

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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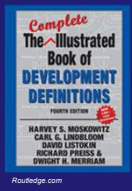
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### Article 1 – General Provisions


- 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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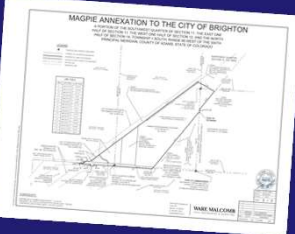
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### Article 2 – Applications and Procedures


- 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

Zoning District	Residential Districts										Office	Community	Industrial	Special	Neighborhood & Center	
	Single-Family	Two-Family	Three-Family	Four-Family	Five-Family	Six-Family	Seven-Family	Eight-Family	Nine-Family	Ten-Family						
Residential Single-Family (RS)	Y															
Residential Two-Family (RT)		Y														
Residential Three-Family (RT3)			Y													
Residential Four-Family (RT4)				Y												
Residential Five-Family (RT5)					Y											
Residential Six-Family (RT6)						Y										
Residential Seven-Family (RT7)							Y									
Residential Eight-Family (RT8)								Y								
Residential Nine-Family (RT9)									Y							
Residential Ten-Family (RT10)										Y						
Office (O)											Y					
Community (C)												Y				
Industrial (I)													Y			
Special (S)														Y		
Neighborhood & Center (NC)															Y	

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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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