

COMMUNITY DEVELOPMENT
Planning Division

 Brighton

Land Use Code Amendments

CITY COUNCIL and PLANNING COMMISSION
JOINT STUDY SESSION – January 24, 2023

City Staff Representative: Shannon McDowell, Senior Long Range Planner

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Land Use & Development Code Amendments

- Article 1 – General Provisions
- Article 2 – Applications and Procedures
- Article 4 – Zoning District and Uses
- Article 11 – Definitions & Terms



STRATEGIC FOCUS AREA
Recognizable and Well-Planned Community

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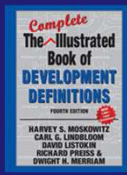
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Article 1 – General Provisions

- Planned Unit Developments approved prior to new code
- Resource for the definition of terms used in the *Land Use & Development Code*
- Clarify measurement technique



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Article 2 – Applications and Procedures

- Appeals
 - Clarify when each process applies
 - Eliminate inconsistencies
 - Clarify who can submit an appeal
- Subdivision Plan
 - Clarify responsibilities – Planning Commission and City Council



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Article 2 – Applications and Procedures

- Planned Development
 - Define amendment process
 - Modify mapping procedure
- Conditional Use Permit
 - Eliminate large family childcare home process



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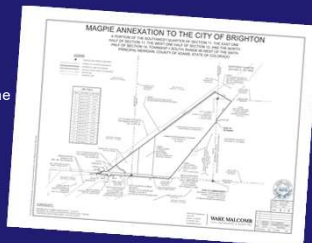
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Article 2 – Applications and Procedures

- Annexation
 - Adjust definitions to correspond with state statute
- Disconnection
 - Add the application type and define a process
- Vacation of Rights-of-Way or Easements
 - Clarify a process



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Article 4 – Zoning District and Uses

- Add uses already existing in the City
- Add direction for how to characterize a use not listed
- Modify accessory uses
 - Child care homes
 - Caretaker's quarters

Table A-4. Zoning Districts and Uses		Residential Districts										Business Districts										Community Districts										Special Districts and Other									
		Single-Family										Medium-Density										Office/Professional										Industrial/Manufacturing									
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	
A. Residential Districts		Single-Family										Medium-Density										Office/Professional										Industrial/Manufacturing									
1. Single-Family Detached		Yes										Yes										Yes										Yes									
2. Single-Family Attached		Yes										Yes										Yes										Yes									
3. Single-Family Duplex		Yes										Yes										Yes										Yes									
4. Single-Family Triplex		Yes										Yes										Yes										Yes									
5. Single-Family Fourplex		Yes										Yes										Yes										Yes									
6. Single-Family Condominium		Yes										Yes										Yes										Yes									

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Article 11 – Definitions and Terms

- Adjust as needed to address modifications to other articles of the *Land Use & Development Code*

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Landscape Code Update

- We are working with a landscape architect to craft amendments to the current landscaping code
- Goals include reducing/eliminating unnecessary turf and requiring low water landscaping for multi-family, commercial, and industrial uses
- Plan to bring options to a study session Q1 of 2023

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Options for Consideration:

The City Council and the Planning Commission have the following options to consider:

- ☐ Direct staff to proceed with the code amendments as presented.
- ☐ Direct staff to proceed with the code amendments with modifications.
- ☐ Direct staff not to proceed with the code amendments.

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