



Land Use Code Amendments

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

City Staff Representative:

Shannon McDowell, Senior Long Range Planner



Land Use & Development Code Amendments

Article 1 – General Provisions

Article 2 – Applications and Procedures

Article 4 – Zoning District and Uses

Article 11 – Definitions & Terms



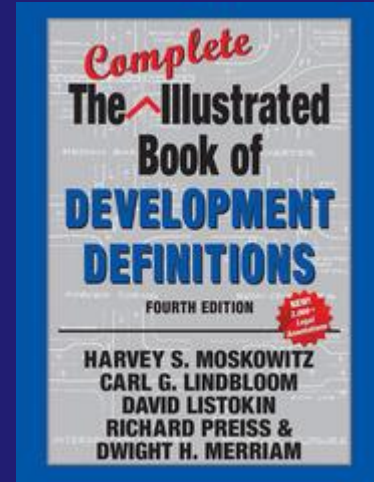
STRATEGIC FOCUS AREA

*Recognizable and Well-
Planned Community*



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

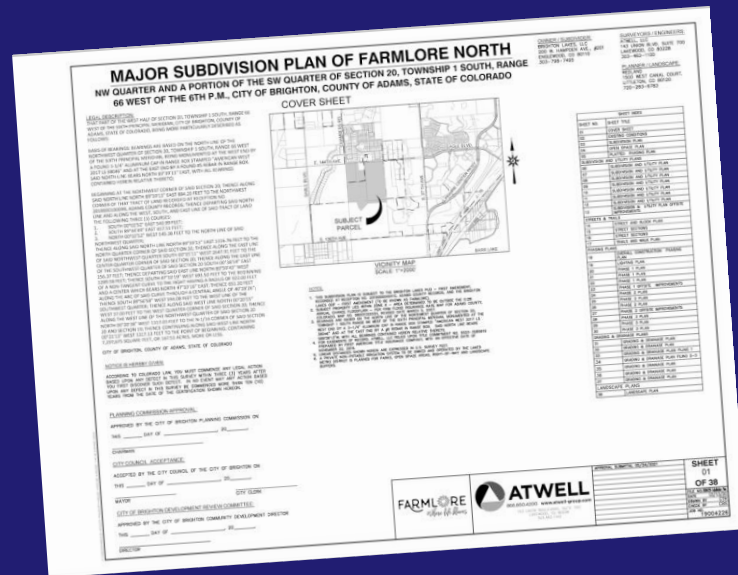


Routledge.com



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



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

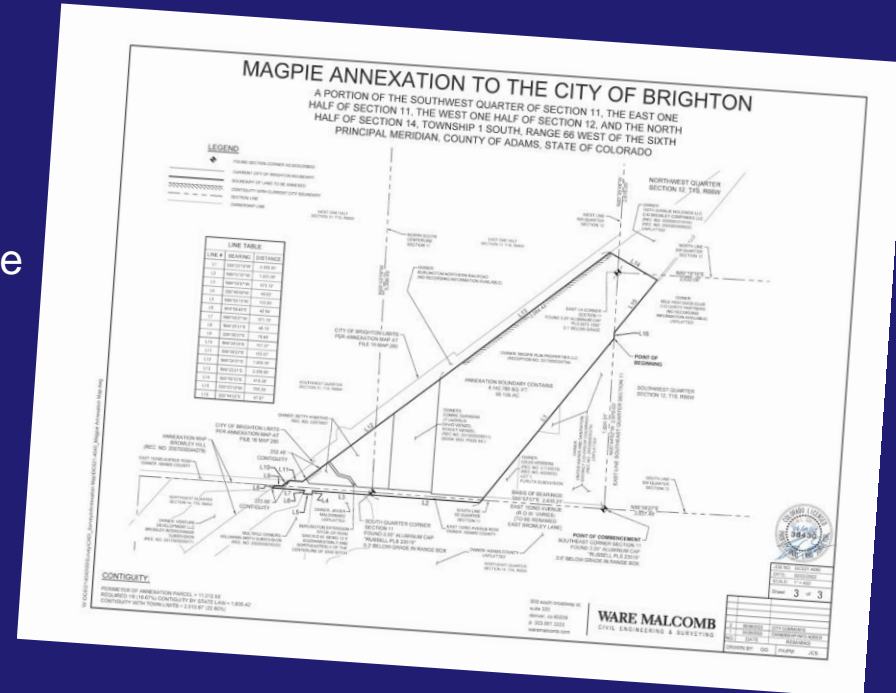




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Article 2 – Applications and Procedures

- 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





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

| P Permitted subject to general district building and site design standards. C Conditional use, subject to discretionary review process in 2.07. blank use not allowed | Residential Districts | | | | | | | | Mixed-use Districts | | | Commercial Districts | | | | Industrial Districts | | Special Purpose & Overlay Districts | | | | | | | | | |
|---|-----------------------|----|----|----|-----|-----|----|----|---------------------|----|-------|----------------------|--------|----|----|----------------------|----|-------------------------------------|----|----|------|------|----|----|----|------|---|
| | A/R | AE | RE | R1 | R1A | R1B | R2 | R3 | MH | DT | MU-NC | MU-CC | MU-REC | CO | C1 | C2 | C3 | BP | I1 | I2 | SACR | SAGW | ME | FC | PL | OPEI | |
| Transportation – Commuter Rail Station | | | | | | | | | | P | | C | P | | | | | P | P | P | | | | | | P | C |
| Transportation – Light Rail Station | | | | | | | | | | P | | P | P | | C | C | | P | P | P | | | | | | P | C |
| Transportation – Airport, heliport / helipad | | | | | | | | | | | | | | | | | | P | P | P | | | | | | P | C |
| Transportation – Public Parking | | | | | | | | | | C | C | C | C | C | C | C | P | P | P | P | | | C | C | | P | C |
| Park and Open Space | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| Public Lands | | | | | | | | | | | | | C | | | | | | | | | | P | P | | P | P |
| Power Plant | | | | | | | | | | | | | C | | | | | | C | P | | | | | | C | |
| Public Utility Facilities | | | | | | | | | | | | C | C | | | | C | | C | P | P | | | C | C | P | |
| Public Utility Storage Yard / Service Station | | | | | | | | | | | | | | | | | | | C | P | P | | | C | C | P | |
| Commercial Uses | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Retail – Micro (under 1.5K) | | | | | | | C | C | C | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | | P | |
| Retail – Small (1.5K – 4K) | | | | | | | | | | P | P | P | P | P | C | P | P | P | P | P | P | P | P | | | | |
| Retail – General (4K – 10K) | | | | | | | | | | P | C | P | P | P | | P | P | P | P | P | C | C | | | | | |
| Retail – Medium (10K – 50K) | | | | | | | | | | C | C | C | P | P | | P | P | P | P | P | | | | | | | |
| Retail – Large (50K – 100K) | | | | | | | | | | C | C | C | P | P | | C | P | P | P | P | | | | | | | |
| Retail – Warehouse (100K+) | | | | | | | | | | | | | P | P | | | | | P | P | | | | | | | |
| Animal Care – Limited | | | | | | | | | | P | P | P | P | P | P | P | P | P | P | P | | P | C | C | C | P | |
| Animal Care – General | | | | | | | | | | | | | C | | | | | C | C | P | | | C | C | C | P | |
| Animal Care – Large | | C | C | | | | | | | | | | C | | | | | C | C | C | | | C | C | C | P | |
| Day Care – Center | | | | | | | | | | P | P | P | P | C | P | P | P | P | P | P | | C | C | | | P | |
| Grocery – Market (under 10K) | | | | | | | | | | P | P | P | P | P | P | P | P | P | P | P | | | | | | | |
| Grocery – Small (10K – 35K) | | | | | | | | | | C | C | P | P | P | | C | P | C | P | C | | | | | | | |
| Grocery – General (35K – 90K) | | | | | | | | | | | | P | P | | | P | P | P | C | | | | | | | | |
| Grocery – Large (90K +) | | | | | | | | | | | | | P | | | | | P | | | | | | | | | |
| Lodging – Bed & Breakfast (2-5 rooms) | C | C | C | | | | C | C | | P | P | P | P | P | P | P | P | P | | | P | P | | | | | |
| Lodging – Inn (6-30 rooms) | | | | | | | | | | P | P | P | P | | | | P | P | P | P | | P | | | | | |
| Lodging – Hotel / Motel Small (31-100 rooms) | | | | | | | | | | P | P | P | P | | | | P | P | P | P | | | | | | | |
| Lodging – Hotel / Motel Large (101+ rooms) | | | | | | | | | | C | | | P | | | | | P | C | | | | | | | | |
| Medical Care – Small (under 10K) | | | | | | | | | | P | P | P | P | P | P | P | P | P | P | P | | P | P | | | P | |
| Medical Care – General (10K – 40K) | | | | | | | | | | C | C | P | C | C | P | P | P | P | P | P | | | | | | P | |
| Medical Care – Large (40K-100K) | | | | | | | | | | | C | P | P | | | | P | P | P | P | | | | | | P | |



Article 11 – Definitions and Terms

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



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



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.