

# CITY OF LITTLETON, COLORADO

# ORDINANCE NO. 24

Series, 2021

**AN ORDINANCE OF THE CITY OF LITTLETON,  
COLORADO, REPEALING LITTLETON CITY CODE  
TITLES TEN, ELEVEN, AND PORTIONS OF FOUR  
RELATED TO HISTORIC PRESERVATION, REPLACING  
THEM WITH TITLE TEN UNIFIED LAND USE CODE, AND  
ADOPTING A CORRESPONDING OFFICIAL ZONING  
MAP**

**WHEREAS**, the 2019 Envision Littleton Comprehensive Plan identified the update to the city's regulatory framework as a top priority; and

**WHEREAS**, the creation of the city’s new regulatory framework, the Unified Land Use Code, launched in February 2020 with community meetings entitled Envision Littleton “Studios”; and

**WHEREAS**, since February 2020, the city held seven studios, adopted phased code updates, conducted community engagement efforts, and posted a draft of the Unified Land Use Code online for public comment; and

**WHEREAS**, on September 20, 2021, the historical preservation board of the City of Littleton, Colorado held a public hearing and recommended approval of those provisions of Chapters 8 and 9 pertaining to historic preservation with three minor amendments; and

**WHEREAS**, on September 27, 2021, the planning commission of the City of Littleton, Colorado, held a public hearing and unanimously recommended adoption of the Unified Land Use Code and corresponding zoning map with four conditions; and

**WHEREAS**, the city council considered the significance and scope of the proposed regulations on the downtown character area of the City of Littleton and finds in fact that the Unified Land Use Code implements the Comprehensive Plan’s goals related to access to a variety of housing types, supporting the socially and economically vibrant Downtown, preserving and protecting areas and structures with distinctive historic value and character, and allowing Downtown to remain an inclusive community; and

**WHEREAS**, the city council considered the significance and scope of the proposed regulations on the neighborhood character areas of the City of Littleton and finds in fact that the Unified Land Use Code provides safe, attractive, and highly livable environments for all residents to live, improves and retains the value of housing and established neighborhoods, provides for the conservation of existing neighborhoods and manages the standards for home expansions with streamlined processes and administrative approvals that enable homeowners to

improve and reinvest in their properties to sustain a quality housing stock, enhances neighborhood quality and maintains home values, provides means for transitioning homes in at-risk areas - such as those lots fronting on major traffic ways, abutting higher density housing or adjacent to uses of greater intensity - to other housing types more suitable for the location, provides a range of different neighborhood formats, housing types, and price points to meet the needs of all persons in Littleton, provides adequate and affordable living options for those employed locally, provides access to a broad network of sidewalks, greenways, and trails for health, recreation, and pedestrian mobility purposes, provides for new, expanded, adaptively reused, and redeveloped housing on vacant or underutilized properties, in the above described at risk areas; and

**WHEREAS**, the city council considered the significance and scope of the proposed regulations in the Corridor Mixed zoning district and finds in fact that the Unified Land Use Code is equipped to achieve the Comprehensive Plan goal of 15,000 additional residents and 6,550 more housing units, and provides for more dense housing types and options within one-quarter to one-half mile of fixed transit investments or fixed-route bus stops; and

**WHEREAS**, the city council considered the significance and scope of the proposed regulations on corridors and commercial center character areas of the City of Littleton and finds in fact that the Unified Land Use Code addresses the revenue needs of city government to continue meeting public service expectations of residents, businesses, and institutions, nurtures key employment sectors, targets industries and small businesses to expand local job opportunities and contributes to better incomes, provides resources, services, and conducive regulatory environments to help businesses of all sizes development and grow; contributes to economic prosperity, maintains and enhances the community's character; and

**WHEREAS**, the city council considered the significance and scope of the proposed regulations on utilities and infrastructure and finds in fact that the Unified Land Use Code provides for the adequate maintenance of water, wastewater, and storm drainage infrastructure to serve the needs of City of Littleton residents and businesses while minimizing adverse impacts on the environment, preserves and enhances public green spaces providing access to nature and widespread opportunities for recreation and play close to neighborhoods, encourages continuous greenway connections within and through the city, provides for a healthy community with convenient access to recreational facilities and programming of outdoor fitness activities, efficiently uses and conserves water resources, and, provides for an ecologically sound and exceptionally attractive South Platte River corridor, framed by sensitively planned land uses, continuing to anchor the entire community's trail and open space networks.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LITTLETON, COLORADO, THAT:**

**Section 1:** Repeal of Existing Codes. Littleton City Code Titles Ten, Eleven, and Chapter Six of Title Four are hereby repealed in their entirety.

**Section 2:** Enactment. Littleton City Code Title Ten, the “Unified Land Use Code” as website-linked and referenced in Exhibit A, as attached hereto and fully incorporated herein by this reference, is hereby enacted in full.

**Section 3:** Official Zoning Map. The Official Zoning Map, as shown in Exhibit B, as attached hereto and fully incorporated herein by this reference, is hereby adopted in full effect.

**Section 4:** Severability. If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of this ordinance. The City Council hereby declares that it would have passed this ordinance, including each part, section, subsection, sentence, clause or phrase hereof, irrespective of the fact that one or more parts, sections, subsections, sentences, clauses or phrases may be declared invalid.

**Section 5:** Repealer. All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that this repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

INTRODUCED AS A BILL at a regularly scheduled meeting of the City Council of the City of Littleton on the 5<sup>th</sup> day of October, 2021, passed on first reading by a vote of 7 FOR and 0 AGAINST; and ordered published by posting at Littleton Center, Bemis Library, the Municipal Courthouse and on the City of Littleton Website.

PUBLIC HEARING on the Ordinance to take place on the 19<sup>th</sup> day of October, 2021, in the Council Chamber, Littleton Center, 2255 West Berry Avenue, Littleton, Colorado, at the hour of 6:30 p.m. or as soon thereafter as it may be heard.

PASSED on second and final reading, following public hearing, by a vote of \_\_\_\_\_ FOR and \_\_\_\_\_ AGAINST on the 19<sup>th</sup> day of October, 2021 and ordered published by posting at Littleton Center, Bemis Library, the Municipal Courthouse and on the City of Littleton Website.

122 ATTEST:

123 \_\_\_\_\_  
124 Colleen L. Norton  
125 CITY CLERK

\_\_\_\_\_  
Jerry Valdes  
MAYOR

126  
127 APPROVED AS TO FORM:

128  
129 \_\_\_\_\_  
130 Reid Betzing  
131 CITY ATTORNEY

