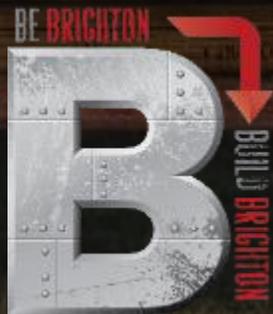


# LAND USE and DEVELOPMENT CODE UPDATE

## 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

# PROCESS

## 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

**PLAN CONFORMANCE REPORT**

**OVERVIEW**  
 The Plan Conformance Report is an analysis of the City of Brighton's development regulations – Article 17 – Municipal Code. It compares these regulations to the comprehensive plan – the Brighton (Adopted April 2016). The purpose of this report is to evaluate how well the current regulations align with the plan and identify a range of options to consider through the regulation update process.

This report is a preliminary step in the process. It provides a critical view of the regulations and is intended to start a dialogue on a wide range of potential strategies and future action. None of the commentary or analysis in this report represents an official direction of the project or a formal recommendation.

Also note that this report is focused on key themes or major topics, and many other issues or topics that have been identified by stakeholders and City staff will be discussed in future steps in the process.

**REGULATIONS GENERALLY**

Comprehensive plans are implemented by many proactive policies, strategies and public or private investments, some of which can bring about immediate change or be a catalyst for quick actions. In contrast, regulations influence change incrementally and cumulatively as they respond to future development proposals the City may receive. The regulations will establish a framework for many decisions (public and private), and the influence they will have will increase in significance over time. In this regard, a development code (and the standards it should establish) should address key:

- Public
- Cost
- A clear
- integrated
- and
- State
- lots of
- the
- A clear
- and
- flexible
- alter
- Bright

**PLAN CONFORMANCE REPORT**

**SUMMARY**

The following are initial observations from the preliminary analysis. These issues will continue to be discussed with staff, stakeholders and public officials throughout the Discussion phase of the project and prior to creating the initial draft of the regulations.

- Reorganize the code to consolidate redundancies and better align common topics.
- Consider removing sections of detailed application submittal criteria. These criteria can be delegated to a municipal department that administers forms or an appendix.
- Use a "plain language" approach to the code by simplifying the language and removing legalese.
- Consolidate and streamline application procedures into a single section.
- Reorganize design standards to coincide with particular scales – for example, broader, planning-level standards can be incorporated into the Subdivision Standards, and site-specific or building-specific standards can be applied to particular zoning districts or to a specific building type.
- Develop a more explicit approach to development in the Downtown District beyond the planned development process to incorporate contextual elements that enhance the area.
- Consider a "building type" approach to development standards in certain districts, so a better mix of compatible-scaled buildings and lots can be developed.
- Create a more refined mix of housing formats between zoning districts (based on building type approach). Consider a greater mix of housing types within certain districts or consider creating a different district to mix housing in more compact and walkable formats.
- Develop a broader range of open space types for different contexts, including site, design, location, and service areas. Review the open space dedication requirements in light of the more specific types, and how they support different contexts, zoning districts and uses.
- Revise the Subdivision Standards to emphasize urban design standards for the public realm, including different standards for different contexts: street networks, open space systems, block layouts and arrangement of different types of open spaces, and a greater range of street types and streetscape standards should be included.
- Simplify the building and site design standards in the Commercial and Mixed-Use Design Standards; consider refining them based on applicability to different building types.
- Review and reorganize the use table. Create a more coordinated system of use categories and use types but consider making more distinctions between the scale and typical formats of the use types.
- Expand allowed land use types for the Agricultural District to enable uses that can increase tourism and options of landowners.
- Modify the minimum lot sizes to be more appropriate for urban agriculture practices and the District Plan vision.
- Improve the planned district procedures in conjunction with the streamlining of all procedures. Make clear the steps and criteria for planned development and draw a more specific distinction between the flexibility and processes for master planned development vs. the flexibility and processes for site-specific projects.
- Incorporate design standards for infrastructure required of typical development (streets, utilities, and community facilities.)

Land Development Code Update  
 gouldevans

PLAN CONFORMANCE REPORT COMMENT LOG		SUSTAINABILITY				HERITAGE			IDENTITY				
Sec. #	Comment	Multi-modal Transportation	Resilient Infrastructure Strategies	Targeted Commercial Growth	Housing Options	Build-Supportive Residential Density	Open Space & Natural Environment	Historic Preservation	Preservation of Agricultural Land	Neighborhood Character	Downtown	Commercial Design Standards	Walkable Mixed-Use Neighborhoods
17-1640	MI - Midtown Home District. This provides a more conventional approach to resolve form variations through a planned and buffered project.			3	3					2			2
17-1640	DT - Downtown District. The intent statement seems to assume "historic preservation" as the urban element as opposed to human-scale building and urban design and a fine-grained development pattern. Since these elements are different from conventional development standards of other districts, but are very worthy of protecting and regulating, the district review exclusively on a planned development and review process. This can encourage 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 criteria to review this are somewhat vague and may not still be difficult positions.			1				2			1		2
6-400 (a)	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
6-400 (a)	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 do mix in some substantive development standards for topics the rest of the development code does not address and (overly) 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
6-400 (a)	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 areas. 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
6-400 (a)	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 vehicle 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 to be based on a minor street could be counter-productive and walkable will relate well to C-3 or could be a very slow-speed, social, and walkable place that drives a lot of value for the abutting property and development around it.) Emphasizing a wide range of street types can enhance options for addressing housing 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	3
6-410	PUD - Planned Unit Development Overlay Zoning District. This district is intended to give flexibility to address some of the requirements 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 context or the specific plan (i.e. landscape, perimeter screening that ensures these projects are isolated pods). Overall the use of PUDs should be discontinued 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 pre-building level, and one for large-scale mixed-use planned projects.			3	1	2	2	2		2			2
6-420	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 context: (signage, parking, storage, signage, fences, signs, landscaping and sidewalks). The architectural standard are also merely a default.			4	3					4			3
Development Code Update				3								27/18	

## 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)

# PROCESS

# PHASE 2: ANALYSIS APRIL 2018 - SEPTEMBER 2018

**DOWNTOWN LOVELAND | CO**

**PROSPECT NEW TOWN LONGMONT | CO**

**RIGDEN FARMS FORT COLLINS | CO**

**BUCKING HORSE FORT COLLINS | CO**

**OLD TOWN ARVADA ARVADA | CO**

**BRADBURN VILLAGE WESTMINSTER | CO**

**General Description**

**Principles to Consider**

**Connectivity:**

- Good connectivity to regional network on west and south; low connectivity on northeast boundary.
- High-volume arterials on the west and south perimeter.
- Small neighborhood blocks with tree-lined streets.
- Good local pedestrian circulation (streets and trails).

**Open Space:**

- Significant agriculture component as neighborhood hub.
- Common open spaces integrated with street networks.
- The green buffer along the perimeter of the neighborhood.

**Development:**

- A variety residential housing types, with varying strategies for density and garage access.
- Agricultural-themed small scale commercial area as a neighborhood destination.
- Avoids high backing to arterial streets with either side orientation or alley access with green buffer.

## 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

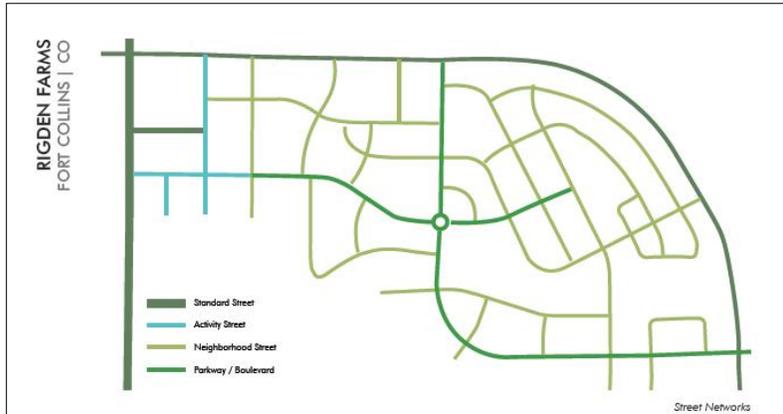
## Meetings

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

PROCESS

# PHASE 2: ANALYSIS APRIL 2018 - SEPTEMBER 2018

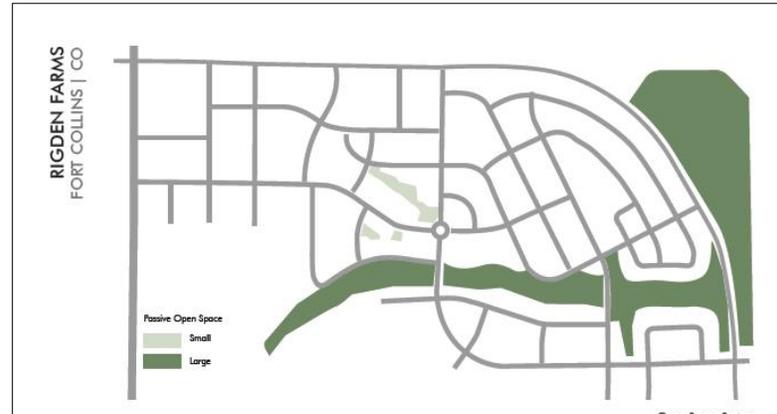
## Street Types



### PUBLIC REALM: Street Design



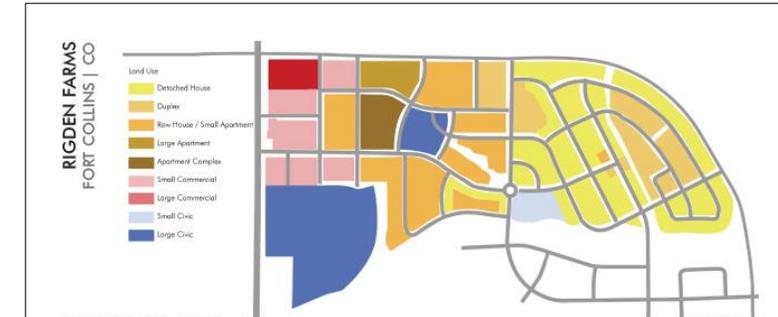
## Open Space Types



### PUBLIC REALM: Open Space Types



## Building Types & Land Use



### PRIVATE REALM: Building Types



# PHASE 3: LAUNCH OCTOBER 2018 - PRESENT

PROPOSED FRAMEWORK	CURRENT CODE SECTION(S)	DRAFTING NOTES & COMMENTS
<b>3.11 Annexation 272</b> A. Applicability B. Review Criteria C. Effect of Decision	17-0-40	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.
<b>Article 3. Subdivision Standards</b> 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; 300; 17-40-300; 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; 310; 17-40-350; 17-44-100; 17-44-141-150	
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; 17-40-310; 17-44-120; 17-44-141	
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 Site Plan
- 2.07 Conditional Use Permits
- 2.08 Variance
- 2.09 Appeals of Administrative Decisions
- 2.10 Code Amendments
- 2.11 Annexation
- 2.12 Vested Property Rights

**Table 2-1: Procedures Summary**

	Eligible Applicants			Neighborhood meeting	Notice				Review Body			
	Owner	PC	PC/TB		Post	Public	Mail	Staff	PC	CC	CC	
Administrative Plat	■									D	A	
Subdivision Plan	■			■	■	■	■	■	■	R	D/PH	Ac
Final Plat	■			■	■	■	■	■	■	D	A	
Zoning Map Amendment	■	■	■	■	■	■	■	■	■	R	R/PH	D/PH
Planned Development – Regulating Plan	■	■	■	■	■	■	■	■	■	R	R/PH	D/PH
Conditional Use Permit	■			■						R	D/PH	C
Site Improvement Permit	■			■						D	A	
Site Plan	■			■						D	A	
Variance	■			■	■	■	■	■	■			
Appeal of Administrative Decision	■	■	■							R	R/PH	D/PH
Text Amendment	■	■	■							R	R/PH	D/PH
Annexation	■	■	■	■	■	■	■	■	■	R	R/PH	D/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  
 Review and recommending authority  
 D = Decision making authority  
 Review and recommending authority  
 HP needs discuss like to consider we only - but wants to others are doing  
 Attorney: Throughout the text of this article, the "decision making authority" is intended to provide an authority, it needs to specific say so. It is also important authority also be included in the text.

Final Draft, May 2019

**Brighton** LAND DEVELOPMENT CODE DRAFT FRAMEWORK

**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.

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	AR, AE, RE R-1, R-1A & R-1B
AR, AE, 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 AR, AE, 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

## 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  
 ■ = Authorized  
 PC = Planning Commission  
 CC = City Council  
 BoA = Board of Adjustment

R = Review and recommending authority  
 D = Decision making authority  
 Ac= Acceptance of decision  
 A = Appeal of Decision  
 PH = Public hearing required

IMPROVED PROCEDURES

# SUMMARY OF KEY CHANGES: 3.01 STREETS

- 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	N/A
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, Mid-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

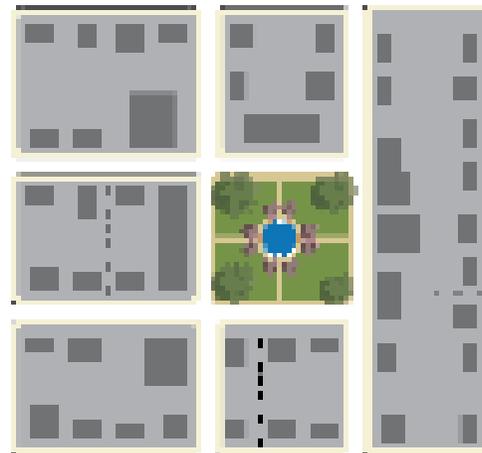
Square

Plaza / Courtyard

Patio

Pedestrian Passage

Enhanced Streetscape





**ARTICLE 3 – SUBDIVISION STANDARDS**  
3.02 OPEN & CIVIC SPACE

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**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

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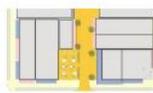
**Design Elements & Guidelines**

- 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 aesthetic 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:
  - o Rural / Large – 50+ acres
  - o Community / Medium – 15-50 acres
  - o Neighborhood / Small - 3 – 15 acres
  - o 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

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**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

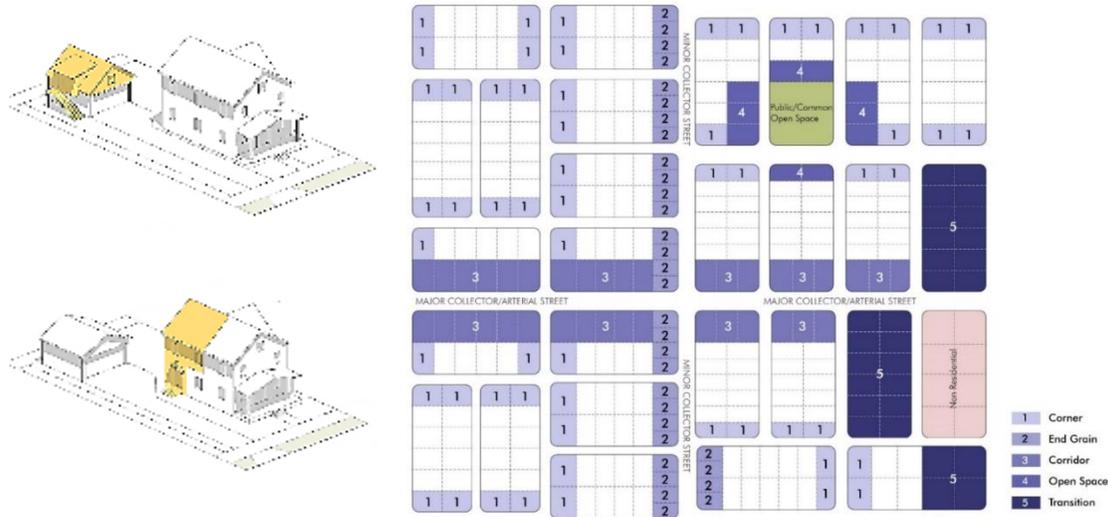
Duplex / Multi-unit House

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

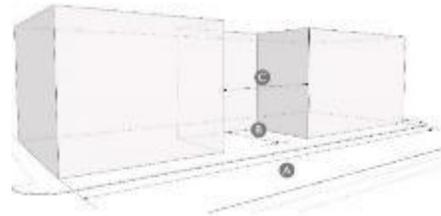
- *Neighborhood Center*
- *Community Center*
- *Regional Center*

## Design

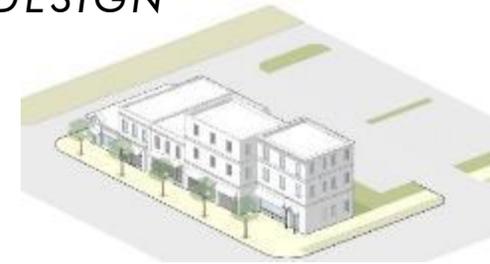
- *Massing*
- *Modulation*
- *Transparency*
- *Entry Features*

## Frontages

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



*Massing*



*Street Front*



*Modulation*



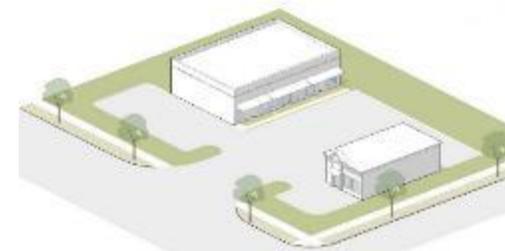
*Terrace*



*Transparency*



*Entry Features*



*Buffer*



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

## Approach

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

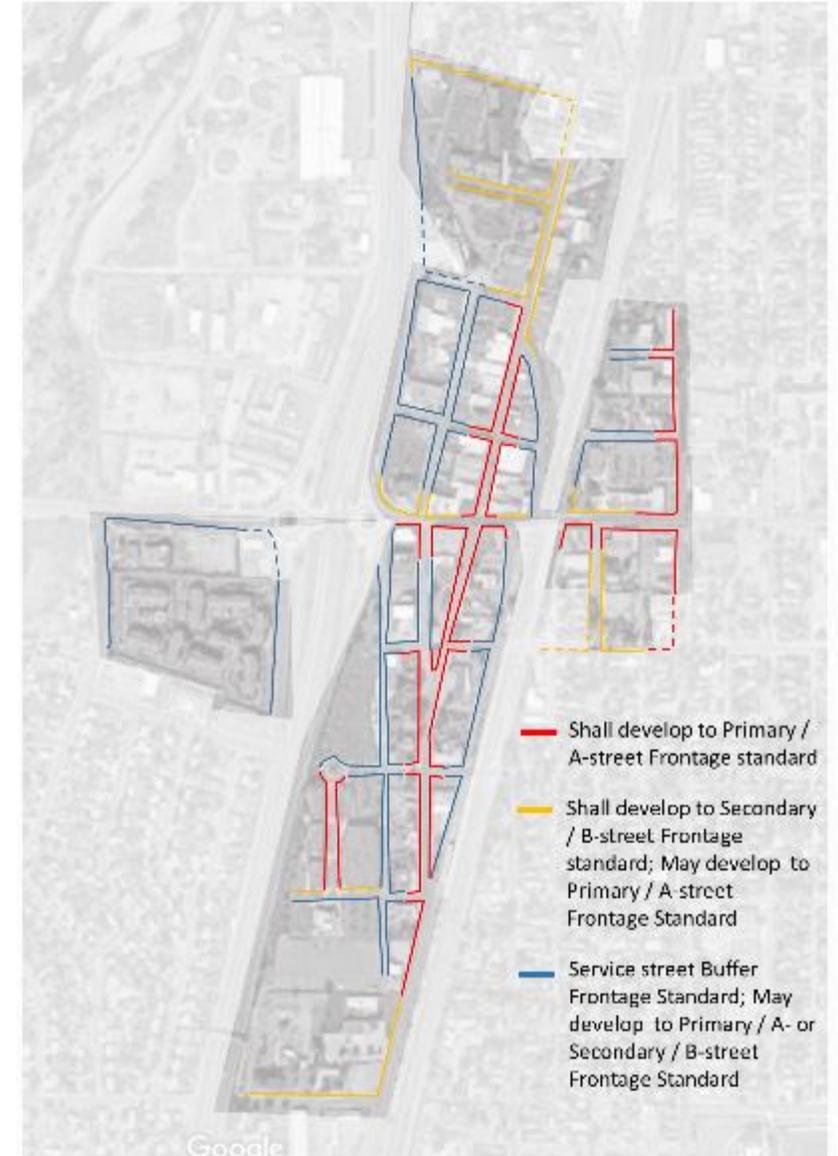
**Table 6-8: Downtown Building Design**

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 4<sup>th</sup> 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 & 4<sup>TH</sup> STREET OVERLAY

- ❑ Planning Commission Public Hearing and Recommendation ..... 10/10/19
- ❑ City Council First Reading ..... Tonight
  - Public Notice provided (published 10/23/19)
  - Staff Recommendation - Approval Per staff report
  - Public Comment
  - City Council Discussion
- ❑ City Council Actions
  - 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