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**TITLE 7  
HEALTH AND SANITATION**

**CHAPTER 3  
NOISE CONTROL**

**7-3-5: DEFINITIONS AND STANDARDS:**

(J) Construction Activities: ~~Between the hours of nine o'clock (9:00) P.M. and seven o'clock (7:00) A.M., no person shall operate or cause to be used or operated any equipment used in construction activities within any residential or business district.~~ Noise-generating equipment associated with construction activities may be operated solely between the hours of seven o'clock in the morning (7:00 A.M.) and seven o'clock in the evening (7:00 P.M.) weekdays and nine o'clock in the morning (9:00 A.M.) and five o'clock in the evening (5:00 P.M.) weekends and official holidays unless written exemption is provided by the Public Works Department. Construction projects shall be subject to the maximum permissible noise level specified for industrial districts for the period within which construction is to be completed pursuant to any applicable building permit.

**TITLE 10  
ZONING REGULATIONS**

**CHAPTER 1  
ADMINISTRATION, DEFINITIONS, AND ENFORCEMENT**

**10-1-2: DEFINITIONS:**

Unless defined below, the terms used in this title shall be as defined in section 1-3-2 of this Code, or in any other provisions of this Code, including those codes adopted by reference in this Code.

**BUILDING:** any structure used or intended for sheltering any use or occupancy which includes a weather-resistant roof and:  
(A) is partially or fully enclosed by walls containing one or more windows or doors;  
(B) utilizes assumed walls between two or more support columns; or  
(C) utilizes assumed walls between one support column and a wall.

**DWELLING, MULTIPLE FAMILY:** Any building structurally divided into two (2) or more separate dwelling units including rooming/boarding houses, apartments, condominiums, and tourist homes. No such dwelling unit shall be occupied by more than one (1) unrelated individual over the age of twelve (12) years who is required to register as a sex offender under the provisions of Colorado Revised Statutes section 18-3-412.5, as amended. Provided however, that this section shall not require a resident to leave the home upon becoming twelve (12) years of age, nor shall this section apply to any child required to register as a sex offender under said statute who is placed pursuant to section 19-1-103(51.3), Colorado Revised Statutes in a foster care home certified or licensed pursuant to article 6 of title 26, Colorado Revised Statutes.

**HEIGHT OF BUILDING STRUCTURE:** ~~The height of structures is the vertical distance above reference datum measured to the highest point of the coping of a flat roof or the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. The referenced datum shall be selected by either of the following, whichever yields a greater height of building:~~

(A) ~~The elevation of the highest adjoining sidewalk or ground surface within a five foot (5') horizontal distance of the exterior wall of the building when~~

56 such sidewalk or ground is not more than ten feet (10') above the lowest  
57 grade; or

58  
59 (B) An elevation ten feet (10') higher than the lowest grade when the sidewalk  
60 or ground surface is more than ten feet (10') above lowest grade.

61  
62 The height of a stepped or terraced building is the maximum height of any  
63 segment of the building.

64 The height of a building is the vertical distance from the highest point of the  
65 structure to the average of two points: 1) the highest finished grade adjoining  
66 the building and 2) the lowest finished grade adjoining the building (excluding  
67 window wells and similar below-grade features). The calculated building  
68 height shall exclude any portions of the structure eligible for exemption under  
69 the provisions of this Title. For purposes of calculating the height of a building,  
70 the finished grade shall not be artificially manipulated to gain more than six (6)  
71 inches in overall height.

72  
73 SETBACK: The distance in linear feet, measured on a horizontal plane, ~~between the outer~~  
74 ~~perimeter of a structure and each of its lot lines.~~ between the building's outer  
75 wall and each of its lot lines. In all zoning districts except for the Planned  
76 Development (PD) district:

77 (A) Eaves and gutters may encroach into the required setbacks by no more  
78 than twenty-four (24) inches, provided that no portion of any structure may  
79 cross or overhang a property line or any easement; and

80 (B) Below-grade foundational elements such as window wells and  
81 counterforts may encroach into setbacks provided that no portion of any  
82 such structure may cross a property line or encroach into an easement  
83 and such elements do not interfere with proper drainage;

84 (C) Covered but unenclosed porches, decks, uncovered stairs serving such  
85 porches and decks, and similar structures may encroach into required rear  
86 setbacks by no more than six (6) feet provided that the width of the  
87 encroaching portion of such structures does not exceed fifty (50) percent  
88 of the total width of the building wall.

89 (D) Ground-level covered but unenclosed porches and uncovered stairs  
90 serving such porches may encroach into required front setbacks by no  
91 more than six (6) feet, provided the width of the encroaching portion of  
92 such structures does not exceed fifty (50) percent of the total width of the  
93 building wall.

94  
95 TOWNHOUSE: A single-family dwelling unit, with a private entrance, which is part of a  
96 structure whose dwelling units are attached horizontally in a linear  
97 arrangement, and having a totally exposed front and rear wall to be used for  
98 access, light, and ventilation. The units are separated from one another by a  
99 common party wall having no doors, windows, or other provisions for human  
100 passage or visibility and such units are located on their own fee simple lots  
101 meeting the various lot requirements specified in each zone district allowing  
102 townhome development.

103  
104 **10-1-8: PRELIMINARY PROJECT PLANS:**

105  
106 (A) Applicant Submittal: A prospective applicant for a major site development plan, a rezoning  
107 amendment seeking a planned development (PD), and/or a rezoning of any parcel of property may  
108 elect to submit a preliminary project plan in accordance with this section.

109

- 110 (D) Community Development Director/Staff Review and Report: The Community Development Director  
111 and staff shall review the preliminary project plan. Based on the results of those reviews, the  
112 Community Development Director shall provide a report to the Planning Commission and City  
113 Council. In addition, the Community Development Director may provide a report to the Historical  
114 Preservation Board for cases that involve any aspect of historical preservation. The Historical  
115 Preservation board shall follow the same review procedures as described for the Planning  
116 Commission as they are listed in subsection (E) of this section.  
117
- 118 (E) Planning Commission's Review:  
119 1. The Planning Commission shall review the preliminary project plan and shall offer its comments  
120 regarding the plan to the applicant, unless such review is waived by the Community Development  
121 Director due to direct submission of the plan to the City Council. The Community Development  
122 Director shall present the preliminary project plan; the applicant may be present to make a brief  
123 presentation, be available to answer questions, and listen to comments. No comments made by  
124 the Planning Commission shall be binding on the City's consideration of any subsequent  
125 application, and are intended only to provide an informal evaluation of the proposed project.  
126  
127 2. After the Planning Commission's review, the applicant may submit the original or revised  
128 preliminary project plan to the City Council or may withdraw the preliminary project plan from any  
129 further consideration by submitting a letter to the Community Development Director.  
130  
131 3. The Planning Commission review may be waived in order to provide for direct City Council review  
132 at the discretion of the Community Development Director.  
133
- 134 (F) City Council Review: After receipt of the preliminary project plan package, including any revisions  
135 made by the applicant, the City Council shall review the preliminary project plan in a meeting, taking  
136 into account the Planning Commission's comments, if any. The Community Development Director  
137 shall present the preliminary project plan; the applicant may be present to make a brief  
138 presentation, be available to answer questions, and listen to comments. No comments made by  
139 the City Council shall be binding on the City's consideration of any subsequent application, and are  
140 intended only to provide an informal evaluation of the proposed project. The City Council review is  
141 deemed to be legislative-nonadjudicatory action.  
142

143 10-1-9: **GENERAL APPLICATION REQUIREMENTS AND PROCEDURES:**  
144

- 145 (C) Planning Commission Review Procedure:  
146 3. Mailed Notice: At least fifteen (15) days prior to the required public hearing, the applicant  
147 shall mail written notice of the hearing by first class mail to the address of each property owner  
148 within seven hundred feet (700') of the subject property and to each address including all known  
149 unit numbers (if applicable), if the property owner address is different than the property address.  
150 The property owner address shall be as shown in the records of the applicable county assessor's  
151 office. Within the notification area, notices shall be sent to the board of directors of any  
152 homeowners' association as well as the owners of all units within the required notification area.  
153  
154 The notice shall read substantially the same as the notice also required by this subsection. At least  
155 ten (10) days prior to the public hearing, the applicant shall submit the following to the community  
156 development department:  
157
- 158 (a) Alphabetical list of the property owners and addresses, including all known unit  
159 numbers for each address (if applicable) within the required notification area;
  - 160 (b) Map showing the property owners within the required notification area;
  - 161 (c) Copy of the notice sent to the property owners; and
  - 162 (d) Notarized certificate of mailing.
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**LAND USES**

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10-3-1: **LAND USES:**

(A) Land Uses: Land uses permitted within each specific zone district other than the planned development district (PD-R, PD-C, PD-I), are designated by symbols in section 10-3-2 of this chapter. The listed symbols are defined as follows:

- P - ~~Use permitted by right~~ Permitted use.
- C - Conditional use required pursuant to chapter 8 of this title.
- A - Permitted as accessory use, pursuant to section 10-4-4 of this title.
- H - Permitted as home occupation pursuant to section 10-4-5 of this title.
- T - Permitted as temporary use pursuant to section 10-4-10 of this title.
- G - Group home for the elderly pursuant to chapter 14 of this title.
- O - Permitted pursuant to chapter 9 of this title.
- S - Use by special permit pursuant to title 3, chapter 17 of this code
- PS - Permitted pursuant to section 10-4-16 of this title.
- \* - Conditional use required pursuant to chapter 8 of this title for properties subject to the Downtown Littleton Design Standards.

10-3-2: **LAND USE TABLE:**

LAND USE CATEGORIES ZONE DISTRICTS.

|  | R-5 | T  | B-2 | B-3 | CA | I-2 |
|--|-----|----|-----|-----|----|-----|
| 5.31 Financial services, such as banks, savings and loans and brokerages that feature drive-up or drive-through services   | P*  | P* | P*  | C   | P* |     |
| 5.50 Ambulance facilities  |     |    | P*  | P*  | P  | P*  |
| 6.20 Service within enclosed area under roof with drive-through facility   |     |    | P*  | P*  | P  | P*  |
| 6.30 Takeout and delivery (principal use)  |     |    | P*  | P*  | P  | P*  |
| 6.31 Takeout and delivery (accessory use)  |     |    | A   | A   | A  | A   |
| 6.40 Automotive curbside service   |     |    | P*  | P*  |    | P*  |
| 7.20 Wholesale sales and distribution to retailers/businesses  |     |    | A   | P*  | A  | P*  |
| 10.10 Sales of automobiles by licensed dealers   |     |    | P*  | P*  |    | P*  |
| 10.11 Sales of new automobiles   |     |    | P*  | P*  |    | P*  |
| 10.12 Sales, leasing, rental or pawning of used motor vehicles   |     |    | C   | P*  |    | P*  |
| 10.20 Sales of gasoline  |     |    | P*  | P*  | P  | P*  |
| 10.30 Sales of automotive parts, not including wrecking yard operations  |     |    | P*  | P*  | P  | P*  |
| 10.40 Automotive services, not including junk or wrecking yard operations  |     |    |     |     |    |     |
| 10.41 Services related to the installation of accessories including car stereos, window tinting, etc., and not including services related to mechanical, electrical or body repair |     |    | P*  | P*  | P  | P*  |
| 10.42 Services related to cleaning (e.g., car washes), mechanical (e.g., engine, steering, drive train, tires, brakes) and body repair   |     |    | P*  | P*  | P  | P*  |
| 13.10 Commercial cleaning/laundry operations   |     |    |     | P*  |    | P*  |

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**CHAPTER 4  
 SUPPLEMENTARY STANDARDS**

10-4-1: **STANDARDS RELATED TO SITE DESIGN:**

(A) Minimum Lot Requirements:  
 4. ~~Sight Triangles: A sight triangle shall be an area of a corner lot delineated by connecting the two (2) points defined by measuring thirty five feet (35') along each right-of-way line from the point of intersection of the two (2) right-of-way lines. Within the sight triangle, obstructions which~~

195 ~~may interfere with the views of motorists, cyclists and/or pedestrians shall be kept to a minimum.~~  
196 ~~The following standards shall apply:~~

197 ~~(a) Location Of Structures: New structures, or additions to existing structures, shall not be~~  
198 ~~located within any sight triangle.~~

199 ~~(b) Visual Obstructions: Except as provided in subsection 8-1-6(B) of this Code, sight~~  
200 ~~triangles shall be maintained free of visual obstructions, as is practical, between a height of two~~  
201 ~~and one-half feet (2½) and ten feet (10').~~ Sight Distance Triangles: All corner lots and all lots with  
202 street intersections shall provide site distance triangles in accordance with current American  
203 Association of State Highway Transportation Officials (AASHTO) standards. No new buildings or  
204 additions to existing buildings shall be located within any sight distance triangle. Except as  
205 provided in subsection 8-1-6(B) of this Code, the property owner shall maintain sight distance  
206 triangles to be free of visual obstructions, as is practical, between a height of two and one half (2  
207 ½ ) feet and ten (10) feet.  
208

209 10-4-4: **ACCESSORY USES AND STRUCTURES:**

210  
211 (E) Minimum Setbacks For Accessory Structures In Agricultural And Residential Zone Districts:  
212 Minimum setbacks for accessory structures in the A-1, R-S, R-L, R-E, R-1, R-2, R-3, R-3X, R-4, R-  
213 5 districts, and for residential structures only in the T and CA zone districts, are as follows:

214 (F)

215 1. Front Yard: No accessory structure shall be placed in the front yard of any lot.

216  
217 2. Rear Yard: Except as provided in subsections (C)4 and (C)6 of this section:

218 (a) Adjacent to an alley: Ten feet (10'); or

219 (b) Not adjacent to an alley: 2.5 feet.  
220

221 3. Side Yard: Except as provided in subsection (C)6 of this section:

222 (a) Along interior lot line: Five feet (5'); or

223 (b) Corner lot along street: 12.5 feet.  
224

225 4. Garages: Garages must be set back from the street or alley so that a driveway length of twenty  
226 feet (20') can be achieved when there is a direct access into the garage.  
227

228 5. Satellite Dishes: Satellite communications receiving dishes used for the purpose of capturing  
229 any communications signals, including television transmitted via satellite, are considered to be  
230 accessory structures, and shall conform to the setbacks set forth above.  
231

232 6. Detached Accessory Structures: Detached accessory structures are allowed **with**in side and rear  
233 yards provided that:

234 (a) The ~~projected roof~~ **floor** area of the structure does not exceed one hundred twenty  
235 (120) square feet;

236 (b) The maximum height of the structure at the highest point of the roof is eight feet (8') or  
237 less;

238 (c) The structure is not placed on a permanent aggregate foundation; and

239 (d) No part of an accessory structure shall be placed in front of the setback established by  
240 the location of the principal structure.  
241

242 (G) Accessory Structures, General:

243 1. Any accessory structure which exceeds one hundred twenty (120) square feet and/or exceeds  
244 eight feet (8') in height measured from the average grade to the highest point of the roof requires  
245 a permit issued by the department of community development.  
246

247 2. Any accessory structure which requires a permit issued by the department of community  
248 development shall meet the minimum accessory structure setbacks for the zone district as provided  
249 in subsections (C) and (D) of this section.

250  
251 3. The maximum period for which a permit may be issued for a temporary accessory structure,  
252 including temporary carports, is three (3) months. Such permit may be renewed for one additional  
253 three (3) month period.

254  
255 4. Temporary carports shall be restricted to the lot area between the most rearward bearing wall of  
256 the principal structure and the rear property line of property used for single-family residential  
257 purposes. Temporary carport structures shall be placed over an all weather parking surface and  
258 shall be anchored in a manner sufficient to prevent dislocation by wind. Temporary carport  
259 structures are prohibited on nonresidential properties.

260  
261 5. Minimum separation between accessory and primary buildings: in all residential zone districts,  
262 accessory buildings must have a minimum separation of five (5) feet from primary buildings,  
263 measured in a horizontal plane from wall to wall.

264

265 10-4-9: **PARKING AND LOADING:**

266

267 (A) Parking Required: All development in the City for which an SDP is required shall provide sufficient  
268 parking spaces to accommodate the number of vehicles that are normally attracted to such  
269 development. In calculating total parking requirements for a site, any fraction of a space shall be  
270 rounded up to a whole parking space. The following are minimum parking requirements: ...

271

272 6. Dimensions ~~For Standard, and Compact Cars And Handicapped~~ Parking Spaces:

273 (a) Standard parking space length: ~~20~~18 feet;

274 (b) Standard parking space width: 9 feet;

275 (c) Compact parking space length: ~~48~~15 feet;

276 (d) Compact parking space width: 8 feet;

277 (e) Handicapped parking space length: 20 feet; and

278 (f) Handicapped parking space width: 12 feet.

279

280 7. Handicapped Parking Requirements:

281 (a) Number Of Spaces Required:

282 (1) Residential: For all two-family, three-family and multiple-family residential  
283 uses, handicapped parking shall be provided at the rate of one space for  
284 each dwelling unit that is designed for occupancy by the physically  
285 handicapped.

286 (2) Nonresidential: Handicapped parking spaces shall be provided for all uses  
287 other than residential at the rate of four percent (4%) of the total number of  
288 required parking spaces for the site.

289 (3) Fulfillment Of Requirements: Handicapped parking spaces required by this  
290 section shall count toward fulfilling off-street parking requirements.

291 (b) Location: Handicapped spaces shall be located so as to provide convenient  
292 access to a primary accessible building entrance unobstructed by curbs or other  
293 obstacles to wheelchairs.

294 (c) Signage: Each handicapped space shall be painted with, and designated by, a  
295 sign showing the international disabled symbol of a wheelchair. Each sign shall be no  
296 smaller than one foot by one foot (1' x 1') and shall be located at the end of the space  
297 at a height between four feet (4') and seven feet (7'). The sign may either be wall  
298 mounted or freestanding.

299

300 7. Accessible Parking Spaces:

301 All accessible parking spaces and associated improvements shall be provided, designed, and  
302 designated in conformance with and pursuant to current United States Department of Justice,  
303 Americans with Disabilities Act Standards for Accessible Design.

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CHAPTER 12  
**AMENDMENT PROCEDURE**

10-12-4: **PROCEDURES FOR AMENDMENTS TO OFFICIAL ZONING MAP:**

(B) Review Procedure: Applications for official zoning map amendment are considered by the planning commission and the council, as follows:

3. Council Review Procedure:

(e) Mailed Notice: At least fifteen (15) days prior to the required public hearing, the applicant shall mail written notice of the hearing by first class mail to the address of each property owner and each address including all known unit numbers (if applicable), if different from the address of the property owner, within seven hundred feet (700') of the subject property. The property owner address shall be as shown in the records of the applicable county assessor's office. Within the notification area, notices shall be sent to the board of directors of any homeowners' association as well as the owners of all units within the required notification area.