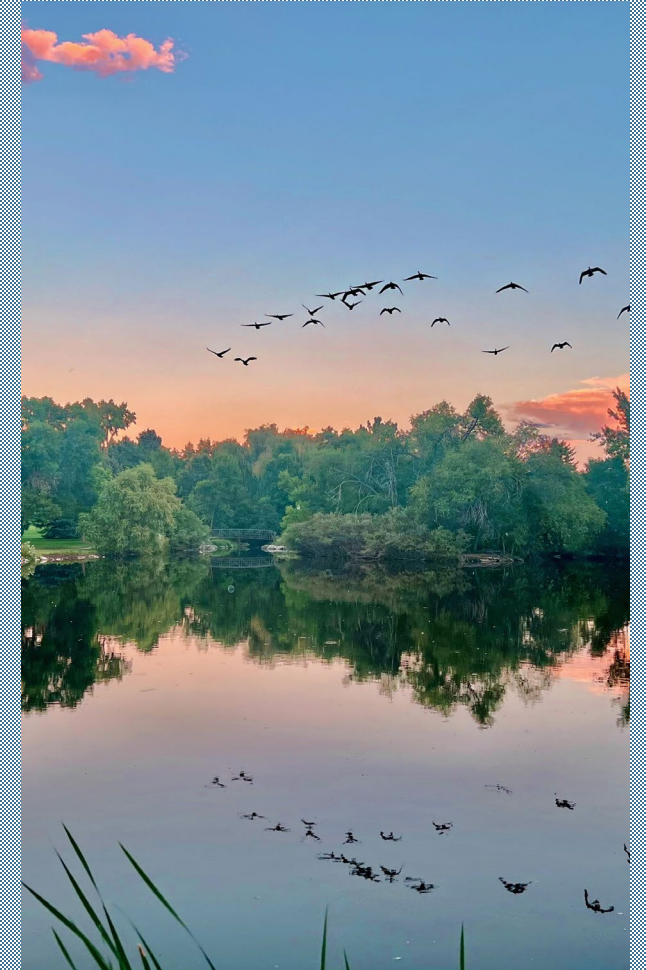


CHARTER SECTION 65.5 IMPLEMENTATION

Jim Becklenberg, City Manager

APRIL 7, 2026



AGENDA

Timeline

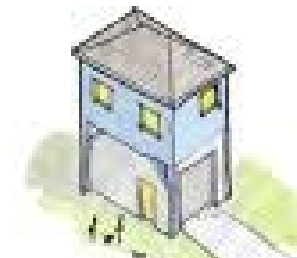
Challenges/Impacts

Next Steps

Discussion



STAND-ALONE DETACHED



ADU OVER A GARAGE



ATTACHED ADU



BASEMENT ADU

TIMELINE

May 2024

June 2025

November 2025

HB24-1152 Signed

Allows ADUs on single-family lots
Required adoption by June 2025



Ordinance 09-2025 Adopted

City adopts ordinance
in compliance with state law



Ballot Question 3A Approved

Adds Charter Section 65.5
Reinstates prior land uses



CHALLENGES/IMPACTS

- Retroactively reinstated the land uses as of January 1, 2025
- Ordinance 09-2025 is not in effect, and the City is not permitting ADUs (unless meets code requirements as of January 1, 2025).
- The ballot language contains challenges that will have to be addressed to restore residents' ability to construct ADUs citywide.
- Compliance with state law is a prerequisite for certain state grants, Littleton may be less competitive than other municipalities, potentially affecting its ability to advance capital, transit, and affordable housing projects.

NEXT STEPS

- City will not review applications for ADUs, unless compliant with criteria in place prior to January 1, 2025
- City plans to amend its comprehensive rezoning ordinance to require notice by first-class mail to all affected property owners prior to city-initiated residential zoning changes.
- This change is expected to increase mailing costs by approximately \$22,000 for each such notice mailing.

RECOMMENDATION

- Direct staff to develop an ordinance to amend the public noticing requirements for comprehensive rezonings adopted by ordinance in 2025 to align with the requirements of Section 65.5.

