

UNIFIED LAND USE CODE

City Council Public Hearing

Bret Keast, AICP

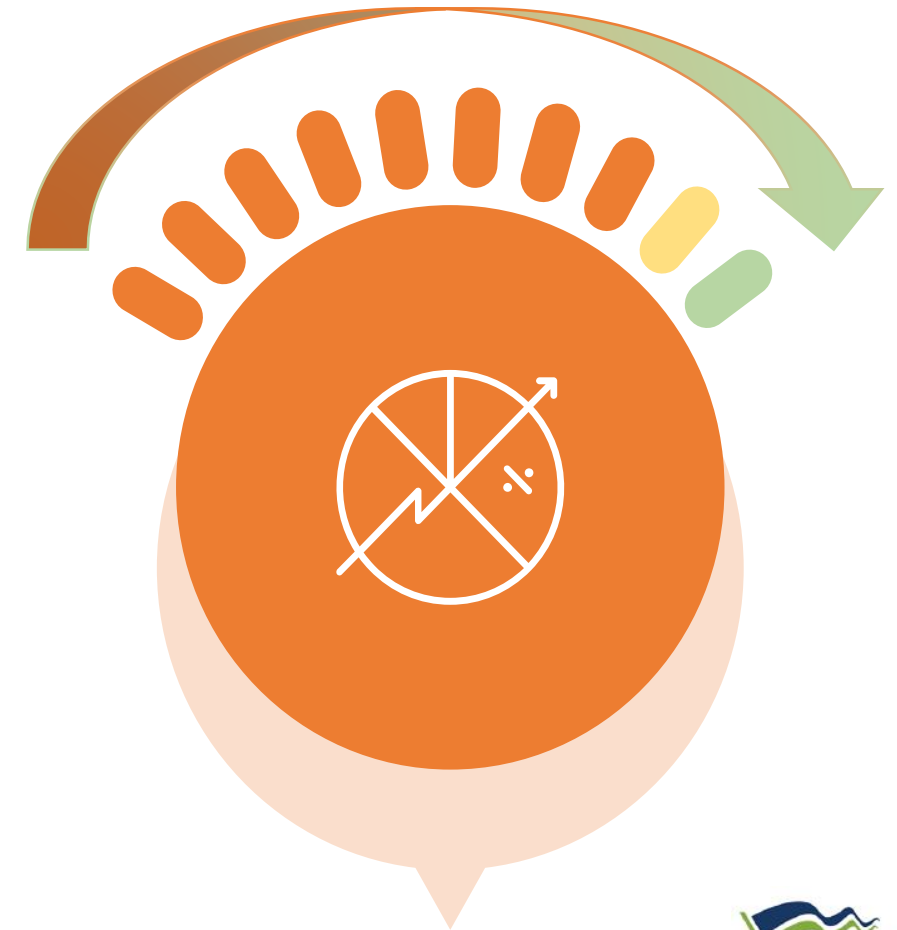


KENDIG KEAST
COLLABORATIVE

City Council Public Hearing

Agenda

- Revisit the project goals
- Summarize the work accomplished since August 27
 - 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
- Council discussion
- Council decision on ULUC



Where We Began

Phase II Downtown Regulations
Adopted October 2020

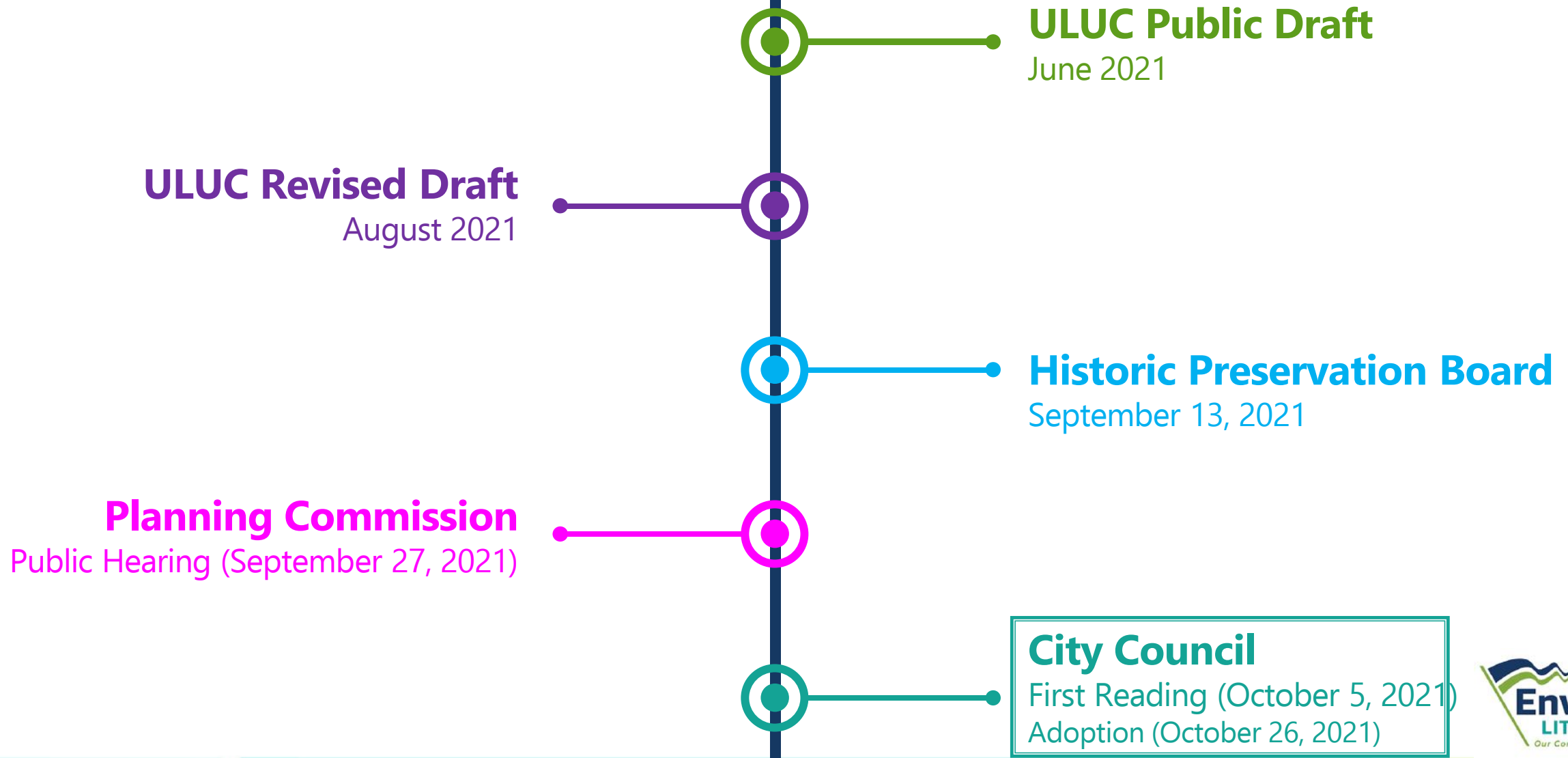
Envision Littleton Comprehensive Plan
Adopted October 2019

Corridors and Mixed Use
Envision Studio 3 (November 2020)
Envision Studio 4 (December 2020)

Neighborhoods
Envision Studio 5 (February 2021)
Envision Studio 6 (March 2021)

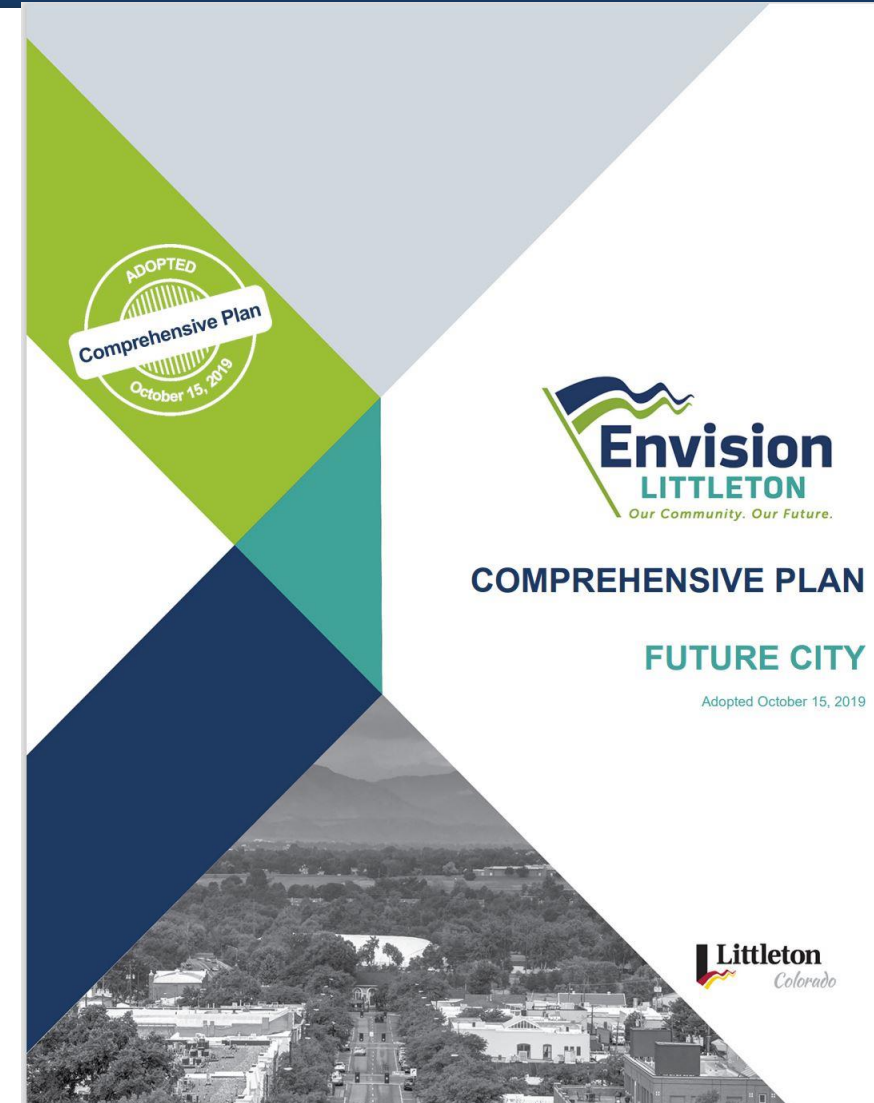
Business and Industry
Envision Studio 7 (May 2021)

How Far We've Come



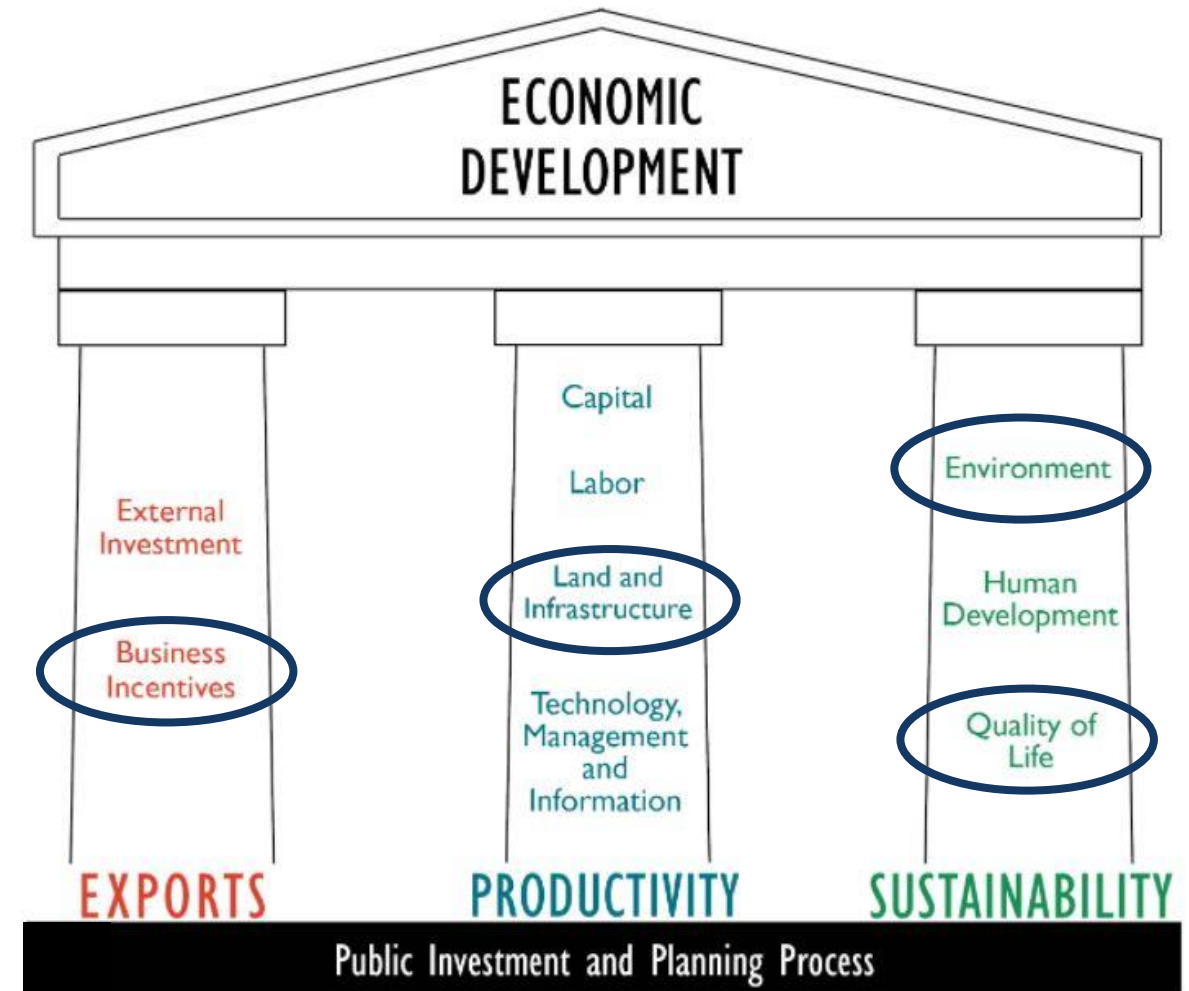
Goals of the ULUC

- ✓ 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



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



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
 - Master sign plan
 - Littleton Blvd. Design District
 - Subdivision waivers

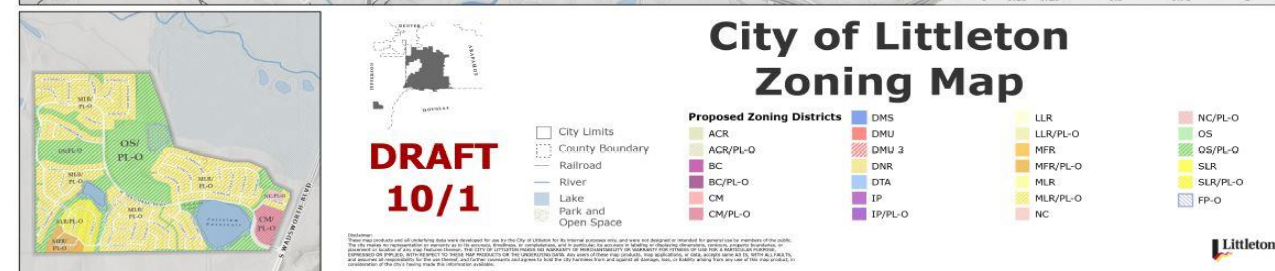
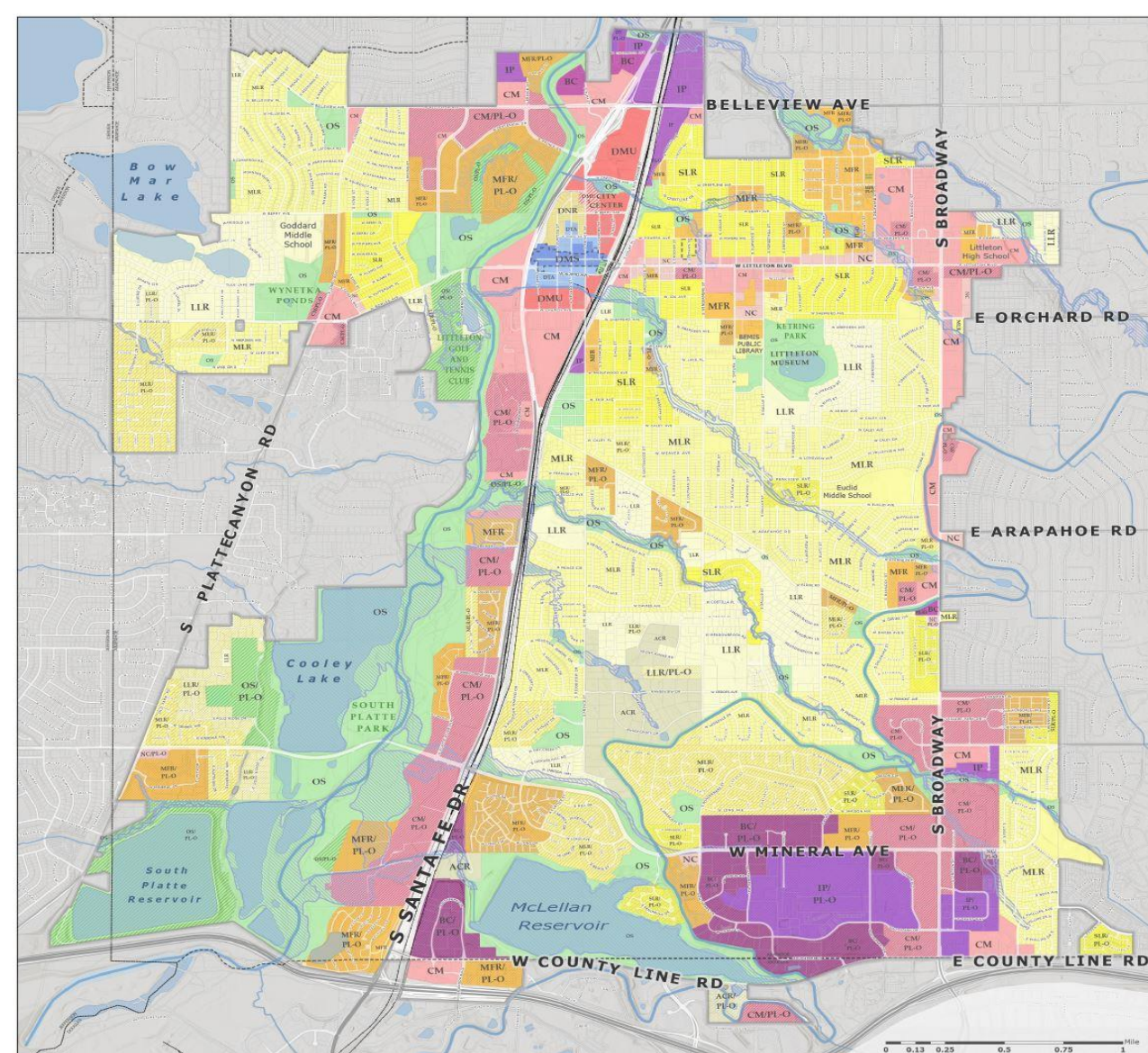
What's New | Character-Based Zoning Districts

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 base district count from 25 to 14 -plus overlay districts
- Reconciled by use approval types and standards adjustments
- Greater flexibility
- Fewer applications
- Less process and time
- Fewer meetings

What's New | Simplified Zoning Map

- Aligns with the Future Land Use and Character 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**

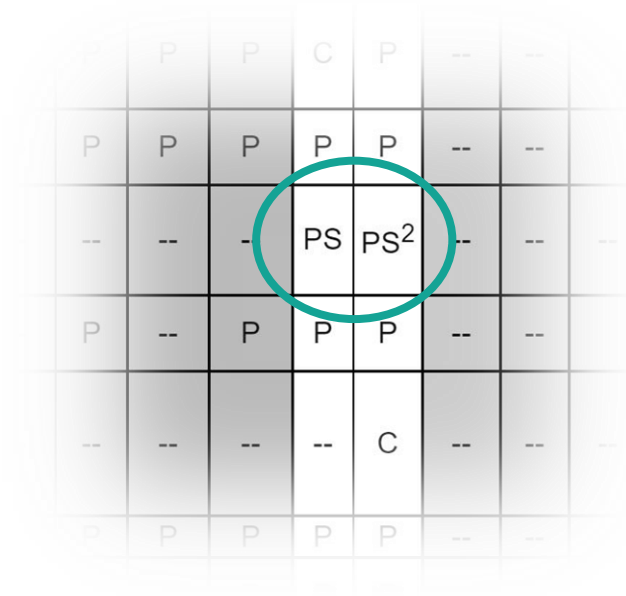
- Requires a public hearing
- Standards (Sec. 10-1-1.5, *Conditional Use Standards*)
- Decision criteria (Sec. 10-9-5.4, *Conditional Use Permit*)

- 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	PS ²	--	--
P	--	P	P	P	--	--
--	--	--	--	C	--	--
P	P	P	P	P	--	--
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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

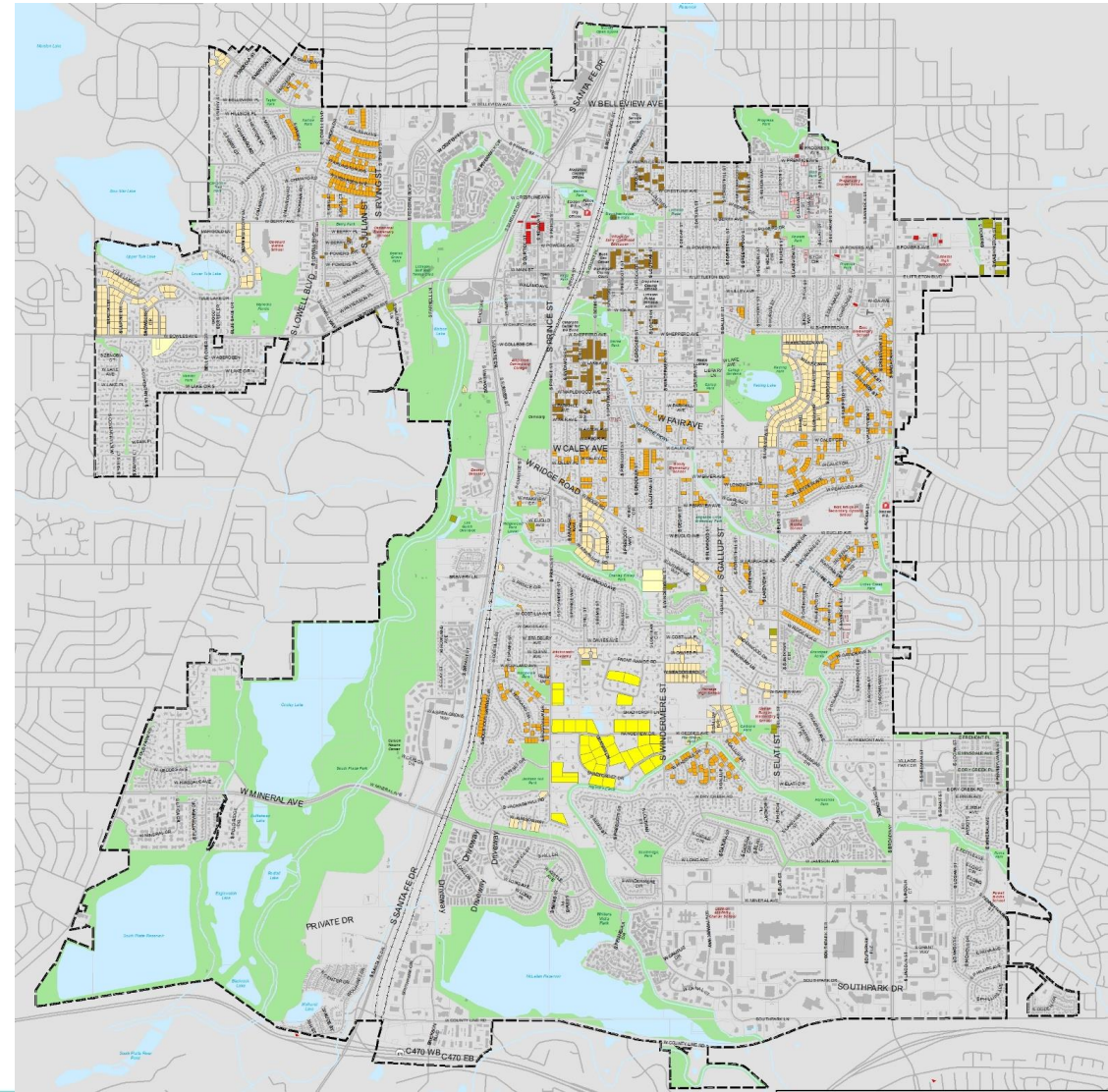


Garden Apartments

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

What's New | Housing Options

- **Mitigated 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**



What's New | Housing Options, ADU's



Where?







- Attached and contained units permitted in any residential district, CM, DNR, DTA and DMU
- Detached units permitted in MLR and SLR with alley access and in DNR, DTA and DMU

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		

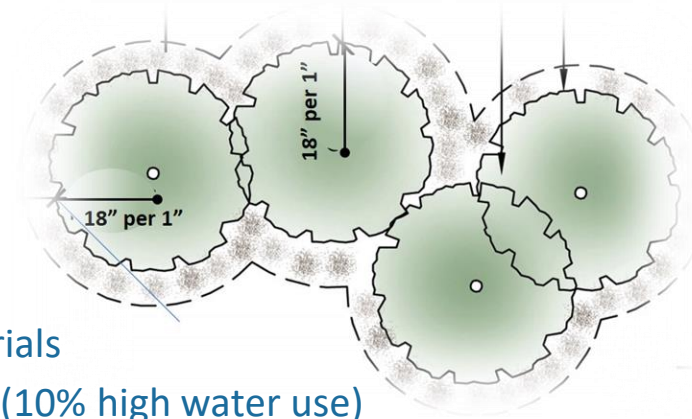
What's New | The “Greening” of Littleton

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

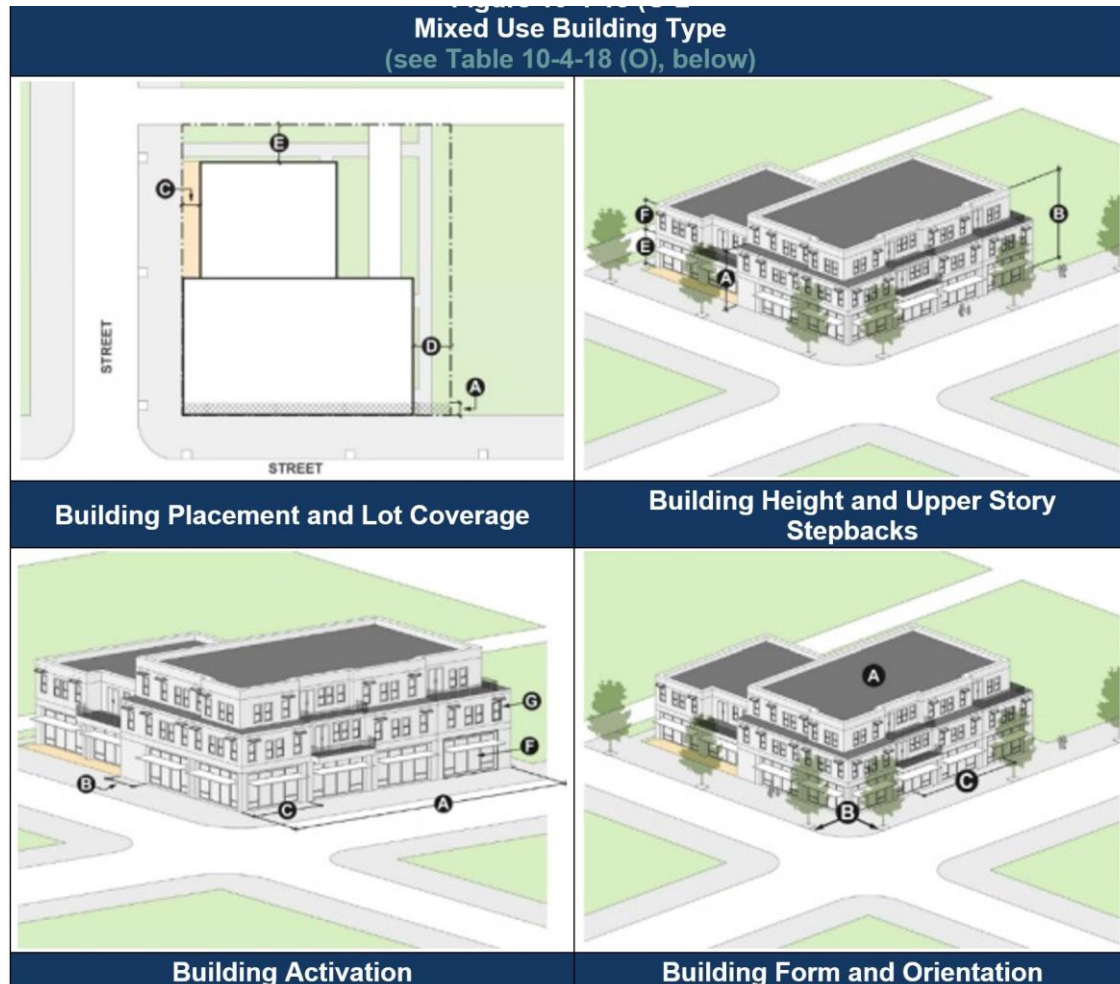
- Parking requirements are tied to the land use matrix
 - Minimum and maximum ratios
 - Revised based on ITE
 - Restaurants (10 - 15 per 1,000 sf.)
 - Public assembly (10 – 16 per 1,000 sf.)
 - Theater (4 – 6.5 per 1,000 sf.)
 - Office (3 – 6 per 1,000 sf.)
- Provisions for valet and tandem parking

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'

PC request to remove row (F)

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

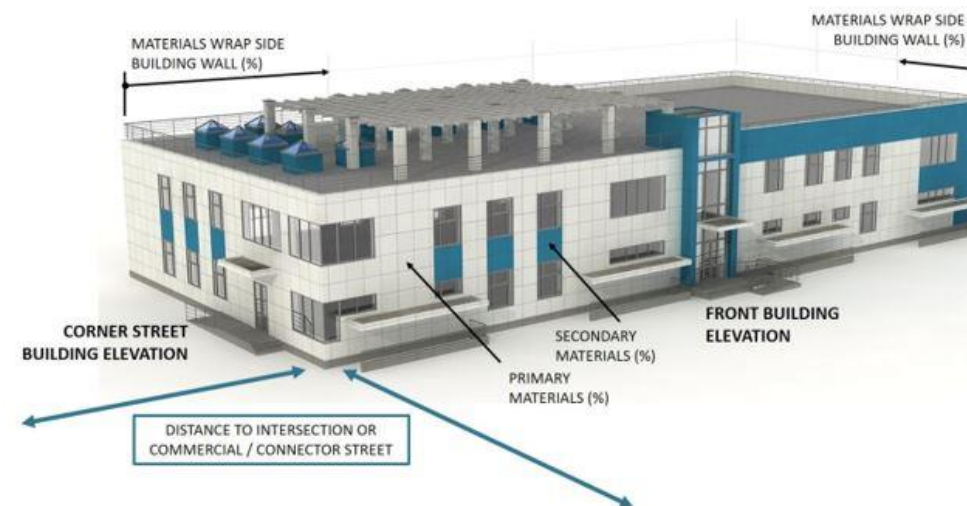


Contextual Standards

What's New | Design, Business Center

Standards in the BC district

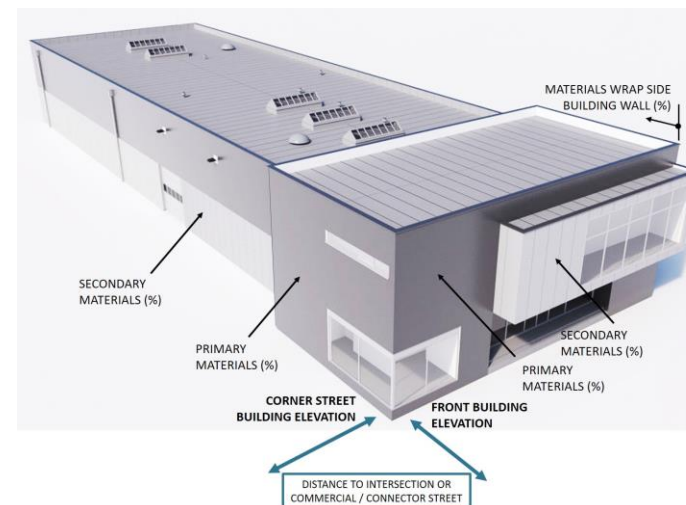
- **Street-facing building elevations**
 - Primary building materials on 100% of façade(s) within 350' of an intersection of two commercial corridors; wrapped 25% on side elevations
 - Primary building materials on 75% of façade(s) within 250' of commercial corridor or suburban connector; wrapped 20% on side elevations
- **Articulation required each 50'**



What's New | Design, Industrial Park

Standards in the IP district

- Street-facing building elevations
 - Primary building materials on 25% of façade(s) within 200' of an intersection of two commercial corridors; wrapped 10% on side elevations
 - Primary building materials on 10% of façade(s) within 100' of commercial corridor of suburban connector; wrapped 5% on side elevations
- Screening of outside storage viewable from street rights-of-way
- Service areas on interior side or rear yard



What's New | Historic Preservation

- Historic preservation provision updates based on:
 - Colorado SHPO model ordinance;
 - Secretary of the Interior's Standards for Historic Preservation; and
 - Best practices
- General updates:
 - Relocated information such as definitions, appeals, rules and procedures for boards and commissions, and notice to consolidate with other components of the ULUC
 - Removed district boundary information (important, but not typically part of the historic preservation code)

What's New | Historic Preservation

- Chapter 8 Historic Preservation provisions:
 - Clearly state responsibilities of owners of designated historic properties
 - Incorporate Legacy Program provisions to maintain a list of significant structures, without applying regulations
 - Establish the Historic Register and clearly outlines integrity and significance criteria required for designation
 - Distinguishes between Major and Minor Alterations (staff vs. HPB review)
 - Outline potential economic incentives, and leave room for the City to add more as appropriate
- Chapter 9 groups all historic preservation-related review for ease of access
 - Provisions follow same sub-sections to walk through required criteria and procedures

What's New | Nonconforming Compliance

Administrative Compliance

- Purpose is to require conformity commensurate with the type and scale of improvement
- Types of improvements:
 - Adaptive reuse
 - New development or redevelopment
 - Major expansions (50%+ building or parking expansion)
 - Minor expansions (< 50% of building or parking expansions)
 - Façade and site improvements
 - Parking lot improvements

Administrative Compliance Requirements		
Type of Improvement	Definition of Improvement	Level of Compliance that is Required
Adaptive Reuse	1. A new permitted use in an existing building.	At least 40 percent of the required parking shall be provided or another quantity that is otherwise approved by the Director upon determination that parking amounts are adequate and will not likely have adverse impacts upon adjacent users.
New development or redevelopment	<ol style="list-style-type: none"> 1. Development of vacant sites; 2. Expansion of a building by more than 100 percent of its gross floor area; and 3. Tear-down and reconstruction of a building (except re-establishment of a nonconforming use or building). 	Full compliance with all provisions of this Code is required.
Major expansions	Expansion of a building by 50 to 100 percent of its gross floor area, or an increase in parking requirements of more than 50 percent.	<ol style="list-style-type: none"> 1. Parking spaces (including ADA accessible spaces) and drive aisles shall be dimensioned and parking and loading spaces shall be provided. 2. Landscaping improvements shall be provided for those portions of the site being expanded. 3. Bufferyards shall be provided. 4. Building additions shall meet the design standards of the applicable zoning district or character area. 5. Major nonconforming uses shall be discontinued. 6. Sidewalk/tree lawn shall meet the Littleton Engineering Design Standards (LEDS). 7. Site lighting shall meet code requirements.

What's New | Procedural Streamlining

ULUC Administration

- Common Procedures
 - Development Review Summary Table
- Code and Zoning Amendments
- Site Development and Use Permits
- Improvement Plans and Permits
- Subdivisions and Vacations
- Historic Preservation Applications
- Review, Appeals and Interpretations

Table 10-9-3.10.1 Development Review Summary							
Development Application	Pre-App Required	Neighborhood Meeting	Review and Decision		Public Notice	Expiration (10-9-3.9)	Applicable Standards
			Review/Recommend	Decide			
CDD = Community Development Director; PC = Planning Commission; CC = City Council; HPB = Historical Preservation Board; BA = Board of Adjustment; [] = Public Hearing Required							
Code and Zoning Amendments							
Rezoning or Zoning Map Amendment (Sec. 10-9-4.1)	✓	✓	1st: CDD 2nd: [PC]	[CC]	Pu M Po	None	
Master Development Plan (Sec. 10-9-4.2)	✓	✓	CDD	CDD [PC] ⁴	Pu M Po	2 years	Article 10-1-3
Vested Property Rights (Sec. 10-9-4.3)	✓		CDD	[CC]	Pu M Po	3 years ⁵	
Code Text Amendment (Sec. 10-9-4.4)			1st: CDD 2nd: PC	CC	Pu	None	
Annexation (Sec. 10-9-4.5)	✓	✓	1st: CDD 2nd: [PC]	[CC]	Pu M Po, and as re-	None	

An aerial photograph of a city street, likely in Little Rock, Arkansas, showing a wide road with traffic, surrounded by trees and buildings. In the background, a range of mountains is visible under a cloudy sky. A semi-transparent teal banner is overlaid across the middle of the image.

THANK YOU

Bret Keast, AICP



KENDIG KEAST
COLLABORATIVE