

**Phase 1 - Code Changes**

3/24/2020

SF:Single Family MF:Multi-family C:Commercial G:Goals P:Policy L&C: Land Use And Character  
And Neighborhoods TMP: Transportation Master Plan ENV: Environment E&T: Economy And Tax Base

H&N: Housing  
S&D: Special Areas and Design

Impact

#	Proposed Change	Rationale	Impact	Location	SF	MF	C
<b>PUBLIC ENGAGEMENT</b> Current public notification requirements do not support conversations between existing residents/businesses and developers. <b>Character Areas with conflicts:</b> Corridor Mixed Use (CMU), Urban Downtown Transition (UDT), Urban Downtown Mixed Use (UDMU), Urban Downtown Main Street (UDMS) <b>Key Goals &amp; Policies with conflicts:</b> GL&C 1, PL&C 1, GH&N 4, PS&D 4, PS&D 5					✓	✓	✓
1	Change construction hours <b>current:</b> 7am to 9pm every day <b>proposed:</b> 7am to 7pm weekdays, 9am to 5pm weekends and holidays	Better aligns with: -Best Practices	<b>Residents</b> - Provides greater relief from daily construction activities <b>Staff</b> - no impacts <b>Developers</b> - Additional limits on daily construction activities may increase costs	City Code Title 7-3-5 Noise Control Lines 10 - 14	✓	✓	✓
<b>DEVELOPMENT REGULATIONS</b> (including height) Lot size, standards, and sight triangles permit auto-oriented uses that conflict with the Envision Littleton Comprehensive Plan. <b>Character Areas with conflicts:</b> Corridor Mixed Use (CMU), Urban Downtown Transition (UDT), Urban Downtown Mixed Use (UDMU), Urban Downtown Main Street (UDMS) <b>Key Goals &amp; Policies with conflicts:</b> GL&C 1, GL&C 2, PL&C 3, PL&C 6, GH&N 1, GH&N 5, PH&N 1, PH&N 4, PH&N 5, PTMP 6					✓	✓	✓
2	Add a definition for building	Better aligns with: -Character -Best Practices	<b>Residents</b> - Increases clarity <b>Staff</b> - Facilitates consistent administration <b>Developers</b> - Increases clarity	Zoning Code Title 10-1-2 Definitions Lines 28 - 33	✓	✓	✓
3	Refine definition - Dwelling, Multiple Family	Better aligns with: -Character -Best Practices Limits potential for: - Auto-oriented design	<b>Residents</b> - Increases clarity <b>Staff</b> - Facilitates consistent administration <b>Developers</b> - Increases construction and parking requirement clarity	Zoning Code Title 10-1-2 Definitions Line 37		✓	
4	Height - Revise and simplify definition	Better aligns with: -Character -Best Practices	<b>Residents</b> - Increases clarity <b>Staff</b> - Facilitates consistent administration <b>Developers</b> - Increases clarity and aligns with other jurisdictions. Reduces overall height of building with walk-outs. Facilitates consistent measurement.	Zoning Code Title 10-1-2 Definitions Lines 54 - 71	✓	✓	✓
5	Setbacks - Clarify definition to match industry standard allowed encroachments. (Will not change established PD entitlements)	Better aligns with: -Character -Best Practices Limits potential for: - Auto-oriented design	<b>Residents</b> - Increases clarity <b>Staff</b> - Facilitates consistent administration <b>Developers</b> - Increases consistency between jurisdictions and potential buildable space	Zoning Code Title 10-1-2 Definitions Lines 73 - 93	✓	✓	✓

6	Refine definition - Townhouse	Better aligns with: -☒Character -☒Best Practices Limits potential for: - Auto-oriented design	<b>Residents</b> - Increases clarity <b>Staff</b> - Facilitates consistent administration <b>Developers</b> - Increases construction and parking requirement clarity	Zoning Code Title 10-1-2 Definitions Lines 100 - 102		✓	
<b>PUBLIC ENGAGEMENT</b> Current public notification requirements do not support conversations between existing residents/businesses and developers. <b>Character Areas with conflicts:</b> Corridor Mixed Use (CMU), Urban Downtown Transition (UDT), Urban Downtown Mixed Use (UDMU), Urban Downtown Main Street (UDMS) <b>Key Goals &amp; Policies with conflicts:</b> GL&C 1, PL&C 1, GH&N 4, PS&D 4, PS&D 5					✓	✓	✓
7	Preliminary Project Plans <b>current:</b> PDs and rezonings, no HPB, no applicant presentation <b>proposed:</b> adds major SDPs, includes HPB, adds applicant presentation + Q & A	Better aligns with: -☒Character -☒Best Practices	<b>Residents</b> - Increases awareness of developments <b>Staff</b> - No impacts <b>Developers</b> - Minor increase in cost and effort, allows for greater communication	Zoning Code Title 10-1-8 Lines 106 - 107, 112 - 116, 122 - 123, 137 - 138		✓	✓
8	Include residents in notice of hearing requirement	Better aligns with: -☒Character -☒Best Practices	<b>Residents</b> - Increases awareness of developments <b>Staff</b> - Minor increase in cost and effort <b>Developers</b> - Minor increase in cost and effort	Zoning Code Title 10-1-9 Mailed Notice Lines 148 - 149, 158 - 159 Title 10-12-4 Lines 316 - 317		✓	✓
<b>ALLOWED USES</b> Currently permitted 'auto-oriented uses' conflict with the desired downtown character established by the comprehensive plan. <b>Character Areas with conflicts:</b> Corridor Mixed Use (CMU), Urban Downtown Transition (UDT), Urban Downtown Mixed Use (UDMU), Urban Downtown Main Street (UDMS), Mixed Character Core Neighborhood (MCCN) <b>Key Goals &amp; Policies with conflicts:</b> GL&C 2, PL&C1, PL&C 6, GH&N5, PH&N 4, GTMP 3, PTMP 6, PTMP 22, PTMP 28, GE&T 2, GE&T 3, GENV 3, GENV 4, PENV 3, PENV 8							✓
9	Change auto-oriented uses to conditional in all downtown zone districts	Better aligns with: -☒Character Limits potential for: - Auto-oriented uses	<b>Residents</b> - Reduces more dramatic changes to downtown character, increases participation <b>Staff</b> - Reduces liability and conflict for auto-oriented uses that don't require new development <b>Developers</b> - increases risk, increases costs for auto-oriented uses	Zoning Code Title 10-3-1 Lines 172, 181 - 182 Title 10-3-2 Line 184 (table)			✓
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10	Sight Triangles - Revise minimum lot requirements to meet AASHTO standards	Better aligns with: -Character -Best Practices	<b>Residents</b> - Provides adequate safety and visibility <b>Staff</b> - Facilitates consistent administration and adopts best practices <b>Developers</b> - Provides clarity and consistency between jurisdictions	Zoning Code Title 10-4-1 Standards Related to Site Design Lines 201 - 207	✓	✓	✓
11	Accessory Structures - Clarify terms and requirements, and remove a conflict with the building code having to do with setbacks	Better aligns with: -Character -Best Practices	<b>Residents</b> - Increases clarity <b>Staff</b> - Facilitates consistent administration <b>Developers</b> - Few impacts	Zoning Code Title 10-4-4 Accessory Structures Lines 211 - 263	✓	✓	✓
<b>PARKING</b> Parking has an immediate impact on character and site design and influences the mobility choices into downtown. <b>Character Areas with conflicts:</b> Corridor Mixed Use (CMU), Urban Downtown Transition (UDT), Urban Downtown Mixed Use (UDMU), Urban Downtown Main Street (UDMS), Mixed Character Core Neighborhood (MCCN) <b>Key Goals &amp; Policies with conflicts:</b> GH&N 1, GH&N 5, PH&N 4, PTMP 6, GENV 3, PENV 3, PENV 8						✓	✓
12	Revise parking requirements - establish new parking stall dimensions and revising compact space size Adopt current Federal ADA standards for accessible parking spaces	Better aligns with: -Character -Best Practices Limits potential for: - Auto-oriented design	<b>Residents</b> - Implementation of parking goals <b>Staff</b> - Facilitates consistent administration <b>Developers</b> - Increases clarity and consistency between jurisdictions, potentially reduces cost to build	Zoning Code Title 10-4-9 Parking Space Dimensions Lines 267 - 303		✓	✓