

UNIFIED LAND USE CODE

Planning Commission Public Hearing

Bret Keast, AICP



KENDIG KEAST
COLLABORATIVE

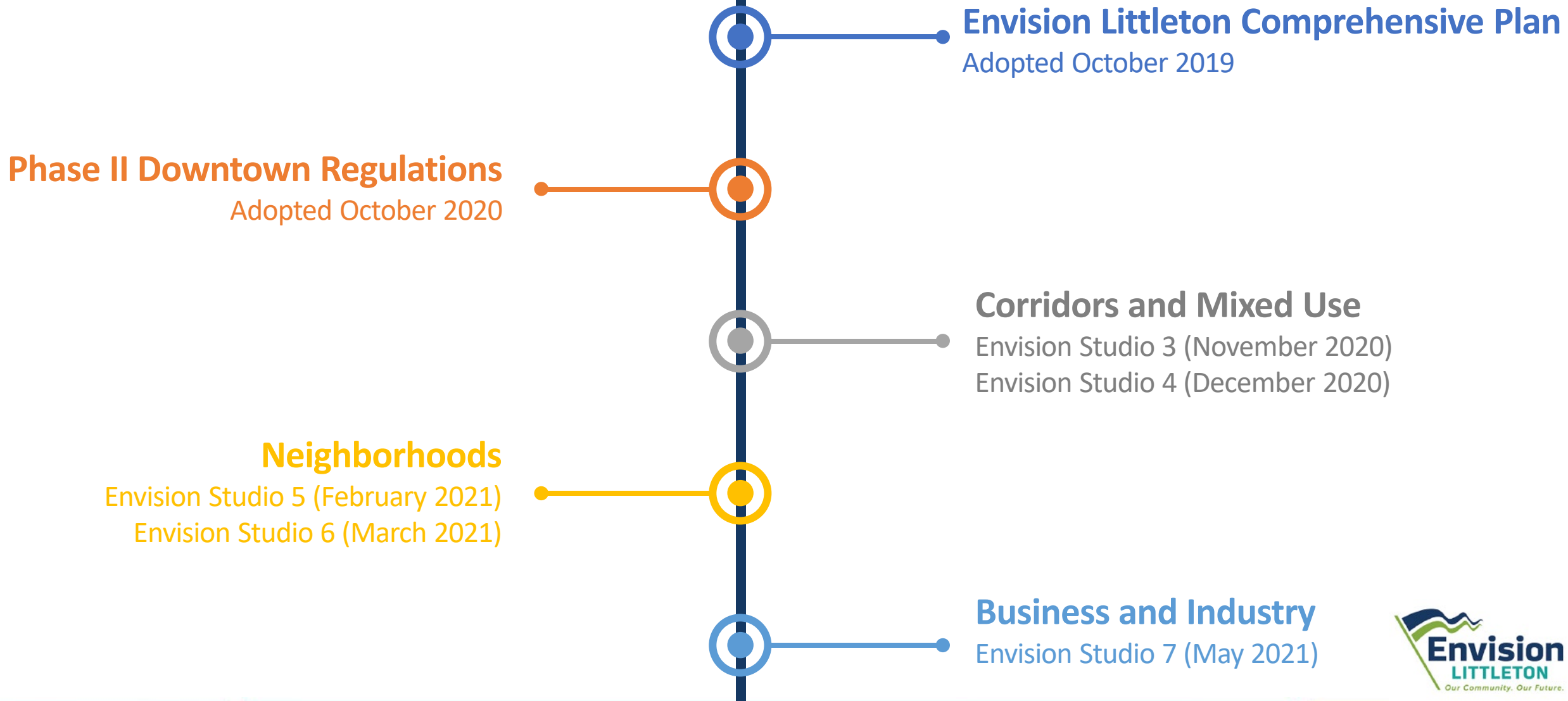
Planning Commission Public Hearing

Agenda

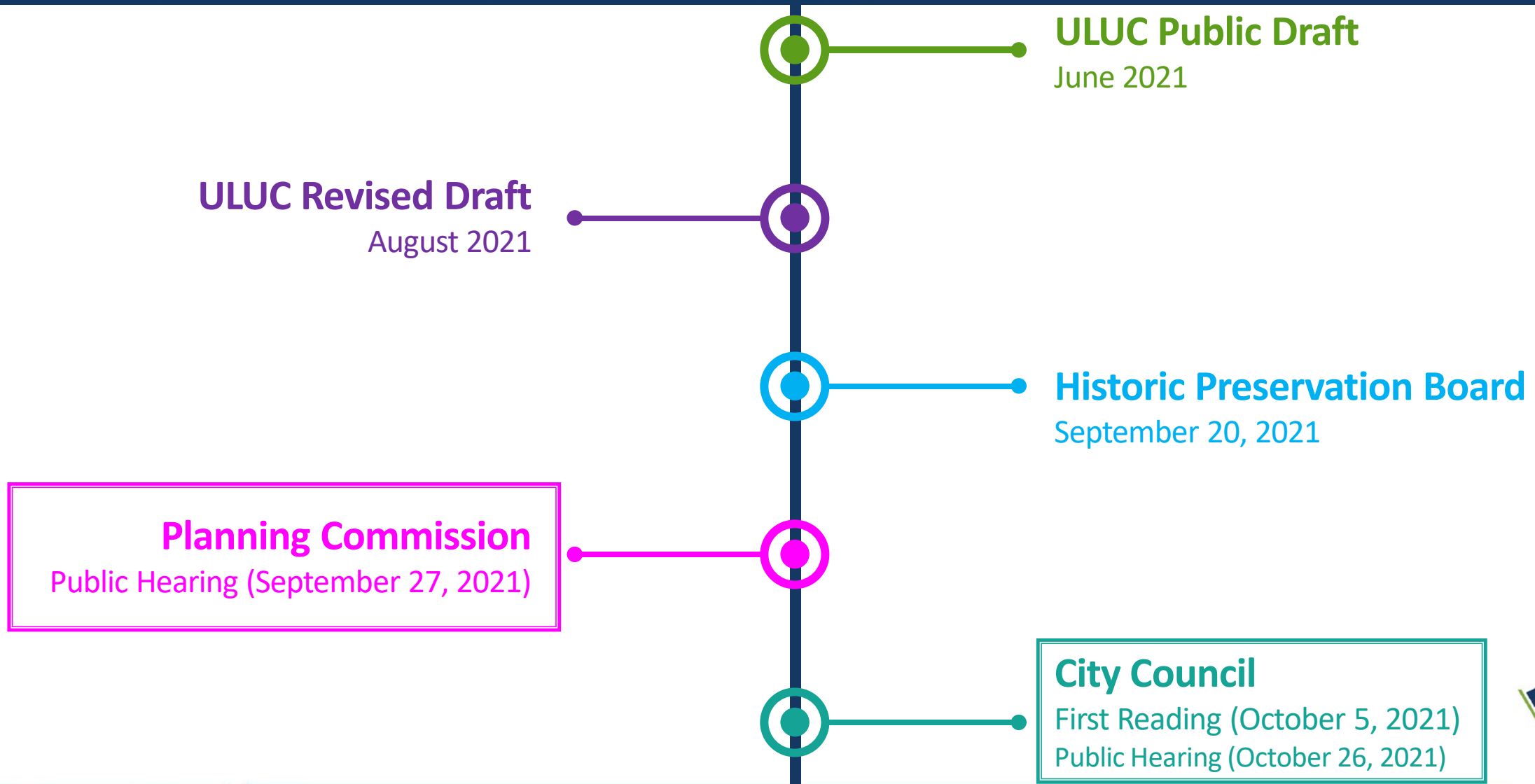
- Revisit the project goals
- Summarize the work accomplished since August 19
 - Adjustments to parking standards
 - Refinement of the densities in the CM district
 - Additional standards, e.g., carports
 - Legal review
 - Editorial work
- Overview “What’s New” in the ULUC
- Commission discussion
- Commission consideration to recommend adoption



Where We Began

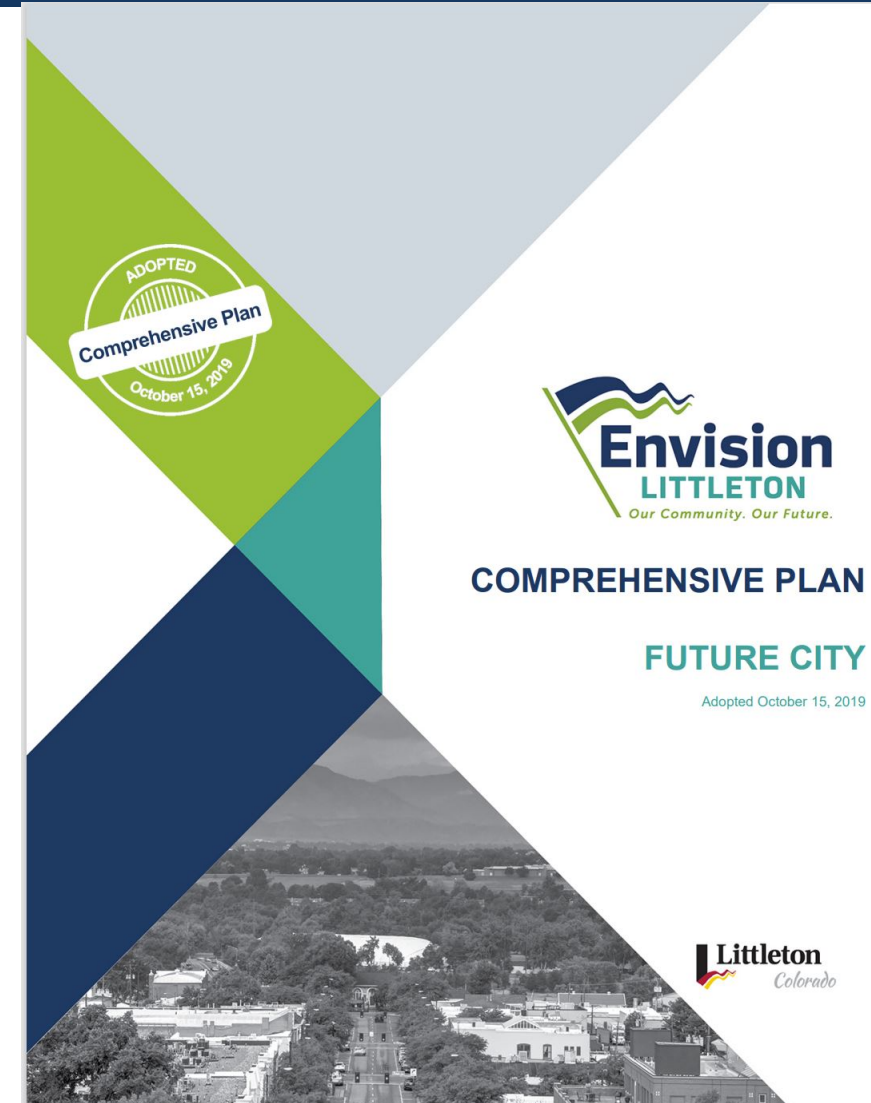


How Far We've Come



Goals of the ULUC

- ✓ Preserve and enhance Community Character
- ✓ Implement the goals and policies of the Comprehensive Plan
- ✓ Reconcile the zoning districts with the Future Land Use and Character Plan
- ✓ Coordinate with the Transportation Master Plan (TMP) and other planning documents
- ✓ Integrate the Downtown Design Standards and Landscape Design Criteria Manual
- ✓ Update the Operating Procedures (Development Guidebook)
- ✓ Support the City's economic development and resiliency
- ✓ Mitigate or lessen nonconformities
- ✓ Preserve and sustain neighborhood integrity
- ✓ Streamline development procedures



The most recent changes

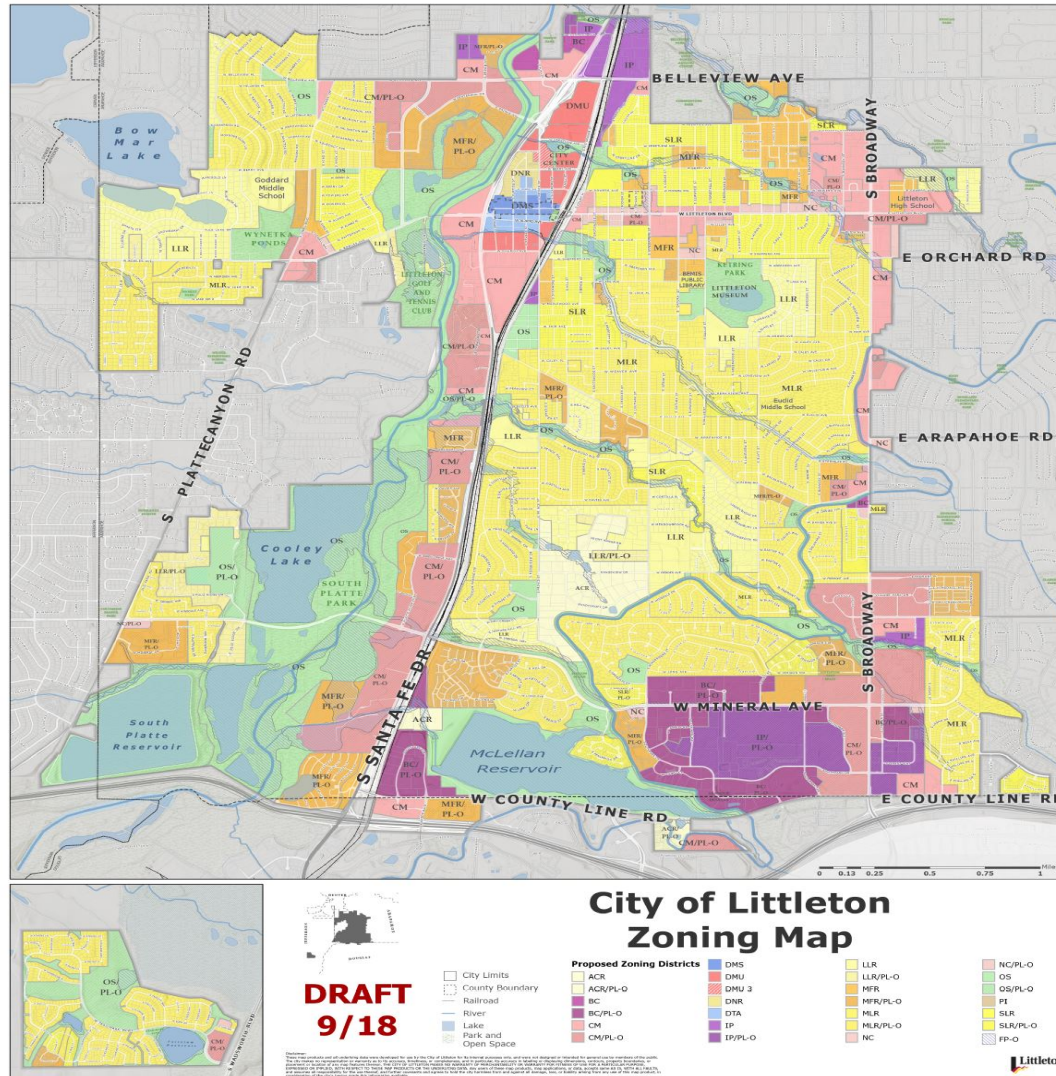
- ADU refined standards and clarifications
- Density adjustments in the CM district
 - Multi-family = 52 to 75 units per acre
 - Mixed-use = 38 to 85 units per acre
- Consolidation of Commercial and Mixed-Use Standards
- Parking
 - Reinstated parking maximums
 - Updated parking ratios based on ITEs Parking Generation Manual, 5th Edition
- WCF best practices updates
- Delayed provisions
 - Neighborhood Convenience
 - Subdivision waivers

What's New | Character-Based Zoning Districts

District	FLUCP Designation	Former District(s)
ACR, Acreage Residential	Estate Residential	A-1, R-S, R-L
LLR, Large Lot Residential	Suburban Residential	R-E, R-1
MLR, Medium Lot Residential	Auto-Oriented Residential	R-2
SLR, Small Lot Residential	Auto-Oriented Residential; Mixed Character Core Neighborhood	R-3
MFR, Multi-Family Residential	Suburban Residential Multi-Family; Auto-Oriented Residential Attached and Multi-Family; Residential Mix	R-3X, R-4, R-5, MH
NC, Neighborhood Commercial	Corridor Mixed Use	T, B-1
CM, Corridor Mixed	Corridor Mixed Use	B-2, B-3
BC, Business Center	Suburban Commercial	PD-I, IP, B-P, STP
IP, Industrial Park	Suburban Business Park	I-1, I-2

- Reduced district count from 20+ to 9+ overlays and downtown
- Reconciled by use approval types and standards adjustments
- Greater flexibility
- Fewer applications
- Less process and time
- Fewer meetings

What's New | Simplified Zoning Map



- District boundaries remain the same
- Fewer districts, fewer lines
- Districts consolidated and renamed
- PDs and PDOs transition to PL-O

What's New | Use Categories, Standards & Definitions

Land Use Matrix																
Category	Specific Use	Downtown (DT)				Corridor Mixed-Use (CMU)		Neighborhood (NB)					Business and Industry (BI)		Open Space (OS)	Standards
		DNR	DTA	DMS	DMU	NC	CM	ACR	LLR	MLR	SLR	MFR	BC	IP		
Overnight Accommodations	Hotel or Motel	--	P	P	P	C	P	--	--	--	--	C	P	P	--	--
	Overnight Accommodations (Other than listed)	--	P	P	P	C	P	--	--	--	--	C	P	P	--	--
Retail Repair, Sales, and Personal Services	Drug Store (without drive-through)	--	P	P	P	P	P	--	--				P	P	--	10-4-3.2.H
	Drug Store or Other Use (with drive-through)	--	--	--	--	PS	PS ²	--	--	--	--	--	P	P	--	10-3-3.4
	Dry Cleaning Store or Laundromat	--	P	--	P	P	P	--	--							10-4-3.2.H
	Dry Cleaning, Commercial Operations (without drive-through)	--	--	--	--	--	C	--	--	--	--	--	C	P	--	--
	Food Market	--	P	P	P	P	P	--	--				--	--	P	10-4-3.2.H
	Grocery Store	--	P	P	P	P	P	--	--				P	--	--	10-1-3.2.B-3
	Home Furnishing Store (Appliances and Electronics)	--	P	P	P	P	P	--	--	--	--	--	P	--	--	10-1-3.2.B-3
	Home Improvement Center (with garden center)	--	--	--	--	-	P	--	--	--	--	--	--	P	--	--
	Lumber Yard	--	--	--	--	--	CS						--	PS	--	10-1-1.4

- **P - Permitted**
 - Use is permitted by-right
 - Applies to all functionally similar land uses
 - Zoning certificate (Sec 10-9-4.16, *Zoning Certificate*)
- **C - Conditional**
 - Requires a public hearing
 - Standards (Sec. 10-1-1.5, *Conditional Use Standards*)
 - Decision criteria (Sec. 10-9-5.4, *Conditional Use Permit*)
- **S – Special Standards**
 - Administrative determination
 - Standards (Sec. 10-1-1.4, *Land Use Standards*)

What's New | Special Land Use Standards

- Applies to land uses warranting standards to ensure compliance, such as but not limited to:
 - Brewery, distillery and winery
 - Multi-family
 - Public assembly facility
 - Restaurant, Drive-In or Drive-Through
 - Veterinary clinic or hospital
- Managed administratively
- Appealed to the Planning Commission

P	P	P	C	P	--	--
P	P	P	P	P	--	--
--	--	-	PS	PS²	--	--
P	--	P	P	P	--	--
--	--	--	--	C	--	--
P	P	P	P	P	--	--
--	--	--	--	--	--	--

What's New | Housing Options

- Broadened the housing palette

- Sharing economy
 - Accessory dwelling units
 - Short-term rentals
- Cottage cluster
- Duplex and twin home
- Manufactured homes
- Multi-family (5+ units)
- Multiplex
- Tiny homes
- Townhome
- Upper floor residential (mixed-use building)



Small Single-Family



Cottage Cluster



Single-Family to Duplex Conversion



Multiplex / Fourplex



Townhomes

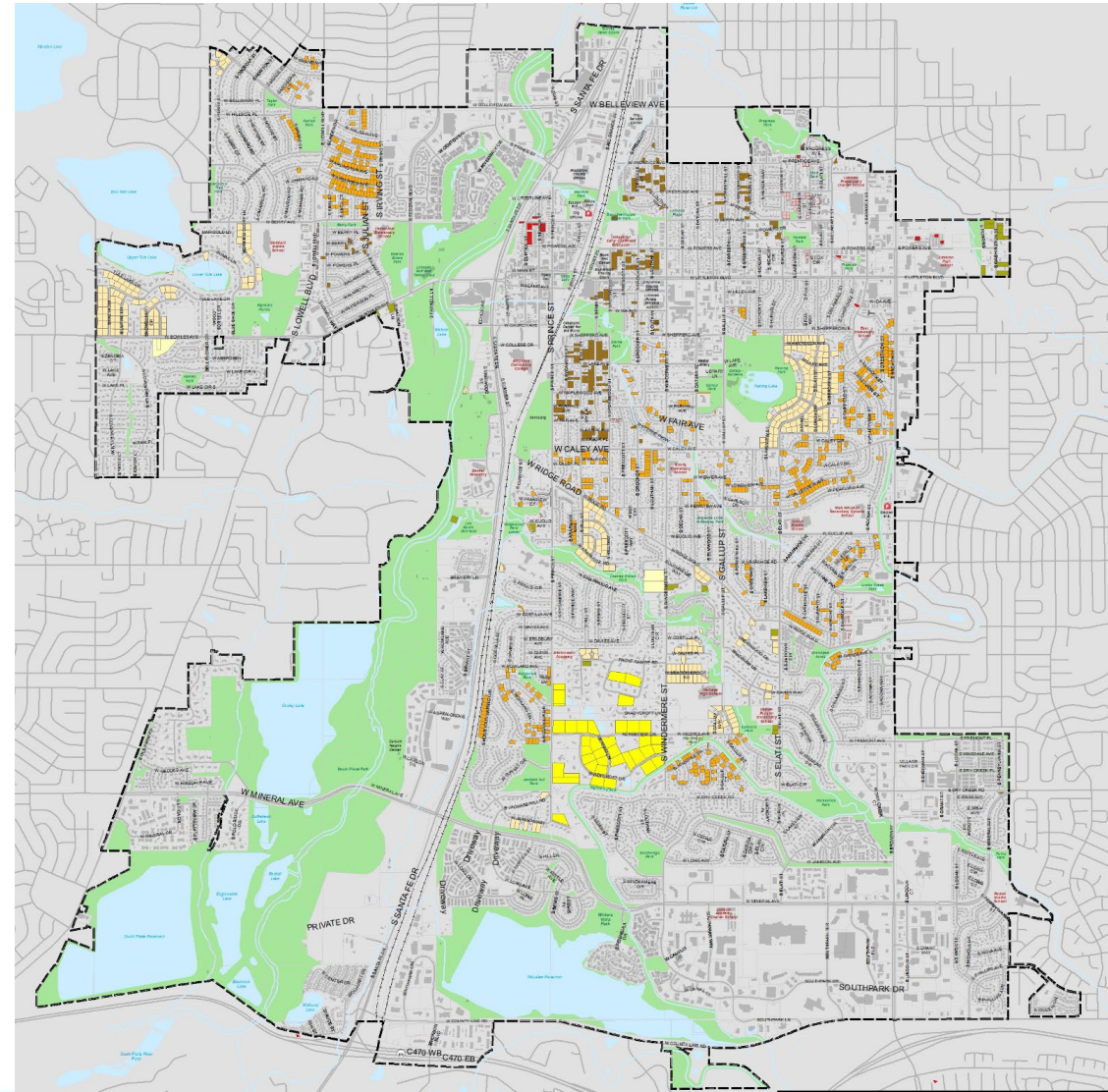


Garden Apartments

- Permitted in areas so as not to impact single-family detached neighborhoods

- Mitigating Nonconformities

- Significantly reduced the number of existing lots greater than the minimum lot area requirements
- Lot areas are now conforming
- Variances are no longer necessary
- Zoning district standards better reflect the conditions on the ground
- Eases the process to make property improvements




What's Next | Housing Options

- Considering the Options

- HB21-1117 Inclusionary Zoning; must embrace other housing policies
- Mandatory percentage of affordable units (permanently deed restricted or encumbered in perpetuity by a real covenant or other legal restriction) (Oak Creek)
- Affordable housing development fee (Lafayette)
- Fee waiver (Milliken)
- 10% moderately priced dwelling units (Denver)
- Low-density mixed-use housing zone; density bonus and fee credit (Fort Collins)
- Affordable housing fund (Longmont)

- Beginning January 2022



INCOME CATEGORIES			
Source: U.S. Department of Housing and Urban Development (HUD)			
Extremely Low Income (ELI)	Very Low Income (VLI)	Low Income (LI)	Moderate Income (MI)
0-30%	31-50%	51-80%	81-100%
% of Area Median Family Income (AMFI)			



What's New | Housing Options, ADU's



Where?







- Attached and contained units permitted in any residential district
- Detached units permitted in MLR and SLR with alley access as well as Downtown

What's New | Neighborhood Protection

Protecting the value and integrity of established neighborhoods

- Administrative and conditional use standards
- Transition standards
 - Use intensities
 - Bulk plane standards
 - Bufferyards
 - Operational standards, e.g., service areas, drive-through uses, etc.
 - Noise reduction
- Contextual development
- Outdoor lighting standards

District Bufferyards Requirements								
Zoning of Proposed Development	Zoning of Adjoining Lots							
	DNR, DTA, DMS, DMU	ACR, LLR	MLR, SLR	MFR	NC	CM	BC	IP
DNR, DTA, DMS, DMU	See Section 10-2-4.2, DT Bufferyards							
ACR, LLR		--	--	B	A	B	B	C
MLR, SLR		--	--	B	A	B	B	C
MFR	See Section 10-2-4.2, DT Bufferyards	B	B		B	A	A	B
NC		A	A	B		A	B	B
CM		B	B	A	A		B	B
BC		B	B	A	B	B		B
IP		C	C	B	B	B	B	

District Bufferyard Illustrations		
Bufferyard Type	No Fence	Fence
A		
B		
C		

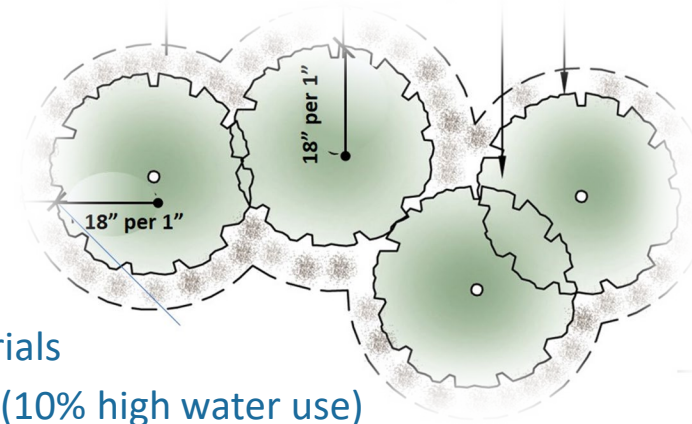
What's New | The "Greening" of Littleton

Greenscaping Requirements

- Common open space
- Landscaping
 - Street trees
 - Understory (foundation) plantings
 - Parking lots
 - Perimeter screening
 - Interior islands
 - Ground cover
- Tree canopy coverage
 - Emphasis on tree protection and preservation of historic and specimen trees
 - 10% to 20% (by district)
- Bufferyards

Sustainable landscapes

- Plant types and variety
- Living and nonliving materials
- Establish water use zones (10% high water use)
- Rain sensors
- Parking lots
 - Perimeter screening
 - Interior islands
- Ground cover
- Provisions for constrained sites and alternative landscape plans



What's New | Alternative Transportation Choices

Pedestrian and Bicycle Mobility

- Site development requires:
 - Internal pedestrian system
 - Bicycle parking and connections
 - DMS = six per block
 - DTA, DMU and DNR = 1 short-term per 15 units, plus 1 long-term per 10 units
 - Mixed Use and Non-Residential = 1 per 20 vehicle parking spaces
 - Multi-Family = 1 per 25 dwelling units
 - Ground cover

Transit Shed Reductions

- Transit sheds:
 - 15% reduction with one-quarter mile of transit stop
 - Littleton Downtown Station
 - Downtown: 20% reduction within 1,000 feet of light rail station
 - Outside of Downtown: 25% reduction within one-quarter mile of light rail station
 - Mineral Station = 25% reduction within one-quarter mile on light rail station
- Downtown (non-cumulative)
 - RTD Pass = 30% reduction
 - Ride Sharing = 30% reduction
 - Bicycle parking = up to 10% reduction
 - Shuttle to light rail station = 5% reduction

What's New | Parking

Parking Requirements

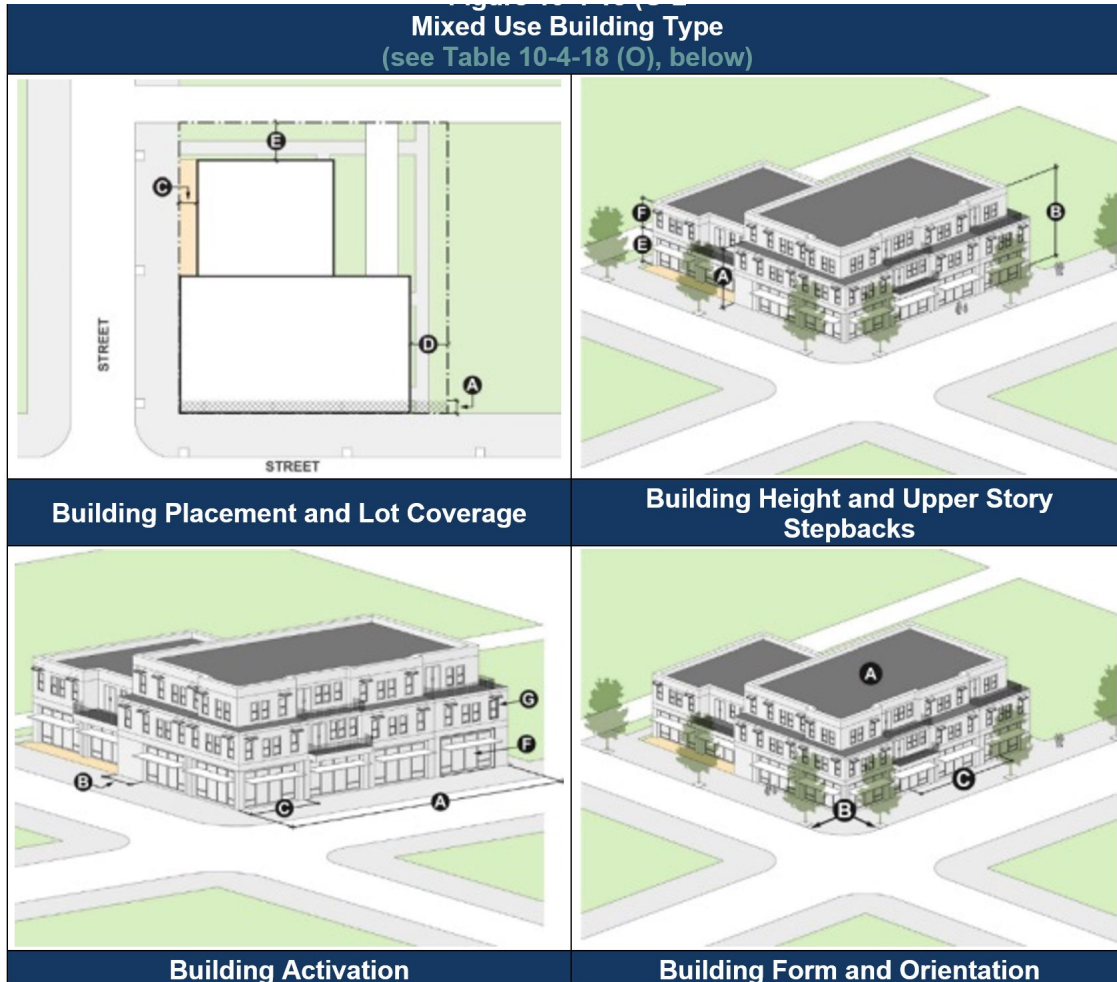
- Parking requirements are tied to the land use matrix
 - Minimum and maximum ratios
 - Revised based on ITE
 - Restaurants (10 - 15 per 1,000 sf.)
 - Public assembly (10 – 16 per 1,000 sf.)
 - Theater (4 – 6.5 per 1,000 sf.)
 - Office (3 – 6 per 1,000 sf.)
- Provisions for valet and tandem parking

Shared Parking

Illustrative Shared Parking Credit Calculation					
EXAMPLE: A mixed-use building or site has 40,000 sf of general office space, 15,000 sf of home furnishings, a 5,500 sf sit-down restaurant, a 25,000 sf movie theater, and 300 hotel rooms with no public meeting space. Separately, these uses would require 566 parking spaces. In this example, the minimum number of parking spaces required is 442, a 22% reduction.					
(A) Use Category	Weekday			Weekend	
	(B) Night (12 AM to 6 AM)	(C) Day (6 AM to 6 PM)	(D) Evening (6 PM to 12 AM)	(E) Day (6 AM to 6 PM)	(F) Night (6 PM to 12 AM)
Office	133	13	13	7	7
General Retail	23	34	38	27	2
Hotel	180	240	180	240	180
Restaurant, Sit-Down	27	55	55	55	6
Movie Theater	40	100	50	100	10
Column Totals	403	442	336	429	205

- Reduced parking requirements based upon peak parking periods of various use types, accounting for:
 - Daytime and nighttime use
 - Weekday vs. weekend parking
- Shared parking plan required

What's New | Design, Downtown



Mixed Use Building Type Standards (see Table Symbolologies above)					
Symbol	Standard	DNR	DTA	DMS	DMU
Building Placement and Lot Coverage					
A	Build-to Zone (BTZ) (min. / max. ft.)	NA	10' / 20'	0' / 5'	0' / 10'
B	Primary / Secondary Street Frontage (min. % of facade in BTZ)	NA	70% / 70%	80% / 80%	80% / 80%
C	Corner Lot Side Setback (min. ft.)	NA	0'	0'	10'
D	Interior Lot Side Setback (min. ft.)	NA	0'	0'	5'
E	Rear Setback (min. ft. / min. ft. with alley)	NA	10' / 10'	0' / 10'	0' / 10'
F	Lot Coverage (max. %)	NA	75%	90%	90%
G	Public Amenity / Open Space and Tree Canopy Coverage (min %)	NA	25%	0%	10%
Building Height and Upper Story Stepbacks					
A	Maximum number of stories within 20 ft. of front property line (stepback distance of 20 ft.)	NA	2	2	2
B	Maximum Height (number of stories/feet) (See Table 10-4-18(M) footnote.	NA	4' / 55'	3 / 45'	4 / 55**
C	Maximum 4th-floor plate area (percentage of 3rd-floor area)	NA	65%	NA	80%
D	Maximum number of stories within 10 ft. of a sensitive edge	NA	2	2	2
E	Ground Floor - Floor-to-Floor Height (max. ft.)	NA	15'	15'	15'
F	Upper Floor(s) - Floor-to-Floor Height (max. ft.)	NA	10'	10'	10'

What's New | Design, Major Corridors

Frontage Types:

- Purpose is to achieve contextual development
- Criteria includes:
 - As determined applicable in the CMU Standards of Design;
 - The zoning of the subject lot or adjoining lots;
 - If frontage is on a commercial corridor, suburban or neighborhood connector, or local street;
 - The frontages of developed lots adjoining and on the same side of the street as the subject lot or within 300 feet in either direction of the subject lot along a block front; and
 - The established building and parking footprints when the subject lot is developed or proposed for an addition, alteration, or redevelopment.
- Frontage types include:
 - Build-to
 - Drive-through
 - Green
 - Parking court
 - Shopfront
 - Stoop
 - Yard

What's New | Design, Major Corridors

Frontage Types:



Build-To



Drive-Through



Shopfront



Parking Court

What's New | Design, Neighborhoods

Standards for:

- Cottage court community
- Duplex / twin home conversion
- Reinvestment and redevelopment
 - Contextual development
 - Neighborhood conservation
- Single-family attached dwellings
- Multi-family development
- Manufactured home parks



Duplex / twin home conversion



Contextual Standards

Shared Parking

- Applies to mixed use and multi-tenant buildings when the peak parking periods of their uses don't overlap, e.g., office and movie theater
- Requires a shared parking plan
- Shared parking agreement required for multiple ownerships
- Calculations:
 - Determine required number of spaces for each use
 - Multiply the total spaced by the respective percentages
 - Calculate total for each time period
 - Use the column with the greatest number of required spaces

Table 10-1-3.7.A.2 Shared Parking					
(A) Use Categories	Weekday		Weekend		(F) Night (12:00 pm to 6 a.m.)
	(B) Day (9 am to 4 pm)	(C) Evening (6 pm to 12:00 am)	(D) Day (9 am to 4 pm)	(E) Evening (6 pm to 12:00 am)	
Office, Civic and Institutional	100%	10%	10%	5%	5%
General Retail	60%	90%	100%	70%	5%
Overnight Accommodations	75%	100%	75%	100%	75%
Restaurant	50%	100%	100%	100%	10%
Entertainment	40%	100%	50%	100%	10%
All Other Uses	100%	100%	100%	100%	10%

Table Notes: Refer to Table 10-3-2.2-1, CMU Use Table, for the use categories.

Table 10-1-3.7.A.3 Illustrative Shared Parking Credit Calculation					
EXAMPLE: A mixed-use building or site has 20 apartment units, 9,000 square feet of general office space, and 5,000square feet of retail space. Separately, these uses would require 85 parking spaces (20 units. x 1.5) + (9,000 sf. / 300) + (5,000 sf / 200) = 85). In this example, the minimum number of parking spaces required is 66, a 22% reduction.					
(A) Use Category	Weekday			Weekend	
	(B) Night (12 AM to 6 AM)	(C) Day (6 AM to 6 PM)	(D) Evening (6 PM to 12 AM)	(E) Day (6 AM to 6 PM)	(F) Night (6 PM to 12 AM)
Apartments 30 Spaces	30	18	27	24	27
Office30 Spaces	2	30	3	3	2
Retail25 Spaces	2	18	18	25	18
Column Totals	34	66	48	52	47

Design

GOAL L&C 4: A more attractive community, based on quality design and character of both private development and the public realm.

What We Know

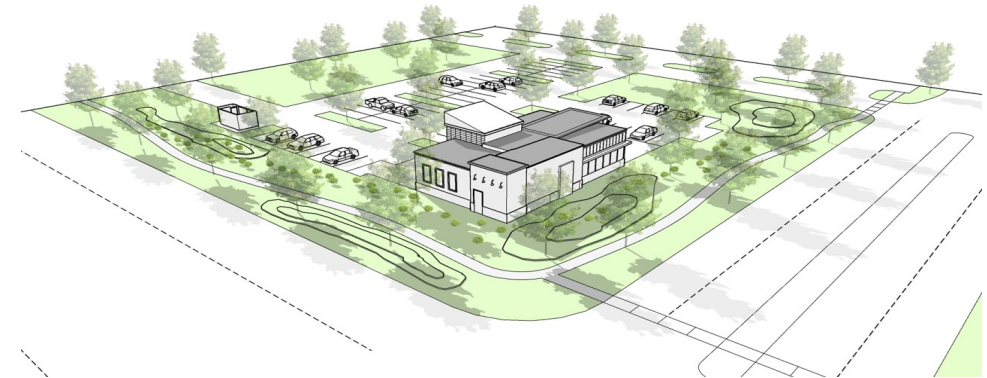
- The current zoning ordinance has very limited design standards, mainly relying on the site development plan and planned development processes.

ULUC Response

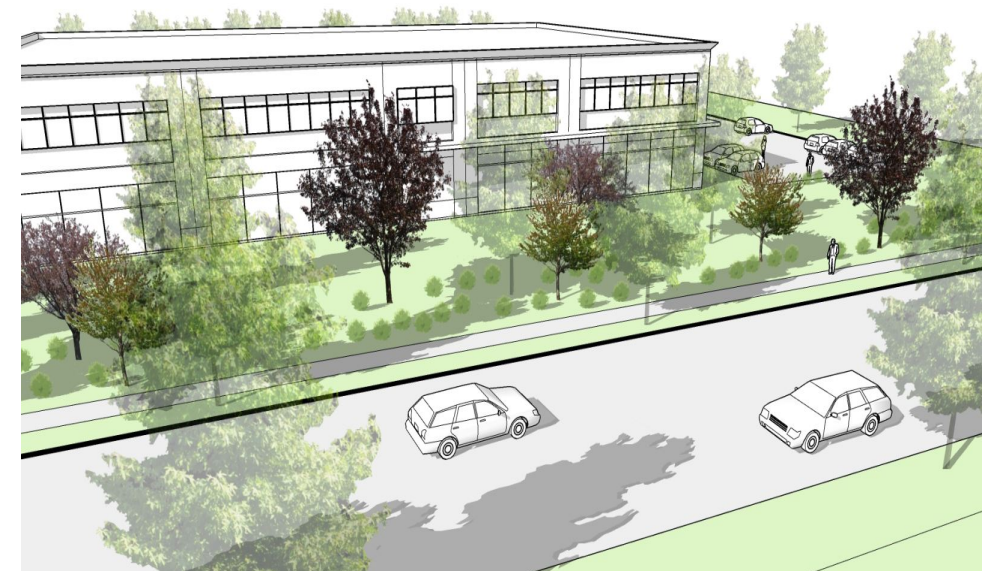
- Design standards applicable to all districts
 - Non-residential and mixed use *Sec. 10-1-3.2, Non-Residential and Mixed Use Design Standards*
 - Adaptive reuse *Sec. 10-1-3.3, Adaptive Reuse*
 - Sustainable buildings *Sec. 10-1-3.4, Sustainable Building Design*
 - Landscape *Sec. 10-1-3.6, Greenspace Design Standards*
 - Signs *Sec. 10-1-3.10, Sign Standards*
 - Building and site lighting *Sec. 10-1-3.11, Outdoor Lighting Standards*
- Design standards applicable to certain districts
 - Corridor Mixed Use (CMU) *Sec. 10-3-3.2, CMU Standards of Design*
 - Neighborhoods *Sec. 10-4-3.2, NB Standards of Design*
 - Business and Industry *Sec. 10-5-3.2, BI Standards of Design*

CMU Design

- Building Materials:
 - Types (masonry, metal, siding, stucco, glass, roofing)
 - Specified by NC and CM districts
- Standards
 - Site orientation
 - Street-facing entrance
 - Parking setback
 - Side and rear elevations
 - Service areas
 - Building design
 - Unified
 - Bulk and scale (partitioning)
 - Articulation
 - Entrances
 - Street frontages
 - Develop in context
 - Determined through pre-application or review of preliminary project plan



Build-To Frontage

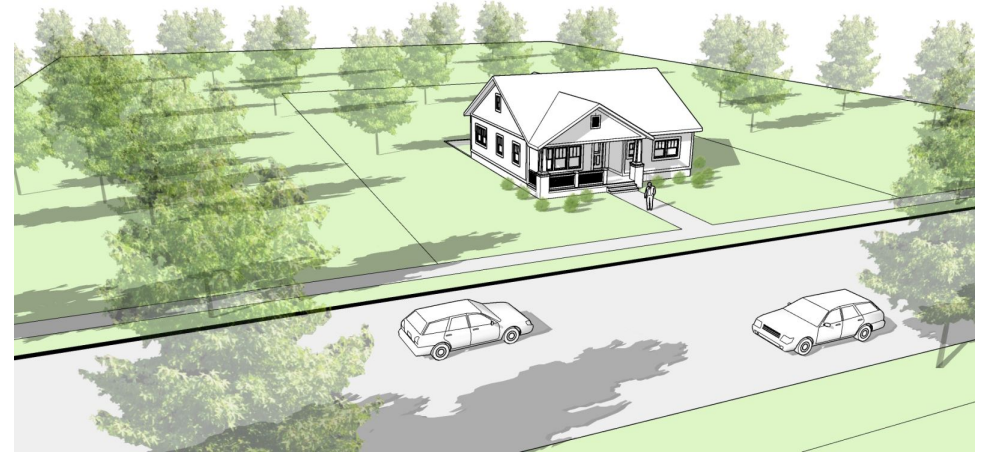


Green Frontage

CMU Design



Parking Court Frontage



Yard Frontage



Shopfront Frontage



Stoop Frontage

NB Design

- Building Materials: None
- Standards provided for:
 - Cottage court community
 - Duplex conversion (image to right)
 - Doors on separate facades
 - Enclosed stairways, or conditional approval
 - Single garage facing the street
 - One additional parking space
 - Contextual development
 - Average front and corner side setbacks
 - No greater than one story more than the tallest building within three lots on either side (in lieu of 115% of average heights); or
 - Use of a landscape transition (image to right)
 - Manufactured home park
 - Multi-family
 - Neighborhood conservation (next slide)
 - Neighborhood convenience
 - Single-family attached dwellings



Duplex Conversion



Building Scale Transitions

NB Design

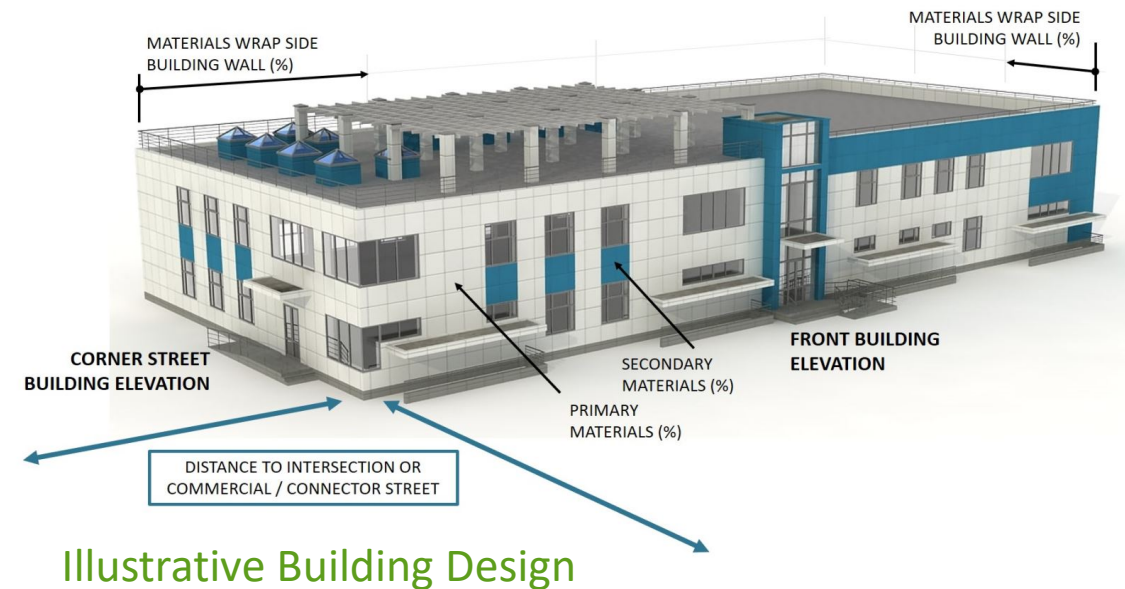
- Neighborhood Conservation (Subsec. [10-4-3.2.F](#))
 - Purpose
 - Encourage reinvestment
 - Preserve character
 - Alternative compliance (in lieu of a variance)
 - Conformance
 - Lawfully existing buildings are “conforming”
 - Nonconformance remains if:
 - Constructed without or in violation of permits
 - Proposed addition cannot demonstrate conformance with these alternative standards
 - Alternative standards
 - Average front setback
 - Addition or enclosure of front porch
 - Reduced corner side setback subject to conditions
 - Reduced side or rear setbacks if abutting permanent open space
 - Reduced rear setback to 10’ subject to standards



Front Setback Averaging

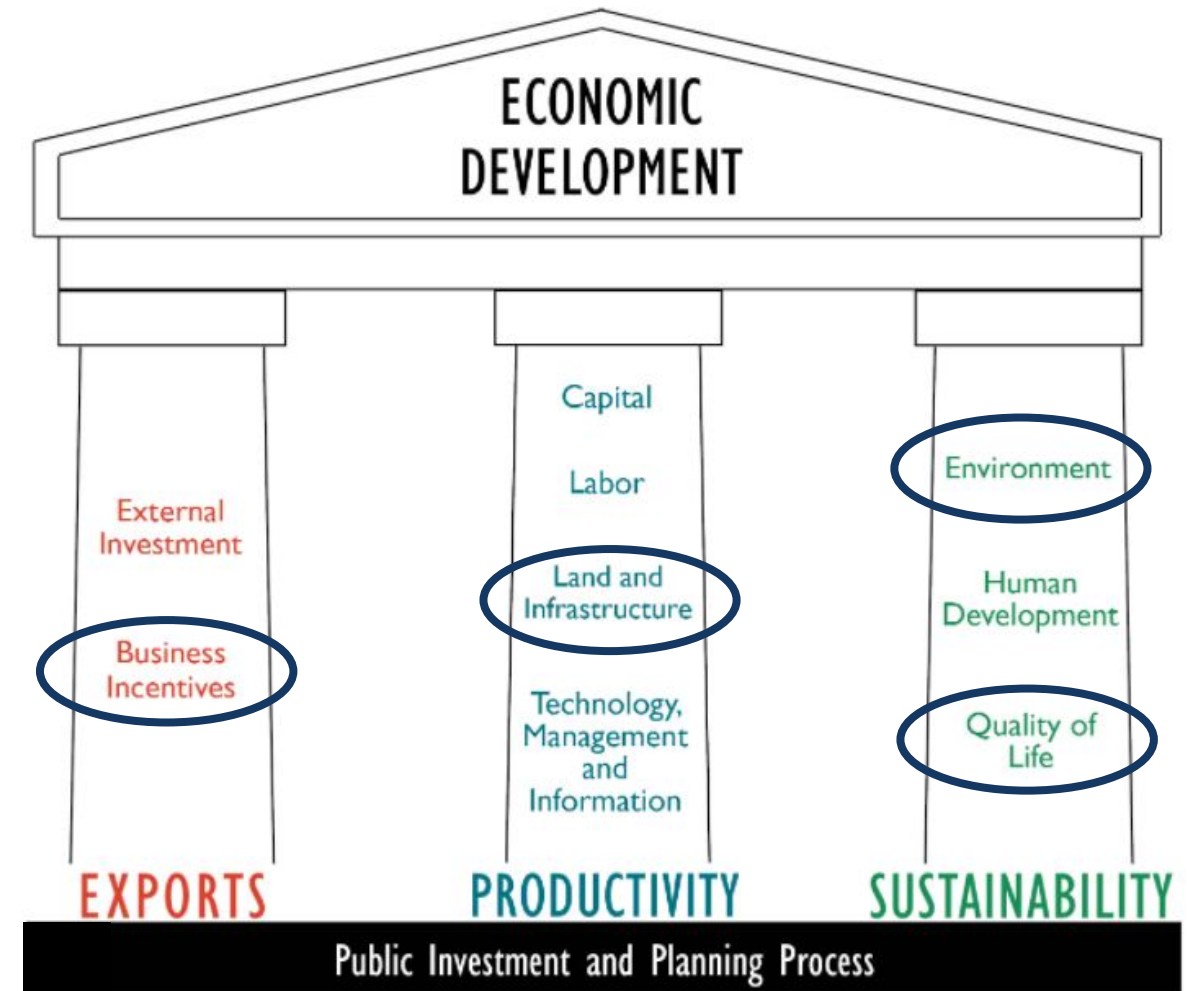
BI Design

- Business Center (Sec. 10-5-3.2.A)
 - Site orientation – same as CMU
 - Building design
 - Street-facing elevations within 350' of intersection of 250' of commercial and connector streets
 - 100% / 75% primary material on front, respectively
 - Primary material wraps 25% / 20% of side wall, respectively
 - Distant street-facing elevations
 - 50% primary / secondary material on front, respectively
 - Primary material wraps 10 of side wall
 - Four-sided architecture
 - Articulation – design elements required each 50'
 - Overhead doors must be perpendicular to a commercial street



Economic Resilience

- Support for Economic Development
 - Fewer, more flexible districts
 - Less applications and time
 - Articulate standards
 - Care not to overdo conditional uses
- Downtown Standards - Adjusted according to development feasibility model
- Reduced parking provisions:
 - Downtown
 - Within transit sheds
 - Shared parking
- More acres available for mixed use
 - Increased population supports local business
 - Greater heights and floor areas in suitable locations increases taxable values
- Character enhancement
 - Maintains community identity and sense of place



Sustainability

POLICY I&S 6: Be a leader among Colorado cities in managing and maintaining public infrastructure and facilities, and in learning about and adopting best practices, green infrastructure, and new technologies.

What We Know

- The City is active in its green/environmental programs.
- The ULUC provides a significant opportunity to take a leap forward to ensure responsible, sustainable development.

ULUC Response

- Preservation
 - Sec. [10-1-3.3](#), *Adaptive Reuse*
 - Sec. [10-1-3.4](#), *Sustainable Building Design*
 - Ch. [8](#), *Historic Preservation*
- Neighborhood value and integrity
 - Subsec. [10-4-3.2.F](#), *Neighborhood Conservation*
- Mixed Use
 - Subsec. [10-1-3.2.D](#), *Mixed Use*
- Tree protection and canopy coverage
 - Subsec. [10-1-3.6.C](#), *Protection and Preservation*
 - Subsec. [10-1-3.6.E](#), *Tree Canopy Coverage Requirements*
- Sustainable building design
 - Sec. [10-1-3.4](#), *Sustainable Building Design*
- Alternative modes or transportation
 - Sec. [10-1-3.8](#), *Alternative Mobility*
- Environmental protection
 - Sec. [10-7-3.2](#), *Environmental Performance Standards*

Next Steps

- Oct. 5 City Council First Reading
- Oct. 19 City Council Consideration of Adoption
- Oct. 25 Final ULUC Published



An aerial photograph of a city street, likely in Denver, Colorado, showing a wide road with multiple lanes, surrounded by trees and buildings. In the background, a range of mountains is visible under a cloudy sky. A large teal banner is overlaid across the middle of the image.

THANK YOU

Bret Keast, AICP



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