

1 CITY OF LITTLETON, COLORADO

2
3 ORDINANCE NO. 07

4
5 Series, 2026

6
7 AN ORDINANCE OF THE CITY OF LITTLETON,
8 COLORADO, APPROVING A CODE TEXT AMENDMENT
9 TO TITLE 10, THE UNIFIED LAND USE CODE,
10 REGARDING FUEL SALES (RETAIL)

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12 WHEREAS the City of Littleton (“City”) is a Colorado home rule municipality
13 with all the powers and authority vested under Colorado law; and

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15 WHEREAS the City of Littleton has the ability to regulate the use of land within
16 the city in order to best protect and promote the health safety and welfare of current and future
17 residents of the city by guiding future growth, development, and distribution of land uses within
18 the city; and

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20 WHEREAS on March 9th, 2026, the planning commission held a public hearing to
21 consider PC Resolution 03-2026, a recommendation to the Littleton City Council on the adoption
22 of the code text amendment, which passed 5 to 0.

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24 NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
25 THE CITY OF LITTLETON, COLORADO, THAT:

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27 Section 1: Littleton City Code, Title 10, Table 10-1-1.3.1 Land Use Matrix is hereby
28 amended to read as follows, by adding capitalized material and striking through deleted material,
29 as follows. In this section, ellipses indicate material not reproduced as the Littleton City Council
30 intends to leave that material in effect, as it now reads.

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32
33 Commercial and Office Uses, Vehicle Sales and Services, Electric Vehicle (EV) Charging Station

Category	Specific Use	DNR	DTA	DMS	DMU	NC	CM	ACR	LLR	MLR	SLR	MFR	BC	IP	OS	Standards
Vehicle sales and services	FUEL SALES (RETAIL)	-	-	-	-	CS	CS	-	-	-	-	-	P CS	P CS	-	10-1-1.4.D

34
35 Section 2: Littleton City Code, Title 10, Table 10-1-1.4.D Commercial and Office Land
36 Uses is hereby amended to read as follows, by adding capitalized material and striking through
37 deleted material, as follows. In this section, ellipses indicate material not reproduced as the
38 Littleton City Council intends to leave that material in effect, as it now reads.

39 Section 10-1-1.4 Land Use Standards ...

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41 Subsec. 10-1-1.4.D Commercial and Office Land Uses

42 A. Brewery, Distillery, and Winery ...
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E. Fuel Sales

1. *LOCATION* THE USE SHALL NOT BE LOCATED WITHIN ½ MILE OF ANY OTHER FUEL SALES (RETAIL) UNLESS THE PROPOSED USE IS INCLUDED IN THE SAME APPROVED SITE DEVELOPMENT PLAN WITH AT LEAST ONE FOOD MARKET OR GROCERY STORE WITH A GROSS FLOOR AREA OF 25,000 SF OR GREATER.
2. *Discontinued Use or Abandonment.* In the event the use is discontinued or abandoned:
 - A. The use shall comply with the Fire Code and all other applicable regulations concerning the abandonment of underground gasoline tanks; and
 - B. Gasoline pumps and underground storage tanks shall be removed upon abandonment or discontinuance of the use.
3. *Car Wash Vehicle Circulation and Stacking.* Circulation for a car wash shall be separate from the rest of the site and stacking shall comply with Subsection 10-1-3.7.C, *Parking and Loading Design.*
4. *Canopy Design.* Canopies over service islands shall be integral to the building design in terms of color, cladding, and roofing material.
5. *Wrecked and Inoperable Vehicles.* Wrecked and inoperable vehicles are prohibited on the property.
6. *Parking Lot.* All vehicles on the premises, other than those at the pumps or waiting for ancillary facilities, e.g., car wash, vacuum station, air pump, etc., shall be stored in a parking lot with an improved hard surface and screened as set out in Subsection 10-1-3.6.D, *Landscape Requirements.*
7. *Overnight Storage.* No overnight storage of material, merchandise, or equipment shall be permitted except within the principal building.
8. *Automobile Repair.* Only minor automobile repairs shall be performed within the principal building. No repair may be conducted within an accessory building.

Section 3: Severability. If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of this ordinance. The City Council hereby declares that it would have passed this ordinance, including each part, section, subsection, sentence, clause or phrase hereof, irrespective of the fact that one or more parts, sections, subsections, sentences, clauses or phrases may be declared invalid.

Section 4: Repealer. All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that this repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

84 INTRODUCTION AS A BILL at a regularly scheduled meeting of the City Council of the
85 City of Littleton on the 7th day of April, 2026, passed on first reading by a vote of 7 FOR and 0
86 AGAINST; and ordered published by posting at Littleton Center, Bemis Library, the Municipal
87 Courthouse and on the City of Littleton Website.

88 PUBLIC HEARING on the Ordinance to take place on the 21st day of April, 2026, in the
89 Council Chamber, Littleton Center, 2255 West Berry Avenue, Littleton, Colorado, at the hour of
90 6:30 p.m., or as soon thereafter as it may be heard.

91 PASSED on second and final reading, following public hearing, by a vote of ____
92 FOR and ____ AGAINST on the 21st day of April, 2026 and ordered published by posting at
93 Littleton Center, Bemis Library, the Municipal Courthouse and on the City of Littleton Website.

94 ATTEST:

95 _____
96 Colleen L. Norton
97 CITY CLERK

Kyle Schlachter
MAYOR

98
99 APPROVED AS TO FORM:

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102 _____
103 Reid Betzing
104 CITY ATTORNEY

