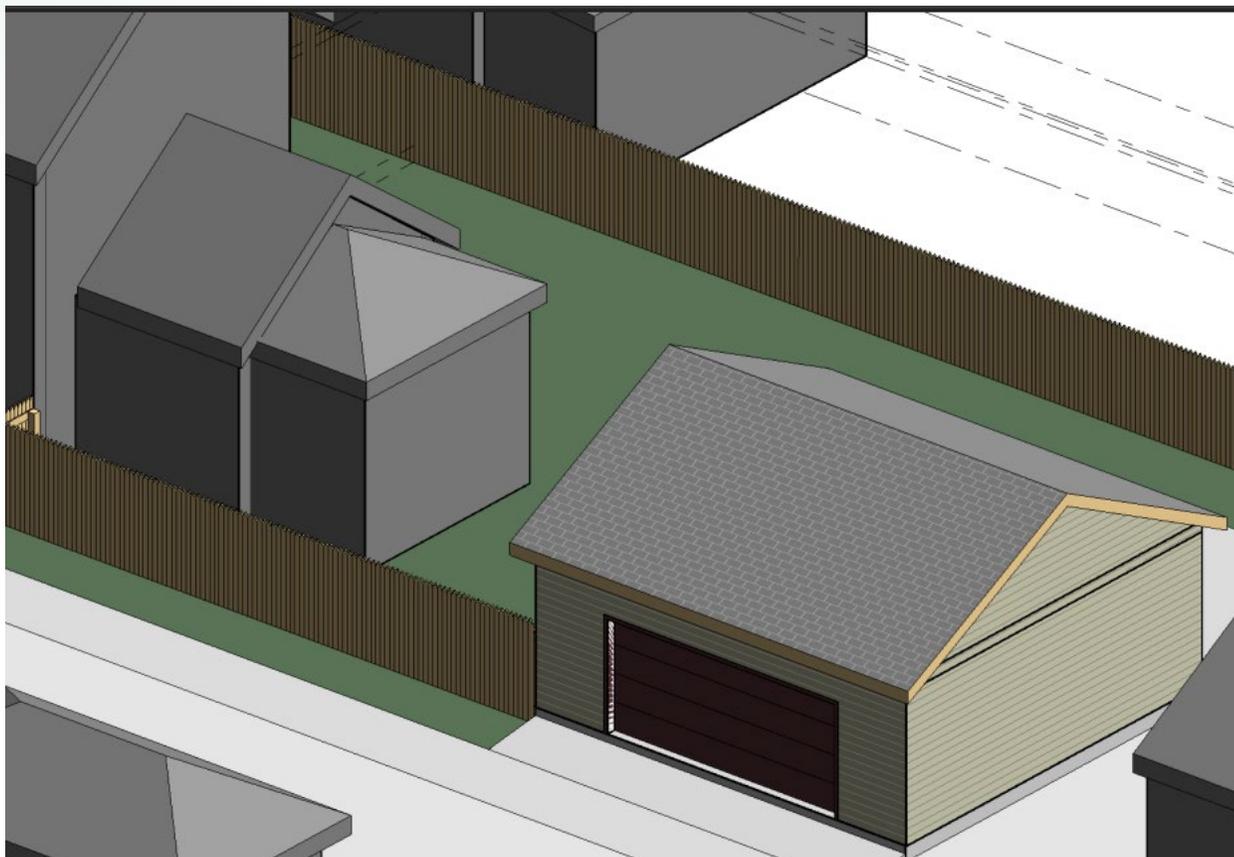
- Reduce ADU categories to simplify
 - Removed the “contained” ADU definition and standards. Contained type is now “attached”

Table 10-1-1.7.1 General ADU Standards			
Standard	Attached	Contained	Detached
Placement			
Located on same lot as the principal dwelling	Y	Y	Y
Located in the rear yard	--	--	Y
Requires the same side yard setbacks as the principal dwelling	Y	Y	Y
Front and side setbacks are the same for corner lots	Y	Y	Y
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	0'	0'	See Table 10-1-1.7.2
Primary Entrance			
Separate entrance from principal dwelling	Y	--	Y
Shared entrance with principal dwelling	--	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	30'	30'	
Gross floor area ⁴	up to maximum building coverage		
Percentage of the rear yard equal to allowable building coverage	Y	Y	

REDUCING BARRIERS

- Allow for an ADU to be constructed up to the height of the zone district

REDUCING BARRIERS



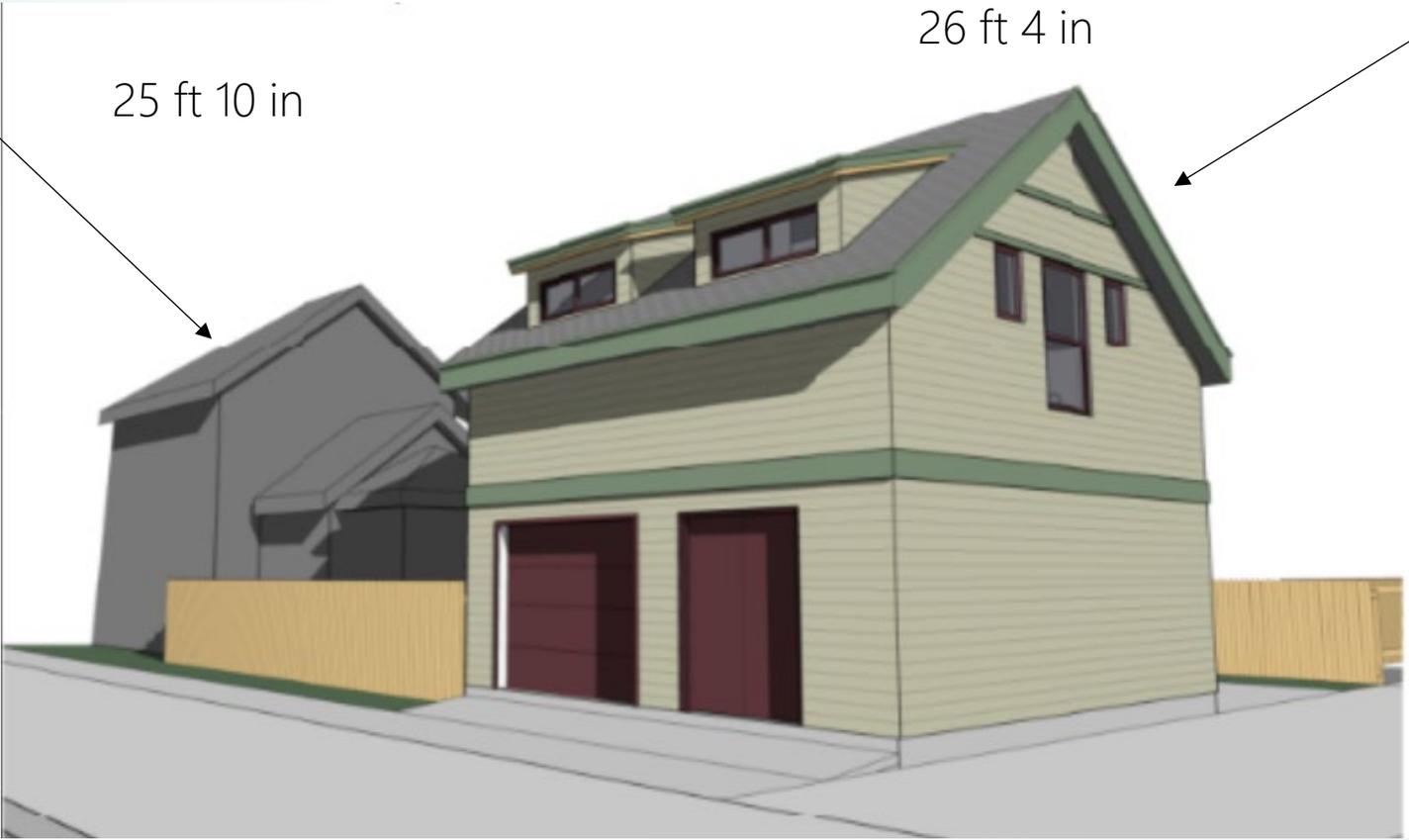
REDUCING BARRIERS

Primary dwelling

25 ft 10 in

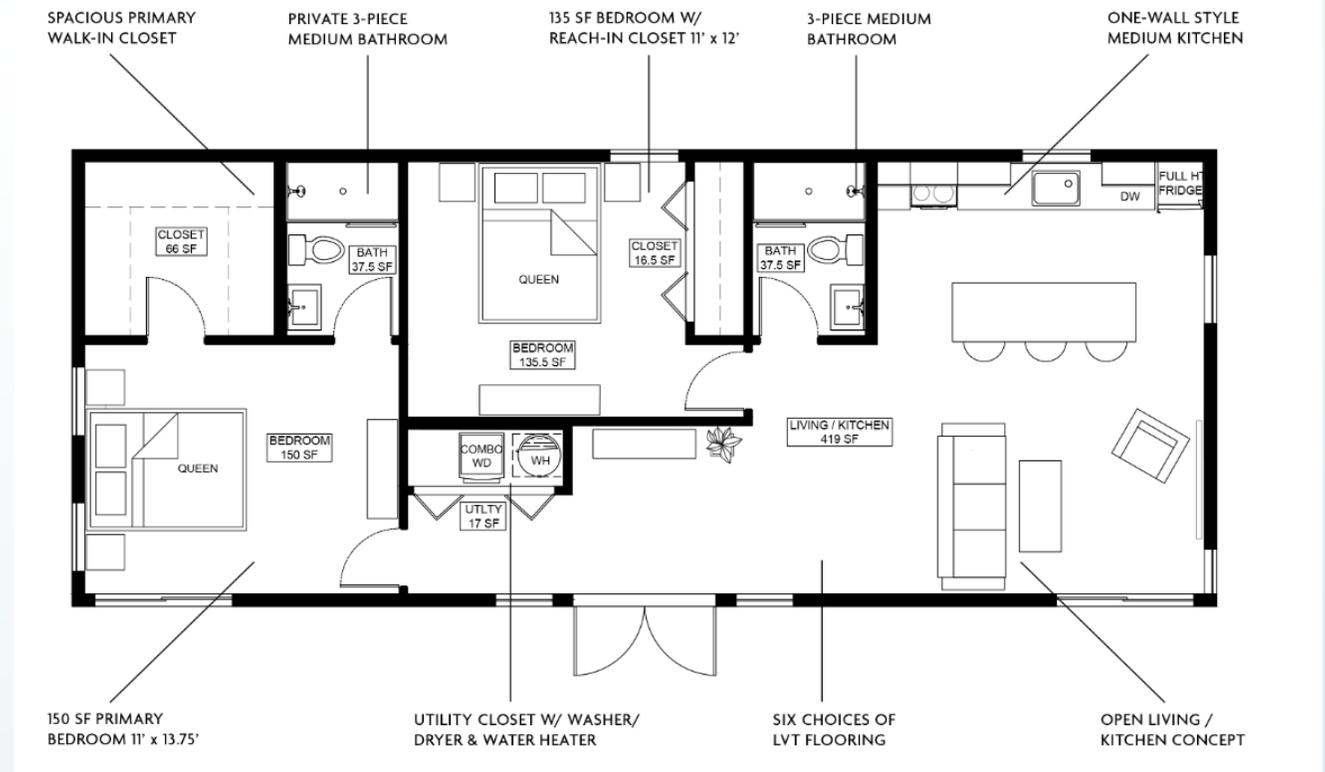
26 ft 4 in

Proposed ADU constructed over existing garage



REDUCING BARRIERS

- Permit a maximum size of 1,000 sq ft for detached ADUs



ABOUT BUFFERYARDS

- Staff initially proposed reducing bufferyards for construction of ADUs on top of existing accessory structures, however, we feel that this is already addressed in the Code

**Table 10-1-3.6.F.1
District Bufferyard Types**

Type	Bufferyard Width		Required Plantings per 100 Linear Feet						
	No Fence	Fence ¹	Large Deciduous		Coniferous (Evergreen)		Ornamental	Shrubs (Evergreen and Deciduous)	
			No Fence	Fence	No Fence	Fence		No Fence	Fence
A	10'	7.5'	2	1	3	1	2	10	0
B	15'	10'	2	1	3	2	4	15	0
C	25'	15'	3	2	3	2	5	25	0

1. Privacy fence shall be opaque and six feet tall.

3. Constrained Sites.

a. *Generally.* A constrained site as it relates to bufferyards is a site in which the bufferyard standards outlined in Table 10-1-3.6.F-1, *District Bufferyard Types*, would:

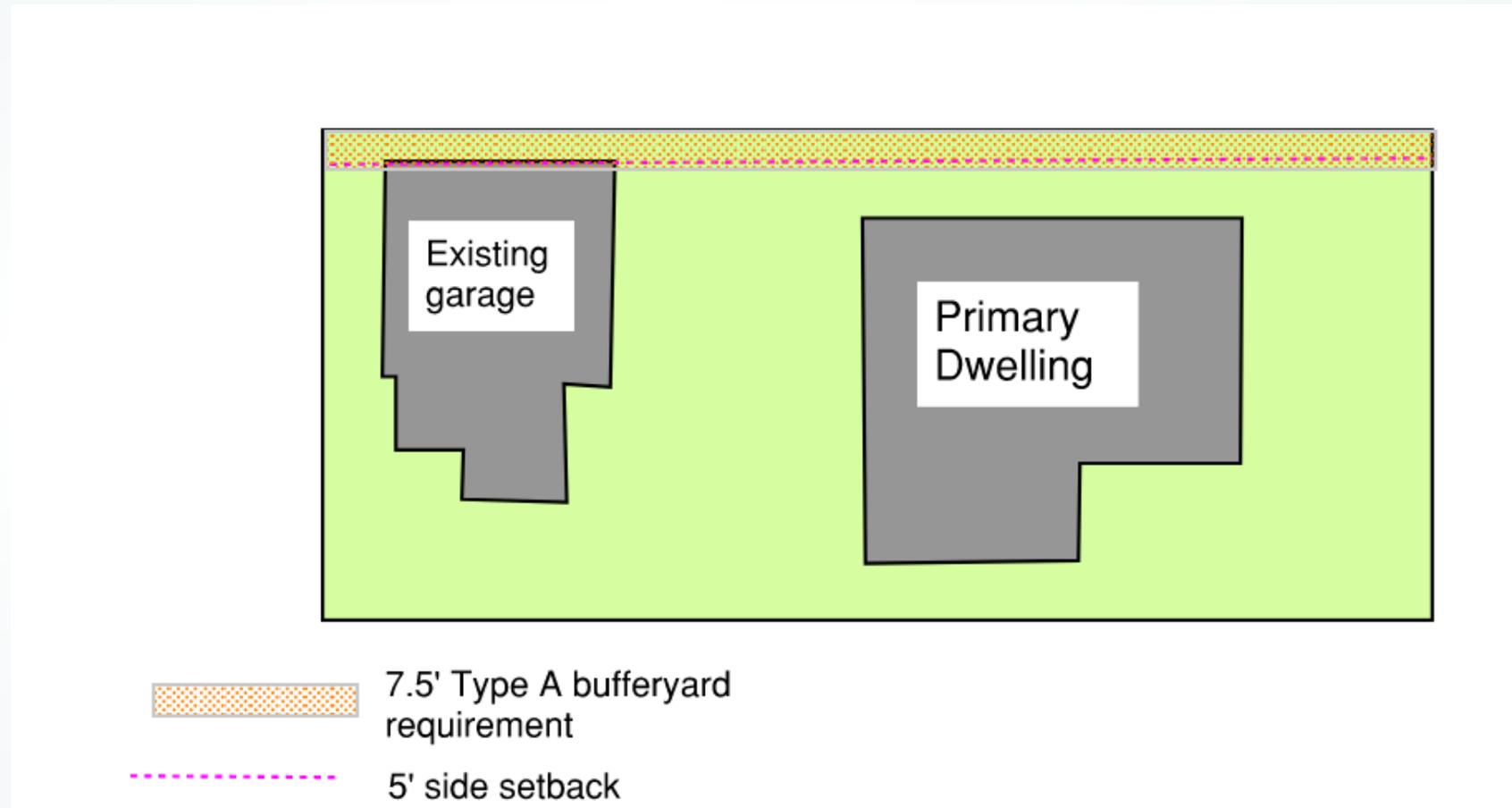
- Cause the common open space ratio of the lot proposed for development to exceed 150 percent of the applicable requirement of this Code (for example, if a lot has a 20 percent common open space ratio and the required bufferyards effectively mandate a 30 percent common open space ratio);
- Result in more than 20 percent of the lot being used for bufferyards; or
- Prevent practical development of the lot proposed for development by creating a building envelope that will not accommodate parking modules or practical building designs.

b. *Reductions Permitted.* Bufferyard widths may be reduced on a constrained site in the following order of priority:

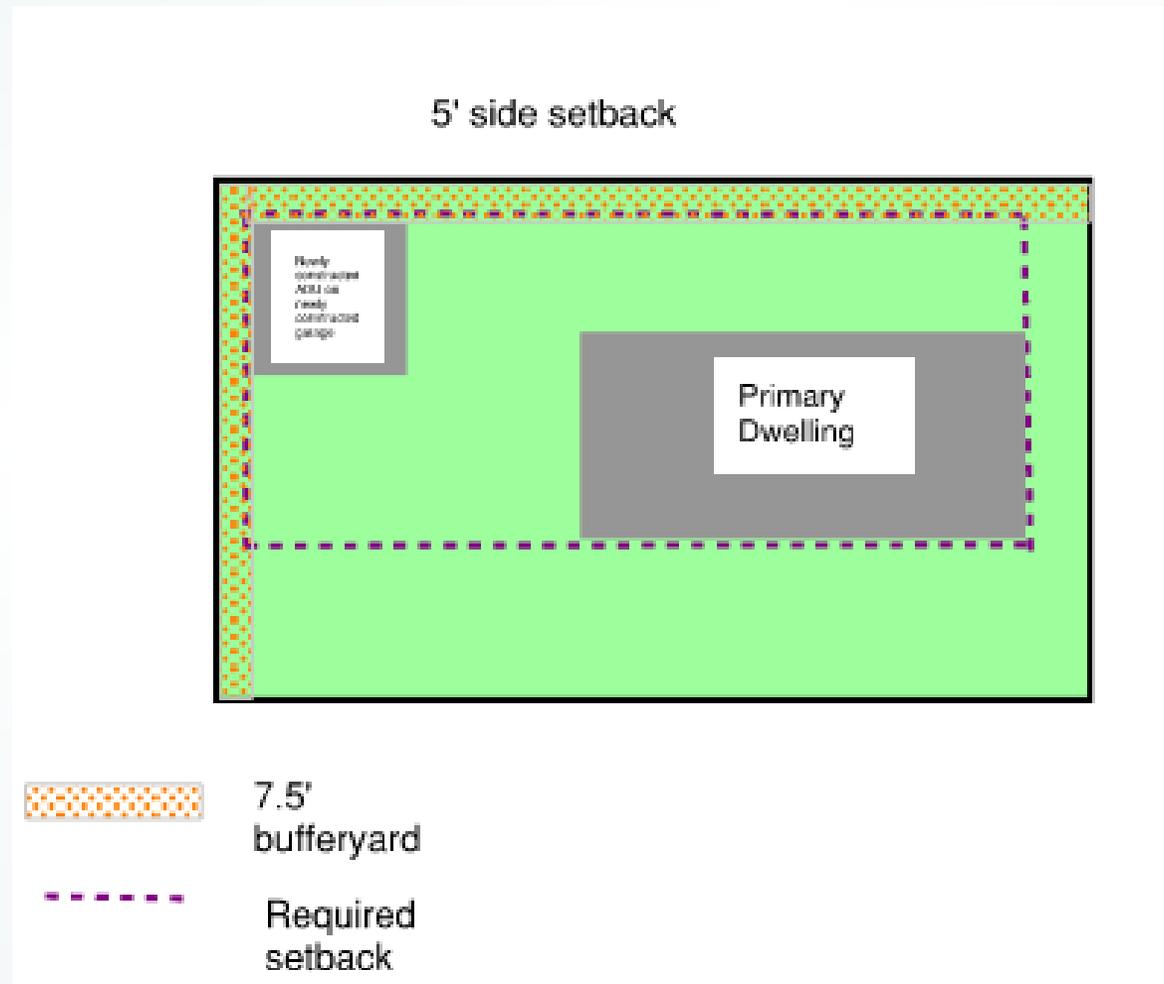
- Type A bufferyards may be reduced from 10' to 8' (no fence) or from 7.5' to 5' (fence) in width, provided that one additional tree of each type is planted for each 100 linear feet. Trees shall be planted so they have a four-foot radius of permeable soil at their base.
- Type B bufferyards may be reduced from 15' to 12' (no fence) or from 10' to 8' (fence) in width, provided that two additional trees of each type are planted for each 100 linear feet.
- Type C bufferyards may be reduced from 25' to 20' (no fence) or from 15' to 12' (fence) in width, provided they include all the plantings required as set out in Table 10-1-3.6.F-1, *District Bufferyard Types*.

APPLICATION OF BUFFERYARDS

Example of a
constrained site



APPLICATION OF BUFFERYARDS



OCCUPANCY LIMITS HB24-1007

Legislative Requirement

- Jurisdictions may not determine occupancy limits based on familial-relation

Effective Date: July 1,2024



OCCUPANCY LIMITS HB24-1007

Text Amendment

- Removed Subsection 10-4-3.2.D.C.5, which read

“Occupancy. No more than one family may reside in a manufactured home unit.”



NONFUNCTIONAL TURF – SB24-005

Legislative Intent

- Reduce water consumption in nonresidential developments
- Mitigate the impacts of the Urban Heat Island (UHI)
- Improve water run off quality

Effective date: Jan. 1, 2026



NONFUNCTIONAL TURF & CITY GOALS

Policy ENV 5: Include habitat protection among its community planning considerations, recognizing that wildlife presence and movement within the city is a continuing reality and part of a healthy natural environment.

Action ENV 9: Update the City's zoning and subdivision regulations so that landscaping requirements reflect best management practices for plant and tree selection, xeriscaping, irrigation design, water use, and maintenance.

GOAL ENV 3: Efficient use and conservation of water resources.

Policy ENV 3: Continue to be a leader in promoting and incentivizing wise water use, water-saving measures, and water conservation and re-use.



NONFUNCTIONAL TURF

Legislative Requirement

- Does not allow the new installation of turf, including artificial turf or invasive species, on nonresidential properties
- Exempts residential property

NONFUNCTIONAL TURF

Text Amendment

- Create 2 new definitions:
 - “Turf, Nonfunctional”



- Create 2 new definitions:
 - “Turf, Functional”



NONFUNCTIONAL TURF

Text Amendment

- Amends 10-1-3.6.A to prohibit the new installation of artificial turf, invasive species and nonfunctional turf



MINIMUM PARKING – HB24-1304

Legislative Intent

- Reduce housing costs associated with the construction of new parking
- Create opportunities for more housing along high-frequency transit corridors
- Reduce the Urban Heat Island (UHI) effect

Effective Date: June 30, 2025



MINIMUM PARKING & CITY GOALS

Policy L&C 6: Recognize and promote land use and development decisions that further community objectives for reduced traffic congestion, more pedestrian- and cyclist-friendly design, and expanded and viable public transit options.

Policy H&N 4: Encourage mixed-use development proposals that include a residential component, especially where this will support retail viability and transit ridership, place residents near education and local employment options, and provide living options for seniors and others close to transit, parks, and shopping, medical, and other services.

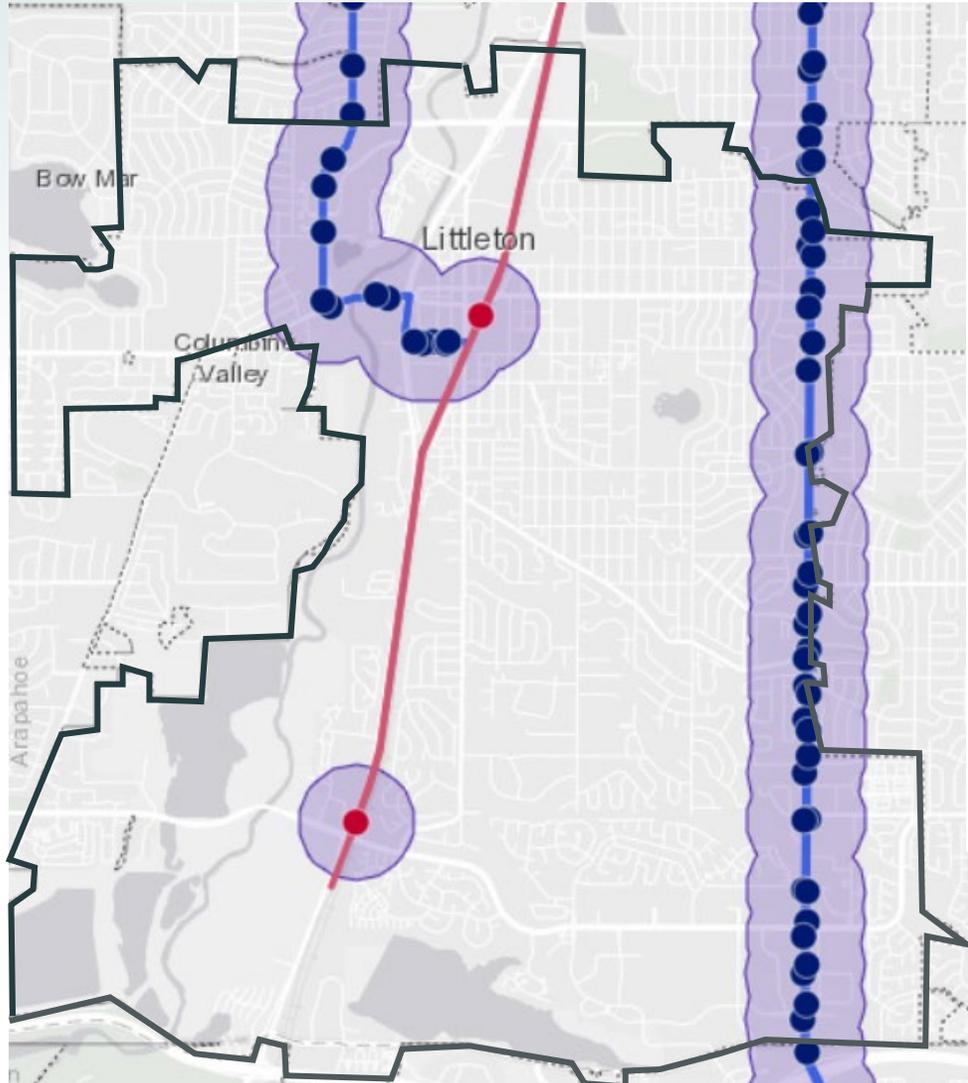
Policy TMP 19: In development proposals, limit curb cuts along proposed planned bicycle and pedestrian routes

Action L&C 5: As part of the City's zoning and code update initiative:

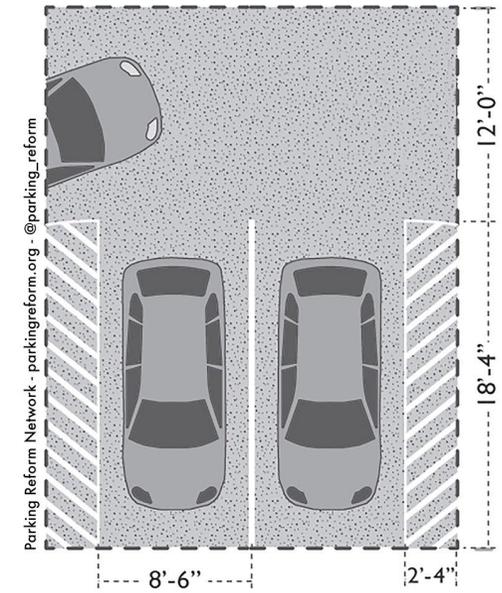
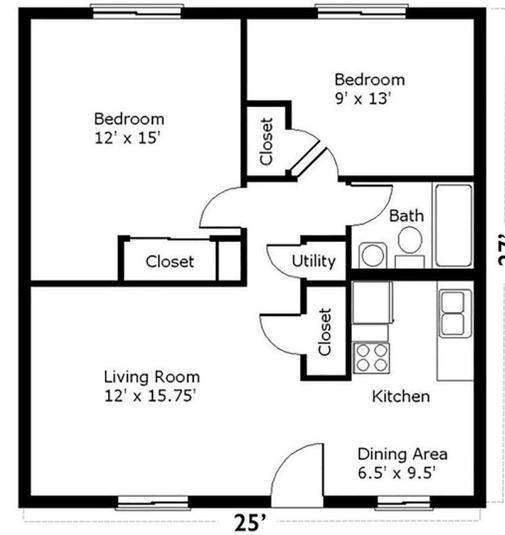
- Add new or amend current provisions that are directly linked to actions in other plan sections related to housing attainability, neighborhood conservation, business retention and attraction, leisure and lifestyle related land uses, transit support, a more pedestrian- and cycling-friendly community, and park and open space protection – and consider incentive-based techniques for guiding development applicants toward desired outcomes.

Action I&S 7: As part of the City's zoning and code update initiative, evaluate the potential for integrating any new or adjusted hazard mitigation considerations related to wildfire, flooding, drought, and other hazards.

MINIMUM PARKING



Living Space Vs. Parking Space



size for 2 bedroom apartment: 675 FT²

size for 2 parking spaces: 650 FT²

Sources: Transportation Cost and Benefit Analysis II - Parking Costs Victoria Transport Policy Institute (www.vtpi.org)

Graphic Adapted from Graphing Parking (<https://graphingparking.com/2013/07/23/parking-across-cascadia/>)

Image compiled by the Parking Reform Network - <https://parkingreform.org/> - @Parking_Reform



MINIMUM PARKING

Legislative Requirement

- Removes minimum parking for multifamily, mixed-use multifamily and adaptive reuse projects located near a high-frequency transit stop

Opportunities to further City goals

- Expand exemption to all residential developments (1-4 units) within the Applicable Transit Area Map

MINIMUM PARKING

Text Amendment

- Amends 10-1-3.7.A.C in compliance with state legislation to remove minimum parking and expands the exemption to all residential developments located within the Applicable Transit Area Map



MINIMUM PARKING

Text Amendment

- Removed sections that refer to parking reduction bonuses for transit stations, which are now exempt, per state regulation



STAFF RECOMMENDATION

- Staff recommends that the Planning Commission recommend approval of Resolutions 02-2025 and 03-2025 to the City Council