

LAND USE REGULATIONAUTHORITY:

The following PUD regulations shall apply to all lands contained within the approved Bromley Park PUD Plan. The regulations and requirements set forth herein shall become the governing standards for review, approval and modification of all uses and activities within Bromley Park. For subjects not addressed within these regulations, the City of Brighton subdivision and zoning ordinances in effect shall be applied to the extent not inconsistent with the provisions of these regulations. Additional regulations may be provided within Chapters 5 and 6 of the Bromley Park Development Manual which, upon approval by the City of Brighton, shall supersede previously existing zoning and subdivision ordinances and regulations. These chapters shall be submitted to the City of Brighton for approval prior to or concurrent with the submittal of the first plat within Bromley Park. Changes in Chapters 5 and 6 shall be made with the mutual approval of the City of Brighton and Annexor. The Director of Community Development will be involved with preparation of the entire Development Manual.

Additionally the City and annexor or its assigns will mutually develop a sign program for temporary signage incidental to development and/or promotion to be in effect during the development stage. This program will include but not be limited to sign size, numbers, format, style, as well as include off-site advertising signage or promotion of the development.

TRANSFER OF DENSITY:

The PUD Plan for Bromley Park shows a maximum total number of dwelling units of 12,476. The PUD Plan for Bromley Park has been designed so that each Section is self-contained and provides sufficient open space, parks and roads. As a result of this, and to allow flexibility within the PUD Plan in response to market variations and changes in buyer demand, transfer of densities and land use relocations shall be allowed provided

that densities within each Section does not exceed 125% of the designated number of units and that the total number of residential units within Bromley Park does not exceed 12,476, except as may be allowed through density bonuses for park, open space and tract improvements, as specified in the Open Space and Park Requirements section, paragraph B, in this document.

DEVELOPMENT PLATTING PROCESS:

A. ESTABLISHMENT OF A DEVELOPMENT REVIEW COMMITTEE:

In order to carry out the standards, requirements, objectives and purpose of the PUD Plan for Bromley Park, all site planning, land development activities and improvements within Bromley Park shall be reviewed for approval by the Bromley Park Development Review Committee, hereinafter referred to as the "Committee". The Committee shall represent an "in-house review" process and does not replace any step within the City's approval process, but is an additional step required prior to any submittal to the City of Brighton.

B. REVIEW AND APPROVAL PROCESS:

(1) Super-Block Plat

Each Section(s) planning area(s), or portion(s) of planning areas as shown on the PUD Plan may be further analyzed and preliminary platted into "super-blocks". These "super-blocks" are intended to provide a flexible framework in which the master developer can develop and market large parcels of land to individual builders, while still maintaining control of the overall master plan and development concept. Individual builders/developers would then be required to final plat and subdivide and/or submit Final Development Plans for all or a portion of each super-block, in accordance with the procedures listed below.

The approval of a super-block plat is a two-step process, which requires submittal of a Sketch Plan and a Preliminary Plat. Prior to the initiation of preliminary plat documents the builder/developer will be

required to attend a pre-application meeting with the City of Brighton. The purpose of this meeting is to provide the prospective developer with the opportunity to discuss overall design concepts prior to detailed engineering and design on the project.

(2) Re-Platting

Depending upon the proposed use of a super-block, further subdivision and platting may be required. All single family detached and/or cluster developments will require re-platting.

All such approvals require submittal of a Sketch Plan and Preliminary/Final Plats.

(3) Final Development Plans

In order to fulfill the City's PUD requirements, a Final Development Plan (FDP) will be required for all land uses within Bromley Park. No building permits will be issued until approval of a FDP as stipulated in C.3.b. below.

C. SUBMITTAL REQUIREMENTS AND PROCESSING:

The following submittal requirements will be necessary for review by both the Committee and the City of Brighton. Processing by the City will be in accordance with procedures in effect at the time of submittal, to the extent not inconsistent with the provisions set forth below.

1. Sketch Plan Submission (Super-Block Plats and Re-Platting)

a. Submittal Requirements:

- Application Form and Processing Fee(s)
- For Super-Block Platting, a 1"=200' scale Plan Indicating The Following:
 - Arterial and collector street alignments and rights-of-ways.
 - Site plan showing Super-Blocks (parcels) and if any, open space tracts.
 - The zone category, acreage and number of units within each Super-Block (lot).

- For re-platting in Single Family Detached Residential areas, a 1" = 100' scale plan indicating the following:
 - Road alignments and Rights-of-Ways.
 - Site plan with lots and, if any, open space areas.
 - Typical housing configuration within lots.
 - Conceptual landscape plan for all common open space and open space tracts, if any, including street tree plan.
 - In re-platting Single Family Attached And Multi-Family areas, a 1" = 50' scale plan indicating the following:
 - Road alignments (public and private) parking, walks, lighting, typical building footprints within envelopes, architectural elevations if available and open space.
 - Conceptual landscape plan, including street tree plan.
 - In re-platting Non-Residential Areas, a 1" = 50' Scale Plan indicating the following:
 - Road alignments (public and private), parking, walk, lighting, typical building footprints within envelopes, approximate gross leaseable areas, architectural elevation if available and open space.
 - Conceptual landscape plan including street tree plan.
- b. Processing
- Prior to sketch plan submittal, a pre-application conference will be held with City Staff to discuss feasibility of the proposal, initial comments and concerns and detailed procedural requirements (i.e., processing time frame.)
 - Copies of all required materials and supporting information shall be submitted to the Community Development Director.
 - Within fifteen (15) days after sketch plan submittal, the applicant shall meet with the Community Development Director to obtain all comments.
 - No Planning Commission or Council action is required.

2. Preliminary/Final Plat Submission:

a. Submittal Requirements:

- Plat drawings shall be prepared in accordance with sections II.6.6&7 and IID.7&8 of the Brighton Sub-division Ordinance No. 1008.

b. Processing:

- An approved preliminary plat shall be valid for a period of five years, provided that a portion of the preliminary platting is final platted every year during the five year period.
- Copies of all required material, application and fees shall be submitted to the Community Development Director.
- The Planning Director will review and forward all materials and application to the Planning Commission and City Council in accordance with City Sub-division Review Procedures in effect.

3. Final Development Plan Submission:

a. Submittal Requirements:

- Application Form and Processing Fee(s)
- In Single Family Detached Residential areas, a 1" = 100' scale site development plan indicating the following:
 - Road alignments and Rights-of-Ways.
 - Site plan with lots and, if any, open space areas.
 - Typical housing configuration within lots.
- In Single Family Attached and Multi-Family areas, a 1" = 50' scale site development plan indicating the following:
 - Road alignments (public and private) access/egress, parking arrangement, walks, lighting, typical building footprints within envelopes and open space.
- In Non-Residential Areas, a 1" = 50' Scale plan indicating the following:
 - Road alignments (public and private), access/egress, parking arrangements, walks, lightning, typical building footprints within envelopes, gross leaseable areas and open space.

- Detailed Landscape Plan including street tree and fencing plans (not including front side or rear yards in single family detached)
 - Detailed Architectural elevations including material and color specifications (representative architectural elevations will be acceptable for single family detached)
- b. Processing:
- Copies of all required material, application and fees shall be submitted to the Community Development Director.
 - The Community Development Director shall have fifteen (15) days to determine whether or not the project meets the standards contained herein and may approve, approve with conditions or disapprove the application. At this time written notification of action, including comments, conditions or reasons for disapproval shall be provided to the applicant.
 - Re-submittal of revised materials. At the applicant's option, the plans and supporting material may be revised in full or in part to reflect the City staff's comments. In the event that these plans and materials are not revised to reflect one or more of the staff's comments, a written statement shall be submitted explaining the reasons for this fact.
 - Upon review by the Community Development Director, within fifteen (15) days of revised submittal, the following action may be taken:
 - The application may be approved by the Community Development Director and, if all other requirements for building permit(s) have been satisfied, the building permit(s) shall be issued.
 - If the Community Development Director and the Applicant cannot agree on any aspect of the proposal, the application shall be scheduled for Planning Commission and City Council review in accordance with the P.U.D. Review Procedures in effect.
 - Application for building permit approval may be processed concurrently with a FDP.

D. COMPANION SUBMISSIONS:

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Companion Submissions shall be allowed for Preliminary and Final Plats and Final Development Plans, provided that all individual submittal requirements are met.

E. FEE SCHEDULE:

There shall be a required fee for each subdivision/PUD application submitted for approval. Such fees shall be paid at the time of application, as established by the Committee and the City Council.

F. CONSTRUCTION DRAWINGS:

Upon City Council approval of any Final Plat, the applicant's engineer shall submit to the City the construction drawings for staff review and administrative approval.

AMENDMENT PROCESS:

In addition to density transfers cited above, the PUD Plan may require amendment from time to time as marketing and engineering require. Amendments to the PUD Plan shall be considered either "major" or "minor" Amendments.

Determination as to whether amendments are major or minor shall be made by the Community Development Director. Minor amendments shall meet the following criteria:

- A. Amendments involving a land use boundary change of not more than ten percent (10%) of the overall PUD Plan.
- B. Any amendment that does not have a major effect on, or substantially alter, the utility and roadway systems, development standards and requirements by more than ten percent (10%) or create incompatible land uses.
- C. Any amendment that does not involve reductions in proposed open space, school or park sites.

Minor Amendments shall be reviewed by the Community Development Director and may be administratively approved without any amendment to the PUD Plan or these Land Use Regulations. The review and approval process for Minor Amendments shall not exceed 30 days.

If an amendment does not meet the above criteria, it shall be considered a Major Amendment and an application shall be filed with the City and reviewed for action by Brighton Planning Commission and City Council after public hearings. Such amendments shall be sequentially numbered and recorded after approval. City approval of properly submitted Minor and Major Amendments to this Master Development Plan shall not be unreasonably withheld.

SINGLE FAMILY DETACHED:

A residential classification intended to provide for single family dwellings, duplexes, zero lot line, patio homes, and accessory uses. Other uses such as home occupation, minor public utility facilities, recreational facilities and other uses compatible to single family residences shall be allowed subject to review and approval of the Bromley Park Design Review Committee and the Brighton Community Development Department.

A. MINIMUM AREA OF LOT:

- | | |
|---|---------------|
| (1) Single family dwelling | 4,000 sq. ft. |
| In any area up to twenty percent of the lots may be a minimum lot area of 3,600 sq. ft. | |
| (2) Two family dwelling | 6,000 sq. ft. |

B. MINIMUM WIDTH OF LOT AT THE BUILDING LINE:

- | | |
|------------------------------|--------|
| (1) Single family and duplex | |
| • Interior Lot | 40 ft. |
| • Corner Lot | 60 ft. |

C. MINIMUM BUILDING SETBACK:

- | | |
|---|--------|
| (1) Front - Dwelling | 20 ft. |
| • Garage | 20 ft. |
| (2) Side | 0 ft. |
| Minimum distance between structures shall be 10 ft. If setback is less than 5 ft., a combination setback and maintenance easement of 5 ft. shall be provided. | |
| • Corner lot | 15 ft. |
| (Minimum setback on all sides adjacent to street) A 50 ft. sight distance triangle measured from the curb shall be preserved. | |
| (3) Rear | 15 ft. |
| Excluding uncovered patios. | |

35 ft.

D. MAXIMUM BUILDING HEIGHT:

E. BUILDING AREA:

(1) Minimum floor area

- Single family dwelling
- Duplex (per unit)

700 sq. ft. above grade
 450 sq. ft./1 bedroom unit
 600 sq. ft./2 bedroom unit
 700 sq. ft./3 bedroom unit

(2) Total maximum floor area
of accessory building(s).

400 sq. ft.

F LANDSCAPING:

Front setback and any other area not covered by buildings, parking area, walkways or paved surfaces, shall have vegetation and other ground covers. In no instance shall non-organic ground cover exceed 30% of the landscaped area.

SINGLE FAMILY ATTACHED:

A residential classification intended to provide adequate area for attached independent family development, such as duplex, triplex, fourplex and townhouse complexes and accessory uses provided that the density does not exceed 12 dwelling units to the acre. Other uses such as recreational facilities, minor public utility facilities, and other uses compatible with single family attached residences shall be allowed subject to review and approval of the Bromley Park Design Review Committee and the Brighton Community Development Department.

A. PROJECT AREA:

Minimum 5 acres

B. MINIMUM LOT AREA:

No minimum

C. MINIMUM BUILDING SETBACK FROM PROPERTY LINES:

A twenty-five (25) foot minimum setback shall be required from all arterial and major collector rights of ways. In all other instances setbacks from perimeter parcel property lines shall be a minimum of twenty (20) feet. Where garages front on private drives or public right of way, the setback shall be a minimum of twenty (20) feet.

D. MINIMUM DISTANCE BETWEEN STRUCTURES:

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(1) Front and Rear

- Principle building 25 ft.
- Accessory building 10 ft.

(2) Side

- Principle & accessory building 10 ft.

E. MAXIMUM BUILDING HEIGHT:

- (1) Principle building 35 ft.
- (2) Accessory building 25 ft.

F. BUILDING AREAS:

- (1) Minimum floor area 450 sq. ft./1 bedroom unit
of principle building 600 sq. ft./2 bedroom unit
per unit. 700 sq. ft./3 bedroom unit
- (2) Total maximum floor area
for detached garages based
on 200 sq. ft. per stall. No maximum
- (3) Accessory building maximum floor area 900 sq. ft.

G. LANDSCAPING:

- (1) No minimum landscaped area is required for any lot, provided, however, that a minimum of 30% of the total project area shall be devoted to common areas. Common areas may include, but not be limited to, landscaped areas, walkways, swimming pools, tennis courts, play areas, fountains and patio areas, but shall exclude therefrom driveways, buildings and all off-street parking facilities.
- (2) All areas, common and private, not covered by building, parking, walkways or other structures will have vegetative and/or other ground covers. In no instance shall non-organic ground covers exceed 30% of the common area.
- (3) At a minimum, 10 ft. of landscaped buffer area is required between parking lots and the first paved surface of public right-of-ways.
- (4) Group parking areas shall have a ten (10) foot landscaped buffer from residential dwellings and all adjacent residential uses.
- (5) Additional standards and regulations see LANDSCAPE REQUIREMENTS.

MULTI-FAMILY:

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A residential classification intended to provide adequate area for multiple family development and customary accessory uses. Density of development within this classification shall not exceed 22 dwelling units to the acre. Other uses such as recreational facilities, minor public utility facilities, fire stations and any other uses compatible with multiple family residences shall be allowed subject to review by the Bromley Park Design Review Committee and the Brighton Community Development Department. The principles employed in the design of such areas include placement of structures within open space settings, the provision of adequate separation between structures and the orientation of buildings to provide maximum internal and external views. Siting relationships among structures will be such that spaces between buildings can be designed as usable common areas providing landscaping, buffering, and a visual amenity. Siting of building footprints will be planned to provide maximum variation in view, shape of spaces between structures, and variety of visual experiences. Specific site planning criteria will be included in the Development Manual.

A. MINIMUM PROJECT AREA: 5 acres

B. MINIMUM AREA OF LOT: No minimum

C. MINIMUM BUILDING SETBACK FROM PROPERTY LINES:

(1) Structures up to 35 feet in height:

- Setback from arterial and collector rights-of-way

Minimum 25 ft.

- Setback from all perimeter project area boundaries

Minimum 15 ft.

(2) Structures over 35 feet in height:

- Setback from arterial and collector rights-of-way
Front and Rear:

Minimum 25 ft. plus 1' of setback for each 1' of height over 35' as measured at the face of the building wall.

Side:

Minimum 25 ft.

- Setback from all perimeter project area boundaries

Minimum 20 ft.

D. MINIMUM DISTANCE BETWEEN STRUCTURES:

(1) Front

- Principle building 25 ft.
- Accessory building 15 ft.

(2) Side

- Principle building 15 ft.
- Detached accessory building 10 ft.

(3) Rear

- Principle building 20 ft.
- Accessory building 10 ft.

For structure(s) over 35' in height, all distances shall be increased by 6" for each additional 1' of height, as measured at the face of the building wall.

E. MAXIMUM BUILDING HEIGHT:

50 ft.

F. BUILDING AREAS:

- (1) Minimum floor area 450 sq. ft./1 bedroom unit
 of principle building 600 sq. ft./2 bedroom unit
 per unit. 700 sq. ft./3 bedroom unit

- (2) Total maximum floor area
 for detached garage is based
 on 200 sq. ft. per stall.

No Minimum

G. LANDSCAPING:

- (1) A minimum of 30% of the total project area shall be devoted to common areas. Common areas may include, but not be limited to, landscaped areas, walkways, swimming pools, tennis courts, play areas, fountains and patio areas, but shall exclude therefrom driveways, buildings and all off-street parking facilities.
- (2) Group parking areas shall have a ten (10) foot landscaped buffer from residential dwellings and all adjacent residential uses.
- (3) A minimum of 5% of the total area (17% of the minimum common area) shall be devoted to landscaping and buffering within and adjacent to parking areas as a means of

visual buffering from residential dwellings. At a minimum a ten foot landscape buffer area is required between parking lots and the edge of curb for public roadways.

- (4) All areas, common and private, not covered by building, parking, walkways or other structures will have vegetative and/or other ground covers. In no instance shall non-organic ground covers exceed 30% of the total common area.
- (5) For additional standards and regulations see LANDSCAPE REQUIREMENTS.

COMMERCIAL:

A mixed use district including general retail, service, office and multi-family uses intended to provide local and community retail uses and services, as well as, any office use designed to provide administrative, professional, and personal services category. Land within this classification is located on arterials. Uses may be mixed within structures, including multi-family residential up to 40 dwelling units per acre. Building setbacks, heights and building area calculations for multi-family in this category shall comply with the regulations set forth in the multi-family section of this document. Bromley Park has utilized a general commercial category. It is anticipated that as part of the Final Site Plan a more detailed definition of permitted uses within an area, as well as any variations to the following standards will be provided. Prior to issuance of a building permit a "Final Master Plan" will be required for commercial areas. This submission will include a list of recommended uses and a site plan with building envelopes, parking layout, building elevations and landscape plan.

Located at the southwest, northwest and northeast corners of Bridge and Himalaya Streets are three commercial planning areas totalling seventy-five acres. It is intended that within these areas a variety of uses will occur in conjunction with commercial uses. As a result, the actual acreage allocated within these areas will be 60 acres for commercial uses and 15 acres for residential and/or office uses. Residential uses will be in addition to those shown on the PUD plan.

A. MINIMUM AREA OF LOT:

4 acres

B. MINIMUM WIDTH OF LOT:
at the building line

No minimum

C. MINIMUM BUILDING SETBACK:

(1) Front

40 ft.

In areas where no parking occurs, the front building setback can be reduced to ten feet provided that the area is sufficiently landscaped.

(2) Side and Rear:

In areas where no parking occurs a minimum of ten feet is allowed provided that the area is landscaped. Adjacent to residential a minimum setback of twenty feet will be required or one half the height of the building whichever is greater.

(3) Corner lot

25 ft.

Minimum setback on all sides adjacent to street.

D. MAXIMUM BUILDING HEIGHT:

50 ft.

E. BUILDING AREAS:

(1) Minimum floor area of
principle building.

1,500 sq. ft.

(2) Floor Area Ratio (FAR):

The maximum allowable FAR for any lot shall not exceed .5:1 provided however that the average FAR does not exceed .35:1.

F. OPERATION AND STORAGE

All operations shall take place completely within an enclosed building, no outside display, sale or storage of merchandise except drive-in facilities.

G. LANDSCAPING:

- a. At a minimum, a 10 foot landscape buffer area is required between parking lots and the first paved surface of public right-of-ways.
- b. A minimum of 15% of the gross lot area shall be landscaped.
- c. A total of 20% of that minimum landscaped area (see b. above) shall be located within or adjacent to parking areas for visual buffering.

- d. For additional standards and regulations see LANDSCAPE REQUIREMENTS.

TOWN CENTER:

A regional retail, office, and service district designed to provide the broadest scope of compatible commercial and office services and other uses for both the general and traveling public. This category is located at the intersection of I-76 and Bromley Lane. As a regional center, this district provides a "hub" for a full range of all office uses such as general, medical, community, dental as well as offices with professional and governmental activities.

- A. MINIMUM AREA OF LOT: 5 acres
- B. MINIMUM WIDTH OF LOT:
at the building line No Minimum
- C. MINIMUM BUILDING SETBACK:
- (1) Front
 - From any public collector or arterial street: Minimum 40 ft.
 - From any lesser public street: Minimum 25 ft.
In areas with no parking, a twenty (20) foot setback is allowed provided that the area is suitably landscaped.
 - From any adjoining residential use which is outside the TC area: Minimum 20 ft. or a distance equal to the building height, whichever is greater.
 - From any non-residential use: No Minimum
 - (2) Side 15 ft. one side
 - (3) Rear 20 ft.
- D. MAXIMUM BUILDING HEIGHT: Minimum 150 ft.
- E. FLOOR AREA RATIO (FAR):

1:1 FAR overall with a maximum of 5:1 FAR in any one area.

F. OPERATION AND STORAGE:

- (1) All operations shall take place completely within an enclosed building. Outdoor retail shall be allowed upon issuance of a temporary use permit by the City. No outside display, sale or storage of merchandise except drive-in facilities shall be permitted without prior approval by The Committee and the Brighton Community Development Department.
- (2) Any outdoor storage including, but not limited to, waste disposal containers shall be enclosed by a solid fence or wall which fully conceals such facilities from adjacent properties, public streets and pedestrian ways.
- (3) For additional Standards and Regulations see FENCING REQUIREMENTS.

G. LANDSCAPING:

- (1) A minimum of 25 ft. of the property abutting any street including that portion of the public right-of-way lying between property line and curb line shall be landscaped.
- (2) A minimum of 15% of the gross lot area shall be landscaped.
- (3) A total of 20% of that minimum landscaped area (see (2) above) shall be located within or adjacent to parking areas for visual buffering.
- (4) For additional standards and regulations see LANDSCAPE REQUIREMENTS.

INDUSTRIAL:

This industrial district is intended to accommodate most light manufacture, fabrication, processing, and storage; provided no operations are carried on, or are likely to be carried on which will create smoke, fumes, excessive noise, odor, vibration or dust or which will be detrimental to the health, safety or general welfare of the community as well as allowing service and retail facilities for industries and their employees. Land within this category must have access, parking, loading, and fencing. Storage areas shall be clearly accessory to the use. Uses involving hazardous, toxic, or obnoxious material or processes may be allowed subject to review by the Bromley Park Design Review Committee and the City of Brighton Planning Commission and the Brighton City Council through the conditional use process.

A. MINIMUM AREA OF LOT:

B. MINIMUM WIDTH OF LOT:
at the building line

100 ft.

C. MINIMUM BUILDING SETBACK:

(1) Areas Abutting Residential District:

A 35 ft. setback shall be required for buildings abutting residential districts, or equal to the building height, whichever is greater.

(2) Areas Abutting Non-Residential Districts:

a. Front 25 ft.

b. Side 15 ft. one side

5 ft. one side

Two hour rated construction on one side 15 ft. other side.

c. Rear 15 ft.

d. Corner Lot 25 ft.

Minimum setback on all sides adjacent to street.

D. MAXIMUM BUILDING HEIGHT:

100 ft.

E. FLOOR AREA RATIO:

.4:1

F. STORAGE:

Outside storage of materials shall be concealed from adjacent properties and at-grade roadways.

G. LANDSCAPING:

The landscape provided shall be a total of 25 ft. times the lot frontage along any street (with a 15 ft. minimum). A total of 10% of the above requirement shall be located within or adjacent to parking areas.

OFFICE - RESEARCH/DEVELOPMENT:

The Office - Research and Development District is located adjacent to Highway 76 and is proposed to be a campus-type technological park to serve as an easily accessible employment center for the region. Office use shall include general, medical, dental

and professional and governmental activities. Light manufacturing, fabrication, and processing may be allowed subject to review by the Bromley Park Design Review Committee and the City of Brighton Planning Commission and the Brighton City Council through the conditional use process.

A. MINIMUM AREA OF LOT: $\frac{1}{4}$ acre

B. MINIMUM WIDTH OF LOT: 100 ft.

C. MINIMUM BUILDING SETBACK:

(1) Areas Abutting Residential District:

A 25 ft. setback for office buildings abutting any residential district or the height of building, whichever is greater. "

(2) Areas Abutting Non-Residential Districts

a. Front

25 ft.

b. Side

15 ft. one side

5 ft. one side

Two hour rated construction 0 one side 15 ft. other side.

c. Rear

25 ft.

D. MAXIMUM BUILDING HEIGHT: 100 ft.

E. FLOOR AREA RATIO: .5:1

Including building coverage, parking coverage, loading and access.

F. STORAGE:

Outside storage of materials shall be limited and shall be enclosed and concealed by a 6 to 8 foot closed fence. When abutting a residential zone district such fence shall be wooden or masonry. All storage areas within this district shall be subject to review and approval by the Design Review Committee.

G. LANDSCAPING:

(1) A minimum of 25 ft. of the property abutting any street including that portion of the public right-of-way lying between property line and curb line shall be landscaped.

- (2) A total of 10% of the minimum landscape requirement shall be located within or adjacent to parking areas. regulations see LANDSCAPE REQUIREMENTS.
- (3) A minimum of 15% of the gross lot area shall be landscaped.
- (4) A total of 20% of that minimum landscaped area (see (2) above) shall be located within or adjacent to parking areas for visual buffering.
- (5) For additional standards and regulations see LANDSCAPE REQUIREMENTS.

OPEN SPACE AND PARK REQUIREMENTS:

A. PUBLIC OPEN SPACE:

The Bromley Park PUD shall provide 110 acres of school and 124 acres of parks and open space as is conceptually indicated on the PUD plan. This dedication shall satisfy all land dedications requirement for Bromley Park.

B. OTHER OPEN SPACE:

An increase in dwelling units in excess of the approved 12,476 units will be allowed as an incentive to developers based on the following formula: for additional land dedicated in excess of the amount stated in paragraph A above, or for equivalent acreage of land in the form of construction improvements to either land dedicated to the City or easements used for park/trails. A dwelling increase shall be allowed for each acre of land or land equivalent of the cost of construction improvements at a rate of 9 du/acre.

C. PRIVATE OPEN SPACE:

Residential

Private Open Space shall be provided for all residential districts excluding Single Family Detached Residential, based on the following standards:

- (1) Common open space shall be provided at a rate of not less than 20% of the total site.
- (2) Common open space is considered to be that portion of the site not developed as building pads, storage areas, drive ways, and parking areas and including patios, and any partially enclosed outdoor area.

Non-Residential

- (1) Common open space for commercial and industrial uses shall be a minimum 10% of the total site. Common open space for office uses shall be a minimum of 15% of the total site.
- (2) Common open space within non-residential areas shall be designed so as to provide suitable areas for walking, sitting and other outdoor passive recreational activities and shall be subject to review and approval by the Design Review Committee. Common open space shall be considered that portion of the site not developed as building pads, storage areas, driveways and parking areas.

OFF-STREET PARKING:

A. GENERAL REQUIREMENTS

- (1) The provision and maintenance of off-street parking and loading spaces are the continuing obligation of the property owner. No building permit shall be issued until plans are approved that show off-street parking and loading space and ingress/egress as required by these regulations and the Development/Design Guidelines. The subsequent use of property for which a building permit is issued shall be conditional upon the unqualified continuance and availability of the amount of parking and loading space required herein. Should the owner or occupant of a lot or building change the use to which the lot or building is put, thereby increasing off-street parking or loading requirements, it shall be unlawful and a violation of these regulations to begin or maintain such alternated use

until the required increase in off-street parking or loading is provided.

- (2) Off-Street Parking Spaces. Off-street parking spaces shall be a minimum of 9 ft. in width, 18 ft. in length and shall include the area required for ingress and egress, unless lesser requirements are agreed to by the City of Brighton. Covered spaces shall be 10 ft. in width and 20 ft. in length. All districts, excluding Single Family Detached, may have at least 25% compact car spaces, with any amount above that to be approved by the City. Assigned parking spaces for compact cars shall be 7-1/2 ft. in width and 17 ft. in length.
- (3) Owners of two or more uses, structures, or parcels of land may agree to utilize jointly the same parking and loading spaces when the hours of operation do not overlap, provided that satisfactory legal evidence is presented to The Committee and Planning Director in the form of deeds, leases, and/or contracts, to establish the joint use.
- (4) A plan drawn to scale, indicating how the off-street parking and loading requirement is to be fulfilled, shall accompany sketch plan and F.D.P. submittals. The plan shall show all those elements necessary to indicate that these requirements are being fulfilled and shall include but not be limited to:
 - a. Delineation of individual parking and loading spaces and their dimensions;
 - b. Circulation area necessary to serve spaces;
 - c. Access to streets, alleys and properties to be served;
 - d. Curb cuts;
 - e. General location of landscaping, including any nonliving landscape material incorporated into the overall plan, excluding single and two-family residences;
 - f. General grading and drainage concepts, excluding single and two-family residences; and
 - g. Typical location of wheel stops if any, excluding single and two-family residences.

B. OFF-STREET PARKING

- (1) In the event several uses occupy a single building or parcel of land, the total requirement for off-street parking shall be the sum of the requirement of the several uses computed separately, except where the hours of operation of two or more uses do not overlap, such uses may share off-street parking spaces as required by these regulations.
- (2) Required parking spaces shall be available for the parking of operable motor vehicles of residents, customers, patrons, and employees only, and shall not be used for the storage or sale of vehicles or other materials and shall not be rented, leased or assigned to any other person or organization not using or being directly served by the use, except as provided in Section A.2 of these off-street parking standards.
- (3) Off-street parking spaces for single family detached dwellings shall be located on the same lot with the dwelling. For all other uses, required off-street parking spaces shall be located not farther than 500 feet from the building or use they are required to serve.
- (4) Required parking spaces shall be improved to standards as contained in this ordinance and available for use at the time of the final building inspection.
- (5) Off-Street Parking Requirements. Off-street parking shall be provided based on the primary use of the site according to the following standards and regardless of the zone in which the use is located.

<u>Use</u>	<u>Standard</u>
a. Single-family Residences	One covered and one uncovered space for each dwelling unit. Parking spaces may occur in driveways or garages.
b. Two-family Residences	Same as single family.
c. Single-family attached dwellings.	
• Efficiency and one bedroom	1.5 spaces for each unit.

- Two or more bedrooms 2.0 spaces for each unit.
(It is suggested that one (1) covered space per unit be provided)

d. Multi-family Residences

- Efficiency 1.0 spaces for each unit.
- One bedroom 1.5 spaces for each unit.
- Two or more bedrooms 1.75 spaces for each dwelling unit.

(It is suggested that one (1) covered space per unit be provided)

e. Residential Hotel, rooming and boarding

Spaces for 80% of the guest accommodations plus 1 space for each 2 employees.

f. Fraternity/Sorority houses

2 spaces for each 3 occupants.

g. Dormitories

1 space for each 3 occupants.

h. Hotel, motel, or tourist courts

1 space for each guest room plus 1 space for each 2 employees.

i. Convalescent home, home for the aged, home for children, welfare or correction institutions, sanitarium or nursing home.

1 space for each 4 beds or patients plus 1 space for each 2 employees.

j. Hospitals

1 space for each 2 beds, including bassinets, plus 1 space for each 2 employees.

k. Churches, mortuaries

1 space for every 4 fixed seats or every 8 feet of bench length or every 28 square feet where no permanent seats or benches are

maintained (in main auditorium, sanctuary or place of worship).

- | | |
|--|---|
| l. Library, museum
art gallery | 1 space for each 500
sq.ft. of floor area, plus
1 for each 2 employees. |
| m. Preschool, kindergarten
elementary school,
junior high school | 1.5 spaces for every
employee, plus 1 space for
each 100 square feet of
floor area in the audi-
torium or other assembly
room, or 1 space for each
8 seats. |
| n. Senior high, college or
commercial trade school | Exclusive of parking
required for dormitory
facilities, 1.5 spaces for
each employee, plus 1
space for each 100 square
feet of floor area or 1
space space for each 8
seats in the auditorium or
other assembly room. |
| o. Restaurants: | |
| • Cafe, Diner | 1 space for every 3 seats,
plus 1 space for each 2
employees. |
| • Fast Food | 1 space for every 60
sq.ft. of gross floor area |
| • Tavern, Night Club | 1 space for every 2 seats,
plus 1 space for each 2
employees. |
| p. General Retail Store | 1 space for every 300
sq.ft. of gross floor
area, plus 1 space for
each 2 employees. |

- q. Retail-Bulky (i.e., automobiles, furniture, refrigerators, etc.)
1 space for every 750 sq.ft. of gross area, plus 1 space for each 2 employees
- r. Service and Repair Shops (not directly attached or associated with furniture, appliance or automobile retail sales).
1 space for every 500 sq.ft. of gross area, plus 1 space for each 2 employees.
- s. Professional offices, banks and savings and loans.
1 space for every 400 sq.ft. of gross floor area plus 1 space for each 2 employees.
- t. Medical/Dental Clinics
1 space for every 200 sq.ft. of gross floor area.
- u. Industrial Uses (i.e., wholesale or freight terminal, storage, or laboratories and research facilities).
2 spaces for each 3 employees, plus 4 additional spaces for occupancy.
- v. Auditorium, stadium or race track, indoor arena
1 space for each 8 seats or 16 ft. of bench length.
- w. Bowling Alley
4 spaces for each alley, plus 1 space for each 2 employees.
- x. Dance hall or skating rink
1 space for each 100 sq.ft. of gross floor area, plus 1 space for each 2 employees.
- y. Amusement Park
1 space for each 1,000 square feet of gross area, plus 1 space for each 2 employees.

- z. Off-street parking requirements for types of buildings and uses not specifically listed herein shall be determined by joint agreement of the committee and the Planning Director, based upon the requirements for comparable uses listed below.
- aa. All uses providing drive-up service shall provide on the same site a reservoir for in-bound vehicles as follows:

<u>Use</u>	<u>Reservoir Requirement</u>
Drive-in Banks.....	5 spaces/service terminal
Drive-in Restaurants.....	10 spaces/service window
Drive-in Theatres.....	10% of the theatre capacity
Gasoline Services Stations.	3 spaces/pump
Mechanical Car Washes.....	3 spaces/washing unit
Parking Facilities--	
Free Flow Entry.....	1 space/entry driveway
Ticket Dispense Entry.....	2 spaces/entry driveway
Manual Ticket Dispensing...	8 spaces/entry driveway
Attendant Parking.....	10% of that portion of parking capacity served by the driveway

B. Off-Street Loading Space:

1. Buildings or structures to be built or substantially altered which receive and distribute material or merchandise by truck shall provide and maintain off-street loading and maneuvering space as follows:

<u>Land Use</u>	<u>--- Gross Floor Area ---</u>	
	<u>At which 1st Berth is required</u>	<u>At which 2nd Berth is required</u>
Industrial:		
Manufacturing	5,000	40,000
Warehouse	5,000	40,000
Storage	10,000	100,000

Commercial:

Wholesale	10,000	40,000
Retail	10,000	20,000
Service Establishments	10,000	40,000
Comm. Recreational (incl. bowling alley)	10,000	100,000
Restaurants	5,000	25,000
Laundry	10,000	25,000
Office Building	10,000	100,000

Hotel	10,000	100,000
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Institutional:

Schools	10,000	100,000
Hospitals	10,000	100,000
Sanitariums (homes)	10,000	100,000

Public Buildings:

Terminals	5,000	40,000
Auditoriums	10,000	100,000
Arenas	10,000	100,000

Funeral Homes	10,000	100,000
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2. Any area to be used for the maneuvering of delivery vehicles and the unloading or loading of materials shall be separated from designated off-street parking areas and appropriately designed to prevent the encroachment of delivery vehicles into off-street parking areas or into public street.
3. A driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading children shall be located on the site of any school having a capacity greater than 25 students.

C. Standards of Measurement:

1. Except as otherwise defined in this code, "one standard parking space" means a minimum for a parking stall of 9 feet in width and 18 feet in length. To accommodate compact cars more efficiently, up to 25% of the available parking spaces may have a minimum dimension of 7.5 feet

in width and 17 feet in length, provided that they are identified as compact car stalls.

2. "Square Feet" means square feet of gross floor area under roof measured from the face of the building or structure, excluding only space devoted to covered off-street parking or loading.
3. "Employee" means all persons (including proprietor, executives, professional people, production, sales and distribution employees) working on the premises during the largest shift.
4. Parking spaces in public streets or alleys shall not be eligible as fulfilling any part of the off-street parking requirement.

D. Design and Maintenance Standards for Off-Street Parking and Loading:

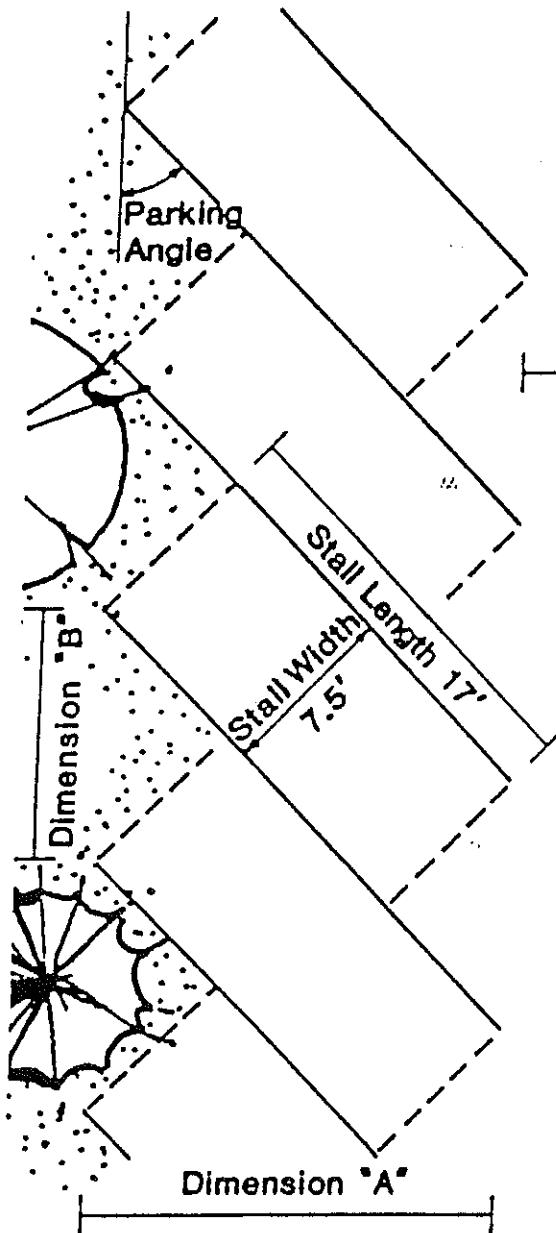
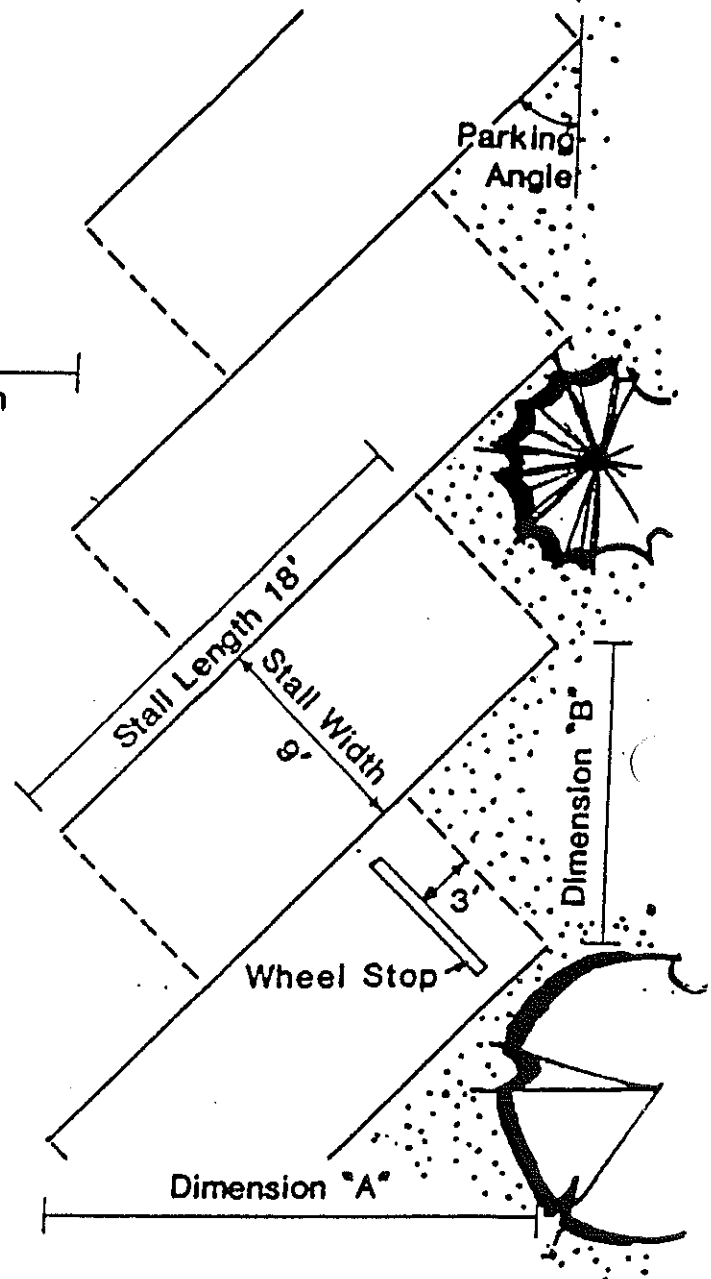
1. Excluding single-family and duplex residences, groups of more than two parking spaces shall be served by a service drive so that no backing movements or other maneuvering within a public street or right-of-way would be required.
2. Service drives shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress, and maximum safety of pedestrians and vehicular traffic on the site.
3. Parking space configuration, stall and access aisle size shall be sufficient width for all vehicles turning and maneuvering, and according to the minimum standard as shown in Figures 1 and 2 of this section.
4. Except for single and two-family residences, any area intended to be used to meet the off-street parking requirements as contained in these regulations shall have all parking spaces clearly marked using a permanent paint. All interior drives and access aisles shall be clearly marked and signed to show direction of flow and maintain vehicular and pedestrian safety.

5. Except for single and two-family residences, all areas used for the parking and/or storage and/or managing of any vehicle, boat and/or trailer shall be improved with asphalt or concrete surfaces according to the same standards required for the construction and acceptance of city streets. Off-street parking spaces for single and two-family residences shall be improved with an asphalt or concrete surface to specifications as approved by the Building Official.
6. Parking spaces along the boundaries of a parking lot or adjacent to interior landscaped areas or sidewalks should provide a wheel stop at least 4 inches high located 3 feet back from the front of the parking stall as shown in Figure 1.
7. Off-street parking and loading areas shall be drained in accordance with specifications approved by the City Engineer.
8. All parking lots shall be kept clean and in good repair at all times. Breaks in paved surfaces shall be repaired promptly and broken or splintered wheel stops shall be replaced so that their function will not be impaired.

ACCESS, EGRESS AND CIRCULATION

A. General Provisions:

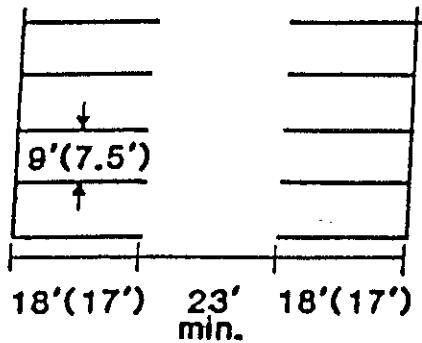
1. All access and egress to a use or parcel shall connect directly with a public street, excluding alleys, approved and accepted by the City for public use, except where joint access is provided through adjacent or other property which is connected to a street. Vehicular access to a residential use shall be provided within the same lot for single-family and two-family dwellings, and within the same lot or development for multi-family dwellings. Within all SFA and MF developments, each residential dwelling shall be connected to vehicular parking stalls, and common open space and recreation facilities by a pedestrian pathway system having a minimum width of 4 feet and constructed of an all-weather material.

FIGURE 1**Compact Stalls****Standard Stalls**

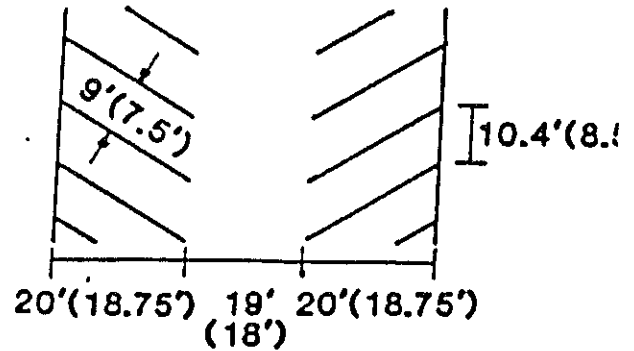
PARKING ANGLE	DIRECTION OF PARKING	AISLE WIDTH		DIMENSION "A"		DIMENSION "B"		STALL LENGTH
		STD.	COMP.	STD.	COMP.	STD.	COMP.	
30°	DRIVE-IN	12.5'	12.5'	17.0'	15.4'	18.0'	14.4'	N/A
45°	DRIVE-IN	12.5'	12.5'	21.0'	17.5'	13.0'	10.5'	27.5'
60°	DRIVE-IN	19.0'	18.0'	26.0'	18.75'	10.4'	8.5'	23.7'
90°	DRIVE-IN	23.0'	23.0'	18.0'	17.0'	9.0'	7.5'	18.5'

FIGURE 2

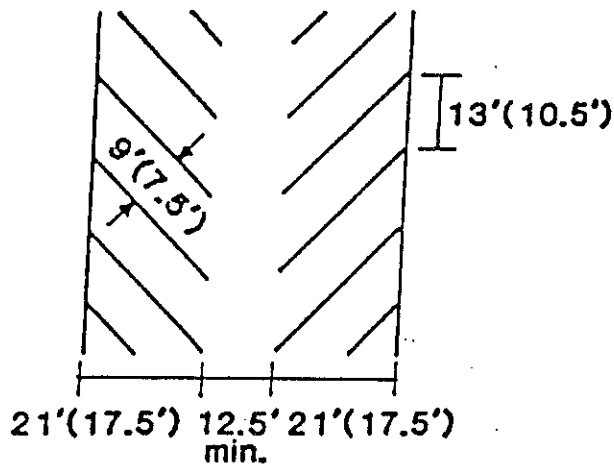
90° Angle



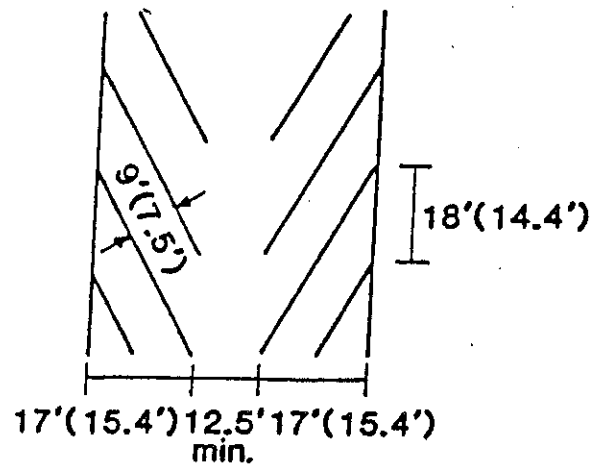
60° Angle



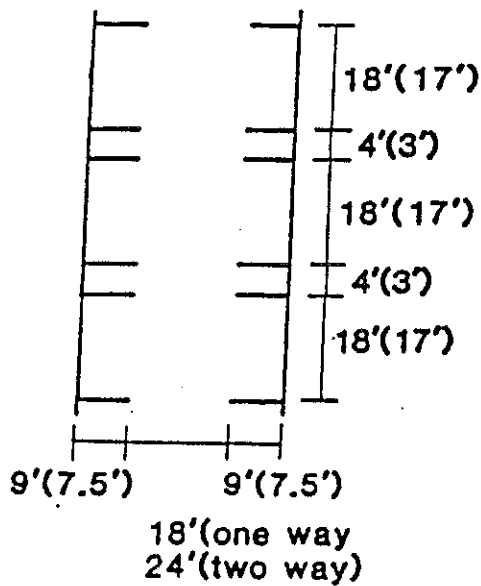
45° Angle



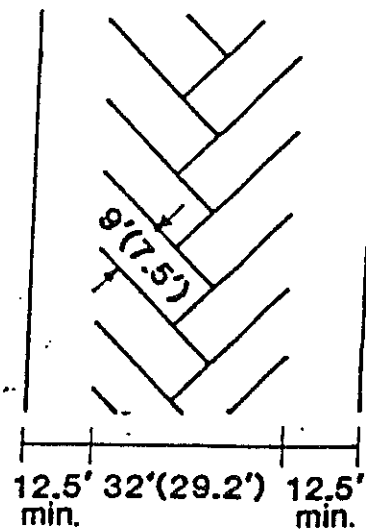
30° Angle



Parallel



45° Herringbone



2. In all zones where the spacing of access and egress drives cannot be readily achieved within a particular parcel, joint access with an adjoining property shall be sought. If the Community Development Director or his designee is satisfied that sufficient attempts to secure joint access have been made and the joint access is still not possible, and access separation as specified in Part D of this section cannot be maintained, driveway access may be granted with less separation between adjacent driveways so long as it is the minimum variance required to provide adequate, yet safe and convenient access to the property, and provided that minimum corner clearances are met.

B. Minimum Requirements for Residential Uses:

Access, egress and circulation system for residential uses shall not be less than the following:

1. Single-family dwellings shall be required to have a minimum of 1 driveway, fully improved with hard surface pavement with a minimum width of 10 feet.
2. Two-family dwellings shall be required to have either 1 driveway, fully improved with hard surface pavement with a minimum width of 20 feet, or 2 driveways, fully improved with hard surface pavement with a minimum width of 10 feet each.
3. Groups of 2 or more parking spaces, except those in conjunction with single or two-family dwellings on a single lot, shall be served by one or more service drives as determined necessary to provide convenient and safe access to the property. In no case shall the design of said service drive or drives require or facilitate the backward movement or other maneuvering of a vehicle within a street, other than an alley.
4. Service drives for SFA and MF dwellings shall be fully improved with hard surface pavement with a minimum width of:

- a. 24 feet when accommodating two-way traffic, or
- b. 15 feet when accommodating one-way traffic.

5. Where on-site maneuvering and/or access drives are necessary to accommodate required parking, in no case shall said maneuvering and/or access drives be less than that required in the off-street parking section of these regulations.

C. Minimum Requirements for Non-Residential Uses:

Access, egress and circulation system for all non-residential uses shall not be less than the following:

- 1. Service drives for non-residential uses shall be fully improved with hard surface pavement with a minimum width of:
 - a. 24 feet when accommodating two-way traffic, or
 - b. 15 feet when accommodating one-way traffic.
- 2. All non-residential uses shall be served by one or more service drives as determined necessary to provide convenient and safe access to the property. In no case shall the design of said service drive or drives require or facilitate the backward movement or other maneuvering of a vehicle with a street, other than an alley.

D. Width and Location of Curb Cuts:

- 1. Minimum curb cut width shall be 15 feet.
- 2. Maximum curb cut width shall be 30 feet.
- 3. No curb cuts shall be allowed any closer to an intersecting street right-of-way line than:
 - a. 150 feet on an arterial when intersected by another arterial;
 - b. 75 feet on an arterial when intersected by a collector street;
 - c. 50 feet on an arterial when intersected by a local street;
 - d. 50 feet on a collector when intersecting an arterial street;

- e. 35 feet on a collector when intersected by another collector or local street; and
 - f. 35 feet on a local street when intersecting any other street.
4. There shall be a minimum distance between any two adjacent curb cuts on the same side of a public street of:
- a. 150 feet on an arterial street;
 - b. 75 feet on a collector street;
 - c. 30 feet between any two curb cuts on the same lot on a local street.

LANDSCAPE REQUIREMENTS:

Landscape standards are included with the regulations for each land use district. In areas of higher intensity development, i.e. Single Family Attached, Multi-Family, Commercial, Industrial, Town Center and Office - Research/Development, the following additional requirements shall apply:

A. Landscape Plans:

Where landscaping is required by these regulations, the applicant of said development shall submit as part of the FDP submittal a detailed landscape plan which meets the criteria below and depicts existing and proposed trees, shrubs, ground cover, architectural features, and other structures. Proposed plantings shall be designated as to species, quantities, and size at time of planting. Upon review and approval by the Committee and the Community Development Director, the landscape plan shall act as the official landscape plan for that parcel and part of the approved site plan, and any construction, addition, or extension of the buildings or structures to occur on that site shall be in strict compliance with the approved site plan. Should, at a later date, it be deemed necessary by the property owner to vary from the approved landscape plan, an application shall be filed with the Committee and the Community Development Department requesting an amendment to the approved site plan.

B. As part of a PUD submittal a Landscape Plan shall be provided which meets the following criteria:

(1) Front yard landscaped areas.

Seventy percent of landscaped area shall be planted with trees, shrubs, or other vegetative material.

a. Minimum plant sizes:

- 1) Standard deciduous trees - minimum 1-1/2 caliper.
- 2) Small ornamental and flowering trees - minimum 1 1/2 caliper.
- 3) Evergreen trees - 5 feet to 6 feet height.
- 4) Shrubs - of adequate size to facilitate growth with design intent. All plant material must meet specifications of the American Association of Nurseryman (AAN).

b. One tree shall be required for every 500 sq. ft. of landscaped area.

c. As part of the Landscape Plan, an automatic irrigation system shall be provided.

(2) Side and rear yard landscaped areas.

Seventy percent of landscaped area shall be planted with trees, shrubs, or other vegetative material.

(3) Planting areas

a. All common planting areas shall have a minimum width of 5 feet.

b. Common planting areas facing off-street parking stalls shall have a minimum width of 10 feet, unless wheel stops are provided in which case they may be a minimum of 7 feet.

C. Modifications to Requirements. The width and/or quantity of land area required for landscaping can be reduced provided that the applicant provide additional trees and shrubs. The specific formula for this regulation shall be included as part of the Final Subdivision Plan for each respective area.

D. Maintenance: The owner, tenant and their agent, if any, shall be jointly and severably responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris.

All plant growth in landscaped areas shall be controlled by pruning, trimming or otherwise so that:

1. It will not interfere with the maintenance or repair of any public utility;
2. It will not restrict pedestrian or vehicular access; and
3. It will not constitute a traffic hazard because of reduced visibility.

Performance Bond, or Security Required:

If weather conditions, or other circumstances beyond the control of the owner, make completion of the landscaping impossible, the owner may apply for an extension of up to 6 months by posting "security" equal to 125% of the cost of the landscaping with the City, assuring installation within 6 months. "Security" may consist of a performance bond payable to the City, cash, certified check, time certificates of deposit, assignment of a savings account or other such assurance of access to funds necessary for completion as shall meet the approval of the City Attorney. Upon acceptance by the Community Development Director or his designee of the approved "security", the owner may be allowed occupancy for a period of 180 days. If the installation of the landscaping improvement is not completed within 6 months, the City shall have access to the security to complete the installation and/or revoke occupancy. Upon completion of the installation, any portion of the remaining security minus administrative charges of 15% shall be returned to the owner. Costs in excess of the posted security shall be assessed against the property and the City shall thereupon have a valid lien against the property which will become due and payable. Application for acceptance of security shall be accompanied by a fee established by City Council resolution.

FENCING REQUIREMENTS:

The following requirements shall apply for their appropriate uses.

A. RESIDENTIAL REQUIREMENTS:

Fences, walls, or hedges used for any purpose on residential

sites in residential districts shall conform to the following:

(1) Fence height maximum.

- a. From front property line to the front building line - 3 ft. solid, measured from the top of the curb (except for the restriction on corner lots within the 50 foot visibility triangle); 3-1/2 ft. if open mesh.
- b. From the front building line of dwelling to rear lot line - 6 feet.
- c. Across the rear lot line - 6 feet.
- d. In the event the Building Department deems it necessary for the general health, safety, welfare and enjoyment of property of citizens, an 8 ft. fence may be required to separate single family residential dwellings abutting multi-family dwellings, or commercial or industrial property.

(2) Setbacks. Setbacks from public sidewalks (and in any case shall be not extend beyond the owners' property line) shall be 18 inches.

(3) Reverse Corner Lots. Reverse corner lots shall conform to the fence requirements of the lots adjacent to said reverse corner lot. The lot lines of said reverse corner lot adjacent to street right-of-way shall be held to the fencing restrictions of a front property line.

(4) On double frontage lots, where rear yards abut a public street, a minimum ten (10) foot landscaped area shall be provided to buffer and screen the residential fence from view.

B. COMMERCIAL AND INDUSTRIAL DISTRICT:

(1) No solid fence of any type shall be permitted within any required landscaped area. A 50 ft. sight distance triangle measured from the curb shall be preserved. An open style fence of no more than 42" in height shall be permitted within the rear 25% of the landscaped area.

(2) Except for item (1) above, the maximum height of any

fence within a commercial or industrial zone shall be 96 inches (8 feet), which may include not more than four strands of barbed wire forming the top of the fence which may be placed at a 45° angle. Fencing consisting only of barbed wire is prohibited.

SIGNAGE:

All regulations in the City of Brighton Zoning Ordinance in effect shall apply with the following exceptions:

A. GENERAL REQUIREMENTS:

- (1) Project identification signs for the overall project, residential neighborhoods, office and industrial parks, and commercial centers will be allowed within Bromley Park. The sign format and style will be in conformance with the City of Brighton sign ordinance and Bromley Park Development Manual and comply with the requirements in this section.

B. RESIDENTIAL AREAS:

- (1) In any subdivision for which a plat has been approved by the City, an illuminated subdivision sign may be erected at each entrance to said subdivision. The sign shall be 30 square feet or less and not more than five (5) feet in height. The subdivision identification sign shall incorporate the City logo or other like treatment into said sign so that the subdivision is clearly identified with the City of Brighton and will aid in unifying the City and not be a divisive element to the Community identification.

C. COMMERCIAL AND INDUSTRIAL AREAS:

Project Identification Signs

- (1) The maximum surface area of the face of a free standing project identification sign shall not exceed 32 sq. ft. There shall be one free standing sign allowed at each point of ingress of a major public thoroughfare.

- (2) All signs will follow the sign types as spelled out in the sign formula and allowed sign types. The sign formular for total allowed area of signage on a property is as follows:

<u>Street Frontage</u>	<u>Sign Area/Feet of St. Frontage</u>
For the first 100 feet	1.5 square feet/1 linear foot
For the remaining street frontage	1 square foot/1 linear foot

OIL AND GAS WELLS:

All regulations in the City of Brighton Zoning Ordinance in effect shall apply for oil and gas wells with the following exception:

- A. No drilling or production closer than 1,000 ft. to any commercial or residentially zoned property unless the drilling site was in existence prior to zoning for residential uses.

PUBLIC ROAD STANDARDS:

All regulations in the City of Brighton Subdivision Ordinances in effect shall apply for roadway standards in Bromley Park with the following exceptions:

- A. Minimum Width Line to Flow Line (in Feet) for Single Family Detached
- | | |
|---------------------|----|
| (1) Cul-de-sac Stem | 32 |
|---------------------|----|
- B. Minimum Length of Tangents Between Reverse Curves (in Feet) Single Family Detached
- | | |
|------------------|----|
| (1) Local Street | 75 |
|------------------|----|
- C. Maximum Diameter of Bulb Cul-de-sac
- | | |
|--------------------------------------|-----|
| Local Street R.O.W. Diameter | 100 |
| Pavement (fl. to fl.) | 90 |
| Center Island Diameter (if required) | 40 |
- D. Design Speed (Miles per Hour)
- | | |
|--------------|----|
| Local Street | 15 |
|--------------|----|