

RESOLUTION NO. 25-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRIGHTON, COLORADO, RECOMMENDING THAT THE CITY COUNCIL AMEND CERTAIN ARTICLES OF THE LAND USE AND DEVELOPMENT CODE TO INCLUDE REGULATIONS FOR NATURAL MEDICINE BUSINESSES

WHEREAS, Proposition 122, commonly known as the Natural Medicine Health Act, was a citizen-initiated measure that was approved by Colorado voters in November 2022; and

WHEREAS, the Natural Medicine Health Act established a state-regulated framework for natural medicine services and therapeutic programs and decriminalized certain natural medicine substances; and

WHEREAS, the Governor signed Senate Bill 23-290 ("SB 23-290") into law in May 2023 to formally create a statewide regulatory system for governing both natural medicine businesses and services; and

WHEREAS, SB 23-290 authorizes municipalities to: (i) regulate the time, place and manner of the operation of state issued natural medicine business licenses; and (ii) limit the areas where the cultivation, manufacturing, testing, storage, distribution, transfer and dispensation of natural medicine and natural medicine product may be permitted in the City of Brighton (the "City"); and

WHEREAS, the *Land Use & Development Code* (the "LUDC") contains certain provisions related to land use, zoning, design standards, and the process for applications; and

WHEREAS, in order to regulate the time, place, and manner of Natural Medicine Uses, certain amendments to the LUDC are necessary; and

WHEREAS, in accordance with the public notice requirements of the LUDC, a notice of public hearing was published on the City's website for no less than fifteen (15) days prior to the Planning Commission public hearing; and

WHEREAS, at the public hearing, the Planning Commission received and considered all relevant evidence and testimony from City staff and other interested parties, including the public at large; and

WHEREAS, the Planning Commission has reviewed the proposed amendments to the LUDC and has found the amendments, as provided herein,

are in the best interest of the public health, safety, and welfare of the residents of the City.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Brighton, Colorado, as follows:

Section 1. The Planning Commission hereby recommends that Table 4-1 be amended as follows to conform with ADA accessibility requirements:

Table 4-1: Zoning Districts & Intent

District & Intent	Relationship to Comprehensive Plan
<p>A/R – Agriculture / Residential. The A/R district is intended for little or no development. These districts allow agriculture and associated uses, and include rural density residential living with detached houses on very large lots. Due to the development patterns and inefficiency of providing city services, this area receives only limited infrastructure investment and is therefore used as a "pre-development" district to either preserve open and rural lands, or hold areas until more coordinated, compact, and efficient growth and development can occur.</p>	<p>Limited application as a pre-development area.</p>
<p>RE and AE– Rural Estate and Agriculture Estate. The RE and AE districts are intended for very low density residential living with detached houses on larger lots. These districts permit limited farming, agriculture and similar, less intense rural uses that are compatible with low density living. Due to the dispersed development intensity, this area receives lower levels of infrastructure and public service, and should be very limited in application based on the Comprehensive Plan, unless in association with planned conservation or used agricultural preservation patterns.</p>	<p>Limited application on the edges of areas.</p> <p>Planned applications for conservation or agricultural preservation.</p>
<p>R-1 - Single-Family Residential. The R-1 district provides residential living (detached houses) in low-density suburban neighborhood settings with access to supporting uses such as schools, churches, parks and other public facilities.</p>	<p>General application in low-density residential areas or limited application to provide larger lots at the edges of walkable neighborhoods.</p>
<p>R-1A - Single- and Two-Family Residential. The R-1A district provides residential living (detached houses and</p>	<p>General application in low-density residential</p>

District & Intent	Relationship to Comprehensive Plan
<p>duplexes) in low-density suburban neighborhood settings, with access to supporting uses such as schools, churches, parks and other public facilities. This district may also be used in limited applications to provide larger lots in, walkable neighborhoods, when integrated with other zoning districts that provide additional housing types and access to activity centers.</p>	<p>areas or limited application to provide larger lots at the edges of walkable neighborhoods.</p>
<p>R-1B – City Neighborhood Residential. The R-1B district provides residential living in compact, walkable neighborhood settings (limited range of small-scale residential building types), and integrates supporting uses such as schools, churches, parks and other public facilities that reinforce residential neighborhoods. This district should be close and connected to zoning districts that provide a broader range of housing types and access to downtown and other activity centers.</p>	<p>General application in moderate density residential and as the predominant component of walkable neighborhoods, typically near downtown or other walkable activity centers and destinations.</p>
<p>R-2 – Mixed-Density Residential. The R-2 district provides residential living (wide range of small-scale residential building types) in a compact, walkable neighborhood settings allowing a mix of housing options at strategic locations which transition to complimentary and supporting non-residential uses. A well-designed public realm provides the focal point to integrate a variety of building types with a consistent neighborhood character.</p>	<p>General application in moderate and high-density areas, as a complimentary component of walkable neighborhoods or the predominant residential component of downtown, mixed use areas, and transit-served nodes.</p>
<p>R-3 – Multiple Family Residential. The R-3 district provides residential living in a moderate-density pattern in suburban neighborhoods located in areas that have transitions between lower-density neighborhoods or more intense non-residential uses and where a high level of accessibility, public amenity and support services are immediately available.</p>	<p>General application in high-density areas</p>
<p>MH – Manufactured and Small-Format Housing District. The MH district provides residential living for manufactured, mobile, or small format homes in a planned community that shares common amenities located in areas that have transitions between lower-density neighborhoods or more intense, non-residential</p>	<p>Limited application on a project specific basis, considering context and design.</p>

District & Intent	Relationship to Comprehensive Plan
<p>uses, and where a high level of accessibility, public amenity and support services are immediately available. See Section 5.07 Manufactured and Small-Format Housing District.</p>	
<p>DT – Downtown. The DT district provides a broad range of retail, entertainment and civic uses and supporting office, service, and residential uses in a compact and walkable format. This district preserves the historic "main street" scale and small town character of Brighton. It is the vibrant heart of the community with a high level of civic design, walkable urban patterns, and a concentration of diverse, small-scale uses.</p>	<p>General application for Downtown Brighton.</p>
<p>MU – Mixed Use. The MU district provides a mix of retail, service, employment, entertainment and civic uses in a walkable setting. The district includes three variants based on scale and intensity of development:</p> <p>MU-NC Neighborhood Center - intended for small-scale, neighborhood serving activity centers tightly integrated with and serving the daily needs of adjacent neighborhoods (typically under 10 acres);</p> <p>MU-CC Community Center – providing daily, discretionary and entertainment in a format that is an active destination for broader community, and designed in a way that compliments higher-density neighborhoods (typically 10 to 30 acres); and</p> <p>MU-E/REC - providing for regional shopping, employment, or institutional uses, arranging them as the heart of a multi-modal regional destination (typically larger than 30 acres).</p> <p>Each of these areas requires a high level of accessibility, public amenity and civic design to serve as the organizing element of a broad range of uses and building types.</p>	<p>MU-NC - General application for mixed use commercial, commercial, or any format where commercial uses support surrounding areas in a walkable context.</p> <p>MU – CC General application mixed use commercial in the Urban Centers, or the edges of downtown, or commercial areas along major arterials</p> <p>MU-RC – Limited application in association with the strategic location of large scale retail, instructional or employment uses.</p>
<p>C-O – Commercial Office. The C-O district provides administrative, professional and limited personal services in a low or moderate intensity format that can be compatible with adjoining residential districts or low-intensity uses. It is generally located near residential neighborhoods an along minor arterial streets.</p>	<p>General allocation in commercial areas or as support uses on the edges of mixed use centers.</p>

District & Intent	Relationship to Comprehensive Plan
C-1 – Local Retail. The C-1 district provides small-scale retail, service, civic and employment uses to support suburban or walkable neighborhoods. It is generally located near residential neighborhoods an along minor arterial streets.	General allocation in commercial areas, or as support uses on the edges of mixed use centers.
C-2 – Restricted Retail and Services. The C-2 district provides a wider variety of small and moderate scale retail, service, civic and employment uses. It is centrally located and along arterial streets or intersections, and where transitions and buffers between lower-density residential and low-intensity uses are possible.	Limited application in commercial areas along corridors, and where mixed-use designations may not accommodate uses.
C-3 – General Retails & Services. The C-3 district provides wide range retail, service and employment uses at a scale, intensity or in a format that requires a high level of vehicle accessibility and visibility, typically along corridors or major intersections, and is not easily integrated with other land uses or development patterns. Planned versions of this district can yield campus or mixed-use district patterns that are oriented to internal open space systems or other focal points of development.	Limited application in commercial areas along major thoroughfares and where mixed-use designations may not accommodate uses.
BP – Business Park. The BP district provides planned business, employment and light manufacturing uses, and supporting services arranged in a campus development pattern around common amenities, well-designed open space systems, and internal circulation systems. It is typically along corridors or major intersections and not easily integrated with other land use patterns.	Limited application based on specific campus designs, and where mixed-use designations may not accommodate uses.
I-1 – Light Industrial. The I-1 district provides primarily service, employment, manufacturing and distribution uses at a scale, intensity and format that won't have significant impact on adjacent uses, and which can mix with supporting and compatible service and retail uses.	General application in industrial areas, and limited application on the edges of Mixed-use Community Centers or Mixed-use Regional Centers
I-2 – Heavy Industrial. The I-2 district provides for the broadest scope of service, manufacturing and distribution uses that are generally not compatible with residential or commercial activity due to the scale,	Limited application in industrial areas or other locations on major regional freight routes.

District & Intent	Relationship to Comprehensive Plan
operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business.	
S4GW, S4CR, O, ME, FC, PL. See Section 4.05, Special Purpose and Overlay Districts.	Limited application in various areas throughout the City.

Section 2. The Planning Commission hereby recommends that Section 4.02 (A) be amended as follows to conform with ADA accessibility requirements:

- A. **Use Table.** In order to implement the intent of each zoning district, facilitate complimentary transitions between districts, and to regulate a variety of compatible uses within zoning districts each district is permitted the uses indicated in Table 4-2. The table identifies uses as:
1. Permitted uses (P) subject to general district and building standards.
 2. Conditional uses (C) subject to the review process and criteria in Section 2.07.
 3. Prohibited uses (-): Not allowed.
 4. Where an asterisk is next to a use (*), specific building types and lot sizes are designated by district in Article 5.
 5. Other accessory or temporary uses may be permitted according to the standards of Section 4.03, Accessory Uses.
 6. Uses listed in the table, or more specific types of uses generally enabled in the table, may be subject to specific standards or limits in Section 4.04, Use-specific Standards and Article 10, Supplemental Standards.
 7. Uses in the table are more specifically described in Section 11.01, Description of Uses.

Section 3. The Planning Commission hereby recommends that Table 4-2 be amended as follows:

Table 4-2: Zoning Districts & Uses

Uses	A/R	AE	RE	R1	R1A	R1B	R2	R3	MH	DT	MU-NC	MU-CC	MU-R/EC	CO	C1	C2	C3	BP	I1	I2	S4CR	S4GW	ME	FC	PL	OPEN
Detached house *	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-
Duplex *	-	-	-	-	P	P	P	P	-	-	P	P	P	-	-	-	-	-	-	-	P	P	-	-	-	-
Row house *	-	-	-	-	-	P	P	P	-	-	P	P	P	-	-	-	-	-	-	-	P	P	-	-	-	-
Apartment *	-	-	-	-	-	-	P	P	-	P	P	P	P	-	-	-	-	-	-	-	-	P	-	-	-	-
Live/Work	P	P	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-	-	-	-	P	P	-	-	-	-
Mixed use *	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-
Manufactured / Small Format Home Community	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Senior Living – Independent	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-
Senior Living – Assisted	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-
Senior Living –Nursing	-	-	-	-	-	-	-	P	P	P	-	P	P	-	P	P	P	P	-	-	-	-	-	-	P	-
Group Home – Assisted Living	P	P	P	P	P	P	P	P	-	P	-	P	P	-	-	-	-	-	-	-	P	P	-	-	C	-
Group Home – Protective	P	P	P	P	P	P	P	P	-	P	-	P	P	-	-	-	-	-	-	-	-	-	-	-	C	-
Group Home – Rehabilitative	C	C	-	-	-	-	C	C	-	C	-	C	C	-	-	-	-	-	-	-	-	-	-	-	C	-
Group Home – Emergency Shelter	-	-	-	-	-	-	-	-	-	C	-	C	C	-	-	C	C	-	C	-	-	-	-	-	C	-

Uses	A/R	AE	RE	R1	R1A	R1B	R2	R3	MH	DT	MU-NC	MU-CC	MU-R/EC	CO	C1	C2	C3	BP	I1	I2	S4CR	S4GW	ME	FC	PL	OPEN
Assembly – Small (under 250)	C	C	C	C	C	C	C	C	C	P	P	P	P	C	P	P	P	-	C	-	C	P	-	-	P	-
Assembly – Neighborhood (250 – 750)	C	C	-	-	C	C	C	C	-	C	P	P	P	C	P	P	P	-	C	-	C	P	-	-	P	-
Assembly – Community (750 - 1500)	-	-	-	-	-	-	C	C	-	C	-	P	P	-	-	P	P	-	C	-	-	-	-	-	P	-
Assembly – Regional/Convention Center (1500+)	-	-	-	-	-	-	-	-	-	C	-	-	P	-	-	-	P	-	-	-	-	-	-	-	P	-
Public Safety / Services	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	C	C	-	-	P	P
Library / Museum	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	P	P
School – Small (under 1 acre)	C	C	-	-	-	-	-	-	-	C	P	P	P	C	P	P	P	P	P	-	C	C	-	-	P	-
School – Neighborhood (1-5 acres)	C	C	C	C	C	C	C	C	C	-	C	P	P	C	P	P	P	P	P	-	C	C	-	-	P	-
School – Community (5-15 acres)	C	C	-	-	-	-	C	C	C	-	-	C	P	-	-	P	P	P	P	-	-	-	-	-	P	-
School – Regional / Campus (15+ acres)	C	C	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	C	-	-	-	-	-	-	P	-
Cemetery and Columbarium	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C
Morgue	-	-	-	-	-	-	-	-	-	C	-	-	P	-	-	-	C	C	P	P	-	-	-	-	P	-

Uses	A/R	AE	RE	R1	R1A	R1B	R2	R3	MH	DT	MU-NC	MU-CC	MU-R/EC	CO	C1	C2	C3	BP	I1	I2	S4CR	S4GW	ME	FC	PL	OPEN
Transportation – Bus Station	-	-	-	-	-	-	-	-	-	C	-	C	P	-	-	-	P	P	P	P	-	-	-	-	P	-
Transportation – Commuter Rail Station	-	-	-	-	-	-	-	-	-	P	-	C	P	-	-	C	P	P	P	P	-	-	-	-	P	C
Transportation – Light Rail Station	-	-	-	-	-	-	-	-	-	P	-	P	P	C	C	P	P	P	P	P	-	-	-	-	P	C
Transportation – Airport, heliport / helipad	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	C	C	C	-	-	-	C	C	C
Transportation – Public Parking	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	P	P	P	P	P	-	-	C	C	P	-
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
Public Lands	P	P	-	-	-	-	-	-	-	-	-	-	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	-
Water and/or Wastewater Treatment Plant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-	P	-
Retail – Micro (under 1.5K)	-	-	-	-	-	-	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-
Retail – Small (1.5K – 4K)	-	-	-	-	-	-	-	-	-	P	P	P	P	C	P	P	P	P	P	P	P	P	-	-	-	-

Uses	A/R	AE	RE	R1	R1A	R1B	R2	R3	MH	DT	MU-NC	MU-CC	MU-R/EC	CO	C1	C2	C3	BP	I1	I2	S4CR	S4GW	ME	FC	PL	OPEN
Retail – General (4K – 10K)	-	-	-	-	-	-	-	-	-	P	C	P	P	-	P	P	P	-	C	-	C	C	-	-	-	-
Retail – Medium (10K – 50K)	-	-	-	-	-	-	-	-	-	C	-	C	P	-	-	P	P	-	-	-	-	-	-	-	-	-
Retail – Large (50K – 100K)	-	-	-	-	-	-	-	-	-	C	-	C	P	-	-	C	P	-	-	-	-	-	-	-	-	-
Retail – Warehouse (100K+)	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	P	-	-	-	-	-	-	-	-	-
Animal Care - Limited	-	-	-	-	-	-	-	-	-	P	P	P	P	-	P	P	P	P	P	P	-	P	C	C	P	-
Animal Care - General	-	-	-	-	-	-	-	-	-	-	-	C	P	-	-	P	P	P	P	P	-	-	C	C	P	-
Animal Care – Large	C	C	-	-	-	-	-	-	-	-	-	-	C	-	-	-	C	C	-	C	-	-	C	C	C	-
Day Care – Center	-	-	-	-	-	-	-	-	-	P	P	P	P	C	P	P	P	P	-	-	C	C	-	-	P	-
Grocery – Market (under 10K)	-	-	-	-	-	-	-	-	-	P	P	P	P	-	P	P	P	P	-	-	-	-	-	-	-	-
Grocery – Small (10K – 35K)	-	-	-	-	-	-	-	-	-	C	C	P	P	-	C	P	P	C	-	-	-	-	-	-	-	-
Grocery – General (35K – 90K)	-	-	-	-	-	-	-	-	-	-	-	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	-	-	-	-
Lodging – Inn (6 -30 rooms)	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	P	P	P	-	-	-	P	-	-	-	-
Lodging – Hotel / Motel Small (31-100 rooms)	-	-	-	-	-	-	-	-	-	P	-	P	P	-	-	P	P	P	-	-	-	-	-	-	-	-

Uses	A/R	AE	RE	R1	R1A	R1B	R2	R3	MH	DT	MU-NC	MU-CC	MU-R/EC	CO	C1	C2	C3	BP	I1	I2	S4CR	S4GW	ME	FC	PL	OPEN
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	-
Medical Care – General (10K – 40K)	-	-	-	-	-	-	-	-	-	C	-	C	P	C	C	P	P	P	-	-	-	-	-	-	P	-
Medical Care – Large (40K-100K)	-	-	-	-	-	-	-	-	-	-	-	C	P	-	-	-	P	P	-	-	-	-	-	-	P	-
Medical Care – Campus / Complex (100K+)	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	P	P	-	-	-	-	-	-	P	-
Medical Care – Rehabilitation Clinic	-	-	-	-	-	-	-	-	-	C	-	C	C	-	-	C	C	C	C	-	-	-	-	-	-	-
Office – Small (under 10 K)	-	-	-	-	-	-	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-
Office – General (10 – 50K)	-	-	-	-	-	-	-	-	-	P	C	P	P	C	C	P	P	P	P	-	-	-	-	-	P	-
Office – Large (50-100K)	-	-	-	-	-	-	-	-	-	C	-	P	P	-	-	P	P	P	-	-	-	-	-	-	P	-
Office – Complex/Campus (100K+)	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	P	P	-	-	-	-	-	-	P	-
Outdoor Sales - Limited	-	-	-	-	-	-	-	-	-	-	-	C	P	-	-	C	P	C	P	P	-	-	-	-	-	-
Outdoor Sales - General	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	P	C	P	P	-	-	-	-	-	-

Uses	A/R	AE	RE	R1	R1A	R1B	R2	R3	MH	DT	MU-NC	MU-CC	MU-R/EC	CO	C1	C2	C3	BP	I1	I2	S4CR	S4GW	ME	FC	PL	OPEN
Outdoor Sales - Large	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	C	-	P	P	-	-	-	-	-	-
Recreation and Entertainment – Indoor, Limited	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-	P	-
Recreation and Entertainment – Indoor, General	-	-	-	-	-	-	-	-	-	P	-	P	P	-	-	P	P	-	P	P	-	-	-	-	P	-
Recreation and Entertainment – Indoor, Large	-	-	-	-	-	-	-	-	-	C	-	-	P	-	-	-	P	-	P	C	-	-	-	-	P	-
Recreation and Entertainment – Outdoor, Limited	-	-	-	-	-	-	-	-	-	C	C	P	P	-	C	P	P	C	P	P	-	-	P	P	P	P
Recreation and Entertainment – Outdoor General,	-	-	-	-	-	-	-	-	-	-	-	C	P	-	-	C	P	C	P	P	-	-	C	C	C	C
Recreation and Entertainment – Outdoor, Large	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	C	-	-	C	-	-	-	C	C	C
Recreation and Entertainment – Campground	C	C	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	C	C	C	C
Restaurant – Small (under 3K)	-	-	-	-	-	-	C	C	C	P	P	P	P	-	P	P	P	P	P	-	-	P	-	-	-	-

Uses	A/R	AE	RE	R1	R1A	R1B	R2	R3	MH	DT	MU-NC	MU-CC	MU-R/EC	CO	C1	C2	C3	BP	I1	I2	S4CR	S4GW	ME	FC	PL	OPEN
Restaurant – General (3K-5K)	-	-	-	-	-	-	-	-	-	P	P	P	P	-	C	P	P	C	P	-	-	P	-	-	-	-
Restaurant – Large (5K+)	-	-	-	-	-	-	-	-	-	C	-	P	P	-	-	P	P	-	-	-	-	-	-	-	-	-
Restaurant – Bar	-	-	-	-	-	-	-	-	-	C	C	P	P	-	C	C	C	C	-	-	-	-	-	-	-	-
Service – Small (under 3K)	-	-	-	-	-	-	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-
Service – General (3K – 10K)	-	-	-	-	-	-	-	-	-	P	-	P	P	-	-	P	P	P	P	-	-	-	-	-	P	-
Service – Large (10K +)	-	-	-	-	-	-	-	-	-	C	-	C	P	-	-	-	P	-	-	-	-	-	-	-	P	-
Vehicle – Gas Station, Small (up to 8 pumps)	-	-	-	-	-	-	-	-	-	P	P	P	P	-	P	P	P	P	P	P	-	P	-	-	-	-
Vehicle – Gas Station, General (up to 16 pumps)	-	-	-	-	-	-	-	-	-	C	-	C	P	-	-	P	P	P	P	P	-	-	-	-	-	-
Vehicle – Gas Station, Large (up to 24 pumps)	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	-	P	P	-	-	-	-	-	-
Vehicle – Gas Station, Truck Stop (24+ pumps)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-
Vehicle – Service & Repair, Limited	-	-	-	-	-	-	-	-	-	C	C	P	P	-	C	P	P	P	P	P	-	-	-	-	-	-
Vehicle – Service & Repair, General	-	-	-	-	-	-	-	-	-	-	-	C	P	-	-	P	P	P	P	P	-	-	-	-	-	-

Uses	A/R	AE	RE	R1	R1A	R1B	R2	R3	MH	DT	MU-NC	MU-CC	MU-R/EC	CO	C1	C2	C3	BP	I1	I2	S4CR	S4GW	ME	FC	PL	OPEN
Vehicle – Service & Repair, Major	-	-	-	-	-	-	-	-	-	-	-	C	P	-	-	C	P	-	P	P	-	-	-	-	-	-
Pawn Shop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	P	-	-	-	-	-	-
Check Cashing Business	-	-	-	-	-	-	-	-	-	-	C	P	P	-	-	C	C	-	-	-	-	-	-	-	-	-
Bail Bonds Business	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	C	C	-	-	-	-	-	-	-	-	-
Sexually oriented business	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-
Marijuana Store (see Municipal Code for location restrictions)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	-	-	-	-	-	-
Manufacturing - Artisan / Limited	P	P	-	-	-	-	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-
Manufacturing -Light	-	-	-	-	-	-	-	-	-	C	-	-	P	-	-	-	C	C	P	P	-	-	-	-	-	-
Manufacturing - General	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-
Manufacturing - Heavy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-
Mineral Extraction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Asphalt Concreate mixing plant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-	-	C	C	-	-
Storage and Warehousing – Personal, Indoor	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	P	P	P	-	-	-	-	-	-

[illegible]

Uses	A/R	AE	RE	R1	R1A	R1B	R2	R3	MH	DT	MU-NC	MU-CC	MU-R/EC	CO	C1	C2	C3	BP	I1	I2	S4CR	S4GW	ME	FC	PL	OPEN
Roadside Stands	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P
Farmers Market	P	P	P	-	-	-	-	-	-	P	-	P	P	-	-	P	P	P	P	P	-	-	P	P	P	P
Farming – Small/Limited	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-
Farming - General	P	P	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	P	-
Farming – Large / Industrial	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	C	-	-
Fish Hatchery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	C	C	C	-
Nursery – Greenhouse, Small	P	P	-	-	-	-	-	-	-	C	-	C	P	-	-	C	P	-	P	-	-	-	-	-	-	-
Nursery – Greenhouse, Large	P	P	-	-	-	-	-	-	-	-	-	-	P	-	-	-	P	-	P	P	-	-	-	-	-	-
Animal Care – Animal hospital, livestock	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-
Grain Elevator	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	C	-	-
Roof and Wall Mounted WCF	-	-	-	-	-	-	-	C	-	C	P	P	P	P	P	P	P	P	P	P	-	-	P	P	P	P
Small Cell WCF & Alt. Tower Structure in ROW	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
Alternative Tower Structure not within ROW	-	-	-	-	-	-	-	C	-	C	C	P	P	C	C	P	P	P	P	P	-	-	P	P	P	P
Tower	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	C	C	C	C	C	-	-	C	C	C	C

Section 4. The Planning Commission hereby recommends that Section 4.04 (J) be enacted as follows:

J. **Medical Care.** Natural Medicine Healing Centers operating within the City shall require participants to provide proof of a ride home from sessions, excluding rideshare services, taxis, and other similar forms of transportation.

Section 5. The Planning Commission hereby recommends that Table 4-3 be amended as follows:

Table 4-3: Non-residential District Performance Standards

Performance Standard	C-O, C-1, BP, and MU- NC	C-2, C- 3,DT, MU- CC, MU- E/REC	I-1	I-2
Noise levels during business hours (7AM-10PM)	65db	70db	75db	80db
Noise levels during quiet hours (10PM—7AM)	45db	55db	65db	80db
No smoke, radiation, vibration or concussion, heat or glare shall be produced that is perceptible outside a building and no dust, fly ash or gas that is toxic, caustic or obviously injurious to humans or property shall be produced.	☑	☑	Not applicable	Not applicable
No smoke or particulate matter shall be produced that is a number 1 or darker on the Ringelmann chart	☑	☑	☑	Not applicable
Dust, fly ash, radiation, gases, heat, glare or other effects shall not be produced which are obviously injurious or damaging to humans or property beyond the property line;	☑	☑	☑	☑
Vibration or concussion which is perceptible without instruments at the property line shall be prohibited	☑	☑	☑	Not applicable

Lighting measured at the property line adjacent to right-of-way	1.0 FC	1.5 FC	1.0 FC	1.0 FC
Lighting measured at the property line adjacent to residential uses	0.1 FC	0.5 FC	0.1 FC	0.1 FC
Lighting measured at the property line adjacent to the same or more intense zoning districts	1.5 FC	2.0 FC	2.0 FC	2.0 FC

Section 6. The Planning Commission hereby recommends that the following description be amended under Section 11.01(C):

Medical Care. A commercial service use that provides health and wellness services to the public. This includes, but is not limited to, medical clinics, dental offices, and natural medicine healing centers as defined by C.R.S. § 44-50-103. This use type is further categorized by the following formats:

Medical Care - Limited (Under 10K). A medical care use offering routine outpatient services, that occupies less than 3,000 square feet of diagnostic or treatment area, includes no surgical or in-patient facilities, and operates in normal business hours. Examples include a small doctor or dentist office, eye-care center, or urgent care center that is accessory to a larger retail or pharmacy use.

Medical Care - General (10K—40K). A medical care use offering routine outpatient services, that occupies between 10,000 and 40,000 square feet for diagnostic or treatment areas, includes no inpatient facilities, and operates in normal business hours. Examples include a larger doctor or dentist group practice, small clinic or analytical lab, or small outpatient urgent care or surgical center.

Medical Care - Large (40K—100K). A medical care use offering a full range of services, that occupies between 40,001 and 100,000 square feet for diagnostic or treatment areas, and may include emergency care, surgical services or other inpatient treatment. The use may include accessory retail, food service, pharmacy or wellness/fitness uses. Examples include small hospital, remote surgical centers, or large clinic or analytical labs.

Medical Care - Major (100K+, campus). A medical care use a full range of services, that occupies more than 100,000 square feet or multiple buildings and serves a greater region with a wide range of health care needs

including emergency services, including a wide range of accessory office, lab, and retail uses related to patron and patient needs. Examples include a large hospital or regional medical center campus.

Medical Care - Rehabilitating Clinic. A medical care use offering specialty and targeted outpatient and inpatient services to those suffering from addictions.

Section 7. The Planning Commission hereby recommends that the following description be added to Section 11.01 (D):

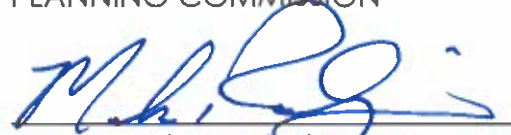
Natural Medicine Cultivation, Manufacturing, and Testing Facility – A facility or entity licensed by the state licensing authority to engage in one or more of the following activities related to regulated natural medicine products: cultivation (including growing, harvesting, and distribution), manufacturing, testing, and research. These activities may occur independently or within a single, combined facility.

Section 8. *Findings.* The Planning Commission finds that the amendments set forth herein: (i) further the purpose of the LUDC; (ii) are in accordance with the Comprehensive Plan and have been considered for both their long-range effects and immediate impacts; (iii) promote the public safety, health, and general welfare of the community of the City of Brighton; and (iv) improve the effectiveness and efficiency of administering the LUDC.

Section 9. This Resolution is effective as of the date of its adoption.

RESOLVED this 11th day of September 2025.

CITY OF BRIGHTON, COLORADO
PLANNING COMMISSION


Mark Rawlings, Chairperson

ATTEST:



Jon Wainwright, Secretary

APPROVED AS TO FORM:



James Gallagher, Assistant City Attorney