

LAND USE and DEVELOPMENT CODE UPDATE

BRIGHTON, COLORADO



City Council First Reading
Public Hearing Draft
November 12, 2019



Project Overview

- Process
- Comprehensive Plan Principles
- Project Themes



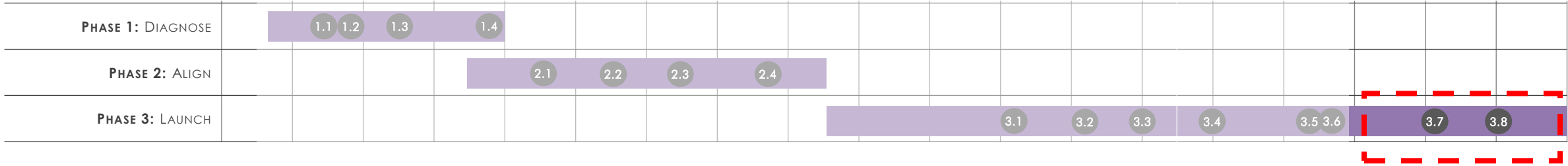
Significant Updates

- Summary of Articles
- Highlight of Key Topics



Discussion

- Q & A
- Public Comments
- City Council Discussion & Action



phase 1: diagnose

- 1.1 public engagement strategy
- 1.2 plan & regulation review
- 1.3 kick-off meeting
- 1.4 plan conformance report

phase 2: align

- 2.1 critical issues summaries
- 2.2 public open house
- 2.3 "metro innovations tour"
- 2.4 draft regulation framework

phase 3: launch

- 3.1 initial draft
- 3.2 interim drafts
- 3.3 review & comment period
- 3.4 special area / topics
- 3.5 final draft / review & comment
- 3.6 public open house / officials work session
- 3.7 public hearing draft
- 3.8 public hearings

PHASE 1: DIAGNOSE *DECEMBER 2017- APRIL 2018*



Kick-off & Engagement Plan

- ❑ Technical Committee
 - Key Staff
 - Regular Meetings
- ❑ Advisory Committee
 - Department Heads + Stakeholders
 - Periodic Meetings
- ❑ Council & Planning Commission
 - Kick-off Meeting
 - Status Updates
 - Joint Study Sessions (2)
 - Community Tours (2)
- ❑ Stakeholder Meetings & Focus Groups
 - Special Topic Meetings (6)
- ❑ Public
 - Open Houses (2)
 - Joint Study Sessions (2)
 - Special Events
 - Project Website
 - Public Hearings (2)

PROCESS

PHASE 1: DIAGNOSE DECEMBER 2017 - APRIL 2018

Comprehensive Plan Themes

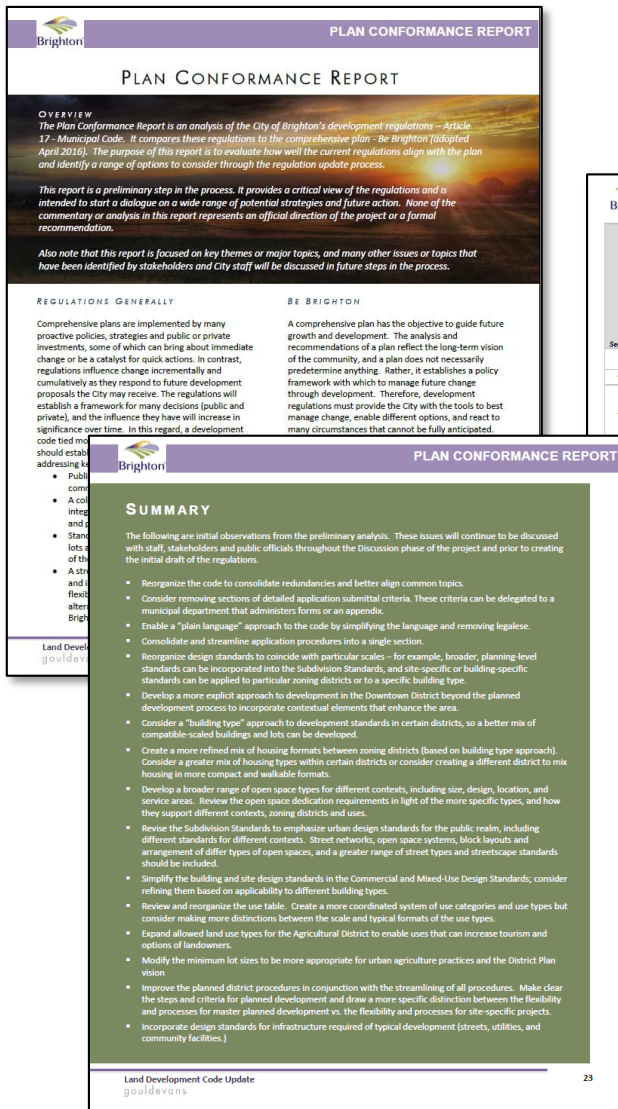
- ❑ Active & Multi-modal Transportation
- ❑ Heritage & Identity
- ❑ Sustainability

Plan Conformance Report

- ❑ Consider “building type” approach (broader mix of housing types)
- ❑ Reorganized design standards under common themes.
- ❑ Specific downtown standards (not a “planned approach”)
- ❑ Develop broader range of open spaces
- ❑ Improve planned district procedures (PUD)
- ❑ Improve “public realm” / streetscapes

Meetings

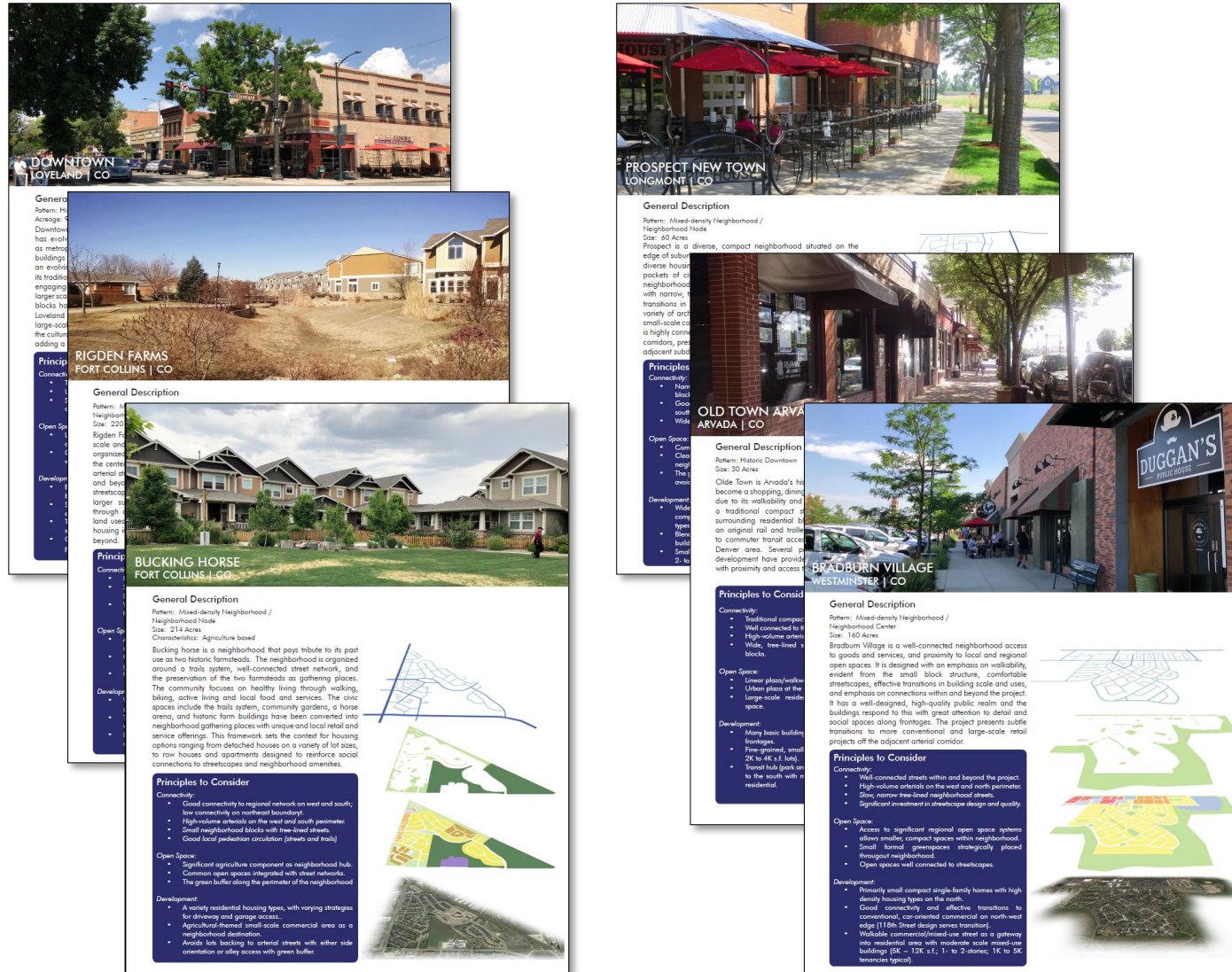
- ❑ CC / PC Study Session
- ❑ Analysis Summaries (AC / TC)



Brighton		PLAN CONFORMANCE REPORT COMMENT LOG											
Rating Key:		SUSTAINABILITY		HERITAGE				IDENTITY					
5 Directly supports the best practices and prohibits other practices that could undermine them and topics.													
4 Somewhat supports best practices and/or limits other practices that could indirectly undermine them and topics.													
3 Neither directly supports nor directly conflicts with them and topic, but may raise an opportunity where these topics typically would be regulated.													
2 Create indirect conflicts, somewhat undermines them and topics.													
1 Create direct conflicts that likely prohibit best practices that meet them and topics.													
0 Have minimal or no significant relationship to the theme/topic. Sections with no rating in any category may contain general comments pertaining to the update of the regulations, but not any specific policy issues, or theme/topic in particular.													
Sec. #	Comment	Multi-modal Transportation	Resilient Infrastructure Strategies	Targeted Commercial Growth	Housing Options	Real-Supportive Residential Density	Open Space & Natural Environment	Historic Preservation	Preservation of Agricultural Land	Neighborhood Character	Downtown	Commercial Design Standards	Walkable Mixed-Use Neighborhoods
17-16-80	may put the emphasis too heavily on the lower-scale buildings in some contexts. As stand-alone or large-scale projects for targeted density, either improving context and relationships standards to retail or mixed use areas and/or raising the density limit should be considered.			3	3					2		2	
17-16-80	Md. Main Street District. This provides a more conventional approach to middle-income residents through a planned or half-planned project.			3	3					2		2	
17-16-80	DT - Downtown District. The intent of the plan is to ensure "historic preservation" as the unique element as opposed to human-scale building and urban design and a fine-grained development pattern. Since these elements are different from conventional development, the development standards of other districts, but are very worthy of protecting and regulating, the district relies exclusively on a planned development and review process. This can undermine investment and lower expectations in this area, and may not ensure that all projects are focused on the crucial design, scale and form issues for this district. Using C-3 as the default district for things not in a plan is bad - this is the most out-of-scale and anti-downtown commercial district of them all. The planned approach does build in options for administrative plan, however the performance intent to review this is somewhat vague and may not still in difficult projects.			1				2			1		2
6-100 (a) (8)	MU - Mixed Use Zone Districts. Introduction & Purpose - This zoning district is categorized into 3 types of sub-districts, offering in scale and intent. They do not relate to one another and should be setting up 3 very distinct contexts. The only real similarity is that they "mix" uses, but this is done on such a large and master-planned scale that it does not result in comparable approaches to development or development standards. Consider 3 distinct districts with very specific purpose statements on the context, scale of development, patterns, and targeted mix of uses.			2		3							2
6-106	MU - Mixed Use Zone Districts. Application Procedure & Processing and Approval Standards - These districts are entirely reliant on discretionary review processes. The processes need to be simplified (and addressed in one section). In addition this can undermine investment and lower expectations in these areas, and may not ensure that all projects are focused on the crucial design, scale and form issues for this district. The process does mix in some substantive development standards for topics the rest of the development code does not address well (thereby, integrating target ranges for different uses, and scale of uses), however these should have more explicit default standards in the code so you don't rely on a process to accomplish these goals.	2		1	2	2							1
6-110	MU - Mixed Use Zone Districts. MU Zone District Designations. These sections begin to establish more concrete planning parameters and refine the different contexts and types of places. However, this is limited by the intensive procedures and also further emphasizes these are 3 completely distinct districts, rather than a scale of related "mixed-use" districts. Overall the scale and parameters of these should be revisited in light of the compact plan and peer communities / case studies in the Discussion phase.			2	2	2							2
6-110	MU - Mixed Use Zone Districts. Dimensional Standards for MU Districts. In general the table is not a bad concept and numbers not too far off (though minimum district size could be counter-productive, especially if the purpose of mixing uses is better integration of multiple uses, fine-grained development pattern, and compact walkability. The FAR concept is very abstract - especially on a district-wide basis and likely has unintended consequences. A building-type approach in the code as a whole can eliminate the need to rely on this abstraction to regulate scale, form, or open space. The minimum residential density is a good concept, but may still be too low for a substantial impact. Development standards in relation to streets begin to emphasize public realm / development relationships, however relying solely on functional classifications is less ideal (i.e. a minor street could be completely walkable and car-oriented where no building will relate well to it, or it could be a very low-speed, social, and walkable place that drives a lot of value for the abutting property and development overall.) Emphasizing a wide range of street types can enhance options for enhancing how buildings and lots should front on different streets. The last table and footnote 2 that table begin to introduce good concepts of scale of uses and patterns and relationships that can begin to break these districts out into smaller components for more incremental growth and better transitions to different development - district, and perhaps a way to implement this without such heavy reliance on discretionary planned processes.	2		2	2	4					3		3
6-110	PUD - Planned Unit Development Overlay Zoning District. This district is intended to give flexibility to address some of the impediments and limiting factors of all of the previous districts regarding implementing the plan, as well as to promote walkable mixed-use neighborhoods, increased housing options, and better arrangement of open space that incorporates public space. Open space standards seem arbitrary, although they do start to address the topic. The density bonus seems a bit generic, and should be more targeted to specific types of places. Some of the sections seem to be very arbitrary specific standards that may or may not be appropriate depending on the content of the specific plan (i.e. landscape, perimeter screening that ensures these projects are scaled back). Overall the use of PUDs should be discouraged in place of (1) better base districts with better default standards on building types, street types, and open space types; (2) better guidance on how multiple types within a district or transitions between different districts should occur; and (3) a streamlined and improved process for flexibility of these standards - one at the (sub)building level, and one for large-scale master-planned projects.			3	1	2	2	2		2		2	3
6-120	South 4th Avenue Overlay District. This district and two sub-districts (S40W and S40C) appear to preserve the traditional building scale (small footprint, small lot, low heights) and enable more uses (commercial use of detached houses). Beyond this many of the standards seem like things that should be generally applicable standards in and outside of the corridor - (signage, parking spaces, storage, fences, signs, landscaping and setbacks). The architectural standards are also merely a default.			4	3					4		4	3
Development Code Update		3										2/7/18	

PROCESS

PHASE 2: ANALYSIS APRIL 2018 - SEPTEMBER 2018



Case Studies

- Public Realm Design
- Active & Multi-modal Transportation
- Heritage & Identity
- Sustainability

Critical Issues / Case Study Summaries

- Connectivity
- Streetscape design & types
- Vibrant Downtown
- Housing options / neighborhood design
- Mixed-use nodes and centers
- Open space systems and types
- Productive agriculture lands

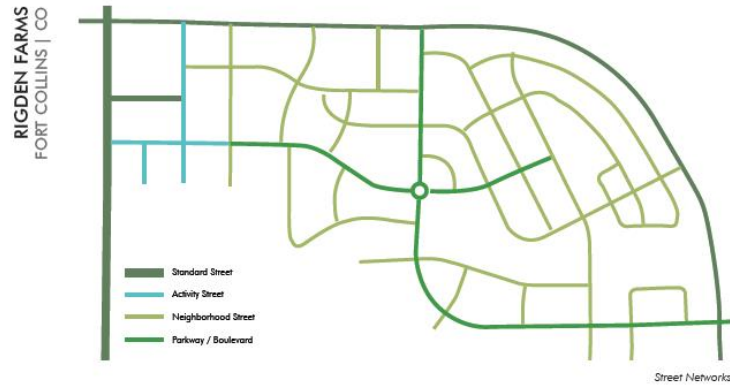
Meetings

- Analysis Summary Meetings (AC / TC)
- Public Open House
- Metro Innovations Tour

PROCESS

PHASE 2: ANALYSIS APRIL 2018 - SEPTEMBER 2018

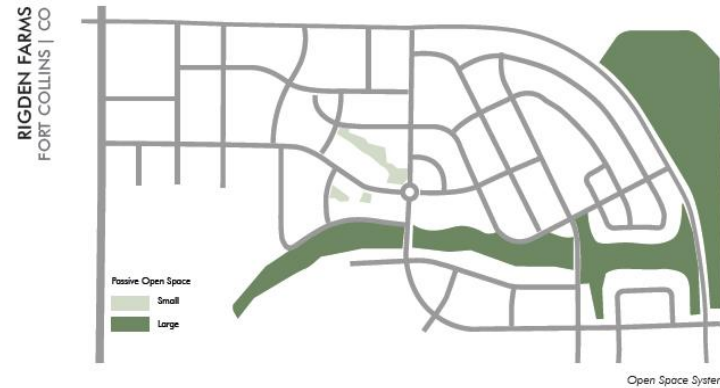
Street Types



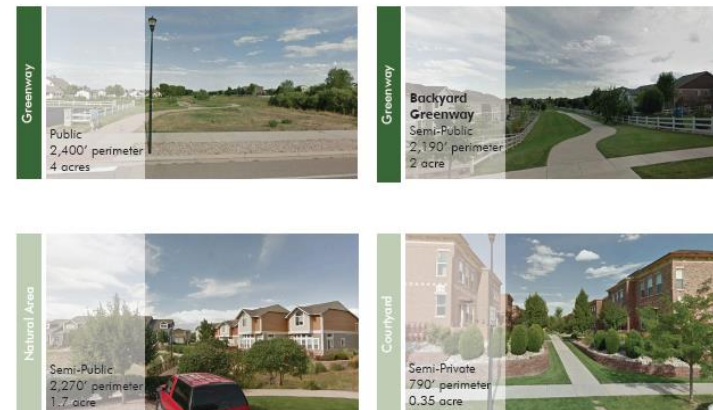
PUBLIC REALM: Street Design



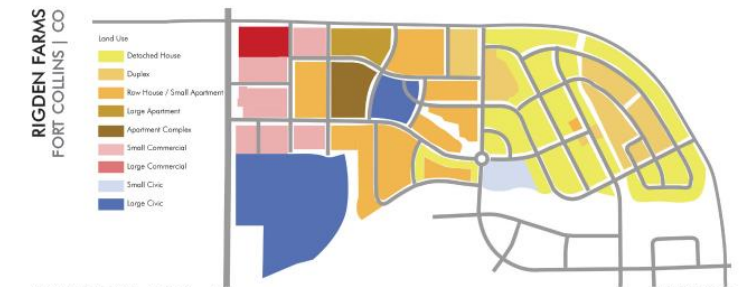
Open Space Types



PUBLIC REALM: Open Space Types



Building Types & Land Use



PRIVATE REALM: Building Types



PROCESS

PHASE 3: LAUNCH OCTOBER 2018 - PRESENT

PROPOSED FRAMEWORK	CURRENT CODE SECTION(S)	DRAFTING NOTES & COMMENTS
2.11 Annexation 221 A. Applicability B. Review Criteria C. Effect of Decision	17-8-40	Does this need to be in here, left to separate city code outside of P&Z, or left out altogether and left to state statute and the nuances of any particular annexation.
Article 3. Subdivision Standards 3.01 Streets A. Intent B. Network & Connectivity C. Street Design (types and standards) D. Intersection Design E. Design and Construction Specifications F. Alternatives and Waivers.	17-40-20; 17-40-20; 350; 17-40-360; 17-44-130; 17-44-140	
3.02 Open and Civic Spaces A. Intent B. System, Arrangement and Required Open Space C. Open Space Design (types and standards) D. Location Criteria E. Ownership and Management F. Alternatives and Waivers	17-20-80; 17-40-20; 210; 17-40-350; 17-44-100; 17-44-144-150	
3.03 Blocks and Lots A. Intent B. Block Arrangement C. Lot Arrangement D. Access and Circulation E. Alternatives and Waivers	17-40-20; 17-40-20; 260; 17-40-370; 17-44-120; 17-44-140	
3.04 Required Improvements	17-40-20; 17-40-20; 300; 17-40-350; 17-120	

Working Draft, September 2018

BRIGHTON LAND DEVELOPMENT CODE DRAFT FRAMEWORK									
ARTICLE 2 – APPLICATIONS & PROCEDURES 2.01 GENERAL – ALL APPLICATIONS									
Article 2. Applications & Procedures									
2.01 General – All Applications 2.02 Platting 2.03 Zoning Map Amendment 2.04 Planned Development 2.05 Site Improvement Permit 2.06 Conditional Use Permits 2.07 Variance 2.08 Appeals of Administrative Decisions 2.09 Code Amendments 2.10 Annexation 2.11 Vested Property Rights									
Table 2-1: Procedures Summary									
	Eligible Applicants		P&Z Application Conference	Neighborhood Meeting	Notice			Review Body	
	Owner	PC			Post	Public	Mail	Staff	CC
Administrative Plat	■	■	■	■	■	■	■	D	A
Subdivision Plan	■	■	■	■	■	■	■	R	D/PH
Final Plat	■	■	■	■	■	■	■	D	A
Zoning Map Amendment	■	■	■	■	■	■	■	R	R/PH
Planned Development – Regulating Plan	■	■	■	■	■	■	■	R	R/PH
Conditional Use Permit	■	■	■	■	■	■	■	R	D/PH
Site Improvement Permit	■	■	■	■	■	■	■	D	A
Site Plan	■	■	■	■	■	■	■	D	A
Variance	■	■	■	■	■	■	■	R	R/PH
Appeal of Administrative Decision	■	■	■	■	■	■	■	R	R/PH
Text Amendment	■	■	■	■	■	■	■	R	R/PH
Annexation	■	■	■	■	■	■	■	R	R/PH

■ = Required
■ = Authorized
PC = Planning Commission
CC = City Council
BOA = Board of Adjustment

HP = crossed this out - may want to discuss?

Does this need to be here? It is confusing. If we need to address the difference between legislative and quasi-judicial that could probably be done under 2.01G

R = Review and recommending authority
D = Decision making authority
A = Adjudicatory decision
C = Call-up Authority
A = Appeal of Decision
PH = Public hearing required (distinguished from a public meeting open to the public)

Attorney: Throughout the text of this article, the term "decision making authority" is intended to provide an authority. It needs to be specific say so. It is also important authority also be included in the text.

Final Draft, May 2019

[Article 17]
Brighton CO Land Use & Development Code



ARTICLE 8 – LANDSCAPE & SITE DESIGN STANDARDS

8.03 BUFFER & SCREENING DESIGN

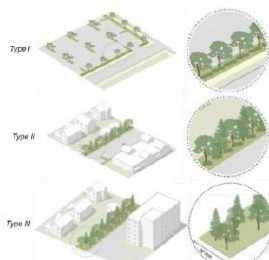


Figure 8-3 Buffer Types & Context
Application of the specific buffer type should be based on context and the adjacent site or projects.

C. Buffer Locations. Buffers shall be required as indicated in Table 8-3, Buffer Types & Application.

Table 8-3: Buffer Types & Application					
Zoning Adjacent to Development	Zoning of Proposed Development				
	C-3, I-1 & I-2	DT, BP, MU-CC & MU-REC	CO, C-1, C-2 & MU-NC	R-2, R-3 & MH	A/R, A/E, RE R-1, R-1A & R-1B
A/R, A/E, RE R-1, R-1A & R-1B	Type III	Type III	Type II	Type II	Type II*
R-2, R-3 & MP	Type III	Type III	Type II		
CO, C-1, C-2 & MU-NC	Type III	Type II			
DT, BP, MU-CC & MU-REC	Type II				
C-3, I-1 & I-2					
Other	Parking areas within 50 feet of any public street or through access drive shall have a Type I buffer for lots under 50 spaces, and a Level II buffer for lots 50 spaces or more. Any lots that back to a collector or arterial street shall require a Type III buffer. (See Sections 3.01 and 3.02 for more effective and efficient ways to design blocks and lots in association with transitions in the street networks, streetscapes, and open and civic space system). Any lots adjacent to a highway or expressway shall require a Type III buffer, except that the width shall be increased to 100' for residential development and 50' for mixed-use, commercial or industrial development. Agriculture uses that may use occasional heavy equipment or machinery should be buffered from residential uses with a Type III buffer. In cases where residences are proposed in proximity to existing agriculture or within agriculture preservation areas, the buffer shall be incorporated into the residential project design.				
* Type II buffers are only required in the A/R, A/E, RE, R-1, R-1A and R-1B districts for permitted non-residential uses adjacent to residential lots.					

Public Hearing Draft, October 2019

[Chapter 17]
Brighton CO Land Development Code

8-7

Public Hearing Draft, October 2019

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Brighton CO Land Development Code

8-7

Draft Regulations

- Draft Framework
- Initial Draft / Working Drafts
- Interim Drafts
- Final Draft / Public Review
- Public Hearing Draft

Meetings

- Technical Committee Meetings (4)
- Advisory Committee Meetings (2)
- Public Open House
- Stakeholder Group Meetings (3)
- Second round of tours

PROCESS

PHASE 3: LAUNCH: *UPDATES SINCE WORK SESSION DRAFTS*

Article 2 - Applications & Procedures

- *Added specific criteria for amending current PUDs / conversion.*
- *Improved site improvement and site plan review criteria and flexibility*
- *Incorporated annexation review procedures*
- *Added vacation of ROW and easements*

Article 4 - Zoning Districts

- *Re-purposed A/R, RE, and AE to better align with District Plan*

Article 5 - Residential Design Standards

- *Clarified/reorganized setback exceptions, application of frontage types and accessory building standards*
- *Adjusted Detached House - Compact Lot side setback*

Article 6 - Non-residential Design Standards

- *Clarified/reorganized setback exceptions, application of frontage types and accessory building standards*

SUMMARY OF KEY CHANGES

17.04 Introductory Provisions
17.08 Administration, Procedures and Enforcement
17.12 Definitions
17.16 Defining and Application of District Regulations
17.20 Development Standards
17.24 Performance Standards
17.28 Non-conforming Uses & Structures
17.32 Table of Uses
17.36 Repeals, Amendments, Severability
17.40 Subdivision Regulations
17.44 Residential Design Standards
17.48 Commercial Design Standards
17.49 Industrial Design Standards
17.50 Mixed Use Design Standards
17.52 Historic Preservation
17.56 Vested Property Rights
17.64 Oil and Gas Facilities

Art. 1 General Provisions
Art. 2 Applications & Procedures
Art. 3 Subdivision Standards
Art. 4 Zoning District & Uses
Art. 5 Neighborhood Design Standards
Art. 6 Non-residential Design Standards
Art. 7 Access & Parking Standards
Art. 8 Landscape & Site Design Standards
Art. 9 Sign Standards
Art. 10 Supplemental Standards
Art. 11 Definitions & Terms

ORGANIZATION

SUMMARY OF KEY CHANGES: ARTICLE 2 - PROCEDURES

Consolidate Common Procedures (2.01)

- *Applicability*
- *Review Criteria*
- *Review Procedures*
- *Effect of Decision*

Plats Streamlined (2.02)

- *Discretionary reviews up front*
- *Administrative / technical on back end*

New “Planned Development” approach (2.04)

Merged CUP / SUP (2.07)

Table 2-1: Procedures Summary

	Eligible Applicants			Pre-application Conference	Neighborhood meeting	Notice			Review Body			
	Owner	PC	CC			Post	Publish	Mail	Staff	PC	CC	BoA
<i>Administrative Plat</i>	■			☑					D	A		
<i>Subdivision Plan</i>	■			☑	☑	☑	☑	☑	R	D/PH	Ac/PH	
<i>Final Plat</i>	■			☑					D	A		
<i>Zoning Map Amendment</i>	■	■	■	☑	☑	☑	☑	☑	R	R/PH	D/PH	
<i>Planned Development – Regulating Plan</i>	■	■	■	☑	☑	☑	☑	☑	R	R/PH	D/PH	
<i>Conditional Use Permit</i>	■			☑	☑	☑	☑	☑	R	D/PH	A	
<i>Site Improvement Permit</i>	■								D	A		
<i>Site Plan</i>	■			☑					D	A		
<i>Variance</i>	■			☑		☑	☑	☑				D/PH
<i>Appeal of Administrative Decision</i>	■	■	■			--	--	--				D/PH
<i>Text Amendment</i>		■	■				☑		R	R/PH	D/PH	
<i>Annexation</i>	■		■	☑		☑	☑	☑	R		D/PH	

☑ = Required

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PC = Planning Commission

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R = Review and recommending authority

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Ac= Acceptance of decision

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IMPROVED PROCEDURES

Neighborhood Street

Neighborhood Connector

Neighborhood Parkway

Pedestrian / Mixed-Use

Avenue

Boulevard

Parkway





ARTICLE 3 – SUBDIVISION STANDARDS

3.01 STREETS

Pedestrian / Mixed Use (Local)



Street Design	
(A) ROW width	60'
(B) Street Width (curb-to-curb)	36'
(C) Lanes (# / Width)	2 @ 10'
(D) On-street Parking	8'
(E) Sidewalks	12'
(F) Planting/Amenity Area	4' x 6' (min) tree wells within sidewalk
Bicycle Facilities	
Turn Lanes	Avoid due to connected network OR limit within reconfigured street space.

Planning & Urban Design Considerations	
Traffic Volume (range)	under 5,000 adt
Vehicle Speeds (desired target)	under 20 mph
Street Tree Spacing	25' – 40'
Driveway Spacing	Dependent on A, B, or C street designation, Via-block alleys and shared access preferred
Frontage Types	Street Front Terrace

Description & Context

The Pedestrian / Mixed-use Street is a walkable street with generous sidewalks, on-street parking and slow speeds. It requires a well-connected network to disperse vehicle traffic and provide access to many uses and destinations. A, B, and C Street variations of these streets can support different quality of frontages, and different levels of access and service to round out the network of walkable mixed-use places.



Public Hearing Draft, October 2019

[Chapter 17]
 Brighton CO Land Development Code

3-9



NEW STREET TYPES

SUMMARY OF KEY CHANGES: 3.02 OPEN & CIVIC SPACE

Preserve - Natural / Ag

Park

Trail Corridor

Green

Community Garden

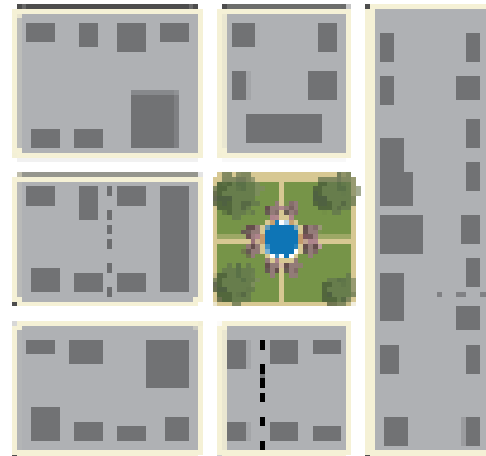
Square

Plaza / Courtyard

Patio

Pedestrian Passage

Enhanced Streetscape





ARTICLE 3 – SUBDIVISION STANDARDS
3.02 OPEN & CIVIC SPACE

Preserve – Natural or Agriculture

The size, location and design of a Preserve shall be dependent on the planning context, the presence of natural amenities and ecological or agricultural resources worthy of protection, and the ability of the designated area to provide significant continuity with other similar nearby features and resources. In general, these areas should provide the opportunity for at least 5 acres of contiguous preserved area and ideally up to 40 or more acres.



Service Area:
City-wide

Design Elements & Guidelines

- Natural Preserves include any area of existing or restored open lands such as riparian corridors and wetlands, unique geological formations, important habitats, or substantial groupings of important plant types. The goal is to protect the edges and to maximize intact and undisturbed spaces that provide valuable ecosystem services for the community, support preservation goals, or enhance the aesthetics and amenities of the area. Active recreation such as trails and paths can be a part of these areas provided they do not disrupt the essential natural character and ecological functions.
- Agriculture Preserves include valuable and productive farmlands or smaller community agriculture operations, protected to ensure their agriculture function, but also to promote the communities heritage and provide a source of unique destination commerce or tourism. These areas can include various scales of agriculture production that can integrate with and support the surrounding community in various ways depending on the scale:
 - Rural / Large– 50+ acres
 - Community/ Medium– 15-50 acres
 - Neighborhood / Small - 3 – 15 acres
 - Local / Micro -under 3 acres (see “Community Garden”)

Pedestrian Passage

Size
12' to 20'+ wide
No minimum length except needs to provide connection between streets on opposite sides of a block, or between streets and other parts of the open and civic space system within the block.



Service Area
Abutting lots

Design Elements & Guidelines

Pedestrian Passages should be designed with the same or greater amenity as the pedestrian areas of streetscapes on the block in terms of landscape, street furniture, lighting, etc.

Buildings fronting on the Pedestrian Passage, particularly the first 50 feet from the beginning and end of the passage, should be designed as street front buildings with frequent entrances, transparency and outdoor seating areas to create activity in the space and make physical and visual connections between the buildings and the space.

Larger passages or passages in more open areas shall be designed to the Trail Corridor standard.

Public Hearing Draft, October 2019[Chapter 17]

Brighton CO Land Development Code

3-25



OPEN SPACE TYPES

SUMMARY OF KEY CHANGES: 5.02 RESIDENTIAL BUILDING TYPES

Detached House - Neighborhood

Detached House - City Lot

Detached House - Compact Lot

Duplex / Multi-unit House

Row House

Small Apartment

Medium Apartment

Accessory Dwelling Unit

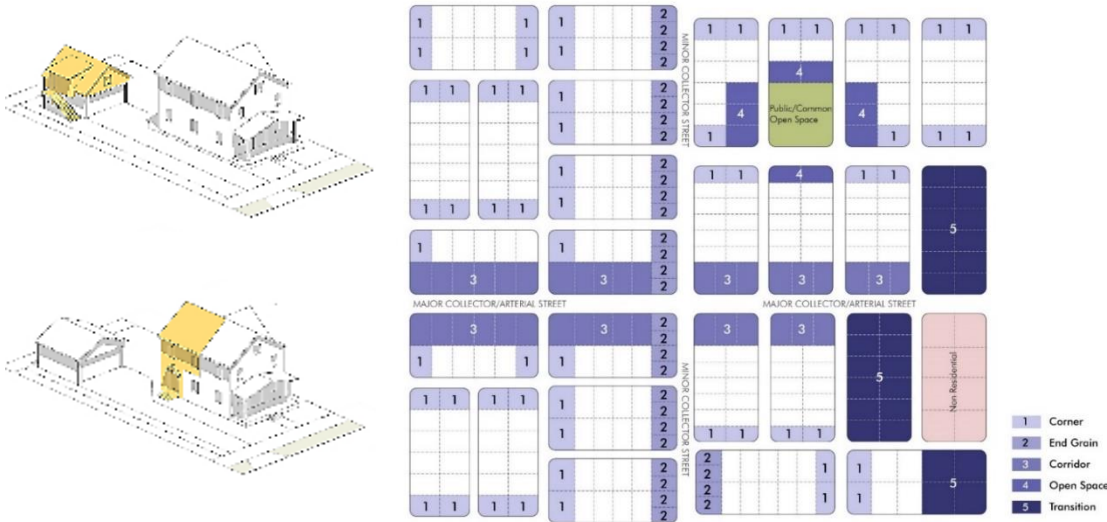


Table 5-5: Residential Frontage Types & Design Standards				
Frontage Element	Terrace	Neighborhood Yard	Suburban Yard	Buffer
Description / Design Objective	A shallow open area along a block face that creates a continuous landscape element across multiple frontages and enhances the tighter relationships of buildings along a streetscape, such as courtyards, gardens or small lawns.	A small to moderate open area with a building setback from the property line to create consistent landscaped area that emphasizes the buildings relationship to the streetscape and creates a consistent rhythm of building facades along a block.	A moderate to large open area with a building setback from the property line to create a larger, uninterrupted lawn and landscape areas.	A concentrated landscaped area used to soften, screen and separate the site and any potential impacts form the streetscape.

HOUSING OPTIONS

SUMMARY OF KEY CHANGES: ARTICLE 6 - NON-RESIDENTIAL DESIGN

Scale of Uses & Buildings

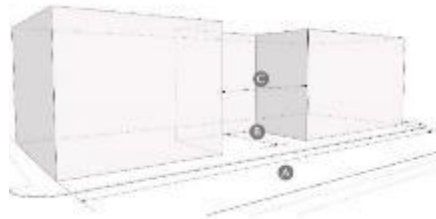
- *Neighborhood Center*
- *Community Center*
- *Regional Center*

Design

- *Massing*
- *Modulation*
- *Transparency*
- *Entry Features*

Frontages

- *Street Front*
- *Terrace*
- *Buffer*



Massing



Street Front



Modulation



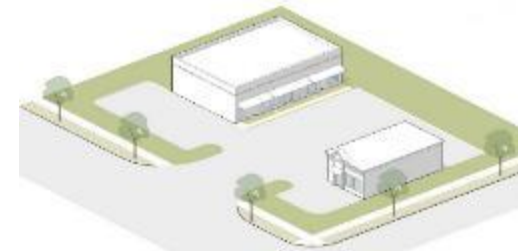
Terrace



Transparency



Entry Features



Buffer



SUMMARY OF KEY CHANGES: ARTICLE 6 - NON-RESIDENTIAL DESIGN

Approach

- Block-specific application of frontage & design based on street map

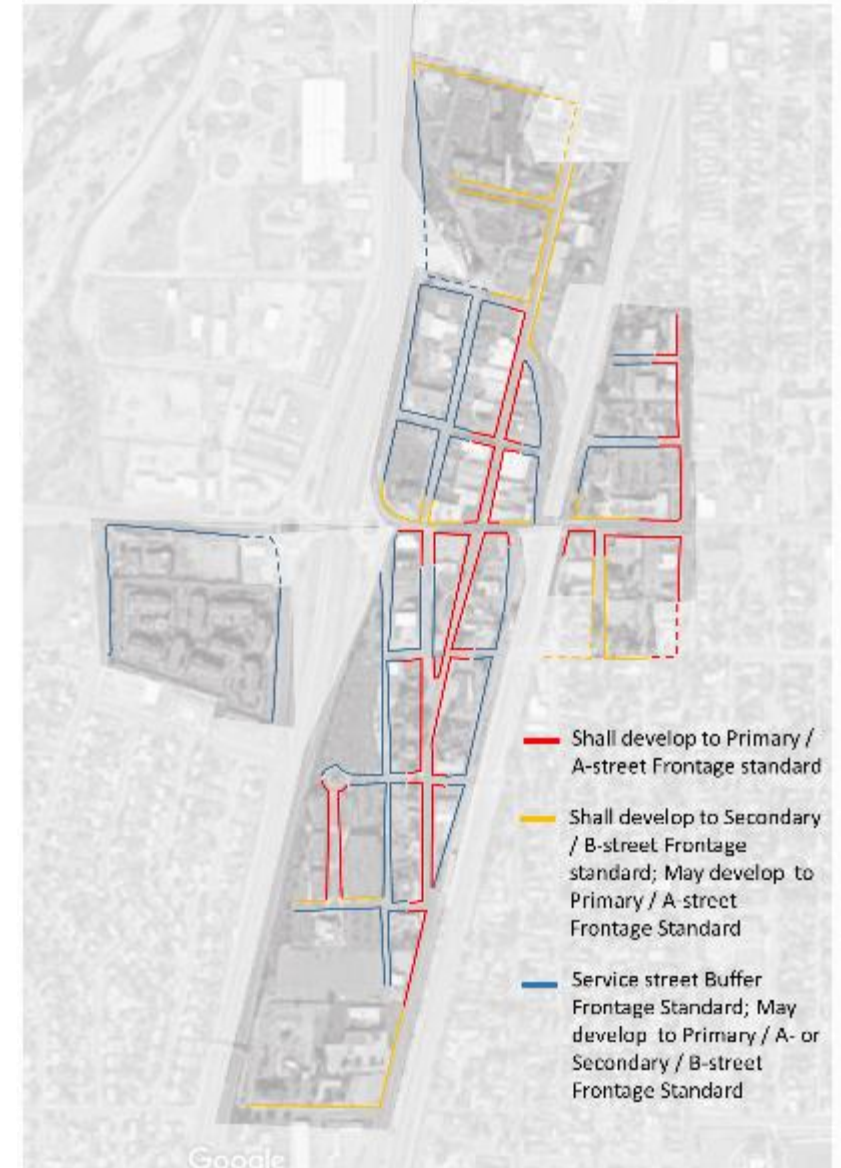
Table 6-8: Downtown Building Design

Building Location/Setback	FBL (location & extent)	Primary Entry Feature	First Story Transparency	Upper Story Transparency	Massing & Modulation
Primary / A-street Frontage Standards (Street Front Design)	0' – 10' 80% min	1 per 50'	60% - 90%	20% - 40%	30 linear feet; and 300 s.f.
Secondary / B-street Frontage Standards (Street Front or Terrace Design)	0' – 25' 50% min.	1 per 100'	60% -90% w/in 25' of entry; AND 40% - 90% overall	15% - 40%	50 linear feet; and 500 s.f.
Service Street / Buffer Frontage Standards (Street Front, Terrace or Buffer Design)	N/A [1]	1 per 150'	25% - 90%	15% - 40%	100 linear feet; and 1,000 s.f.

Table 6-9: South 4th Street Overlay – Building and Frontage Types

Building Type	S4CR	S4GW
Building Types	Detached House – City Lot Duplex / Multi-unit House Row House Small Apartment Small Civic See Section 5.02 Residential Building Types	Small Commercial – Pad Site Small Commercial – Mixed-use / Storefront Small Civic See Section 6.02 Non-residential Building Types
Frontage Types	Neighborhood Yard Terrace See Section 5.02.D. Frontage Design (Residential) Types	Street Front Terrace Buffer (limited to side streets off of the corridor) See Section 6.04 Non-residential Frontage Types
Permitted Uses	See Section 4.02 Allowed Uses; table 4-2 Zoning Districts & Uses	

Block-Specific Frontages for DT zoning



DOWNTOWN & 4TH STREET OVERLAY

- | | |
|---|--------------------|
| ☐ Planning Commission Public Hearing and Recommendation | 10/10/19 |
| ☐ City Council First Reading | Tonight |
| <ul style="list-style-type: none">▪ Public Notice provided (published 10/23/19)▪ Staff Recommendation - Approval Per staff report▪ Public Comment▪ City Council Discussion | |
| ☐ City Council Actions | |
| <ul style="list-style-type: none">▪ Approve the ordinance on first reading as drafted▪ Approve the ordinance on first reading with specific changes▪ Deny the ordinance as drafted with specific findings to justify the denial▪ Continue the item to be heard at a later, specified date. | |
| ☐ City Council Second Reading / Adoption | 12/3/19 tentative |
| ☐ Effective Date | 1/1/20 anticipated |

NEXT STEPS

LAND USE and DEVELOPMENT CODE UPDATE

BRIGHTON, COLORADO



Discussion