

1 **CITY OF LITTLETON, COLORADO**

2  
3 **Planning Commission Resolution No. 4**

4  
5 **Series, 2020**

6  
7 **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF**  
8 **LITTLETON, COLORADO, APPROVING VARIOUS CHANGES TO THE**  
9 **DOWNTOWN LITTLETON DESIGN STANDARDS CHAPTERS 1.0, 2.0,**  
10 **3.0, AND THE GLOSSARY OF DEFINITIONS**

11  
12 **WHEREAS**, in establishing the powers and duties of the Planning Commission,  
13 Section 2-9-1(D) of the Littleton City Code states: “The board may make and adopt such design  
14 guidelines it deems necessary to guide development occurring within the city”;

15  
16 **WHEREAS**, the Planning Commission adopted the Downtown Littleton Design  
17 Standards on July 9, 2018 by Planning Commission Resolution No. 15, Series 2018;

18  
19 **WHEREAS**, on October 15, 2019, City Council adopted the Envision Littleton  
20 Comprehensive Plan (“Comprehensive Plan”);

21  
22 **WHEREAS**, the Littleton City Council directed city staff to prepare changes to the  
23 Downtown Littleton Design Standards to help address several inconsistencies between the  
24 Downtown Littleton Design Standards and the Comprehensive Plan related to development  
25 regulations and the vision for the various sub-areas of Downtown Littleton; and

26  
27 **WHEREAS**, the Planning Commission considered proposed changes to the  
28 Downtown Littleton Design Standards at a public hearing held on April 27, 2020.

29  
30 **NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING**  
31 **COMMISSION OF THE CITY OF LITTLETON, COLORADO, THAT:**

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33 **Section 1.** The Planning Commission finds that the proposed changes to the  
34 Downtown Littleton Design Standards promote the health, safety, and welfare of the citizens of  
35 Littleton.

36  
37 **Section 2.** The Planning Commission finds that the proposed changes to the  
38 Downtown Littleton Design Standards are consistent with the vision, goals, and policies of the  
39 Comprehensive Plan.

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41 **Section 3.** The Planning Commission finds that the proposed changes promote  
42 orderly development of the Downtown Littleton planning area.

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44 **Section 4.** The Planning Commission hereby adopts the changes to the  
45 Downtown Littleton Design Standards as described, identified, and set forth herein as Exhibit A,  
46 attached hereto with the following conditions:

47  
48

Planning Commission Resolution No.3

Series 2020

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49 **4.1** That line 54 and 55 are amended to read “a variety of sloped roofs  
50 such as simple gable, hipped roofs, with occasional gambrel roof forms that are compatible with  
51 the *historic* character of the subarea. Primary roof forms shall have a roof slope of 5:12 or steeper;  
52 secondary roof forms, such as porches or add-ons, shall have a roof slope of 3:12 or steeper.” ; and  
53

54 **4.2** That the language beginning in line 69 be changed to “a minimum  
55 of seventy-five (75) percent of landscaped areas shall be comprised of living plant materials as  
56 measured at expected 10-year growth and maturity. Low water use landscaping is highly  
57 encouraged.”  
58

59 **Section 5:** Severability. If any part, section, subsection, sentence, clause or  
60 phrase of this resolution is for any reason held to be invalid, such invalidity shall not affect the  
61 validity of the remaining sections of this resolution. The Planning Commission hereby declares  
62 that it would have passed this resolution, including each part, section, subsection, sentence, clause  
63 or phrase hereof, irrespective of the fact that one or more parts, sections, subsections, sentences,  
64 clauses or phrases may be declared invalid.  
65

66 **Section 6:** Repealer. All resolutions, or parts thereof, in conflict with this  
67 resolution are hereby repealed, provided that this repealer shall not repeal the repealer clauses of  
68 such resolution nor revive any resolution thereby.  
69

70 INTRODUCED, READ AND ADOPTED at a regularly scheduled meeting of the  
71 Planning Commission of the City of Littleton, Colorado, on the 27<sup>th</sup> day of April 2020, at 6:30  
72 p.m. at the Littleton Center<sup>1</sup>, 2255 West Berry Avenue, Littleton, Colorado or by a virtual meeting  
73 as may be necessary.

74 ATTEST:  
75 DocuSigned by:  
76 Colleen Norton  
77 CF36EE7F14B6404  
78 Colleen L. Norton  
79 CITY CLERK

DocuSigned by:  
*Mark Rudnicki*  
76FFEAA56CDF42E  
Mark Rudnicki  
CHAIR

80 APPROVED AS TO FORM:  
81 DocuSigned by:  
82 Reid Betzing  
83 B988911B336724F5  
84 Reid Betzing  
85 CITY ATTORNEY  
86  
87



1 Due to COVID19, the City of Littleton is providing virtual coverage of city council meetings to protect the health of citizens, council members and staff. Meetings will not be held in the council chamber until further notice.

## DOWNTOWN LITTLETON DESIGN STANDARDS

## 1.0

## URBAN DESIGN / SITE PLANNING

**1.1 BUILDING USE AND ORIENTATION****General Standards**

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

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

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

**1.2 PEDESTRIAN AND VEHICULAR ACCESS****General Standards**

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

**1.4 SERVICE AREAS, TRASH ENCLOSURES, UTILITY ENCLOSURES, UTILITY AND MECHANICAL EQUIPMENT LOCATIONS****General Standards**

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

## 2.0

## ARCHITECTURE

**2.1 BUILDING SCALE, FORM, MASSING AND CHARACTER****2.1N New Construction General Standards****Subarea-Specific Standards**

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

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

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

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

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

64  
 65 3.0  
 66 LANDSCAPE ARCHITECTURE

67  
 68 3.1 OPEN SPACE ON PUBLIC OR PRIVATE PROPERTY

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 70 **General Standards**

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

76  
 77 GLOSSARY OF DEFINITIONS

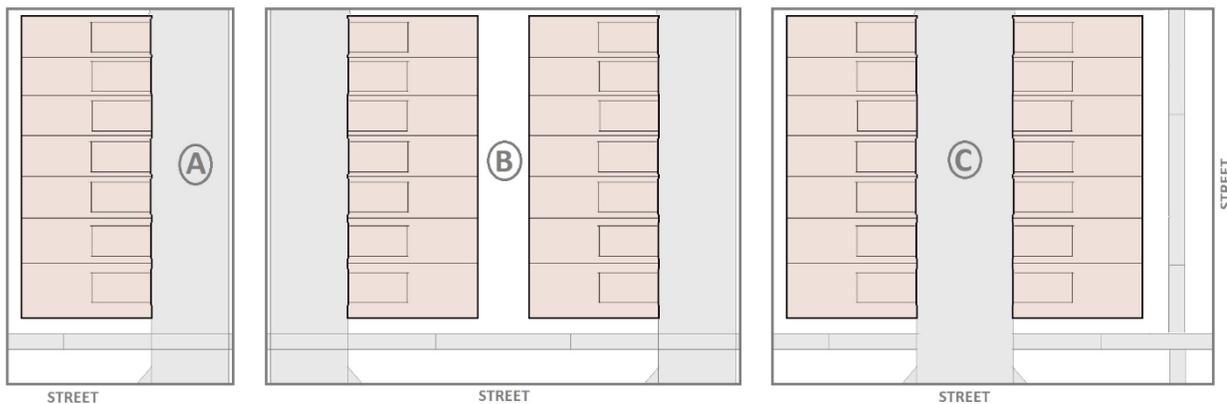
78  
 79 **At Least Some:** ~~More than one where more~~ At least two when multiple are required.

80  
 81 **Courtyard:** An open, unoccupied space, other than a yard, on the same lot with a building or group of  
 82 buildings, which is bounded on two or more sides by such building or buildings.

83  
 84 **Passageway:** A long, narrow way, typically with walls on either side or a wall and a fence, that allows  
 85 access from the public right-of-way to other building entrances.

86  
 87 **Porch:** A covered but unenclosed one-story entrance to a building, with a separate roof, that uses columns  
 88 or other ground supports for structural purposes and that is not used for livable space.

89  
 90 **Slot homes:** Slot homes are a multi-unit residential structure consisting of attached dwelling units arranged  
 91 generally side-by-side and primarily parallel to the street. Most dwelling units have an individual, direct  
 92 entrance to the exterior facing a side lot line (see Examples A and C) or center pedestrian court (see  
 93 Example B). Individual vehicular garages are generally located beneath each unit.



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 95  
 96  
 97 **Example A:** an example of an interior-lot slot home where seven units are oriented parallel to the  
 98 street. This example may or may not have an alley. This type of design is prohibited.  
 99

EXHIBIT A (as amended)  
PC RESOLUTION 4-2020

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

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