

P.D.-C PERFORMANCE STANDARDS

Development Controls & Standards

Prior to the sale of any lot, the developer or its assigns will establish regulations and procedures setting forth specific land use and development standards no less stringent than embodied in this General Plan. The developer or its assigns may organize one or more non-profit corporations to enforce the development controls, regulations and standards, and to provide for the perpetual maintenance of private common areas.

Development controls, regulations and standards will include specific procedures for review and approval of the following criteria:

- 1.Preservation of views and protection of natural amenities;
- 2.Landscaping, fencing and signage;
- 3.Topographic and soil conditions;
- 4.Drainage;
- 5.Natural resource conservation;
- 6.Provision and enhancement of recreation and open space opportunities;
- 7.Impacts on adjacent uses;
- 8.Architectural and site design standards including materials, colors, building envelopes and heights;
- 9.Conformance to public policies and goals;
- 10.Conformance to desired permitted uses;
- 11.Methods for the perpetual maintenance of public and private improvements;
- 12.Conformance to performance standards;
- 13.Screening of parking, waste disposal, and service areas.

Permitted Uses

The permitted uses listed below will be allowed in PD-C zone parcels B, D, K and F.

- 1.Antique stores;
- 2.Appliance sales;
- 3.Banks, saving and loans, other financial institutions;
- 4.Barber and beauty shops;
- 5.Bars and cocktail lounges;
- 6.Bicycle sales and repair, not including moter-driven cycles;
- 7.Book and stationery stores, including art and school supplies
- 8.Churches and religious institutions;
- 9.Civic, charitable, political, fraternal and social organizations;
- 10.Cleaning establishments, limited to perchlorethylene package method, or to collection and distribution;
- 11.Clinics, medical and dental;
- 12.Clothing, ready-to-wear;
- 13.Department stores;
- 14.Drug store;
- 15.Duplicating services;
- 16.Grocery stores;
- 17.Hardware stores;
- 18.Health clubs or athletic clubs, private and operated for the benefit of the members;
- 19.Hotels and motels;
- 20.Jewelry sales and repair, including custom jewelry fabrication only for retail sales on the premises;
- 21.Laboratories, dental, medical, and/or optical;
- 22.Laundry, limited to self-service, or to collection and distribution;
- 23.Libraries and museums;
- 24.Liquor stores;
- 25.Music stores, including instrument sales and repair, and record and tapes sales;
- 26.Newstands;
- 27.Offices, including business, profession, medical and governmental;
- 28.Office supplies and equipment, sales and services;
- 29.Parking lots and structures, including public and commercial;
- 30.Paint and wall paper stores;
- 31.Photographic equipment, including sales and services;
- 32.Printing, blue prints, lithographing and publishing;
- 33.Residential, multiple-family dwellings except those residential institutions providing medical or surgical services and mobile home dwellings which are not permitted; (For the purpose of evaluating development impact 7.5 dwelling units = 1000 sq. ft. G.F.A. based on traffic generations.)
- 34.Restaurants, without drive-in facilities;
- 35.Schools and colleges, public and private;
- 36.Shoe sales and repair;
- 37.Small animal clinics limited to out-patient care;
- 38.Specialty food stores, including but not limited to bakeries, confectioners, and delicatessens, in which food may be prepared for consumption or retail sale on the premises, but not including the slaughtering of poultry or animals;
- 39.Specialty retail stores, including but not limited to gifts, novelties, hobbies, luggage and leather goods, tobacconists and may include fabrication of articles only for retail sales on the premises;
- 40.Specialty service establishments, including but not limited to dress making, tailoring, gunsmithing, locksmithing, and like services;
- 41.Sporting goods stores;
- 42.Studios for professional services or teaching;
- 43.Theaters, indoor commercial or public;
- 44.Transit passenger terminal, including public and private carriers;
- 45.Variety stores;
- 46.Automobile service stations, with gasoline pumps;
- 47.Temporary turf company operations;

The permitted uses listed below will be allowed in PD-C zone parcel 'J':

- 1.Banks, saving and loans, other financial institutions;
- 2.Bars and cocktail lounges;
- 3.Churches and religious institutions;
- 4.Civic, charitable, political, fraternal and social organizations;
- 5.Clinic, medical and dental;
- 6.Drug stores;
- 7.Extraction of commercial mineral deposits;
- 8.Health clubs or athletic clubs, private and operated for the benefit of the members;
- 9.Hotels and motels;
- 10.Laboratories, dental, medical, and/or optical;
- 11.Liquor stores;
- 12.Newstands;
- 13.Offices, including business, professional, medical and governmental;
- 14.Office supplies and equipment, sales and service;
- 15.Parking lots and structures, including public and commercial;
- 16.Printing, blue prints, lithographing and publishing;
- 17.Photographic equipment, including sales and services;
- 18.Restaurants, without drive-in facilities;
- 19.Schools and colleges, public and private;
- 20.Studios for professional services or teaching;
- 21.Temporary turf company operations.

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The permitted uses listed below will be allowed in PD-C zone parcels, 'C', 'E', and 'G'.

1. Assembling plants – electronics, medical and communications
2. Automobile service stations with gasoline pumps
3. Banks, financial institutions and services including drive-in facilities
4. Bars and lounges
5. Bookstores
6. Churches and church schools
7. Clinics, medical and dental
8. Clothing stores
9. Contractor's offices with no outdoor storage of materials or equipment
10. Craft and hobby stores
11. Drug stores
12. Dry goods and variety stores
13. Dry cleaning and dyeing
14. Electrical and household appliance sales
15. Furniture stores
16. Hardware stores
17. Home repair centers – retail
18. Offices – general, medical, dental, including all professionals and governmental activities and existing offices uses
19. Office supply stores
20. Package liquor stores
21. Paint stores
22. Photographic studios, equipment and supply stores
23. Public and private nursery and day-care centers where outdoor area shall be enclosed by a six (6) foot perimeter fence
24. Public or private membership clubs
25. Public utility offices
26. Public or private parking lots and structures
27. Public or private recreational areas
28. Restaurants and other eating establishments without Drive-in facilities
29. Scientific research facilities – with no outdoor storage
30. Temporary turf company and associated uses
31. Theaters, auditoriums, public meeting places
32. Trade schools – electronic, medical and communications
33. Travel agencies

All of the listed uses and those of similar character and impact shall be conducted entirely within an enclosed building. Any convenience or fast food restaurant uses as determined by the City of Littleton and the Development Review Committee or its assigns, will be permitted at the intersections of South Santa Fe Drive and Ken Caryl Ave., and South Santa Fe Drive and Otero Ave., in accordance with all applicable site standards and requirement

Any additional locations for similar uses must meet a minimum setback requirement of 200 feet from South Santa Fe Drive. The permitted use for PDC zone parcel A will be restricted exclusively for an RTD Park and Ride facility provided, however, that if RTD has not provide sufficient proof of interest in the development of such a facility on Parcel A by the time a Final Development Plan is submitted to the City, the owner of Parcel A my request approval of Retail/Commercial uses in said area as specified in this General PD plan for Parcels B, D, K, and F.

Site Standards

Minimum Open Space:	25%			
Minimum Lot Area:	10,890 sq. ft.			
Maximum Height:	Zone Parcels C, D,K	50'		
	Zone Parcels A, B, E, G, J	70'		
	Zone Parcel F	150'		
Maximum Floor-to-Lot Area Ratio:				
Parcel 'A'	Parcel 'B'	Parcel 'C'	Parcel 'D'	Parcel 'E'
0.5:1	0.3:1	0.3:1	0.3:1	0.35:1
			0.3:1	
Parcel 'F'	Parcel 'G'	Parcel 'J'	Parcel 'K'	
0.75:1	0.5:1	0.35:1	0.35:1	

Parking & Loading: As per Chapter 10, Littleton Zoning Regulations, 1981
Building Setbacks: Building setbacks along all public right-of-way shall be not less than the minimum, but shall, at least, be one foot of setback for each foot of building height:

Zone Parcel 'A'	
Setback from R.O.W.'s	10' min.
Setback from Ken Caryl Ave R.O.W.	70' min. (90' avg)
Setback from So. Santa Fe Drive R.O.W.	30' min. (50' avg)
Setback from Property Line	20' min.
Setback from Platte River Parkway R.O.W.	25' min (35' avg)
Setback from Parking & Private Roads	5' min
Distance Between Structures	15' min
Zone Parcel 'B'	
Setback from R.O.W.'s	10' min.
Setback from So. Santa Fe Drive R.O.W.	30'min. (50' avg)
Setback from Ken Caryl Ave. R.O.W.	70' min. (90'avg)
Setback from Property Lines	20' min.
Setback from Nichols Avenue R.O.W.	85' min. (110' avg)
Setback from Platte River Parkway R.O.W.	25'min. (35' avg)

Setback from Englewood Ditch CL (both sides)	25' min. (35' avg)
Setback from Parking & Private Roads	5' min.
Distance Between Structures	15' min.

Zone Parcel 'C'	
Setback from R.O.W.'s	10' min.
Setback from So. Santa Fe Drive R.O.W.	30' min. (50' avg)
Setback from Property Lines	20' min
Setback from Nichols Avenue R.O.W.	80' min. (110' avg)
Setback from Platte River Parkway R.O.W.	25' min. (35' avg)

Setback from South Zone District Boundary	75' min.
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Setback from West Zone District Boundary	25' min. (35' avg)
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Setback from Parking & Private Roads	10' min.
Distance Between Structures	20' min.

Zone Parcel 'D'	
Setback from R.O.W.'s	10' min.
Setback from Platte River Parkway R.O.W.	25' min. (35' avg)

Setback from Ken Caryl Ave. R.O.W.	70' min. (90' avg)
Setback from Sough Zone District Boundary	20' min.

Setback from Property Line	20' min.
Setback from Parking & Private Roads	10' min.
Distance Between Structures	15' min.

Zone Parcel 'E'	
Setback from R.O.W.'s	10' min.
Setback from Platte River Parkway R.O.W.	25' min.

Setback from Property Line	20' min.
Setback from North Zone District Boundary	20' min.

Setback from South Zone District Boundary	20' min.
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Setback from Parking & Private Roads	10' min.
Distance Between Structures	15' min.

Zone Parcel 'F'	
Setback from R.O.W.'s	15' min.
Setback from So. Santa Fe Drive R.O.W.	30' min. (50' avg)
Setback from Otero Avenue R.O.W.	85' min. (110' avg)
Setback from Platte River Parkway R.O.W.	25' min. (35' avg)

Setback from Property Lines	20' min.
Setback from North Zone District Boundary	75' min.

Setback from Parking & Private Roads	10' min.
Distance Between Structures	20' min.

Zone Parcel 'G'	
Setback from R.O.W.'s	10' min.
Setback from Platte River Parkway R.O.W.	25' min. (35' avg)

Setback from N. Zone Dist. Boundary	20' min.
Setback from Property Lines	20' min.
Setback from South Zone District Boundary	75' min.

Setback from East Zone District Boundary	25' min. (35' avg)
Distance Between Structures	20' min.

Zone Parcel 'J'	
Setback from R.O.W.'s	15' min.
Setback from Platte River Parkway R.O.W.	25' min. (35' avg)

Setback from North Zone District Boundary	75' min (85' avg)
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Setback from Property Line	20' min.
Setback from Parking & Private Roads	10' min.
Distance Between Structures	20' min.

Zone Parcel 'K'	
Setback from R.O.W.'s	10' min.
Setback from Ken Caryl Ave. R.O.W.	70' min. (90' avg)
Setback from Property Lines	20' min.
Setback from East zone District Boundary	20' min.
Setback from Parking & Private Roads	5' min.
Distance Between Structures	15' min.

PUBLIC & PRIVATE STREETS

Table A

Name/Type	R.O.W. Width	Maximum Pavement Width	Median
Ken Caryl Ave.	120'	52'	16'
Nichols Ave.	80'	52'	16'
Otero Ave.	80'	52'	16'
Platte River Parkway	80'	52'	Varies
Private Streets	-----	24'	NA

Performance Standards

VIBRATION

Every use shall be so operated that the maximum ground vibration generated is not perceptible without instruments at any point on the lot line of the lot on which the use is located.

ODOR, AIR POLLUTION, TOXIC GASES AND RADIATION

Every use shall be so operated that no odor; smoke, air pollution, toxic, noxious or corrosive fumes or gases; or radiation shall be emitted from any source.

OUTDOOR WASTE DISPOSAL

1. All outdoor waste disposal facilities shall be enclosed by a fence and/or landscaping which fully conceals such facilities from adjacent properties, and public streets and pedestrian ways.

2. No materials or wastes shall be deposited upon a lot in such a form or manner that they may be moved from the lot by natural causes or forces.

3. All materials or wastes which may cause fumes or dust, constitute a fire hazard or may be edible or otherwise attractive to rodents and/or insects shall be stored only in closed containers.

4. No toxic, corrosive, inflammable or explosive parts, gases or solids shall be stored in bulk above ground. Liquidated petroleum stored in tanks directly connected to furnaces or appliances located on the same lot shall be stored under the conditions set forth in the current Fire Prevention Code of the City. Explosives shall be stored as set forth in said Fire Prevention Code.

GLARE AND HEAT

Any operation producing intense glare and/or heat, e.g. welding conducted as a regular function of an operation, shall be performed within an enclosure in such a manner as to be imperceptible along any lot line of such operation without instruments.

STANDARDS FOR MEASUREMENT

All performance standards set forth herein are subject to the criteria established in the current Federal, State or local regulation, whichever criteria is the most restrictive.

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P.D.-R PERFORMANCESTANDARDS

Development Controls and Standards

Prior to the sale of any dwelling unit, the developer or its assigns will organize one or more nonprofit, mandatory homeowners associates to enforce and regulate architectural controls and to provide for the perpetual maintenance of private common areas, private streets, and recreation facilities.
The developer or its assigns will establish initial landscaping, private street and architectural standards by the construction of all dwelling units and installation of private common area landscaping and improvements.
Procedures and standards will include criteria for the review of any additions or alterations to landscaped areas or other improvements.

Permitted Uses

The permitted uses listed below will be allowed in all PD-R zone parcels:

1. Multi-family dwelling units
2. Single family dwelling units
3. Recreational facilities
4. Limited retail services
5. Temporary turf company operations
6. Extraction of commercial mineral deposits

Site Standards

Minimum Open Space: 40% minimum (to include Dad Clark Gulch Corridor)

Minimum Lot Area:	No minimum	
Maximum Height:	Zone Parcel 'H'	50' max.
	Zone Parcel 'I'	35'
Maximum Gross Density:	Zone Parcel 'H'	32 DU/ac
	Zone Parcel 'I'	20 DU/ac

Building Setbacks: Building setbacks along all public right-of-way shall be not less than the minimum, but shall, at least, be one foot of setback for each foot of building height:

Zone Parcel 'H' ? (missing header)

Setback from West Zone District Boundary	20' min.
Setback from South Zone District Boundary	60' min. (67.5' avg)
Setback from So. Santa Fe Drive R.O.W.	30' min. (50' avg)
Setback from R.O.W.'s and Property Lines	20' min.
Setback from Platte River Parkway R.O.W.	25' min (35' avg)

Setback from Parking & Private Roads	10' min
Distance Between Structures	20' min

Zone Parcel 'I'

Setback from East Zone District Boundary	20' min.
Setback from R.O.W.'s & Property Lines	20'min.
Setback from South Zone District Boundary	60' min. (67.5'avg)

Setback from Parking & Private Roads	10' min.
Distance Between Structures	20' min.
Distance from front of garage to flow line of private roads	5' min.

Parking: 1.5 spaces/Unit minimum, all areas

Mail Delivery Receptacles:

As per Postal Service requirements. Receptacle types will be selected by the developer prior to subdivision platting.

Fencing Standards:

FRONT AND SIDE SETBACKS ABUTTING A PUBLIC RIGHT-OF-WAY

In the front setback space and in the portion of the side setback space which abuts a public right-of-way, between the front setback line an linear distance of thirty-five feet (35') from the front lot line, fences may be erected to a height not exceeding seventy-two inches (72') and may be a solid fence.

SIDE AND REAR SETBACKS

Fences may be constructed to a height of seventy-two inches (72') and may be a solid fence.

PERIMETER FENCING

Fencing may be constructed to a maximum seventy-two inch (72') height and may consist of brick columns with solid or open wood panels.

SWIMMING POOLS

All swimming and wading pools with a depth greater than eighteen inches (18") from rim to lowest point shall be protected by a totally surrounding fence of not less than sixty inches (60") in height of a type to prohibit entry. Such fence shall be equipped with a self-closing and latching gate.

GENERAL PROVISIONS

General Provisions

Transfers of residential densities, or of one use for another will be permitted among the development parcels if changes in the complexion of market demand and absorption factors demonstrate the need for such transfers of density or uses will be permitted only where the transfer creates a land use that is comparable with those uses already in place. Compatibility will be evaluated in terms of traffic generated, building height, building scale and noise levels. Such transfers must also be within the capacity of major sewer, water and utilities.

Transfers of density or use must be approved in advance by the Santa Fe Park Review Committee and City Planning Department in accordance with the City of Littleton zoning regulations.

This P.D. General Development Plan prohibits the use of any part of the property known to contain a commercial mineral deposit in a manner which would interfere with the present or future excavation of such deposit by an extractor, all in conformity with the provisions of 34-1-305, C.R.S. 1973.

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