

COMMUNITY DEVELOPMENT
Planning Division



Land Use Code Amendments

CITY COUNCIL – December 20, 2022

City Staff Representative: Shannon McDowell, Senior Long Range Planner

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Land Use & Development Code Amendments

- Article 5 – Neighborhood Design Standards
- Article 6 – Non-residential Design Standards
- Article 7 – Access and Parking Standards
- Article 8 – Landscaping & Site Design Standards
- Article 9 – Sign Standards
- Article 11 – Definitions



STRATEGIC FOCUS AREA
Recognizable and Well-Planned Community

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Article 5 – Neighborhood Design Standards

- Add a building type for Senior Living
- Correct errors related to building types and uses in specific zones
- Reduce the rear setback for an attached garage that is alley loaded




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Article 5 – Neighborhood Design Standards

- Modify accessory building allowances to correspond with building permit thresholds and lot size rather than home size
- Accessory buildings for public and civic uses




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Article 5 – Neighborhood Design Standards

- Add new development pattern for rental communities
 - SFD, SFA, Row houses
 - Ensures adequate park/open space
 - Ensures adequate parking
- Add standards for manufactured home developments existing prior to 1/1/2020
- Make minor corrections throughout



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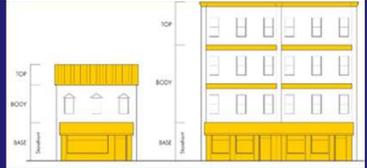
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Multiple Articles – Flexibility

- For requirements with very specific criteria

“Any belt course or trim band establishing this break shall use a use a material distinct from the primary material, be 18 to 48 inches wide, and off-set from the wall plane 6 to 24 inches.”



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Brighton

Article 6 – Non-residential Design Standards

- Add a building type for Lodging
- Eliminate maximum lot sizes for commercial/industrial uses
- Modify accessory building allowances to correspond with building permit thresholds
- Add accessory building standards for public and open space uses
- Provide more flexibility for building material requirements for civic building types and publicly owned buildings
- Make minor corrections throughout



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Brighton

Article 7 – Access and Parking Standards

- Increase the parking requirement for Multi-family residential uses

Jurisdiction	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Visitor Parking
Brighton	1	1	1.5	1.75	2	No requirement
Thornton	1	2	3	3	3	No requirement
Commerce City	1.5	1.5	1.75	2	2	+15% of total
Northglenn	1	1.25	1.5	2	4+	+ 10% of total
Westminster	1	1	1.5	1.5	1.5	1 space/5 units
Adams County	0.75	1	1.5	2	2	+15% of total
Brighton (Proposed)	2	2	2.5	2.75	3	No requirement

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Article 7 – Access and Parking Standards

- Decrease the parking requirement for warehouse uses, adding a variable requirement based on size
- Make minor corrections throughout



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Article 8 – Landscaping & Site Design Standards

- Allow flexibility for landscaping on public sites
- Add buffers between new development and lands not within the City boundary
- Add buffers between new development and lands zoned PL and O
- Add standards for open fencing along narrow open spaces
- Make minor corrections throughout



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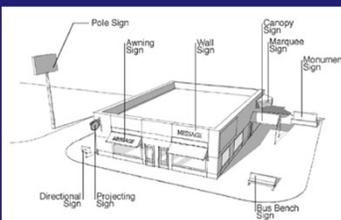
Brighton

Article 9 – Sign Standards

Sign types allowed (Non-residential):

Permanent Signs	Temporary Signs
Awning	Banner
Directional	Inflatable
Canopy	Sidewalk
Marquee	Site
Monument (includes EMC)	Swing
Pole	Yard
Projecting	
Wall	

Total signage allowance: 1 square foot signage per 1 foot frontage

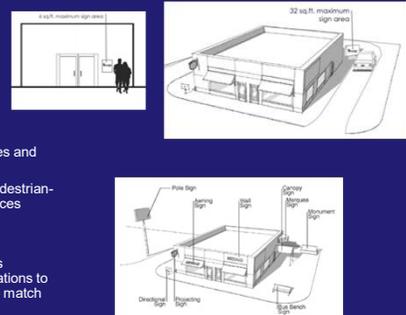


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Brighton

Article 9 – Sign Standards

- Allow banners on fences and between two poles
- Add display sign for pedestrian- or vehicle-oriented spaces
- Remove art and mural references
- Make minor corrections throughout and clarifications to ensure figures and text match



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Article 11 – Definitions

- Definitions for signs adjusted
 - Add Display Sign
 - Delete Mural and Works of Art
 - Correct errors where definitions had been unintentionally combined

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Review Criteria

In making its recommendation, the City Council shall use the following criteria (Section 2.10 B):

1. The amendment furthers the purposes of these regulations in Section 1.01.C.

Provides for clear application of the code, similar opportunities for similar properties, clear standards for new land uses, and safety in community design
2. The amendment is in accordance with the Comprehensive Plan and has been considered for both its long-range effects as well as immediate impacts.

Policy 2.1 - Brighton Will Continue to Develop in a Self-Sufficient and Sustainable Manner (Live, Learn, Work, Shop and Play) with an Appropriate Balance between Residential and Non-Residential Uses

Policy 3.2 – Promote Urban Open Space Patterns

Policy 6.1 – Create and Maintain Inviting, Safe, Walkable and Bikable Streetscapes

Policy 6.2 – Ensure Residential Lots and Architecture Enhance the Street

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Review Criteria

2. The amendment is in accordance with the Comprehensive Plan and has been considered for both its long-range effects as well as immediate impacts. (continued)

Policy 6.3 – Create Usable, Accessible and Inviting Green Spaces in Neighborhoods

Policy 6.4 – Create Usable, Accessible and Inviting Green Spaces in Neighborhoods

Policy 6.5 – Encourage Projects that Enhance the Diversity of Housing Types and Costs, and Manage Affordability through Supply and Subsidy

Policy 7.1 – Continually Update the Citywide Design Guidelines to Ensure They Reflect Core Community Values

Policy 7.3 – Promote Well Designed Commercial Centers that Contribute to Brighton’s Distinct Visual Quality and Uniqueness

Policy 7.4 – Design Industrial Areas, Office Parks and Similar Larger Scale Projects to Create and Present a Positive Image of the City

Policy 7.5 – Design the Streets, Pedestrian Environments and Gateways of Brighton With Consideration to the Visual Character and Experience of Users and Adjacent Development

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Review Criteria

3. The amendment promotes the public safety, health and general welfare of the community in the City of Brighton.
4. The amendment improves the effectiveness and efficiency of administering the Land Development Code.

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Public Notice and Comment

- Public Notice was provided in accordance with the *Land Use & Development Code*.
- On December 2nd:
 - ✓ Notice was published on the City’s Website.
- Planning Staff has not received any formal comments in advance of this hearing.
- City staff posted information for the public hearing on various social media sites.

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Planning Commission Recommendation

- The Planning Commission heard the code amendments on October 27, 2022 and November 17, 2022 and recommended approval with a vote of 4-0.

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Summary of Findings

- The Development Review Committee has reviewed this project and recommends approval.
- Staff finds the Code Amendments in general compliance with the requirements as outlined in the *Land Use & Development Code*.

City Staff Recommendation

- Staff recommends approval of the code amendments to Articles 5, 6, 7, 8, 9, and 11.

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Options for the City Council:

- Approve the code amendments via ordinance at first reading as drafted;
- Deny the code amendments;
- Approve the code amendments with changes to the drafted ordinance; or
- Continue the code amendments to be heard at a later specified date if the Council finds it needs additional information to make a decision.

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