

An aerial photograph of a city street, likely in a mountainous region. The street is lined with trees and buildings, and a few cars are visible on the road. In the background, a range of mountains is visible under a cloudy sky. The image is overlaid with a semi-transparent teal banner at the top and bottom, and a smaller teal banner on the right side.

Corridor Mixed Use & Accessory Buildings, Uses, Structures, and Dwelling Units

Planning Commission
Study Session
06.28.2021

Kathleen Osher
Jennifer Henninger

Tonight

- Accessory Dwelling Units
- Accessory Structures, Buildings, Uses
- Corridor Mixed Use

Chapter 3: Corridor Mixed Use

- ARTICLE 10-3-1 CMU PURPOSE AND APPLICABILITY
- ARTICLE 10-3-2 CMU DISTRICTS AND USES
- ARTICLE 10-3-3 CMU DESIGN
- ARTICLE 10-3-4 CMU GREENSCAPE
- ARTICLE 10-3-5 CMU SIGNS

Residential Lot & Building Standards

Table 10-1-1.3, Land Use Matrix.

Table 10-3-2.2.1 Residential Lot and Building Standards										
District and Housing Type	Maximum Density	Minimum							Maximum	
		Lot		Setbacks				Common Open Space	Building	
		Area ¹	Width	Front ²	Interior Side ²	Corner ²	Rear ³		Height	Coverage
Single-Family Detached (SFD)										
NB	6.50	6,000 sf.	60'	5' / 20'	5'	5' / 10'	20' / 20'	--	35'	0.65
CM	9.75	4,000 sf.	40'	0' / 10'	5'	5' / 10'	10' / 20'	--	35'	0.80
Single-Family Attached (SFA)										
NB	14.50	4,500 sf.	40'	5' / 20'	0' / 5'	5' / 10'	20' / 20'	--	35'	0.75
CM	18.00	3,500 sf.	30'	0' / 8'	0' / 5'	5' / 10'	10' / 20'	--	35'	0.85
Multiplex (MPX)										
NB	22.00	2,000 sf.	20'	5' / 20'	8'	8' / 10'	20' / 20'	--	35'	0.65
CM	26.50	1,500 sf.	15'	5' / 10'	5'	5' / 10'	10' / 20'	--	45'	0.75
Townhouse (TNH)										
NB	25.00	2,000 sf.	20'	15' / 25'	0' / 8'	12' / 25'	20' / 20'	20%	35'	0.70
CM	31.25	1,250 sf.	15'	8' / 15'	0' / 8'	8' / 15'	10' / 20'	15%	45'	0.80
Apartment (APT)										
NB	35.75	--	--	15' / 20'	15'	10' / 20'	10' / 20'	30%	45'	0.65
CM	43.50	--	--	15' / 20'	10'	10' / 20'	10' / 20'	25%	55' / 65'	0.75

Table Notes:

1. Lot area is calculated on a per dwelling unit basis.
2. Where two setback dimensions are shown, the lesser dimension is for the build-to, shop front and stoop front types, where permitted according to Section 10-3-3.2, CMU Standards of Design.
3. The two dimensions shown rear yard setbacks when adjoining or not adjoining an alley, respectively.

Non-Residential Standards

Nonresidential and Mixed Use Lot and Building Standards										
District and Building Type	Floor Area Ratio ¹	Minimum							Maximum	
		Lot		Setbacks				Common Open Space	Building	
	Density	Area	Width	Front ²	Interior Side ²	Corner Lot ²	Rear ³		Height ⁴	Coverage (%)
Live-Work (LWK)										
NB	0.65 9.70	--	--	10' / 20'	8'	8' / 12'	15' / 20'	20%	44'	0.20
CM	0.65 10.30	--	--	5' / 15'	0' / 8'	5' / 10'	10' / 20'	15%	44' / 54'	0.22 / 0.19
Mixed-Use (MXU)										
NB	1.0 / 1.1 24.1 / 28.9	--	--	8' / 20'	8'	8' / 12'	15' / 20'	15%	44' / 54'	0.22 / 0.19
CM	0.96 / 1.0 18.1 / 21.3	--	--	0' / 5'	0' / 8'	0' / 5'	0' / 10'	12%	74' / 84'	0.15 / 0.12
Commercial (CMR)⁷										
NB	0.45	--	--	8' / 20'	8'	8' / 12'	15' / 20'	18%	44' / 54'	0.11
CM	0.47	--	--	0' / 5'	0' / 8'	0' / 5'	0' / 10'	15%	74' / 84'	0.07
Office - Institutional (OIN)										
NB	0.67	--	--	8' / 20'	8'	8' / 12'	15' / 20'	20%	44' / 54'	0.12
CM	0.72	--	--	0' / 15'	0' / 8'	0' / 12'	0' / 10'	15%	74' / 84'	0.08

Table Notes:

1. Floor area ratio, density, and building coverage assume the use of surface parking. All will increase with each additional level of structured parking.
2. Where two setback dimensions are shown, the lesser dimension is for the build-to, shop front and stoop front types, where permitted according to Section 10-3-3.2, *CMU Standards of Design*.
3. The two dimensions shown rear yard setbacks when adjoining or not adjoining an alley, respectively.
4. Greater height may be permitted for development that meets the standards set out in Section 10-3-2.2 *Sustainable Building Design*. Increased height is subject to the bulk plane standards set out in Subsection 10-1-3.5, *Transition Standards*.

ADUs - Envision Littleton & ULUC Goals

- Recognize the Reality on the Ground
- Action H&N 11: Evaluate best practices for regulating accessory dwelling units and short-term rentals, and parameters to prevent adverse neighborhood effects
- Introduce standards by ADU type

Accessory Dwelling Units (ADUs)

Types of ADUs

- **Attached** means an ADU that shares at least one common wall with the principal dwelling unit and is not fully contained within the existing space of the principal dwelling unit.
- **Detached** means an ADU that does not share a common wall with the principal dwelling unit and is not an internal ADU.
- **Internal** means an ADU that is fully contained within the existing space of the principal dwelling unit or an accessory structure.



Where Permitted

ADU Type	NC	CM	ACR	LLC	MLR	SLR	MFR
Attached	AS	AS	AS	CS	AS	AS	--
Detached	--	--	AS	CS	CS*	CS*	--
Internal	--	--	AS	AS	AS*	AS*	--

AS = Approved subject to standards
 CS = Conditional subject to standards
 * Permitted with alley access only

What ADUs Look Like



Detached



Attached

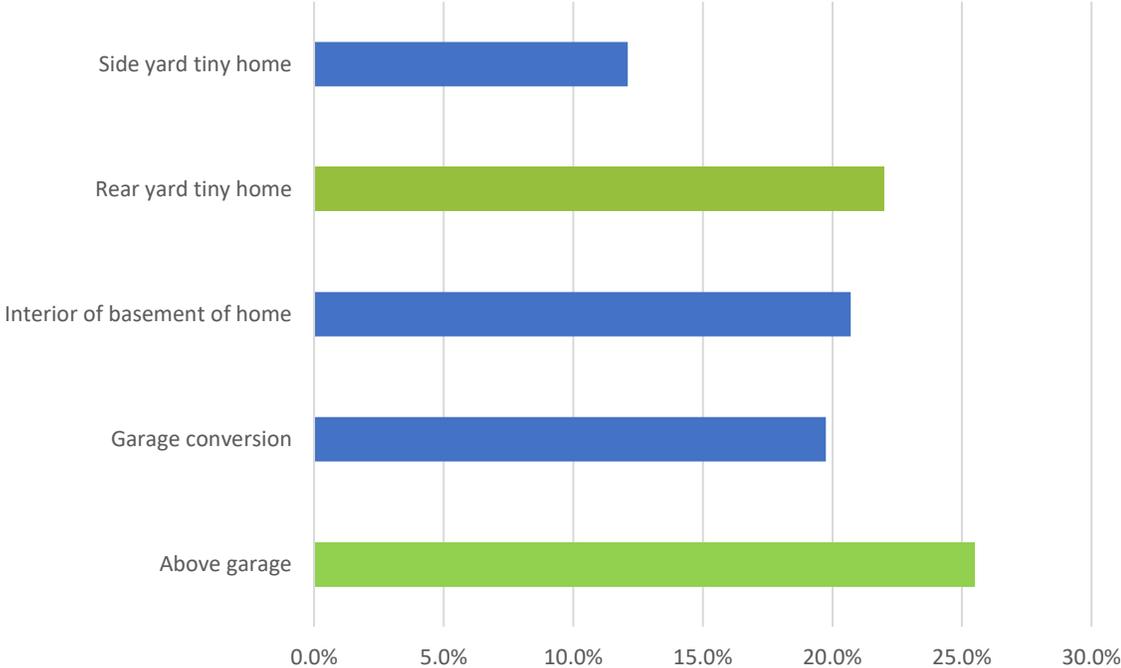


Internal



Envision Studio Poll Results

I. Which types of ADUs are most appropriate?



Envision Housing Video & Survey

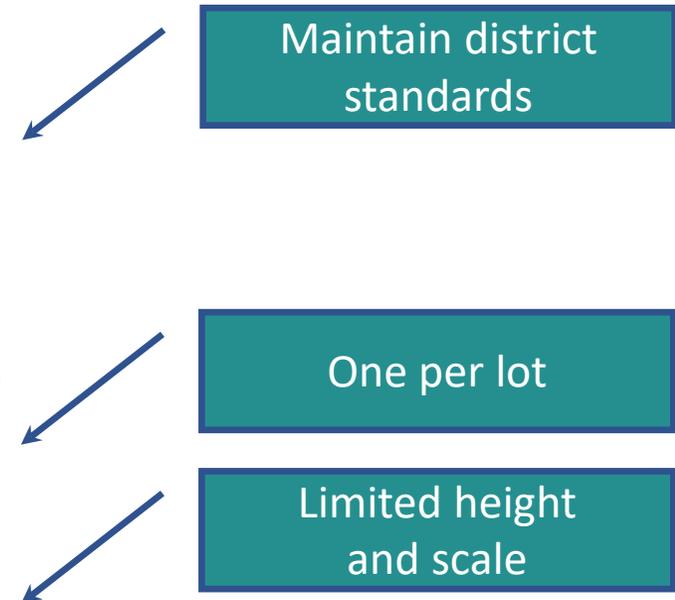
Which housing options would best support the needs of Littleton’s families, seniors, and young professionals? (choose all the apply)

		Response Percent	Response Count
Apartments		33.3%	24
Smaller/tiny homes		50.0%	36
Multi-plex housing		40.3%	29
Townhomes/Attached Units		59.7%	43
Detached Accessory Dwelling Units		43.1%	31
Senior housing		41.7%	30
Senior group living		19.4%	14
Duplex Conversions		38.9%	28
Cluster housing		31.9%	23
Mixed Use/ Compact development		48.6%	35

General Standards

**Table 10-1-1.7.1
General ADU Standards**

Standard	Attached	Detached	Internal
Placement			
Located on same lot as the principal dwelling	Y	Y	Y
Located in the rear yard	--	Y	--
Requires the same setbacks as the principal dwelling	Y	5'	Y
Front and side setbacks the same for corner lots	Y	Y	Y
Minimum required setback for a corner lot when adjoining a residential lot to the rear	25'	25'	25'
Minimum distance from the principal dwelling	0'	See Table 10-1-1.7.2	0'
Primary Entrance			
Separate entrance from principal dwelling	Y	Y	--
Shared entrance with principal dwelling	--	--	Y
Number			
Number of ADUs permitted per individual lot	1	1	1
Height and Area (maximum)			
Height of one-story ADU ¹	16'	See Table 10-1-1.7.2	16'
Height of two-story ADU ¹	30'		30'
Floor area as a percentage of the principal dwelling	50%		50%
Percentage of the rear yard	--		--
Floor area	--		--
Parking - Refer to Subsection 10-1-3.7.A, Parking and Loading			
Table Notes: 1. ADUs permitted in a district within Downtown or Corridor Mixed Use may equal the allowable height of the applicable district			



What's Required?

General Standards

- Must comply with building, health, fire, and life safety codes
- May not be held under separate ownership
- Architectural standards
 - Architecturally consistent with principal dwelling (matches or compliments finishes, colors, etc.)
 - Garage door removed if converted to an ADU
 - Privacy mitigation
 - Entrance away from nearest adjoining property
 - Windows above 6'
- Parking
 - One additional space; may be tandem with existing parking
 - Not required within:
 - One-half mile of transit station
 - Historic district
 - Mixed use development

Standards by ADU Type

Attached

- Garage Conversion: Maintain greater of existing setbacks or those of the district
- Above Attached Garage: Comply with the setbacks of the principal dwelling
- Home Addition: Comply with the setbacks of the district
- Height: Comply with the height requirements of the district
- Lot Coverage: Stay within the maximum lot coverage requirements of the district

Detached

- Address: Shall have the same address as the principal dwelling
- Building: ADU may be an independent structure or combined with a garage, workshop, studio, etc.
- Driveway: ADU shall share the same driveway unless there is rear access to an alley

Internal

- Alterations: Principal dwelling shall not be altered to appear as multi-family housing
- Access: Shall use an existing unless required by the building code. Exterior stairs to upper floors are prohibited.
- Utilities: Shall not be separately provided to an ADU

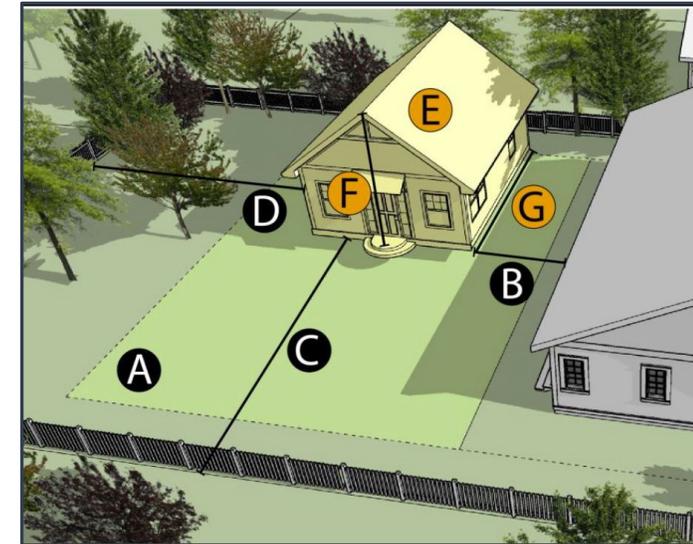
Detached ADU Standards

Table 10-1-1.7.2
Site and Building Standards for Detached ADUs

Symbol	Standard	Acreage Residential (ACR)	Large Lot Residential (LLR)	Medium Lot Residential (MLR)	Small Lot Residential (SLR)
Setbacks¹					
A	Location	Maximum 30% of rear yard		Maximum 40% of rear yard	
B	Distance from principal dwelling (min.)	20'	15'	10'	5'
C	Interior / corner side setbacks	25' / 50'	12' / 15'	10' / 12'	8' / 10'
D	Rear (min.)	20'	15'	5'	5'
ADU Structure Standards (Maximum)					
E	Gross floor area	1,800 sf.	lesser of 1,500 sf. or 80% of principal structure first floor sf.	lesser of 1,000 sf. or 80% of principal structure first floor sf.	lesser of 750 sf. or 80% of principal structure first floor sf.
F ²	Stories	2.0	1.5	1.0	1.0
	Height	30'	30'	18'	18'
G	Length of any building wall	50'	40'	30'	25'

Table Notes

1. If a setback of an existing structure to be converted to or used as an ADU is less than shown in this table, a record of survey shall be provided to the Director for proof of location, setbacks, footprint, and lot lines.
2. In no case may an ADU exceed the height of the principal dwelling.



Chapter 3: Corridor Mixed Use

- ARTICLE 10-3-1 CMU PURPOSE AND APPLICABILITY
- ARTICLE 10-3-2 CMU DISTRICTS AND USES
- ARTICLE 10-3-3 CMU DESIGN
- ARTICLE 10-3-4 CMU GREENSCAPE
- ARTICLE 10-3-5 CMU SIGNS

Residential Lot & Building Standards

Table 10-1-1.3, Land Use Matrix.

Table 10-3-2.2.1 Residential Lot and Building Standards										
District and Housing Type	Maximum Density	Minimum							Maximum	
		Lot		Setbacks				Common Open Space	Building	
		Area ¹	Width	Front ²	Interior Side ²	Corner ²	Rear ³		Height	Coverage
Single-Family Detached (SFD)										
NB	6.50	6,000 sf.	60'	5' / 20'	5'	5' / 10'	20' / 20'	--	35'	0.65
CM	9.75	4,000 sf.	40'	0' / 10'	5'	5' / 10'	10' / 20'	--	35'	0.80
Single-Family Attached (SFA)										
NB	14.50	4,500 sf.	40'	5' / 20'	0' / 5'	5' / 10'	20' / 20'	--	35'	0.75
CM	18.00	3,500 sf.	30'	0' / 8'	0' / 5'	5' / 10'	10' / 20'	--	35'	0.85
Multiplex (MPX)										
NB	22.00	2,000 sf.	20'	5' / 20'	8'	8' / 10'	20' / 20'	--	35'	0.65
CM	26.50	1,500 sf.	15'	5' / 10'	5'	5' / 10'	10' / 20'	--	45'	0.75
Townhouse (TNH)										
NB	25.00	2,000 sf.	20'	15' / 25'	0' / 8'	12' / 25'	20' / 20'	20%	35'	0.70
CM	31.25	1,250 sf.	15'	8' / 15'	0' / 8'	8' / 15'	10' / 20'	15%	45'	0.80
Apartment (APT)										
NB	35.75	--	--	15' / 20'	15'	10' / 20'	10' / 20'	30%	45'	0.65
CM	43.50	--	--	15' / 20'	10'	10' / 20'	10' / 20'	25%	55' / 65'	0.75

Table Notes:

1. Lot area is calculated on a per dwelling unit basis.
2. Where two setback dimensions are shown, the lesser dimension is for the build-to, shop front and stoop front types, where permitted according to Section 10-3-3.2, CMU Standards of Design.
3. The two dimensions shown rear yard setbacks when adjoining or not adjoining an alley, respectively.

Non-Residential Standards

Nonresidential and Mixed Use Lot and Building Standards										
District and Building Type	Floor Area Ratio ¹	Minimum							Maximum	
		Lot		Setbacks				Common Open Space	Building	
	Density	Area	Width	Front ²	Interior Side ²	Corner Lot ²	Rear ³		Height ⁴	Coverage (%)
Live-Work (LWK)										
NB	0.65 9.70	--	--	10' / 20'	8'	8' / 12'	15' / 20'	20%	44'	0.20
CM	0.65 10.30	--	--	5' / 15'	0' / 8'	5' / 10'	10' / 20'	15%	44' / 54'	0.22 / 0.19
Mixed-Use (MXU)										
NB	1.0 / 1.1 24.1 / 28.9	--	--	8' / 20'	8'	8' / 12'	15' / 20'	15%	44' / 54'	0.22 / 0.19
CM	0.96 / 1.0 18.1 / 21.3	--	--	0' / 5'	0' / 8'	0' / 5'	0' / 10'	12%	74' / 84'	0.15 / 0.12
Commercial (CMR)⁷										
NB	0.45	--	--	8' / 20'	8'	8' / 12'	15' / 20'	18%	44' / 54'	0.11
CM	0.47	--	--	0' / 5'	0' / 8'	0' / 5'	0' / 10'	15%	74' / 84'	0.07
Office - Institutional (OIN)										
NB	0.67	--	--	8' / 20'	8'	8' / 12'	15' / 20'	20%	44' / 54'	0.12
CM	0.72	--	--	0' / 15'	0' / 8'	0' / 12'	0' / 10'	15%	74' / 84'	0.08

Table Notes:

1. Floor area ratio, density, and building coverage assume the use of surface parking. All will increase with each additional level of structured parking.
2. Where two setback dimensions are shown, the lesser dimension is for the build-to, shop front and stoop front types, where permitted according to Section 10-3-3.2, *CMU Standards of Design*.
3. The two dimensions shown rear yard setbacks when adjoining or not adjoining an alley, respectively.
4. Greater height may be permitted for development that meets the standards set out in Section 10-3-2.2 *Sustainable Building Design*. Increased height is subject to the bulk plane standards set out in Subsection 10-1-3.5, *Transition Standards*.

Accessory Uses, Buildings & Structures

- **Uses**

- Animal keeping
- Primary STR
- Home Occupation

- **Buildings**

- Detached Garages
- Sheds

- **Structures**

- Encroachments
- Fences and Walls

Next Steps

July 12

- KKC at meeting to answer draft ULUC questions
- Presentation of historic districts and HP Code from HPB

July 26

- Discussion of Business and Industry Chapter
- Discussion of Subdivision regulations

August 9

- Discussion of Administration Chapter

August 24

- Revised draft of ULUC ready for review and adoption process begins

September

- Proposed ULUC public hearing with Planning Commission

An aerial photograph of a city street, likely in Boulder, Colorado, showing a multi-lane road with cars, trees lining the sidewalks, and buildings. In the background, a range of mountains is visible under a cloudy sky. A large teal semi-transparent banner is overlaid across the middle of the image.

QUESTIONS

A teal semi-transparent banner at the bottom left of the image, containing the names of the speakers.

Kathleen Osher
Jennifer Henninger