

## Proposed Zoning Changes – What?

ACR Lot Residential (1+ acres)	Up to 4-unit multiplexes
Large Lot Residential (1/2 + acre)	Up to 4-unit multiplexes
Medium Lot Residential (1/4 to 1/2 acre)	Up to 4-unit multiplexes Up to 4-unit townhomes
Small Lot Residential (less than 1/4 acre)	Up to 4-unit multiplexes Up to 4-unit townhomes

Here are the zoning changes in a nutshell:

**A multiplex is a single building that has anywhere from two to four housing units inside of it.**

ACR lots, which are 1 acre in size and up, are now eligible for multiplexes with up to four units and up to 30' high.

Large lot residential units, which are about half an acre in size and up, are now eligible for multiplexes.

Medium lot and Small Lot residential plots are now eligible for either multiplexes or townhomes of up to four units.

# ACR= Acreage Residential

New Zoning Rules Matrix, Downloaded Dec 17, 2024 This is likely not the final table, but used in this presentation.

**Table 10-4-2.2**

## NB Lot and Building Standards

▶ Replace with

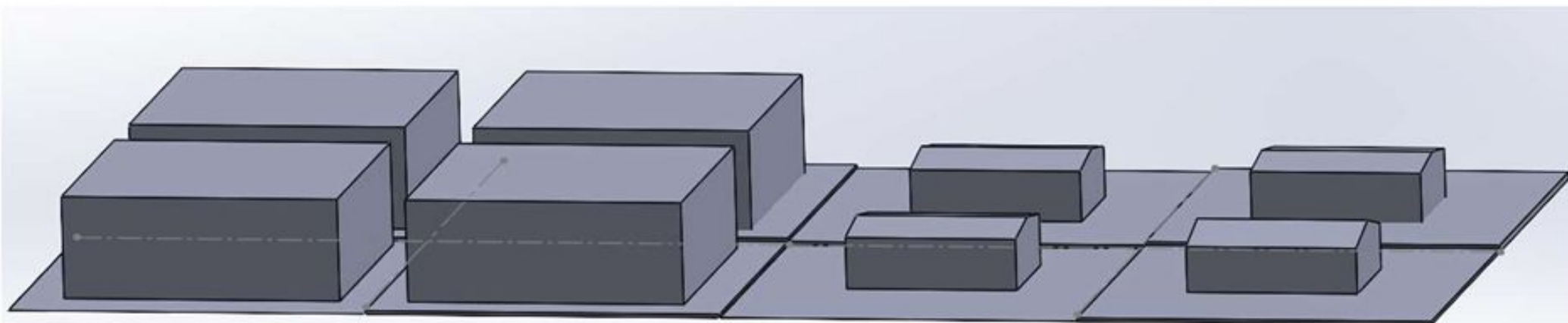
Residential District	Housing Type(s) <sup>1</sup>	Minimum Lot <sup>2</sup>		Maximum Height		Minimum Setbacks				Maximum Building Coverage	Maximum Units per Acre <sup>6</sup>
		Area	Width	Feet	Stories	Front	Corner	Side <sup>3</sup>	Rear <sup>4</sup>		
<b>Graphic Legend:</b>										0.17	1.00
See Figure 10-4-2.2.1, <i>Detached Housing Illustration</i> and Figure 10-4-2.2.2, <i>Attached Housing Illustration</i>											
Letters correspond to illustrations		A <sup>5</sup>	B	C		D	E	F	G		
ACR	Single-Family Detached	<del>12.75</del> ac.	175'	30'	3.0	25'	50'	20'	50'	0.35	<del>0.35</del> 1.00
	Duplex	0.5 ac.	87'	30'	3.0	25'	50'	20'	50'		2.00
	Multiplex	1,000 sf.	15'	30'	3.0	15'	10'	5'/10'	15'		4.00

# LLR= Large Lot Residential

New Zoning Rules Matrix, Downloaded Dec 28, 2024 This is likely not the final table, but used in this presentation.

## Large Lot Residential (LLR)

Table 10-4-2.2											
NB Lot and Building Standards											
Residential District	Housing Type(s) <sup>1</sup>	Minimum Lot <sup>2</sup>		Maximum Height		Minimum Setbacks				Maximum Building Coverage	Maximum Units per Acre <sup>6</sup>
		Area	Width	Feet	Stories	Front	Corner	Side <sup>3</sup>	Rear <sup>4</sup>		
<b>Graphic Legend:</b> See Figure 10-4-2.2.1, <i>Detached Housing Illustration</i> and Figure 10-4-2.2.2, <i>Attached Housing Illustration</i>											
LLR	Single-Family Detached	20,000 sf.	85'	30'	3.0	25'	10'	5' / 10'	20'	0.33	1.852.00
	Duplex	10,000 sf.	42.5'	30'	3.0	25'	10'	5' / 10'	20'		4.00
	Multiplex	1,000 sf.	15'	30'	3.0	15'	10'	0' / 10'	15'		8.00



- One acre containing four quarter-acre lots with 60% lot coverage and 30' high multiplexes
- One acre containing four quarter acre lots with 1,800 sq. ft. single-family homes and 18' heights

Changes are in the red print.

All Single-Family Home areas of Littleton are subject to duplex and multiplex residential additions. NO more Single-family detached home zones.

“Dezone”= more density Thats the plan!

Table 10-1-1.1 Base Zoning Districts				
District		Future Land Use and Character Map Designation	Purpose	Former Zoning Designation(s) <sup>1,2</sup>
Name	Designation			
<b>Neighborhood</b>				
Acreage Residential	ACR	Estate Residential	The ACR district provides for large, estate-sized lots for which the principal land use is single-family detached, duplex, and multiplex residential, although limited agricultural uses are also allowed.	A-1, R-S, R-L
Large Lot Residential	LLR	Suburban Residential	The LLR district provides for large lots for which the principal land use is single-family detached, duplex, and multiplex residential.	R-E, R-1
Multi-Family Residential	MFR	Suburban Residential Attached and Multi-Family; Auto-Oriented Residential Attached and Multi-Family; Residential Mix	The MFR district provides for <del>single family attached duplex, including multiplex, rowhouse, and townhouse</del> me, along with cottage clusters court communities and apartment buildings and complexes. This district is intended to be of the highest residential density in the city, except for the Corridor Mixed (CM) district. The district may also accommodate manufactured home parks, recreational vehicle parks, and tiny home communities by conditional use.	R-3X, R-4, R-5, MH
Medium Lot Residential	MLR	Suburban Residential; Auto-Oriented Residential	The MLR district covers a majority of the community, which provides for single-family detached, duplex, multiplex, limited townhome residential housing, along with cottage court communities in conventional neighborhoods.	R-2
Small Lot Residential	SLR	Auto-Oriented Residential; Mixed Character Core Neighborhood	The SLR district covers the residential areas nearest Downtown. Some neighborhoods in this district include alleys while other neighborhoods do not have alleys. The principal land use of this district is single-family detached, duplex, multiplex, limited townhome residential, along with cottage court communities.	R-3

**For More information:**

Colorado Community Articles:      Nov 7



City of Littleton meetings:      Oct 22 City Council Study Session



Nov 18 Planning Commission



Dec 17 City Council Meeting with public

