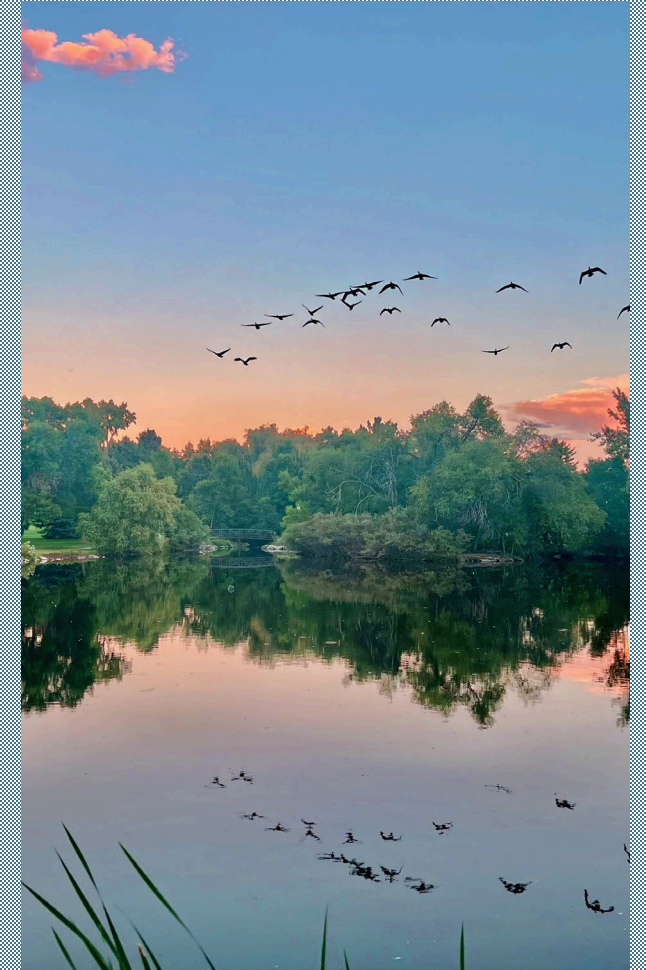


# ORDINANCE 31-2024

## UNIFIED LAND USE CODE (ULUC) CODE AMENDMENT

Zareen Tasneem, Senior Planner

JANUARY 7, 2025



# AGENDA

Background

Existing code regulations

Proposed text amendments to the code

Staff recommendation

Discussion & questions

## Neighborhood Housing Opportunities



Graphic elements sourced from: SustainableConnections.org

# YEARS OF WORK TO GET HERE

- 2017 Housing Study – adopted in 2018
- 2019 - Adoption of Envision Littleton Comprehensive Plan
  - Structured to include goals, policies, and actions
  - Clear goals and policies to support greater housing
  - Clear goals to update the land use and zoning code based on community character



## 2040 VISION

Littleton is a place where visions and values endure across decades and generations. It is a place where nature and city living intersect, can both be enjoyed, and are guarded with a fierce sense of stewardship.

- **L&C1** - A land use allocation and pattern that supports and promotes Littleton's pride in, and reputation for, quality neighborhoods and an abundance of parks and preserved open space.
- **L&C4** - A more attractive community, based on quality design and character of both private development and the public realm.
- **H&N1** - A quantity and diversity of housing options that makes living in Littleton attainable for a wide range of age groups and income levels.
- **H&N4** - Neighborhoods that maintain their character or are carefully managed when headed toward transition.

# ULUC DEVELOPED TO ACHIEVE GOALS, POLICIES, ACTIONS THROUGH:

- Site and Building Design
- More defined types of housing
- Bufferyard Protections
- Conformity
  - Lot area adjustments
- As reinvestment occurs, contextual standards maintain
  - Pattern
  - Design Character

# HOUSING NEED FOR LITTLETON

- 2017 Housing Study & Envision Littleton:
  - Littleton's growth over next 20 years = 6,550 additional housing units needed
- Mostly seen construction of single-family detached homes and multi-family (5 or more units in one building) last 2 decades
  - Of development projects consisting of housing types that contain 2 or more units, currently under review/recently approved:
    - 3,085 total units
    - 405 units considered “missing middle” (~13% of total)

# NATIONWIDE EXAMPLES

- Statewide:
  - California
  - Washington
  - Oregon
  - Montana
- Austin, TX
- Minneapolis, MN
- Charlotte, NC
- Arlington, VA
- Boulder, CO



# CODE AMENDMENT TIMELINE

- Previous code amendment work
- Dec. 11, 2023 Planning Commission and Housing Task Force joint study session - interested in looking at “missing middle housing” types Neighborhood zone districts
- Jan. 23, 2024 City Council study session – code amendments work plan
- Jun. 4, 2024 City Council study session – Neighborhood Housing Opportunities (NHO) scoping discussion
- Jun. - Oct. 2024 - community survey, technical stakeholder group meeting, and background research



## CODE AMENDMENT TIMELINE CONT.

- Oct. 8-27, 2024 - public review period open on draft code amendment
- Oct. 22, 2024 City Council & Planning Commission joint study session – draft code discussion
- Nov. 18, 2024 Planning Commission public hearing – approved with amendments
- Dec. 17, 2024 City Council 1<sup>st</sup> reading
- Jan. 7, 2025 City Council public hearing

# PRIMARY ZONE DISTRICTS

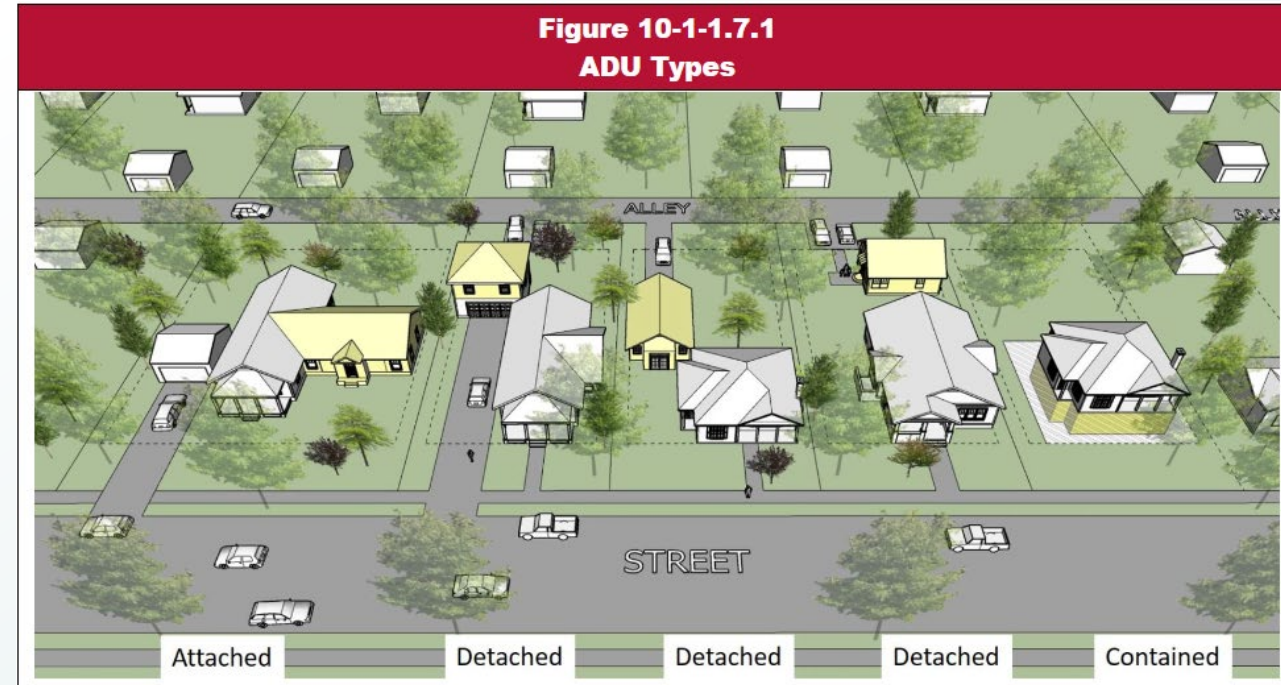
District		Future Land Use and Character Map Designation	Purpose
Name	Designation		
<b>Neighborhood</b>			
Acreage Residential	ACR	Estate Residential	The ACR district provides for large, estate-sized lots for which the principal land use is single-family detached residential, although limited agricultural uses are also allowed.
Large Lot Residential	LLR	Suburban Residential	The LLR district provides for large lots for which the principal land use is <u>single-family detached residential</u> .
Multi-Family Residential	MFR	Suburban Residential Attached and Multi-Family; Auto-Oriented Residential Attached and Multi-Family; Residential Mix	The MFR district provides for single-family attached, including <u>multiplex, rowhouse, and townhouse</u> , along with <u>cottage clusters and apartment buildings and complexes</u> . This district is intended to be of the highest residential density in the city, except for the Corridor Mixed (CM) district. The district may also accommodate <u>manufactured home parks, recreational vehicle parks, and tiny home communities</u> by conditional use.
Medium Lot Residential	MLR	Suburban Residential; Auto-Oriented Residential	The MLR district covers a majority of the <u>community</u> , which provides for single-family detached residential housing in conventional neighborhoods.
Small Lot Residential	SLR	Auto-Oriented Residential; Mixed Character Core Neighborhood	The SLR district covers the residential areas nearest Downtown. Some neighborhoods in this district include <u>alleys</u> while other neighborhoods do not have alleys. The principal land use of this district is single-family detached residential.

# PRIMARY HOUSING TYPES

- Housing type that is not single-family detached dwelling or multi-family dwelling (5 or more units in one building):
  - Accessory Dwelling Units (ADUs)
  - Duplexes
  - 3-4-unit Townhomes
  - Multiplexes (3 or 4 units in same building)
  - Cottage Court Communities

# EXISTING CODE: ADUS

- Attached & Contained ADUs
  - Permitted in all Neighborhood, Corridor Mixed, Neighborhood Commercial, and some Downtown zone districts
- Detached ADUs
  - Permitted without alley restrictions in Downtown, Corridor Mixed, and Neighborhood Commercial zone districts
  - Permitted with alley access restriction in SLR and MLR zone districts



# EXISTING CODE: DUPLEXES

- Two separate single-family dwelling units in one building structure
- Categorized as two residential use types in ULUC:
  - Dwelling, Single-Family Attached / Duplex / Twin Home
  - Dwelling, Single-Family Duplex / Twin Home Conversion
- Permitted in MFR, Corridor Mixed, and some Downtown zone districts
- Permitted as conditional use in SLR north of Caley



# EXISTING CODE: MULTIPLEXES

- Up to four separate single-family dwelling units in one building structure
- Designed to resemble a large single-family home
- Permitted in MFR, Corridor Mixed, and some Downtown zone districts

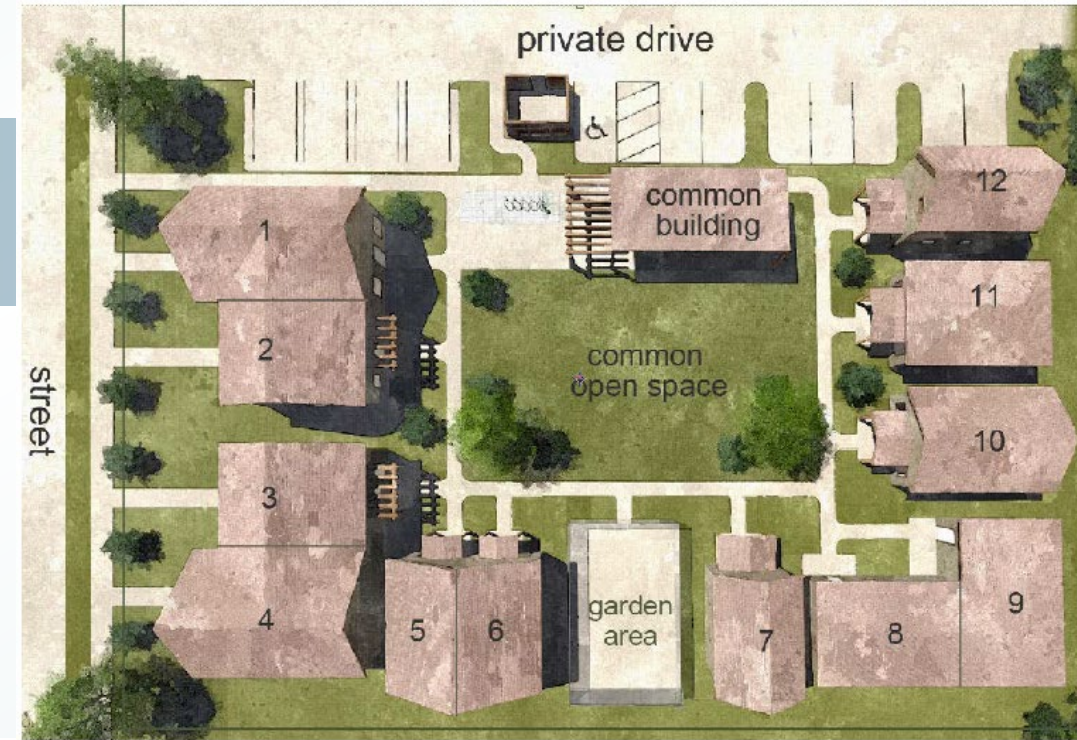


PHOTOS: DANIEL PAROLEK/ISLAND PRESS



# EXISTING CODE: COTTAGE COURT COMMUNITIES

- Cluster of homes around a central open space
- Permitted in MFR, MLR, SLR, Corridor Mixed zone districts
- But only permitted when adjoining or adjacent to MFR, Neighborhood Commercial, Corridor Mixed, Business Center, or Industrial Park district and site must be 0.5-3 acres
- Housing type can be:
  - Single-family detached dwellings
  - Duplex
  - Multiplex



Source: AARP



◀ In this site plan, five cottage-style homes (of about 650 square-feet each) fit on a 14,976-square-foot (or .34 acre) lot.



# CODE AMENDMENT PROJECT GOALS

- Clarify code regulations
- Incorporate requirements of recently passed state legislation regarding ADUs
- Reduce existing code barriers
- Expand land use types as permitted in more zone districts

# CLARIFY CODE REGULATIONS

- Simplified, consistent definitions

and use types:

- Duplex
- Townhome
- Multiplex (3-4 units in one building)
- ADU categories
  - Attached
  - Detached
- Height

- Cottage Court Communities

- Clarified housing types permitted
- Established maximum square foot limits

# INCORPORATE STATE ADU LEGISLATION REQUIREMENTS

- Removed alley access requirement for detached ADUs
- Allowing detached ADUs in all NB zone districts
- Increased gross floor area allowed for detached ADUs
- Permitted in areas that have single-family only planned development regulations
- Maximum height increased to be equal to single-family detached house in same zone district
- Removed minimum parking requirements

# REDUCE EXISTING CODE BARRIERS

- Duplexes
  - Removed conditional use permit requirement in SLR
  - Removed site plan process requirement in all zone districts
  - Removed requirement to be north of W. Caley Avenue in SLR
- Removed site plan process requirement for multiplexes and townhomes in ACR, LLR, MLR, and SLR
- Changed ACR minimum lot area for single-family detached houses to 1 acre
- Added standards for existing single-family detached houses in MFR
- Cottage Court Communities
  - Increased maximum parking to 2 spaces/unit
  - Removed adjacency requirement
  - Reduced minimum site area to quarter acre

# EXPAND HOUSING TYPES AS PERMITTED IN MORE NB ZONE DISTRICTS

- Allowing duplexes and multiplexes in all NB zone districts
- Allowing 3-4-unit townhomes in MLR and SLR

# CHANGES MADE SINCE OCT. 22<sup>ND</sup> STUDY SESSION

- Multiplexes (3-4 units in same building)
  - Allowing multiplexes in all NB zone districts
  - Multiplexes in ACR and LLR limited to just one building on existing lot
  - Increased proposed maximum building coverage in MLR and SLR to 60%
  - Limited maximum building coverage to be same as a single-family detached house in ACR and LLR (Planning Commission amendment)
- Changed ACR minimum lot area for single-family detached houses to 1 acre
- Exempted multiplexes and townhomes from site plan review process in ACR, LLR, MLR, and SLR (Planning Commission amendment)

# CLARIFYING NOTES

- Applicable housing types have development standards that limit where they can be built
  - Example: need to meet minimum lot area and lot width standards
  - Standards to be checked at time of building permit (for those proposed to be removed from site plan process)
- Planned developments (PL-Os)
  - Some only allow single-family detached houses
  - ADUs are exempt from planned development rules, per state legislation
  - Other housing types are not exempt
    - Example: would not be permitted to build a duplex if only single-family detached houses allowed, unless site plan process approved by Planning Commission is completed



# CLARIFYING NOTES CONTINUED

## ■ Single-Family Detached

- Proposed code does not eliminate ability to own or build a single-family detached house
- Permitted in over half the City's zone districts and four out of five residential zone districts

## ■ Homeowners Association (HOAs)

- ADUs are exempt from HOA rules, per state legislation
- Other housing types are not exempt
- HOA regulations can be more restrictive than state and local law, but not less restrictive
- City does not administer/regulate HOA covenants as part of our review processes; that is the responsibility of private HOAs

# INFRASTRUCTURE IMPACTS

- Traffic and Sanitary Impacts
  - Analysis done based on:
    - Institute of Transportation Engineers (ITE) – Trip Generation Manual, 11th Edition
      - National Standard
    - Denver Sanitary Sewer Design Technical Criteria Manual
      - Regional Standard
  - Greater Housing Density = Lower Infrastructure Demand per Dwelling Unit
  - Light density increase spread evenly throughout city
  - Existing street and sanitary sewer networks have capacity to accommodate increased load due to even dispersion
- Fire Code must be met on all development, including single-family detached

# DECISION CONSIDERATIONS (SEC.10-9-4.3.C)

- The Council may approve, approve with conditions, or deny a Text Amendment based on consideration of the following:
  - 1. Impact Mitigation.** The amendment may serve to mitigate adverse impacts of the use and development of land on the natural or built environments, including, but not limited to, mobility, air quality, water quality, noise levels, stormwater management, and vegetation, or will be neutral with respect to these issues;
  - 2. Changing Conditions.** The amendment may serve to address a changing condition that was not anticipated in the Comprehensive Plan or this Code;
  - 3. Community Need.** The amendment may serve to address demonstrated community needs;
  - 4. Strategic Objectives.** The amendment may advance the strategic policies or objectives of the Council, such as fiscal responsibility, efficient use of infrastructure and public services, or other articulated city policies and objectives, or reflect a change in such; **or**
  - 5. Code Usage.** The amendment corrects an error, omission, or other deficiency in the Code, enhances its clarity, or otherwise improves its operation, function, or utility.

# STAFF RECOMMENDATION

- Meets following decision considerations:
  - Changing Conditions
  - Community Need
  - Strategic Objectives
- Staff recommends approval of Ordinance 31-2024

# DISCUSSION & QUESTIONS