

**CITY OF LITTLETON, COLORADO**

**PC Resolution No. 08**

**Series, 2024**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LITTLETON, COLORADO, RECOMMENDING APPROVAL TO CITY COUNCIL OF A CODE TEXT AMENDMENT TO TITLE 10, THE UNIFIED LAND USE CODE, REGARDING NEIGHBORHOOD HOUSING OPPORTUNITIES**

**WHEREAS**, the City Council of the City of Littleton, Colorado passed Ordinance 24-2021 in October of 2021 which enacted Littleton City Code Title 10, the “Unified Land Use Code” (ULUC); and

**WHEREAS**, Section 10-9-3.2.A.4. of the ULUC authorizes the director of community development to initiate a code text amendment; and

**WHREAS**, since October 2021, staff, property owners, business owners, and applicants must comply with the ULUC with site-specific applications; and

**WHEREAS**, land use categories that encompass housing types that provide two-four units in a single building structure, known as “missing middle housing,” often have restrictive standards associated with them in the ULUC that make them difficult to build; and

**WHEREAS**, the General Assembly of the State of Colorado passed House Bill 24-1152, concerning increasing the number of accessory dwelling units (ADUs) and requiring municipalities to allow ADUs in all residential zones; and

**WHEREAS**, staff conducted study sessions with the Littleton City Council and Planning Commission and conducted a community survey, a technical stakeholder group meeting, and other background research on the topic of “missing middle housing” and ADUs from June to October, 2024; and

**WHEREAS**, easing restrictions on “missing middle housing” by clarifying zoning code regulations, incorporating requirements of House Bill 24-1152, reducing existing zoning code barriers, and expanding land use types as permitted in more zone districts support the goal of housing diversity, as found in the Envision Littleton comprehensive plan; and

**WHEREAS**, on November 18, 2024, the planning commission held a public hearing to consider a recommendation to the Littleton City Council on the adoption of the code text amendment.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING**

Resolution No.8

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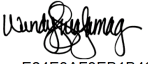
47 **COMMISSION OF THE CITY OF LITTLETON, COLORADO, THAT:**

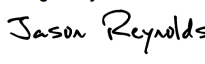
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**Section 1:** Recommendation. The planning commission hereby recommends adoption of the code text amendment of the Unified Land Use Code as referenced in Exhibit A, attached hereto and fully incorporated herein by this reference with the following amendments included within the text:

- 1.1 Set the maximum building coverage in the ACR zoning district to 0.17 for the multiplex product;
- 1.2 Set the maximum building coverage in the LLR zoning district to 0.33 for the multiplex product.
- 1.3 Exempt multiplex and townhomes from site plan review in the ACR, LLR, MLR, and SLR zoning districts.

62 INTRODUCED, READ AND ADOPTED at a special scheduled meeting of the  
63 Planning Commission of the City of Littleton, Colorado, on the 18<sup>th</sup> day of November, 2024, at  
64 6:30 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado.

65 **ATTEST:**  
66 DocuSigned by:  
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69 Wendy Shea-Tamag  
70 DEPUTY CITY CLERK

Signed by:  
  
\_\_\_\_\_  
Jason Reynolds  
CHAIR

71 **APPROVED AS TO FORM:**  
72 DocuSigned by:  
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75 Atasi Titlow  
76 SENIOR ASSISTANT CITY ATTORNEY  
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