

Ordinance 2016-07-12-01

**A Zoning Text Amendment to the Brighton Zoning
Ordinance to create a new zoning category hereinafter
known as O-R Neighborhood Office**

Whereas: The Brighton Planning Commission has duly reviewed and approved the following language to be incorporated in the Brighton Zoning Ordinance, and

Whereas: There is a proven public need for such an addition to the Zoning Ordinance, and

Whereas: the Brighton Board of May and Aldermen reviewed this Ordinance and held a Public hearing on June 14, 2016, and

Therefore the following text is hereby adopted as part of Article V, Section 3 of the Brighton Zoning Ordinance:

O-R Neighborhood Office District

Description

This district is intended primarily to provide locations for neighborhood and community serving office and related services at locations within the City of Brighton which are easily accessible. The district is normally small and may include older homes undergoing conversion. The district is often situated between business and residential districts and the regulations are designed to protect and complement nearby districts.

Uses Permitted

- a. Professional Office
- b. Finance, Insurance, Real Estate offices serving a local clientele
- c. Personal services, such as consulting, tax preparation and related services
- d. Any use not specifically permitted by this Ordinance is prohibited

Special Exceptions

Special Use exceptions to this Zoning category are not permitted

Structure setbacks and densities

Structure setbacks and land use densities shall conform to the R-1 Residential Zoning District, unless special circumstances prohibit these restrictions, in which case the Board of Zoning Appeals may consider the particular site involved.

Provisions

When petitioning rezoning to this district, the petitioner shall submit to the Planning commission a preliminary site plan of the proposed development which shall contain details such as the size, shape and location of the site, and indicating the proposed egress, offstreet parking, and any other requirements of the City. All required parking shall be provided in rear or side yards, unless conditions specifically require front yard parking. Any deviation from the final Site Plan, (which is also required prior to issuance of a building permit) shall constitute a violation of the building permit. If the site is to be subdivided, it must meet all requirements of the subdivision ordinance.

This Ordinance shall take effect immediately, the Public Welfare requiring it.

1st Consideration: June 14, 2016

2nd Consideration: July 12, 2016



Sarah Crocker, Mayor



Tammy McKinney, Recorder