

## Downtown Phase 1 - Zoning Code Changes

12/27/2019

Require planning commission approval and council adoption via ordinance.

SF:Single Family MF:Multi-family C:Commercial G:Goals P:Policy L&C: Land Use And Character H&N: Impact  
 Housing And Neighborhoods TMP: Transportation Master Plan ENV: Environment E&T: Economy And Tax Base S&D: Special Areas  
 and Design

#	Proposed Change	Rationale	Impact	SF	MF	C
<b>PUBLIC ENGAGEMENT</b> Current public notification requirements do not support conversations between existing residents/businesses and developers. <b>Character Areas with conflicts:</b> Corridor Mixed Use (CMU), Urban Downtown Transition (UDT), Urban Downtown Mixed Use (UDMU), Urban Downtown Main Street (UDMS) <b>Key Goals &amp; Policies with conflicts:</b> GL&C 1, PL&C 1, GH&N 4, PS&D 4, PS&D 5				✓	✓	✓
1	Include residents in notice of hearing requirement	Better aligns with: - Character - Best Practices	<b>Residents</b> - Increases awareness of developments <b>Staff</b> - Minor increase in cost and effort <b>Developers</b> - Minor increase in cost and effort		✓	✓
2	Change construction hours	Better aligns with: -Best Practices	<b>Residents</b> - Provides greater relief from daily construction activities <b>Staff</b> - no impacts <b>Developers</b> - Additional limits on daily construction activities may increase costs	✓	✓	✓
<b>DEVELOPMENT REGULATIONS (including height)</b> Lot size, standards, and sight triangles permit auto-oriented uses that conflict with the Envision Littleton Comprehensive Plan. <b>Character Areas with conflicts:</b> Corridor Mixed Use (CMU), Urban Downtown Transition (UDT), Urban Downtown Mixed Use (UDMU), Urban Downtown Main Street (UDMS) <b>Key Goals &amp; Policies with conflicts:</b> GL&C 1, GL&C 2, PL&C 3, PL&C 6, GH&N 1, GH&N 5, PH&N 1, PH&N 4, PH&N 5, PTMP 6				✓	✓	✓
3	Add a definition for building	Better aligns with: - Character - Best Practices	<b>Residents</b> - Increases clarity <b>Staff</b> - Facilitates consistent administration <b>Developers</b> - Increases clarity	✓	✓	✓
4	Refine definition - Dwelling, Multiple Family - Townhouse	Better aligns with: - Character - Best Practices Limits potential for: - Auto-oriented design	<b>Residents</b> - Increases clarity <b>Staff</b> - Facilitates consistent administration <b>Developers</b> - Increases construction and parking requirement clarity		✓	
5	Setbacks - Clarify definition to match industry standard allowed encroachments. (Will not change established PD entitlements)	Better aligns with: - Character - Best Practices Limits potential for: - Auto-oriented design	<b>Residents</b> - Increases clarity <b>Staff</b> - Facilitates consistent administration <b>Developers</b> - Increases consistency between jurisdictions and potential buildable space	✓	✓	✓
6	Sight Triangles - Revise minimum lot requirements to meet AASHTO standards	Better aligns with: - Character - Best Practices	<b>Residents</b> - Provides adequate safety and visibility <b>Staff</b> - Facilitates consistent administration <b>Developers</b> - Provides clarity and consistency between jurisdictions	✓	✓	✓

7	Accessory Structures - Clarify terms and requirements, and remove a conflict with the building code having to do with setbacks	Better aligns with: - Character - Best Practices	<b>Residents</b> - Increases clarity <b>Staff</b> - Facilitates consistent administration <b>Developers</b> - Few impacts	✓	✓	✓
8	Height - Revise and simplify definition	Better aligns with: - Character - Best Practices	<b>Residents</b> - Increases clarity <b>Staff</b> - Facilitates consistent administration <b>Developers</b> - Increases clarity and aligns with other jurisdictions. Reduces overall height of building with walk-outs. Facilitates consistent measurement.	✓	✓	✓
<b>PARKING</b> Parking has an immediate impact on character and site design and influences the mobility choices into downtown. <b>Character Areas with conflicts:</b> Corridor Mixed Use (CMU), Urban Downtown Transition (UDT), Urban Downtown Mixed Use (UDMU), Urban Downtown Main Street (UDMS), Mixed Character Core Neighborhood (MCCN) <b>Key Goals &amp; Policies with conflicts:</b> GH&N 1, GH&N 5, PH&N 4, PTMP 6, GENV 3, PENV 3, PENV 8					✓	✓
9	Revise parking requirements - establish new parking stall dimensions and revising compact space size	Better aligns with: - Character - Best Practices Limits potential for: - Auto-oriented design	<b>Residents</b> - Implementation of parking goals <b>Staff</b> - Facilitates consistent administration <b>Developers</b> - Increases clarity and consistency between jurisdictions, potentially reduces cost to build		✓	✓
<b>ALLOWED USES</b> Currently permitted 'auto-oriented uses' conflict with the desired downtown character established by the comprehensive plan. <b>Character Areas with conflicts:</b> Corridor Mixed Use (CMU), Urban Downtown Transition (UDT), Urban Downtown Mixed Use (UDMU), Urban Downtown Main Street (UDMS), Mixed Character Core Neighborhood (MCCN) <b>Key Goals &amp; Policies with conflicts:</b> GL&C 2, PL&C1, PL&C 6, GH&N5, PH&N 4, GTMP 3, PTMP 6, PTMP 22, PTMP 28, GE&T 2, GE&T 3, GENV 3, GENV 4, PENV 3, PENV 8						✓
10	Change auto-oriented uses to conditional in all downtown zone districts	Better aligns with: - Character Limits potential for: - Auto-oriented uses	<b>Residents</b> - Reduces more dramatic changes to downtown character, increases participation <b>Staff</b> - Reduces liability and conflict for auto-oriented uses that don't require new development <b>Developers</b> - increases risk, increases costs for auto-oriented uses			✓