

DOWNTOWN LITTLETON DESIGN STANDARDS

1.0

URBAN DESIGN / SITE PLANNING

1.1 BUILDING USE AND ORIENTATION

General Standards

1.1.4 The majority of the building's primary facade shall be oriented parallel to the street on which it fronts and shall occupy the majority at the front lot line. This standard will apply only to the front most buildings.

1.1.6 The ground floor of residential building frontages shall be designed for pedestrian access and include multiple amenities for engaging with neighbors and the street, such as, but not limited to: front porches, front patios, etc.

Subarea-Specific Standards

1.1.7 4.1.6 **Subarea 3:** Commercial building frontages along Prince Street shall be located so as to allow for street trees next to the curb, a wide detached sidewalk, and an area next to the building for landscaping or a usable, permeable, hard surface.

1.2 PEDESTRIAN AND VEHICULAR ACCESS

General Standards

1.2.3 In residential buildings, at least some of the residential entrances shall be directly accessible to the street with and on the primary facade or within 10' of the primary facade. The remainder of residential entrances accessible to the street from a court or passageway.

1.3 PARKING, PARKING LOTS, AND GARAGE LOCATIONS

General Standards

1.3.8 All new residential developments shall provide 0.5 off-street, guest parking spaces per unit. Guest parking spaces may not be replaced by bicycle parking facilities.

1.3.9 All new residential developments shall provide off-street parking spaces at the following rates: 1 parking space for a 1-bedroom unit, 1.5 parking spaces for a 2-bedroom unit, and 2 parking spaces for a 3-or-more-bedrooms unit.

1.4 SERVICE AREAS, TRASH ENCLOSURES, UTILITY ENCLOSURES, UTILITY AND MECHANICAL EQUIPMENT LOCATIONS

General Standards

1.4.1 Utility appurtenances must be located adjacent to the alley or on the side of the building and not located in front of an entrance that provides direct access to the street. This includes switch boxes, telephone pedestals, transformers, meters, irrigation, and similar equipment.

2.0

ARCHITECTURE

2.1 BUILDING SCALE, FORM, MASSING AND CHARACTER

2.1N New Construction General Standards

Subarea-Specific Standards

2.1.4N **Subarea 4:** New buildings and additions to existing buildings shall be compatible with the forms and character of surrounding buildings that meet the expressed *Objectives* of the subarea.

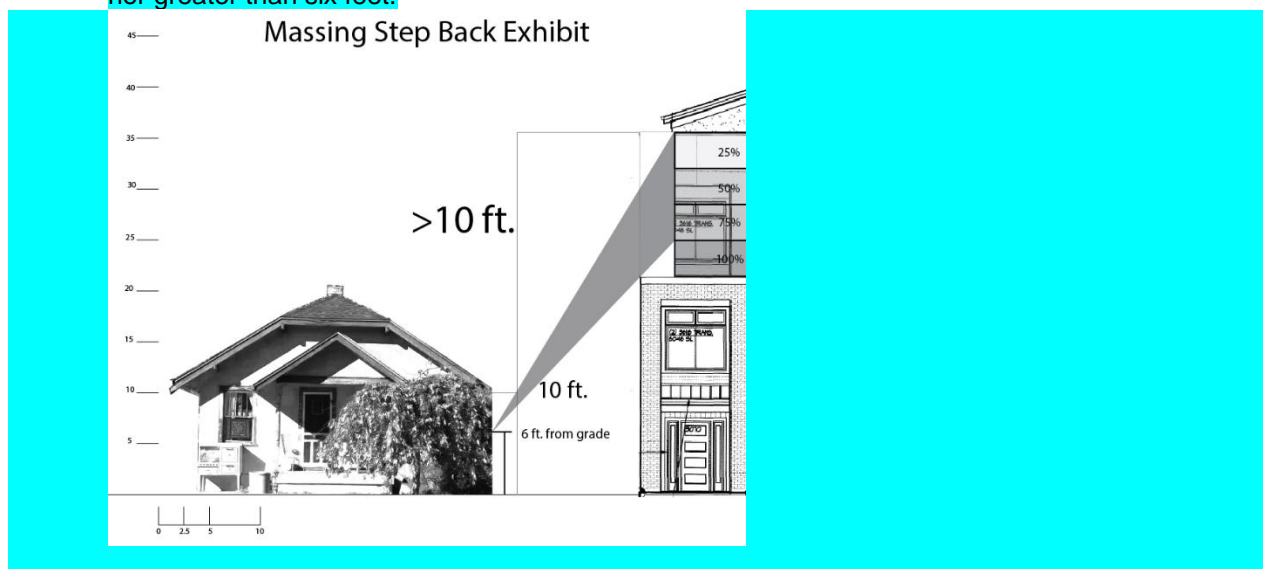
Examples of forms and architectural elements that establish this character are:

- sloped roofs such as simple gabled or hipped roofs with at least a 3:12 5:12 slope, with occasional gambrel roofs, that are compatible with the *historic* character of the subarea;
- porches and raised ground floors;
- vertically proportioned windows; and
- simple rectangular building forms with 'add-ons' such as bay windows, rear 'sleeping porches', vestibules, etc.

2.1.5N **Subarea 5, 6 & 7:** Proposed buildings adjoining Main Street and Alamo Ave that are higher than two stories or have habitable space above twenty four feet shall step back their upper story or stories so that only 25 percent or less of the upper floor(s) is visible to pedestrian view from the center of the sidewalk directly across the street from the project. This setback may be modified for special corner forms, architectural emphasis at street intersections, unusually deep setbacks, or improvement in material qualities. Proposed buildings on streets that connect Main Street and Alamo Ave that are higher than two stories shall step back their upper story or stories so that only 50 percent or less of the upper floor(s) is visible to pedestrian view from the center of the sidewalk directly across the street from the project.

2.1.16N **Subarea 1, 2, 3, 4, & 8:** When proposed buildings are higher than two stories or have habitable space above twenty four feet shall step back their upper stories so that only 75 percent or less of the floors above the second story are visible to pedestrian view from the center of the sidewalk directly across the street from the project.

2.1.17N **Massing step-back:** When a proposed new building (Building A) is directly adjacent to an existing building(s) (Building B) and the height to the beginning of Building A's roof (the point where wall and roof meet) is greater than ten feet above the beginning of Building B's roof, Building A will step back its upper story so that only 75 percent or less of the upper floor(s) is visible from six feet above finished grade of Building B. In no case shall the required upper story setback be less than two feet nor greater than six feet.



GLOSSARY OF DEFINITIONS

At Least Some: More than one ~~where more~~ **when** multiple are required

Courtyard: An open, unoccupied space, other than a yard, on the same lot with a building or group of buildings, which is bounded on two or more sides by such building or buildings.

Passageway: A long, narrow way, typically with walls on either side or a wall and a fence, that allows access from the public right-of-way to the building entrances.

Porch: A covered but unenclosed one-story entrance to a building, with a separate roof, that is not used for livable space that uses columns or other ground supports for structural purposes.