



Planning Commission

February 13, 2025 Packet Addendum #1

Addendum #1 – Public Comments and Ordinance Clarifications

- Seven public comments on accessory dwelling unit ordinance as of 2/12
- A revised accessory dwelling unit ordinance (Attachment 2 to staff report) with the following clarifications in the form of additions:
 - Sec. 17.16.030.B.5.b – related to building setbacks from rear property lines, clarification that the rear setback for an attached accessory dwelling unit in the Old Town overlay district is five feet to comply with HB 24-1152. This law states that the City cannot require rear setbacks for *attached* accessory dwelling units greater than that for a *detached* accessory buildings (e.g., garage, shed). This addresses the rear setbacks unique to the Old Town overlay zone district for accessory buildings to comply with HB 24-1152.
 - Sec. 17.16.030.H – to explicitly state that short term rentals are not allowed in accessory dwelling units. The City currently does not allow short term rentals on any residential property (e.g., less than 30 days) but this language clarifies this applies to accessory dwelling units.
 - Sec. 17.72.080 – to clarify that accessory dwelling units are allowed in the Planned Community Residential zone district. HB 24-1152 requires the City to allow accessory dwelling units anywhere single family units are allowed. Attachment 6 (Map of Single Family and Old Town Areas) has also been updated to reflect these areas.

Jeff Hirt

From: Celeste Niehaus <cmniehaus1180@gmail.com>
Sent: Tuesday, February 11, 2025 11:26 AM
To: Planning
Subject: ADU's

Hello,

I am writing to encourage you to **reduce** the minimum square footage for an ADU as you consider changes to building codes. Tiny homes and small units can be quite adequate for individuals to live in. A dwelling of 200-250 square feet would allow for more ADU's to be built and possibly more affordable homes to be on the market.

Thank you for your consideration.

Celeste Niehaus
920 Rex Street
Louisville, CO 80027

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Jeff Hirt

From: Kathryn P Hamerly <kathrynphamerly@gmail.com>
Sent: Saturday, February 8, 2025 7:55 AM
To: MICHAEL HAMERLY
Cc: Planning
Subject: Re: Questions and Concerns for the Feb 23 Planning Meeting

Categories: Jeff Reviewing

Resending

On Sat, Feb 8, 2025 at 7:50 AM MICHAEL HAMERLY <mike.hamerly@outlook.com> wrote:

Hello,

Thank you for having the meeting to discuss the upcoming ordinance allowing ADUs in Louisville. I have some questions and concerns...

-I have learned that the City Water Department seeks to require tap fees to the city water and sewer lines. This would add a very burdensome cost to ADU development. I think it is sensible to allow an ADU to tap into the home's existing water and sewer line.

-What is the state grant funding mentioned in the proposed ordinance amendment?

-Is there a minimum square footage for an ADU? We are planning for a 450 sq foot ADU on our property.

Thank you,
Michael Hamerly
Harding Ct

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Jeff Hirt

From: Peter Stewart <peter@stewart-architecture.com>
Sent: Tuesday, February 11, 2025 1:02 PM
To: Planning
Cc: Jeff Hirt; City Council
Subject: ADU comments

Planning Commission members,

As a longtime resident and design professional working in Louisville, I am supportive of the draft ordinance. Numerous clients of mine over the past years, so many I have lost count, have been interested in ADUs and were sorely disappointed to learn that Louisville prohibited them. This proposed ordinance is welcome news.

Louisville prides itself as being a leader in energy efficient and sustainable new development, yet has lagged far behind our peer communities in allowing ADUs, which provide very efficient housing options. This is one example how our current development code is in need of improvements to meet our stated goals.

Comments on the draft ADU ordinance:

1. Utilities: It should be explicitly clear in the code that ADU's share water and sewer utilities with the principal residence. Elsewhere in the code it states that each dwelling unit and each separate building have its own water and sewer tap. There is also the issue of tap fees or meter size upsizing fees. If the city imposed such fees, which are substantial, it will make ADUs unaffordable, defeating a primary purpose of ADUs.
2. Maximum number: This should be changed to 1 ADU for each legal principal dwelling on a property. For example, each unit of a legal duplex should be allowed to have an ADU in their basement.

Thank you for considering my comments. I look forward to passage of this overdue ordinance.

Peter Stewart

stewart

ARCHITECTURE

1132 Jefferson Ave. Louisville, CO. 80027

tel: 303.665.6668

peter@stewart-architecture.com

Jeff Hirt

From: Laura Page <lpage53@gmail.com>
Sent: Tuesday, February 11, 2025 10:31 AM
To: Planning
Cc: City Council
Subject: ADUs
Attachments: ADU_Tiny home designs.pdf

Dear Members of the Planning Commission,

You are now considering changes to our Codes to conform to the State's new regulations regarding ADU's. Although the State prohibits the City from creating rules that are *more* restrictive than those passed by the Legislature, *greater* leniency IS allowed. I encourage you to consider reducing the minimum square footage for an ADU from 500 sq ft to 200, or maybe 250 sq sq ft., calculated according to the IRC (International Residential Code) which measures the interior liveable space. The 2018 IRC has specific standards for "tiny homes" under 400 sq ft. on foundations - see <https://codes.iccsafe.org/content/IRC2018/appendix-q-tiny-houses>.

Many of you may not be able to comprehend how someone could live in such a small space but people across the world, and historically in the US, have managed this. Consider that a space of just under 290 sq ft can yield an 8' x 9' bedroom with separate closet, a full-size bathroom with a 4' wide walk-in shower, and a 10'x16' living room with a kitchenette. I have attached photos of examples of structures between 200 and 225 sq ft.

Smaller ADUs would better fit within an existing home or on smaller lots and be more affordable to develop. The lot coverage would be less which might be more acceptable to adjacent property owners. In addition, smaller units will reduce utility costs for the ADU resident. Ultimately, decreasing the minimum square footage for an ADU could increase the number of ADU's built throughout the City, which I understand is the goal..

Especially with the desire to increase housing for elders, many of whom are comfortable in smaller spaces - including myself - I ask that you reduce the minimum size for an ADU from 500 sq ft to 200.

Thank you for your consideration.

Laura Page
920 Rex St

Jeff Hirt

From: cindy Bedell <cyndilarsen@yahoo.com>
Sent: Monday, February 10, 2025 11:59 AM
To: Planning; Jeff Hirt; Rob Zuccaro
Subject: ADU Item 6b Feb 13 2025 Planning Commission Meeting

Dear Planning Commissioners,

Re Ordinance amending Title 17 to
allow Accessory Dwelling Units in accordance with Colorado
House Bill 24-1152.

1.) The Louisville Municipal Code (LMC) currently does not allow
short term rentals anywhere. However, it seems very likely that
some of these ADU's will become VRBO's or AirBnB type rentals.
This would be contrary to the intention of House Bill 24-1152 to
create more housing for local residents.

I believe the ordinance should explicitly state the prohibition
of ADU's being used for short term vacation rental properties,
and include measures for enforcement. How is short term
rental defined? Does it need to be more specific?

2.) The city can regulate the height of ADU's under House Bill 24-1152.
The ordinance should limit the height of ADU's in old town overlay
district to 20', (not 25') to be consistent and maintain the character of old town Louisville.

Thank you for considering this input.

Cindy Bedell
Ward 2
Louisville

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Jeff Hirt

From: Val Foster <vfoster234@comcast.net>
Sent: Friday, February 7, 2025 8:26 PM
To: Jeff Hirt
Subject: Louisville ADUs

Follow Up Flag: Follow up
Flag Status: Flagged

Hi!
Please do everything in your power to allow ADUs in Louisville with safe, but also the least amount of restrictions possible.

Everyone's college kids are rebounding back home and an ADU will be a great solution for many Louisville families.

thank you for all you do!

The Fosters
234 Jackson Circle
303.304.7905

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Jeff Hirt

From: Andy Johnson <andy@dajdesign.com>
Sent: Wednesday, February 12, 2025 8:23 AM
To: Planning
Cc: Jeff Hirt; Rob Zuccaro
Subject: Accessory Dwelling Units - Comments & Feedback

Dear Planning Commission Members,

As a long time resident and Colorado licensed architect working in Louisville, I fully support the ordinance to allow ADU's in single-family zoning districts. I have worked with clients over the past 25 years wanting to design a home that included an ADU in order to support the care of an aging parent, a child who needed to come back home, or to create passive income as they think about aging in place. It has left clients feeling frustrated that they could not fulfill one of the basic goals of their house project in Louisville when they would be able to do so just about anywhere else in our area.

Currently, Louisville is the only City or Town in Boulder County and one of the only along the Front Range that does not allow ADU's in some capacity. The State made an important decision to allow ADU's in communities across the State in order to help find a solution to our need for affordable housing, and helped provide an answer to our enormous amount of out-dated single-family land use practices.

The State did much of the heavy lifting to set the stage for the proposed code, and the ordinance follows it diligently. Overall, the proposed ordinance is appropriate and well written to support Louisville's compliance with Colorado House Bill 24-1152. There are issues that need to be addressed to help strengthen the ordinance in general and to be compatible with Louisville-specific goals. Below are suggested modifications to help the ordinance be more successful.

- Remove the section about ADU's not contributing to the 12% IHO. The ADU ordinance is not the place to create rules about affordable housing, nor is it the place to debate what qualifies for the 12% IHO. Move this topic to the IHO amendments. Further, I disagree with the assessment from staff that developments complying with the IHO must do so with like-for-like affordable units compared to the market rate units within the same development. That policy position does not allow for unique and creative opportunities to provide affordable housing, for example for-sale and for-rent housing together in one development.
- Allow for detached and attached ADU's for duplexes, and allow for attached ADU's in buildings that are 3 or more single-family, multi-level attached units.
- Prevent any policy decisions that mandate discrete water and sewer lines and tap fees be required for the development of an ADU. The intent of an ADU is to be accessory to the primary structure and limited by size in the proposed ordinance. Both detached and attached ADU water and sewer lines should be allowed to be run to and from the primary structure, and ADU's should only be subject to the water fixture count form to determine usage at the subject property. A full water/sewer tap assessment for a ADU will be cost prohibitive for the construction or conversion of a space into an ADU, and could be considered in violation with the State bill.

- Eliminate the lot area per dwelling unit rule for all ADU's in applicable zoning districts.
- Incentivize ADU development dedicated to affordable housing by increasing size (as already described in the ordinance), tap fee reduction, and lot coverage increases.
- Incentivize single-level and accessible ADU development by allowing a 10% increase in lot coverage requirements. A single-level ADU (not necessarily fully accessible) creates a living space for those who have issues with stairs or need easier access to their home. An accessible unit, typically single-level in design, would provide a much needed housing type for those with a physical challenge. Single-level units do not have the benefit of stacking over another ground floor level saving building footprint and therefore require additional lot coverage.

Louisville has lagged behind in making important updates to its zoning code over the past number of decades, especially when compared to its neighboring communities. While ADU's in Louisville have been discussed for a number recent years, little action has taken place to move us to a meaningful ADU ordinance. The ordinance being presented only brings us into compliance with the new State law, and it is not a progressive or proactive ordinance to assist in our need for housing.

While this ordinance is a great start, and I would like to thank staff for their work on the ordinance draft and for their effort to set Louisville up as an ADU Supportive Jurisdiction. More can be done and it will require your leadership. As this new State regulated ordinance is discussed at Planning Commission and City Council, please keep in mind that much of the suggestions above have already been incorporated into our neighboring communities' ADU rules, and are not novel to the ADU discussion. Please consider the suggestions listed above to be included with the ordinance as you make your recommendation of approval to City Council. Thank you!

Andy



ANDY JOHNSON, AIA

w: dajdesign.com

o: 303.527.1100

m: 303.249.1624

[vCard](#)



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**ORDINANCE NO. XX
SERIES 2025**

**AN ORDINANCE AMENDING TITLE 17 OF THE LOUISVILLE MUNICIPAL CODE
CONCERNING THE REGULATION OF ACCESSORY DWELLING UNITS IN THE
CITY OF LOUISVILLE**

WHEREAS, the City of Louisville (the “City”), is a Colorado home rule municipal corporation duly organized and existing under laws of the State of Colorado and the City of Louisville Home Rule Charter (the “City Charter”);

WHEREAS, the State of Colorado House Bill 24-1152 requires the City of Louisville to allow accessory dwelling units on all single family residential lots by June 30, 2025 and comply with detailed supplemental standards related to accessory dwelling units;

WHEREAS, allowing accessory dwelling units is consistent with the Louisville Housing Plan goals to increase residential development opportunities in Louisville, expand and maintain access to affordable housing, and diversify Louisville’s housing stock;

WHEREAS, allowing accessory dwelling units is consistent with the Louisville Housing Plan Action Item 1.4 to remove barriers to and promote accessory dwelling units to help increase housing supply and diversity;

WHEREAS, after a duly noticed public hearing held _____, where evidence and testimony were entered into the record, including the Louisville Planning Commission Staff Report dated _____, the Louisville Planning Commission has recommended the City Council adopt the amendments to the LMC set forth in this ordinance; and

WHEREAS, City Council has provided notice of a public hearing on said ordinance by publication as provided by law and held a public hearing as provided in said notice.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:

Section 1. Louisville Municipal Code Chapter 17.08 – Definitions, is hereby amended as follows:

Sec. 17.08.011. – Accessory dwelling unit

Accessory dwelling unit means an internal, attached, or detached dwelling unit that is subordinate in size and purpose to the principal dwelling unit; provides complete independent living facilities for one or more individuals; is located on the same lot as a proposed or existing primary residence; and includes facilities for living, sleeping, eating, cooking, and sanitation.

Sec. 17.08.012. – Accessory dwelling unit, detached

An accessory dwelling unit that is located within an accessory structure on the same lot as the primary dwelling unit.

Sec. 17.08.012. – Accessory dwelling unit, attached

An accessory dwelling unit that is a distinctly separate unit from the principal dwelling unit but is physically attached to or is integrated within the same structure as the principal dwelling unit, including a basement, addition, floor, or portion of a floor.

Section 2. Louisville Municipal Code Chapter 17.12 – District regulations, is hereby amended as follows:

Sec. 17.12.030 – Use groups.

Use Groups		Districts																	
		A	A-O	B-O	A-OT	R-RR	SF-R	SF-E	R-R R-E R-L	SF-LD SF-MD SF-HD	R-M	R-H	C-N	C-C	C-B	I	PCZD	MU-R	OS
4.	Single-family dwellings	Yes	No	No		Yes	Yes	Yes	Yes	Yes	Yes	Yes	R	No	No	No			
42a	<u>Accessory dwelling unit</u>	<u>Yes</u>	<u>No</u>	<u>No</u>		<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>R</u>	<u>No</u>	<u>No</u>	<u>No</u>			

Section 3. Louisville Municipal Code Chapter 17.12 – District regulations, is hereby amended as follows:

Sec. 17.12.030 – Yard and bulk requirements.

		Zoning Districts and Requirements																	
	Yard and Bulk Item	A	A-O	B-O	R-RR	SF-R	SF-E	R-R	R-E	R-L	SF-LD	SF-MD	SF-HD	R-M	R-H	C-N	C-C	C-B	I
3.	Minimum lot area per dwelling unit (sq. ft.) ¹² ■	5 acres	—	1,750	20,000 ₈	1 acre ⁸	1 acre	20,000	12,000	7,000	21,780	12,000	7,000	3,500	2,500	1,750	1,750	1,750	—
9.	Maximum height principal uses (ft.)	27	25	40	27	27	27	35	35	35	27	27	27	35	50				
	Accessory use (ft.) ¹² ■	45	20	20	25	27	27	25	20	20	16	16	16	20	20	20	20	20	25

FOOTNOTES

^{12.} See Sec. 17.16.030 for accessory dwelling unit supplemental regulations.

Section 4. Louisville Municipal Code Chapter 17.16 – General Regulations, is hereby amended to include the following new section.

Sec. 17.16.030. – Accessory dwelling units.

Accessory dwelling units shall comply with the following regulations:

- A. *Maximum Number*: a maximum of one accessory dwelling unit shall be permitted per property as accessory to a principal single family dwelling.
- B. *Accessory Dwelling Unit Development Standards*:
 - 1. Detached accessory dwelling units shall comply with all applicable development standards for accessory structures and uses set forth in Sec. 17.12.040 – Yard and Bulk Requirements, Sec. 17.16.030 – Accessory Uses, and yard and bulk requirements for accessory uses in the Old Town overlay district set forth in Sec. 17.12.050 except as provided in this subsection B below.
 - 2. Attached accessory dwelling units shall comply with all development standards for principal uses set forth in Sec. 17.12.040 – Yard and Bulk Requirements, and yard and bulk requirements for principal uses in the Old Town overlay district set forth in Sec. 17.12.050 except as provided in this subsection B below.
 - 3. *Maximum Size*:
 - a. Accessory dwelling units cannot exceed 49% of the square footage of the primary unit.
 - b. Detached accessory dwelling units cannot exceed 800 square feet in size.
 - c. Attached accessory dwelling units cannot exceed 1,000 square feet in size.
 - d. Garage areas shall not be included as part of the square footage calculation of an accessory dwelling unit.
 - 4. *Maximum Height*:
 - a. The maximum height of detached accessory dwelling units in the Agricultural zone district shall be 20 feet.
 - b. The maximum height of detached accessory dwelling units in the Old Town overlay district shall be 25 feet.
 - 5. *Setbacks*:
 - a. The rear setback for an attached accessory dwelling unit outside of the Old Town overlay district shall be ten feet.
 - b. The rear setback for an attached accessory dwelling unit in the Old Town overlay district shall be five feet.
 - c. Detached accessory dwelling units must be located behind the front façade of the primary dwelling unit.

6. *Minimum Lot Area per Dwelling Unit*: an accessory dwelling unit shall not be considered a dwelling unit for the purposes of the minimum lot area per dwelling unit requirement in Sec. 17.12.040, or any such standard set forth in an applicable Planned Unit Development or General Development Plan.
- C. *Parking*: one off street parking space shall be designated for the accessory dwelling unit only if on street parking is prohibited on the subject block and parking is not available on the subject lot.
- D. *Incentives for Certain Accessory Dwelling Units*:
 1. *Affordable Housing Incentives*
 - a. Accessory dwelling units are not considered a dwelling unit for the purposes of satisfying inclusionary housing requirements set forth in Chapter 17.76.
 - b. Accessory dwelling units that are restricted as affordable housing in accordance with Chapter 17.76.020 may be up to 1,000 square feet in size for detached accessory dwelling units and up to 1,200 square feet in size for attached accessory dwellings, provided all other requirements in this Sec. 17.16.030 are met.
 2. *Historic Preservation Incentives* – an accessory dwelling unit with any part of such unit that is a designated landmark in accordance with Chapter 15.36 may be up to 1,000 square feet in size for detached accessory dwelling units and up to 1,200 square feet in size for attached accessory dwellings, provided all other requirements in this Sec. 17.16.030 are met.
- E. *Accessory Dwelling Units in Planned Unit Developments and General Development Plans*
 1. A maximum of one accessory dwelling unit shall be permitted per property as accessory to a permitted principal single family dwelling in all Planned Unit Developments and General Development Plans.
 2. No Planned Unit Development or General Development Plan may restrict the size of a permitted accessory dwelling unit to less than 750 square feet.
 3. Any required amendment to a Planned Unit Development to allow an accessory dwelling in accordance with this Sec. 17.16.030 is considered a minor change eligible for administrative approval under Sec. 17.28.210 – Amendments to final plan.
- F. *Existing Primary Unit on Lot*. A single detached dwelling unit must exist as a primary dwelling unit on the lot or be constructed simultaneously with the accessory dwelling unit. A certificate of occupancy or completion for an accessory dwelling unit will only be issued after or coincident with issuance of the same for the primary dwelling unit.

G. *Nonconforming Structures or Uses*

1. Owners of property containing structures or portions of structures that may fall within the definition of an accessory dwelling unit under this Title 17 but do not comply with any part of this Sec. 17.16.030 are hereby granted the right to apply to the City for nonconforming status with approval of the same until December 31, 2026, to be classified as a nonconforming use or structure under Sec. 17.08.340. Following that date, and in the absence of City approval of an accessory dwelling unit under this section, unapproved or unpermitted accessory dwelling units shall be subject to enforcement as provided by law.
2. A building permit shall be required for any construction or modification of the accessory dwelling unit to bring the structure into compliance with applicable building codes, to the extent practical, as determined by the director of planning.
3. If a property contains more than one accessory dwelling unit, deemed lawful pursuant to subsections G.1. and G.2. above by December 31, 2026, those accessory dwelling units shall be allowed to remain until voluntarily demolished or converted to other uses, consistent with Chapter 17.36 – Nonconforming uses.

H. *Short Term Rental Prohibition for Accessory Dwelling Units* – Accessory dwelling units shall only be occupied by the property owner or for rental or lease on a monthly or longer basis.

Section 5. Louisville Municipal Code Chapter 17.72 – Planned Community Zone District, is hereby amended as follows.

Sec. 17.72.080. - Residential.

- A. *Generally.* It is the intention of this section to promote the development of balanced residential neighborhoods containing a variety of housing types and related recreational and community facilities.
- B. *Uses permitted.* The following uses may be permitted within any planning area designated for residential use by the adopted planned community general development plan:
 1. Single-family detached dwellings;
 2. Single-family attached dwellings;
 3. Multiple-family dwellings;
 4. Churches and synagogues;
 5. Public and private schools;
 6. Municipal recreational areas;
 7. Public libraries;
 8. Golf courses and country clubs;

9. Institutions for higher education;
10. Clubs and lodges;
11. Private, noncommercial, recreational facilities;
12. Accessory structures and uses necessary and customarily incidental to the uses listed in this section;
13. Governmental and public facilities;
14. Family care home.
- 15. Accessory dwelling units.**

Section 6. If any portion of this ordinance is held to be invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each part hereof irrespective of the fact that any one part be declared invalid.

Section 7. The repeal or modification of any provision of the Municipal Code of the City of Louisville by this ordinance shall not release, extinguish, alter, modify, or change in whole or in part any penalty, forfeiture, or liability, either civil or criminal, which shall have been incurred under such provision, and each provision shall be treated and held as still remaining in force for the purpose of sustaining any and all proper actions, suits, proceedings, and prosecutions for the enforcement of the penalty, forfeiture, or liability, as well as for the purpose of sustaining any judgment, decree, or order which can or may be rendered, entered, or made in such actions, suits, proceedings, or prosecutions.

Section 8. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

INTRODUCED, READ, PASSED ON FIRST READING AND ORDERED PUBLISHED this __ day of _____, 2024.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, Interim City Clerk

APPROVED AS TO FORM:

Kelly PC, City Attorney

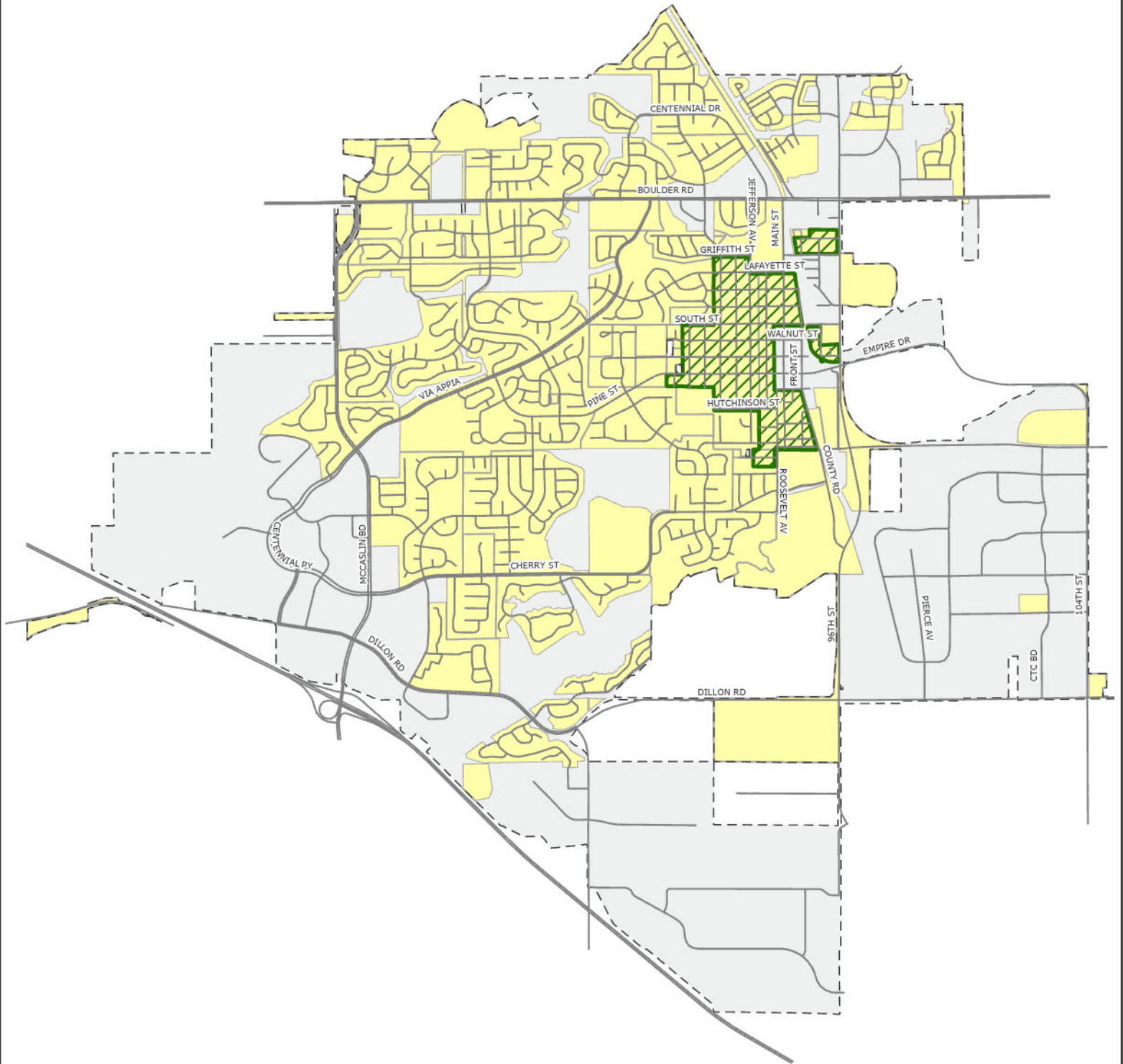
PASSED AND ADOPTED ON SECOND AND FINAL READING, this ____ day of _____,
2024.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, Interim City Clerk

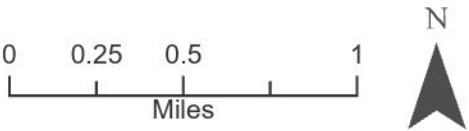
City of Louisville - Single Family Zoning Districts



IT\GIS\Planning\Planning.aprx - ADU

Zoning

- Single Family Zone Districts*
- Other Zoning Districts
- Old Town Overlay
- City of Louisville Boundary



* Includes: A, R-RR, SF-R, SF-E, RR, RE, RL, SF-LD, SF-MD, RM, and P-R.