

residential design standards

AT-A-GLANCE

Residential design standards reflect the community's vision to strengthen and enhance the quality of the residential built environment. These standards are intended to ensure that proposed development is compatible with existing and future development on neighboring properties and produce a desirable character. The standards regulate site design, residential building placement and residential design.

HOW RESIDENTIAL DESIGN STANDARDS WORK

There is a growing demand in Brighton for greater housing supply and choice; residents are considering price, size, location, homeownership options and accessibility. The new standards encourage more housing choices to accommodate a greater diversity of family sizes, incomes and ages as well as the changing needs of households over time. This is accomplished by permitting missing middle housing in more zoning districts, where this type of housing is allowed to be built at the same scale (size, height, setbacks) as single-family homes, so it feels integrated into the neighborhood.

The following steps are a starting point when looking to build a home within an existing neighborhood:

The first step when developing a residential lot is to check the zoning of the subject property. To find the zoning, click on the following link:

Reference Table 5-2 in the LUDC to determine what building types are permitted and if additional conditions or procedures are required.

To determine your desired building type, consult the development standards in Table 5-2 and select the building type that most closely aligns with your property (lot size and width).

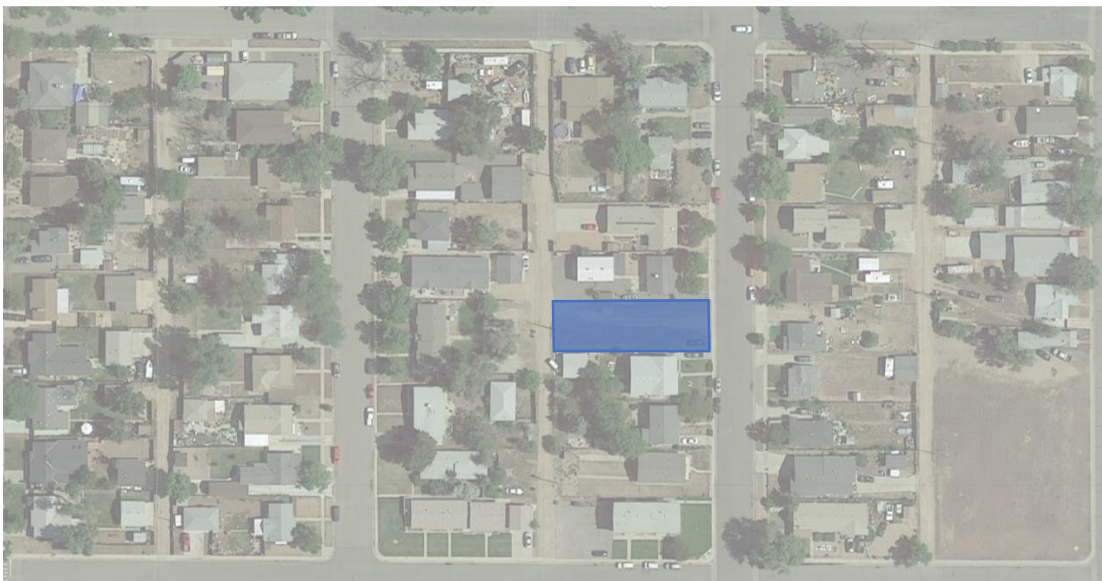
Consult Frontage Design Standards in 5.02.D to determine appropriate frontage types and related standards.

Reference Section 5.04 for residential design standards.

Exceptions to the building design standards are found in Section 5.04.H.

The pages that follow detail each of the steps and include an example of an infill residential lot to illustrate how to apply the standards. The example is a 7,900 SF lot that measures 50' wide by 158' long and is zoned R-2, as shown below.

Example Lot in R-2 Zone



ZONING AND BUILDING TYPES

The first step in the design process is to identify the residential zone of your property and then determine which building types are allowed in that zone. To check the zoning of your property click the following link:

Building types are based on form and use. They help define the physical character that sets one neighborhood apart from another and reflect an area's scale, density, and walkability. The building type standards focus on just a few of the essential elements of neighborhood design, including frontage design, building massing and modulation, and other façade features. The example below is taken from Table 5-2 in the LUDC and describes how to read the table to determine what building types are allowed in the R-2 zone. For other zone districts, refer to Article 5, Section 5.02, Table 5-2.

Allowable Building Types by Zones

| | R-2 | |
|-----------------------------|-----|---|
| Detached House-Rural | | Zones. A detailed description of each zone can be found in Article 4 – Zoning District & Uses. |
| Detached House-Suburban | | |
| Detached House-Neighborhood | √ | Building Types. Residential building types are established to allow a range of residential buildings and create effective transitions within and between neighborhood. Description of Types can be found in Section 5.02.A. of the LUDC. |
| Detached House-City Lot | √ | |
| Detached House-Compact | √ | |
| Duplex- Suburban | | |
| Duplex / Multi-unit House | √ | √ indicates the building type is allowed by right in the designated zone district. |
| Row House | √ | |
| Small Apartment | □ | □ indicates building types that are allowed subject to location criteria found in Section 5.02.F. |
| Medium Apartment | □ | |
| Large Apartment | ◇ | ◇ indicates building types that are allowed only by a Conditional Use Permit or Planned Zoning District according to the procedures in Article 2. |
| Garden Apartment | | |
| Accessory Buildings | √ | |
| Live / Work | □ | |
| Small Civic | □ | |

DEVELOPMENT STANDARDS

Development standards are a planning and design tool used to preserve or enhance the physical features which optimize the built environment. Development standards for individual lots are established by zoning district and building type. Each zoning district allows for a range of building types. Building types specify specific standards for a lot, including building coverage/open space, setbacks, and building height. These standards are found in Table 5-2: Residential District Building Types & Development Standards.

Example Lot: R-2 Zone

The following steps should be followed to determine the most appropriate building type for a residential lot:

1. Reference the Lot Size column to determine eligible building types.

When considering Lot Size for the example lot (7,900 SF), the permitted building types can be narrowed down to Detached House- Compact, Detached House- City Lot, Detached House- Neighborhood for single-family options.

2. Reference the Lot Width column to further narrow down the building type options.

When considering Lot Width for the example lot (50' wide), building types are further narrowed to Detached House- Compact and Detached House- Neighborhood. When considering size and width together, the Detached House- City Lot is the best choice for the example lot.

3. Once the building type is selected for the lot, use Table 5-2: Residential District Building Type & Development to determine the standards for building coverage/open space, setbacks, and building height. The front setback standards are based on context and can be found in Section 5.02.D.

Development Standards

| | Lot Size | Lot Width | Lot Open Space | Interior Side Setback | Corner Side Setback | Rear Setback | Building Height |
|-----------------------------|------------|-----------|----------------|-----------------------|---------------------|--------------|-------------------|
| Detached House-Suburban | 20K s.f. + | 80' + | 60% of lot | 20' | 20' | 20' | 35' / 2.5 stories |
| Detached House-Neighborhood | 7K s.f. + | 65' + | 1,200 s.f. | 7' | 15' | 25' | 35' / 2.5 stories |
| Detached House-City Lot | 5K s.f. | 40' + | 800 s.f. | 5' | 10' | 25' | 35' / 2.5 stories |
| Detached House-Compact | 3K s.f. | 25' + | 400 s.f. | 4' | 8' | 25' | 35' / 2.5 stories |

Exceptions

Several exceptions to the setback and building dimension standards exist. See Section 5.02.C in the LUDC for a full list of exceptions to the standards established in Table 5-2.

FRONTAGE DESIGN STANDARDS

The lot frontage is the area on a lot between the front façade of the building and the right of way line. This area is located on private lots and is privately constructed, owned and maintained. Frontage design is very important as it helps shape the public realm of the street, which defines the character of Brighton. The frontage design standards found in 5.02.D in the LUDC establish the relationship of buildings and lots to the streetscape, and specify elements such as building placement, lot access and garage extent and locations. The purpose of the standards are to coordinate development across several lots and encourage walkable development. The process for determining the frontage design standards applicable to a lot is as follows:

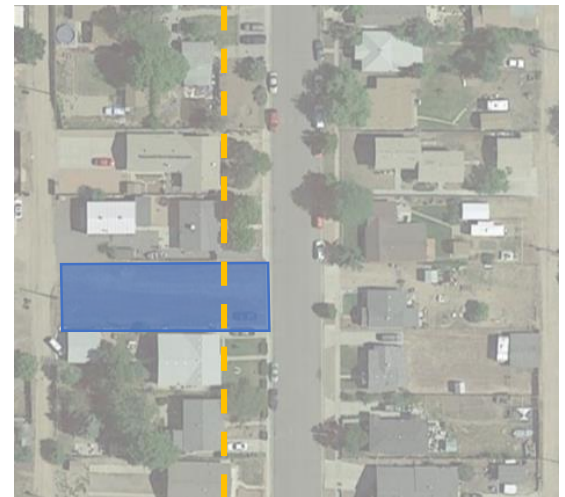
1. Determine which residential frontage types are permitted in the zoning district the lot is located in. The allowed frontage types are found in Table 5-4: Residential Frontage Types.

| Zoning District | Frontage Types | | | |
|---|----------------|-------------------|---------------|--------|
| | Terrace | Neighborhood Yard | Suburban Yard | Buffer |
| A/E, A/R, RE, R-3 | | | | ■ |
| R1, R-1A | ■ | ■ | ■ | |
| R1-B, R2 | ■ | ■ | | |
| Any civic or institutional or other permitted nonindustrial building type | ■ | ■ | | ■ |

For the example lot located in the R2 Zone, Terrace and Neighborhood Yard are the permitted frontage types.

2. Choose the type of private frontage from the available options (when more than one frontage type is permitted) by considering the frontage design of neighboring property. Frontage types are found in Table 5-5.

| Frontage Element | Terrace | Neighborhood Yard |
|--|---|--|
| Front Building Line | 10' – 25' | 25' – 40' 15'-25'; provided any front-loaded garage remains at least 12' back from the Front Building Line. |
| Front Entry Feature | Required, See Section 5.04.D | Required, Section 5.04.D |
| Driveway Width (within first 20') | 15% of lot width, up to 20' max | 20% of lot width, up to 20' maximum |
| Garage Limitations | <ul style="list-style-type: none"> • No more than 40% of the front elevation. • If between 30% to 40% of front elevation – at least 12' behind the front building line. • If less than 30 % of the front elevation, at least 4' behind front elevation or 12' behind the front entry feature, whichever is greater. • Otherwise, side-loaded, rear-loaded, or detached garages shall be used. | |
| Landscape (Between front lot line and front building line) | Allocation of space shall be: <ul style="list-style-type: none"> • 70% to 90% landscape; and • 10% to 30 % hardscape. | Allocation of space shall be: <ul style="list-style-type: none"> • 75% to 100% landscape; and • 0% to 25% hardscape. |



30'

The frontage types surrounding the example lot have a 30' front building line and are examples of the Neighborhood Yard frontage type.

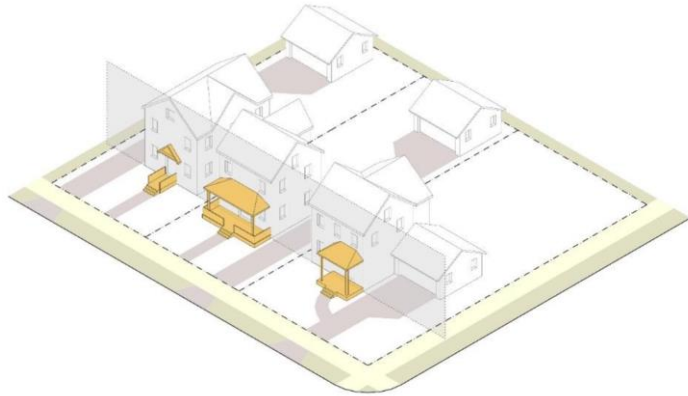
FRONTAGE DESIGN STANDARDS

3. Determine if a front entry feature is required by consulting Table 5-5. Where optional, front entry features are recommended to achieve the design objectives of Section 5.04.

For the example lot located in the R2 Zone with a Neighborhood Yard frontage type, front entry features are required.

Specific requirements for front entry features are outlined in Table 5-8. Three distinct entry features (porch, stoop, entry court) are available to choose from and are depicted in Figure 5-5. Entry features meeting the design requirements may encroach up to 10 feet in front of the required front building line, but never closer than 5 feet to a public or common property line, provided they are unenclosed on all sides that project into the setback (no windows, screens, or full walls). Variation of front entry features is required so that the same or similar feature does not occur within two buildings on either side. Variations must include two of the following changes:

- a. Different types
- b. Different roof styles
- c. Different locations and extent



4. Driveway width limits and garage limitations apply to the lot frontage and are outlined in Table 5-5. The driveway limit applies to the first 20' of lot depth (Figure 5-2). In cases where driveway width limits and garage limitations prohibit front-loaded garages and driveways on a particular lot, a range of alternative access patterns and garage locations should be used (Figure 5-3).

For the example lot that measures 50' wide with a Neighborhood Yard frontage type, the driveway width is limited to 20% of the lot width for the first 20'.

In addition to a maximum driveway width of 10' for the first 20' of lot depth, garages for the example lot would be limited to no more than 40% of the front elevation. If the garage is between 30% and 40% of the front elevation, it needs to be placed at least 12' behind the front building line. If the garage is less than 30% of the front elevation, it will need to be placed at least 4' behind the front elevation or 12' behind the front entry feature, whichever is greater. If these standards cannot be met, side-loaded, rear-loaded, or detached garages shall be used.


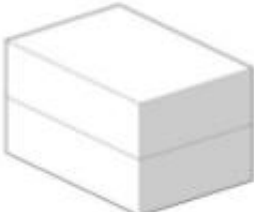
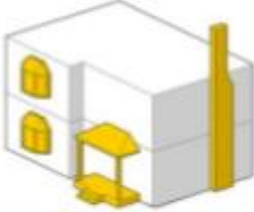
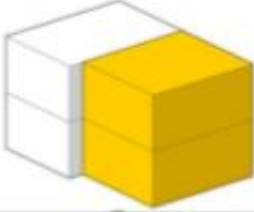

5. Determine how much open space is required by consulting Table 5-2. For the example lot (Detached House- City Lot) 800 SF of open space is required. Lot open space shall create a common or private amenity for the site and building. Spaces less than 15' wide in any direction or private extensions of the unit (such as decks, patios, balconies or other similar private outdoor space) can only count up to 25% of the requirement. To count towards the requirement, the space must be at least 8' in any direction and at least 100 SF. The remaining 75% shall be open yards or open space types meeting the type and design standards of Section 3.02. Proper design and location of the open space may allow these areas to meet multiple requirements, include building setbacks, landscape requirements, buffers or screening.

BUILDING DESIGN STANDARDS

Building design standards are found in 5.04 of the LUDC. The purpose of building design standards are to refine the scale and form of buildings and add depth, texture, and variation to buildings. The standards outlined below help break down the components of buildings to smaller and human-scale details and help relate buildings to the streetscape and to adjacent property. Building design standards are particularly important for larger buildings or where a variety of building types are permitted in proximity.

Consult Table 5-7 to determine applicable massing and façade design standards. Design standards include the following:

1. Windows and Doors
2. Massing & Modulation
3. Materials
4. Variation

| Design Detail | Building Type | Detached House (all), Duplex, and Multi-Unit House |
|--|---|--|
| <i>Minimum window and door openings per elevation (includes decorative trim, molding and casing)</i> |  | Front – 20% 1 st story, 10% upper stories Side – 8% Street-side: 15% Rear: 10% |
| <i>Maximum wall plane, with no minimum modulation</i> |  | 600 s.f., or 35 linear feet |
| <i>Maximum wall plan, with at least 20% modulation</i> |  | 601 – 900 s.f., or 36 – 50 linear feet |
| <i>Maximum building elevation without minimum 4' off-set on at least 25% of facade</i> |  | 901 + s.f. or 51 + linear feet |
| <i>Maximum roof plane limits without offsets, dormers or gables</i> |  | 800 s.f. or 40 linear feet |