

Legislation Text

File #: ID# 21-120, **Version:** 1

Agenda Date: 06/28/2021

Subject:

Discussion of ULUC sections related to the Corridor Mixed Use Chapter and the Accessory Uses, Buildings, Structures, and Dwelling Unit Section

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PURPOSE:

Determine if there are modifications needed to the draft Unified Land Use Code (ULUC) regulations of accessory uses, buildings, and structures as well as Chapter 3: Corridor Mixed Use.

PRESENTATIONS:

Staff Presenter(s):	Jennifer Henninger, Community Development Director Mike Sutherland, Deputy Director of Community Development
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Additional Presenter(s):	N/A
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SUMMARY:

The ULUC is in draft form and planning commission is in the process of reviewing the work of the City's consultant KKC. Over the course of the next few months, staff will provide specific sections of the ULUC for planning commission to review and provide comments and direction. In particular new concepts such as accessory dwelling units and mixed use have been drafted and will be the focus of this study session.

PRIOR ACTIONS OR DISCUSSIONS:

The city has hosted a series of Envision Studios over the past year related to the draft ULUC regulations. In addition, staff has facilitated several study sessions on specific topics that will be addressed in the ULUC.

ANALYSIS:

Staff Analysis

Mixed Use: Through the Comprehensive Plan process in 2019 as well as the Envision Studios in 2020 and 2021 the concept of mixed use has been discussed. The draft ULUC has a chapter specifically focused on mixed use along corridors. The chapter addresses uses, building design, greenscapes and signage.

Accessory Uses: Accessory uses, such as home occupations, accessory buildings, such as sheds, and accessory structures that are not buildings, such as fences, are perhaps the most often cited regulations in the existing development code. The draft unified land use code (ULUC) establishes multiple categories of accessory: uses, buildings, structures and dwelling units.

Accessory Dwelling Units: The existing Littleton Development Code does not allow accessory dwelling units.

The proposed draft of the ULUC includes provisions for accessory dwelling units and allows them in limited situations. The draft ULUC provides specific regulations applicable to accessory dwelling units for height, setback, area, and design.

Council Goal, Objective, and/or Guiding Principle

Completion of the ULUC is the number one goal for city council in 2020-2021.

STAFF RECOMMENDATION:

Study sessions are for discussion purposes only. No action is requested or allowed.

REFERENCES:

ULUC Corridor Mixed Use

<https://online.encodeplus.com/regs/littleton-co/doc-viewer.aspx#secid-63>

<<https://online.encodeplus.com/regs/littleton-co/doc-viewer.aspx>>

ULUC Accessory Uses, Buildings and Structures

<https://online.encodeplus.com/regs/littleton-co/doc-viewer.aspx#secid-11>

<<https://online.encodeplus.com/regs/littleton-co/doc-viewer.aspx>>

ULUC Accessory Dwelling Units

<https://online.encodeplus.com/regs/littleton-co/doc-viewer.aspx#secid-1387>

<<https://online.encodeplus.com/regs/littleton-co/doc-viewer.aspx>>