



Town of Brighton

Existing Conditions: Residential Lot Standards

Report Details and Summary

<i>Project:</i>	Town of Brighton Comprehensive Code Update Titles 18 & 19
<i>For Review by:</i>	Town of Brighton Planning Commission
<i>Data Exported On:</i>	February 7, 2023
<i>Meeting Date:</i>	February 15, 2023
<i>Prepared by:</i>	Erin O’Kelley, Long Range Planner
<i>Data Collection Methods:</i>	ArcGIS Spatial Analysis and Various Queries of Parcel Data
<i>Data Used:</i>	Tax Assessor Parcel Data: Parcel Record, Land Records, Residence Records, MSD Building Permit 2022 Data Layer, MSD Municipal Boundary Data, Forest Service Land, Resort Boundaries (AGRC), Water District Boundaries,

Summary

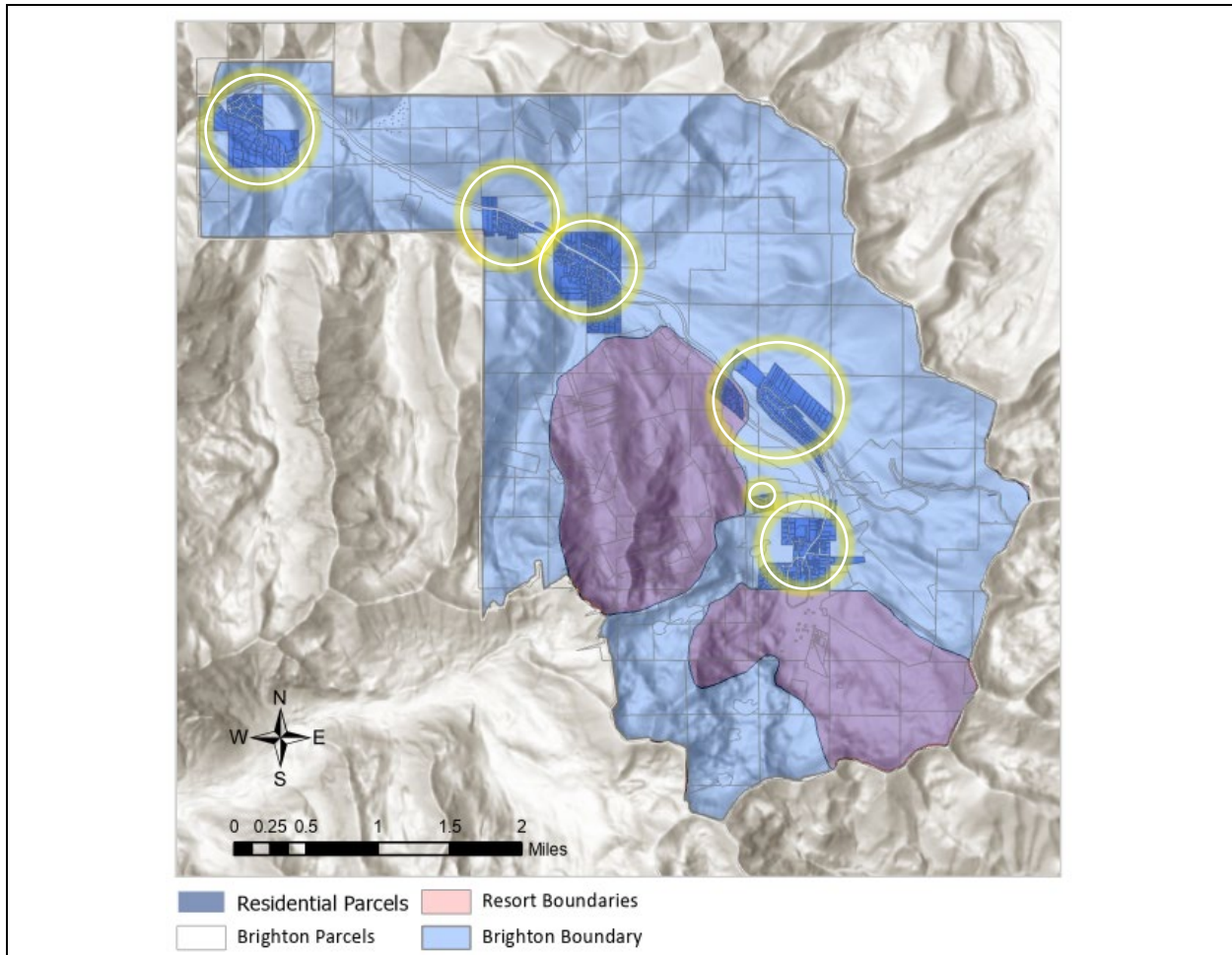
In the 2022 General Plan, the Town of Brighton identified the need to update minimum setbacks, building sizes, and other zoning requirements for residential lots (Brighton General Plan, page 15), among other development-related revisions to make to the Town’s land use codes. The Town Planning Commission has initiated the process to start a comprehensive code update for Titles 18 & 19. At their January meeting, the Planning Commission reviewed the scope of work for the project, which will be reviewed by the Town Council on February 14th, 2023. The MSD planning staff has put together this report of existing conditions for residential lots to help guide future discussions around code revisions.. The report summarizes the conditions under which all existing residential development in the Town has been created, including information on zoning, setbacks, heights, lot coverages, and more. Understanding existing conditions is a necessary step in the planning process before proposing possible solutions and code amendments.

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Residential Parcels Identified

Map 1. Residential Parcels in Brighton

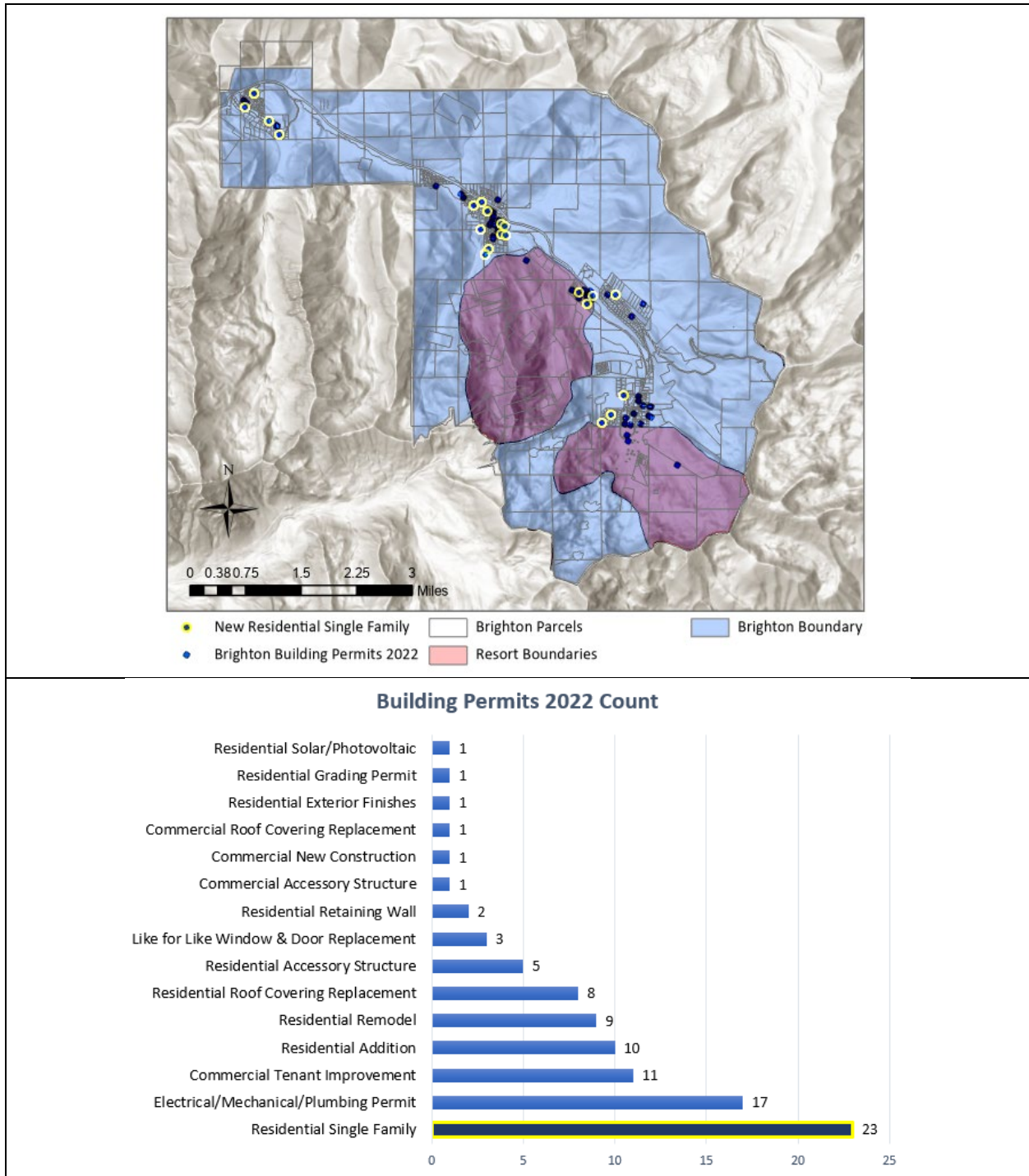


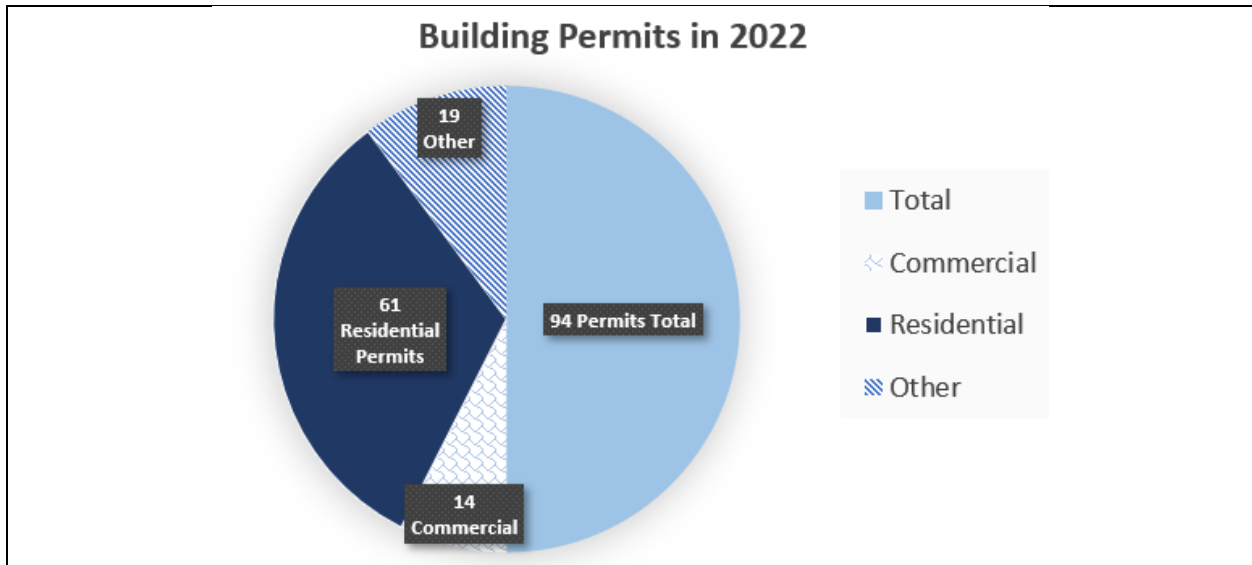
Sources: MSD Parcel Boundaries, Brighton Boundary, Resort Boundary (UGRC)

Summary: This report only considers private properties in the Town of Brighton that are considered residential. These properties are either already developed as a single-family property or are likely to be developed as a single-family property in the future. The total number of approximate single-family parcels in the Town of Brighton is 1,328. The total number of single-family parcels is approximate for a number of reasons. It is still unclear whether some lots in the Town of Brighton have adequate water availability that would permit the development of the lot. Some of the parcels that fall into this category may also be owned by public agencies, like Salt Lake City, and so will probably never be developed as a single-family lot.

Building Permits Summary

Map 2. Building Permits in 2022 by Type and Location





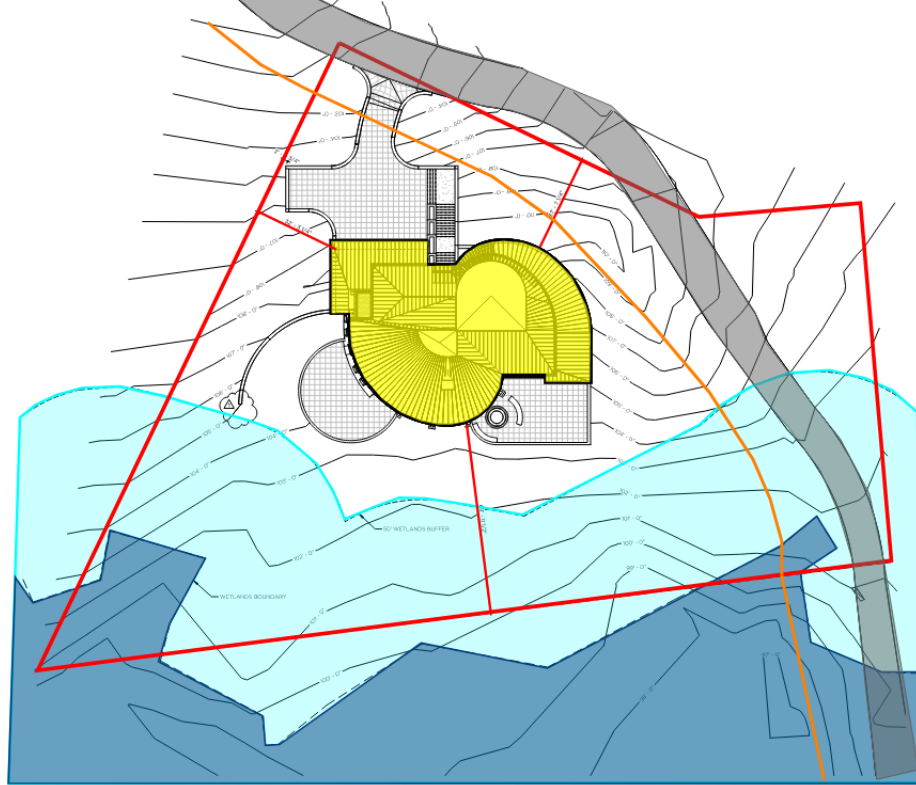
Sources: MSD Arcgis Online Layer File: 'MSD Building Permits 2022', MSD Brighton Boundary Layer

Building Permit Summary: Almost 25% of all building permits in the Town of Brighton in 2022 were new single-family residential. 40% of building permits were for residential changes such as remodels, additions, roofs, accessory structures, etc. 15% of all building permits were for new commercial or commercial alteration. Building permits on Forest Service land follow a federal process for approval and are not regulated by the MSD or Town of Brighton municipal codes; thus, these permits are not included in the MSD's online permit application database.

Building Permit Site Plans: The planning staff has chosen some residential site plans recently approved in 2022 to be included in this report on existing residential conditions. This is intended to help the Planning Commission understand the process and current standards for approving residential development in the Town of Brighton and to identify the assets and challenges to current regulations.

Residential Site Plans Recently Approved

Site Plan Example 1. Brighton Loop Area



Site Plan Details

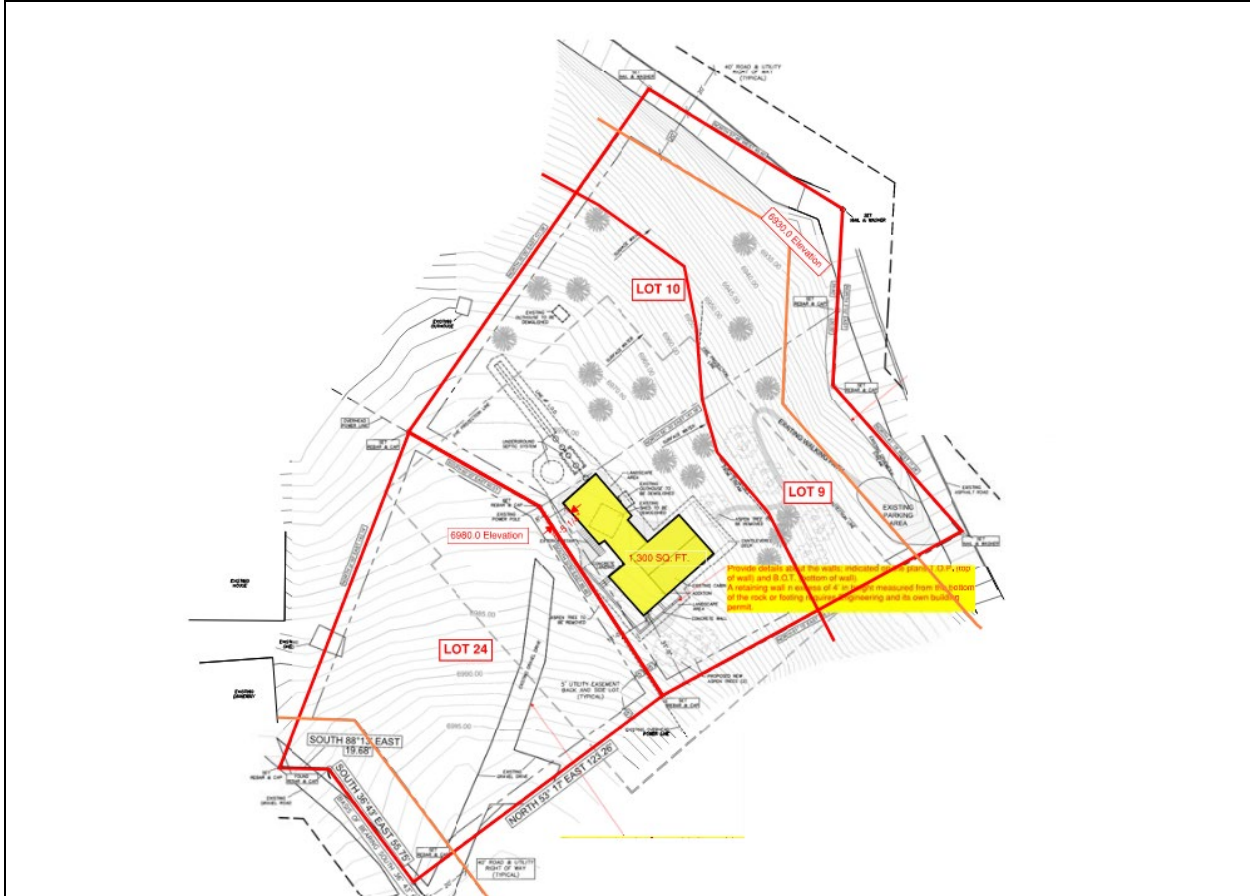
Zone: FR-1 and FCOZ
Minimum Setback from Property Line: 32 Feet
Wetland Present: 50-Foot Buffer Required
Building Footprint: ±4,961 Square Feet
Lot Size: 45,183 Square Feet
Lot Coverage: ± 11%
Building Height: 30 Feet from grade





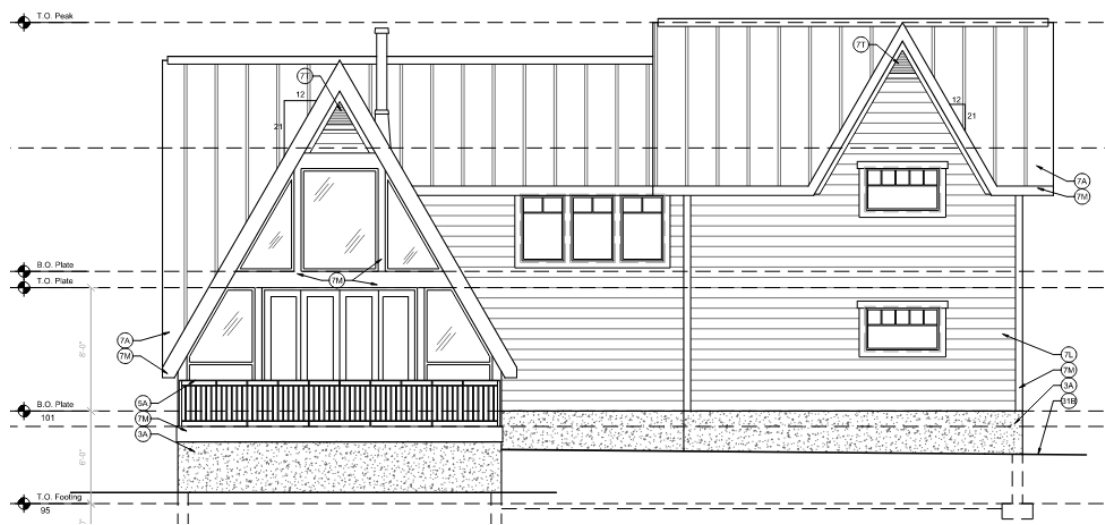
Summary: Special conditions on this site include a wetland area, identified by a dark blue polygon. A 50-foot buffer from the wetland boundary prohibiting development is required by FCOZ. Along the east and north of the property line is a road and dedicated right-of-way that also restricts development to the center of the property. The maximum height of the house is approximately 30 feet. The minimum setback from any property line is 32 feet.

Site Plan Example 2. Mount Haven



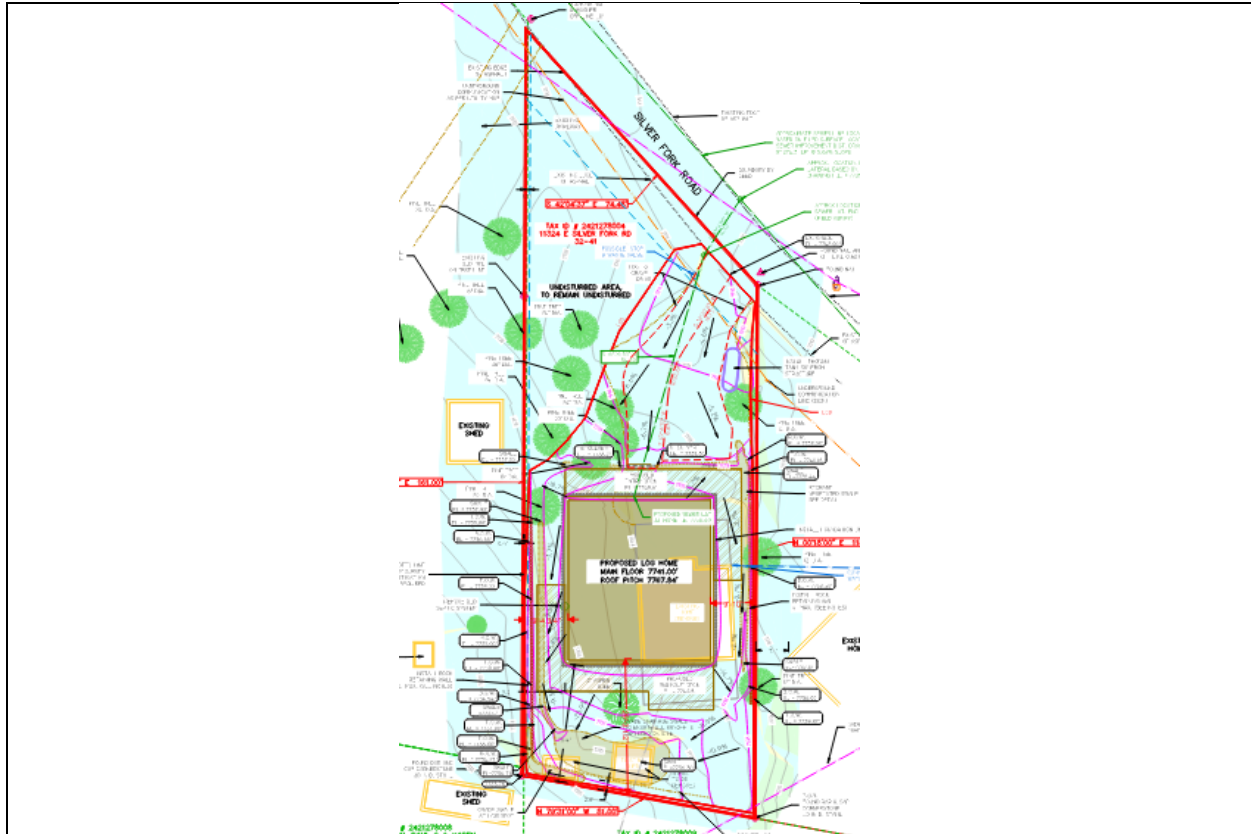
Site Plan Details

Zone: FR-0.5 & FCOZ
 Minimum Setback from Property Line: 8 Feet
 Slope Greater than 30% Present
 Building Footprint: ±1,300 Square Feet
 Lot Size: 27,007 Square Feet
 Lot Coverage: ± 5%
 Building Height: ±28 Feet from grade



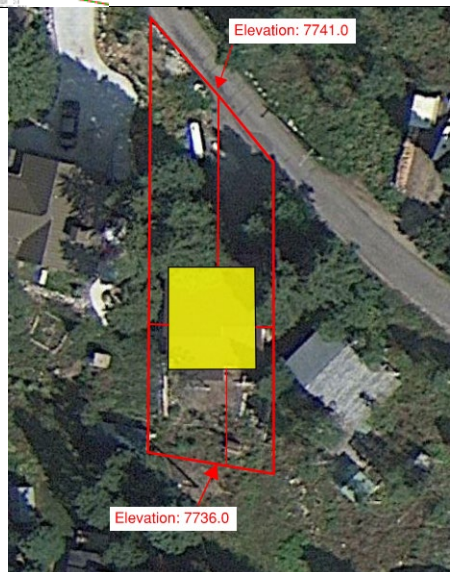
Summary: Along the northeastern side of the property is a slope greater than 30%, rendering the area not suitable for development. You can see the 35% slope line identified on the site plan to the left. Development on this lot has been pushed to the area of the lot with more even grade and access from the Southern road (Fox Haven Ln). The maximum height of the house is 28 feet and the minimum setbacks from the property line are 6-8 feet.

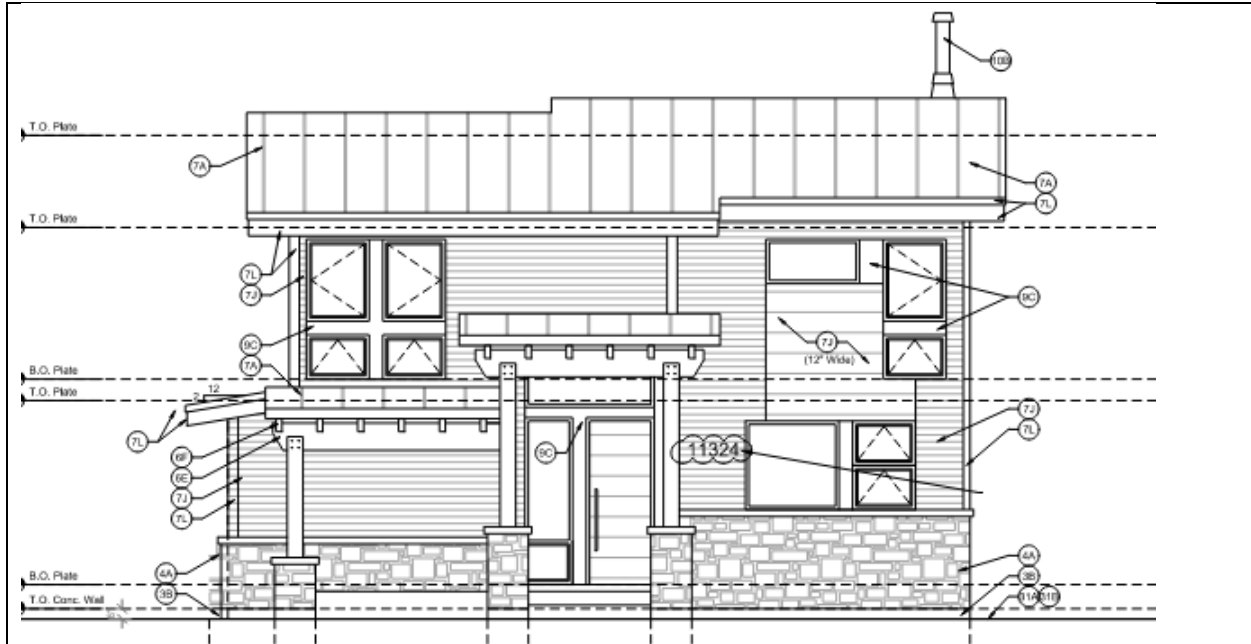
Site Plan Example 3. Silver Fork Neighborhood



Site Plan Details

- Zone: FR-0.5 & FCOZ
- Minimum Setback from Property Line: 8 Feet
- Building Footprint: ±1,063 Square Feet
- Lot Size: 6,969 Square Feet
- Lot Coverage: ± 15%
- Building Height: ±28 Feet from grade





Summary: This site plan is in the Silver Fork neighborhood and directly adjacent to other developed lots, all fronting Silver Fork Road to the North. There is minimal grade change across the site from the North to the South, and no other identified issues on the lot. Therefore, the site plan is similar to a typical single-family family home. The minimum setbacks from the property lines are between 8-10 feet.

Site Plan Example 4. Brighton Loop Area



Site Plan Details

Zone: FR-0.5 & FCOZ

Minimum Setback from Property Line: 10 Feet

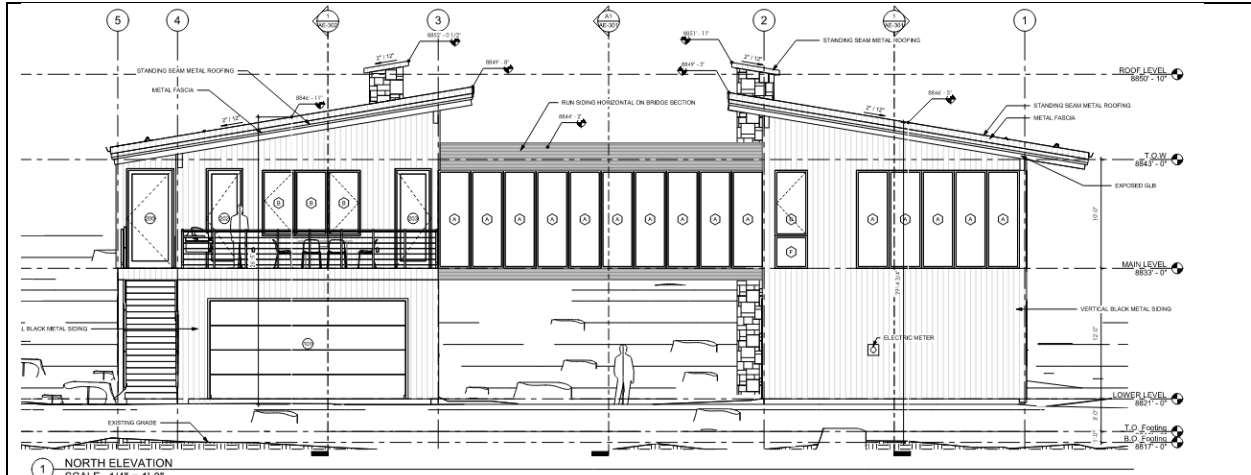
Building Footprint: ± 3,800 Square Feet

Lot Size: 35,763 Square Feet

Lot Coverage: ± 10%

Building Height: ± 33 Feet from grade

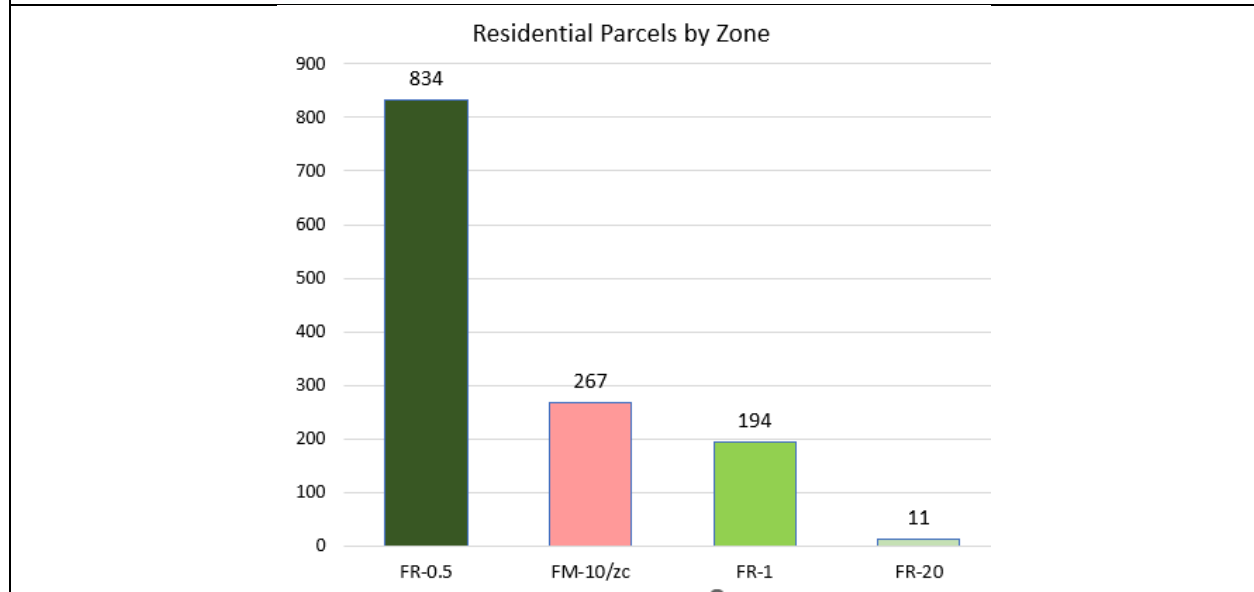
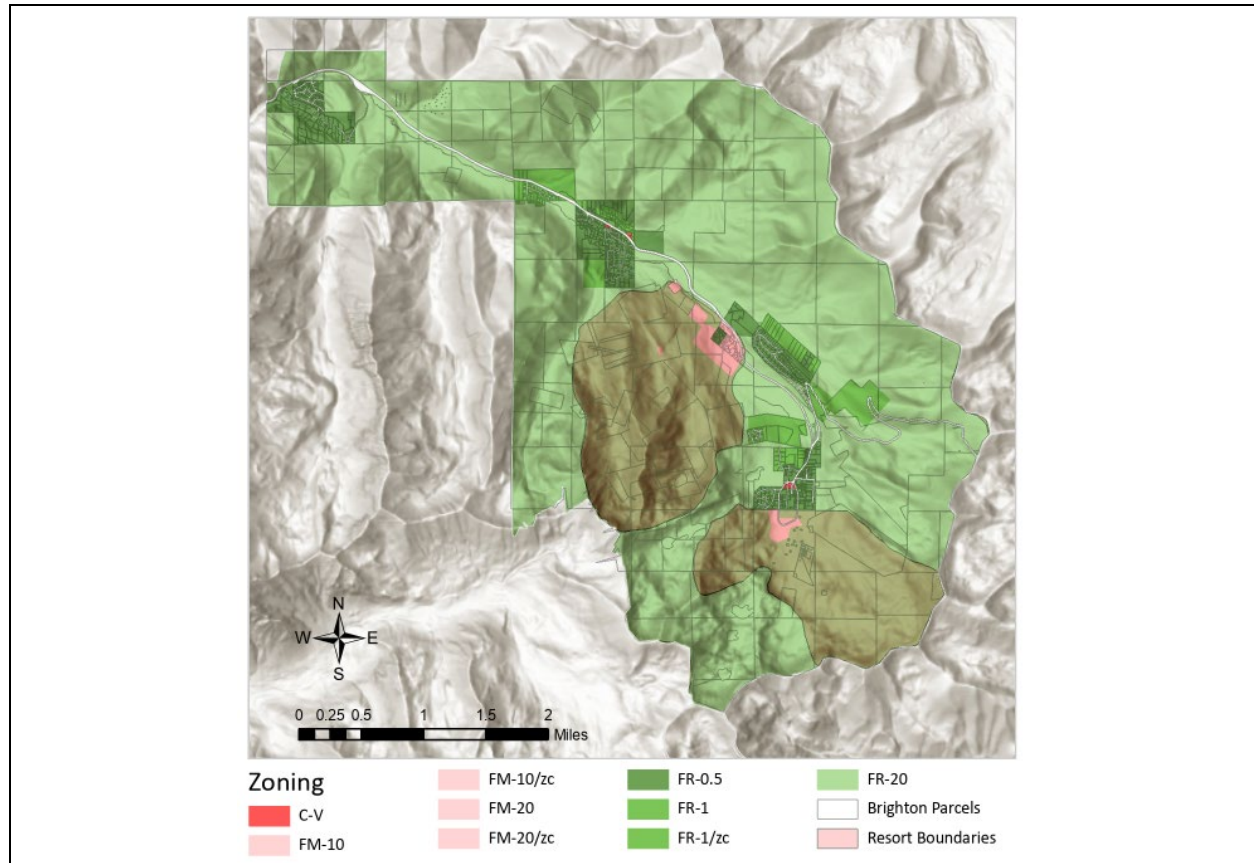




Summary: This site, near the Brighton Loop along Willow Loop Road, deal with a significant change in slope from the North side of the lot to the South side. The northeast corner of the property that accesses the road immediately slopes down 10 feet from the edge of the paved cul-de-sac. Therefore the applicant acquired an access easement to create an evenly sloped driveway from the cul-de-sac to the house. The building footprint was pushed to the southern side of the property to avoid the slope issues but still maintains a minimum setback from the property line of 10 feet. The approximate height of the building is 33 feet. The approximate lot coverage is 8%.

Zoning Map and Zoning Regulations

Map 3. Zoning Map



Sources: MSD Zoning Layer, Brighton Boundary, Resort Boundary (UGRC), MSD Parcel Layer

Summary: Approximately 62% of residential parcels in the Town of Brighton are in the FR-0.5 zone. Other residential parcels are in the FR-1 and FR-20 zone. All of the residential parcels in the Solitude Mountain Boundary are in the FM-10 zone, which is designated for Forestry Multi-Family. All of the land owned by the Forest Service and designated to be preserved for the Uinta-Wasatch-Cache

National Forest is in the FR-20 zone. This means that the residential parcels in the FR-0.5 and the Forest Service land in the FR-20 zone are subject to the same standards even though these two uses are very different. It may be important for the Planning Commission to consider how these two uses should be regulated under zoning law in the future to help guide development. All of the residential parcels not in Solitude Village are in the FR zones (FR-0.5, FR-1, FR-20). For the analysis below, we will focus on these zones and not the FM zone because Solitude Mountain Resort is subject to federal and other special regulations not within the Town's jurisdiction.

Foothills and Canyons Overlay Zone (FCOZ) – What is it?

For those unfamiliar with the Town's development regulations, there are two zones that dictate development requirements in the Town of Brighton. In Map 3, shown on the previous page, you can see the underlying or base zones in the whole town. For residential parcels, these zones are FR-0.5, FM-10, FR-1, and FR-20. These zones state the allowed permitted, conditional, and prohibited uses in the zone.

In addition to the base zones, all properties in the Town of Brighton are subject to the Foothills and Canyons Overlay Zone. Overlay zones work together with the underlying zones to create a more complex network of development regulations that can be specifically designed to guide development in a unique way to meet the needs of the community. For example, the Foothills and Canyons Overlay zones purpose is to impose stricter regulations to protect sensitive lands in the Canyons like forests, habitat, and water resources. This is why, when you look in the FCOZ chapter, the regulations focus on soil, vegetation, and water protection, as well as fire and pollution prevention.

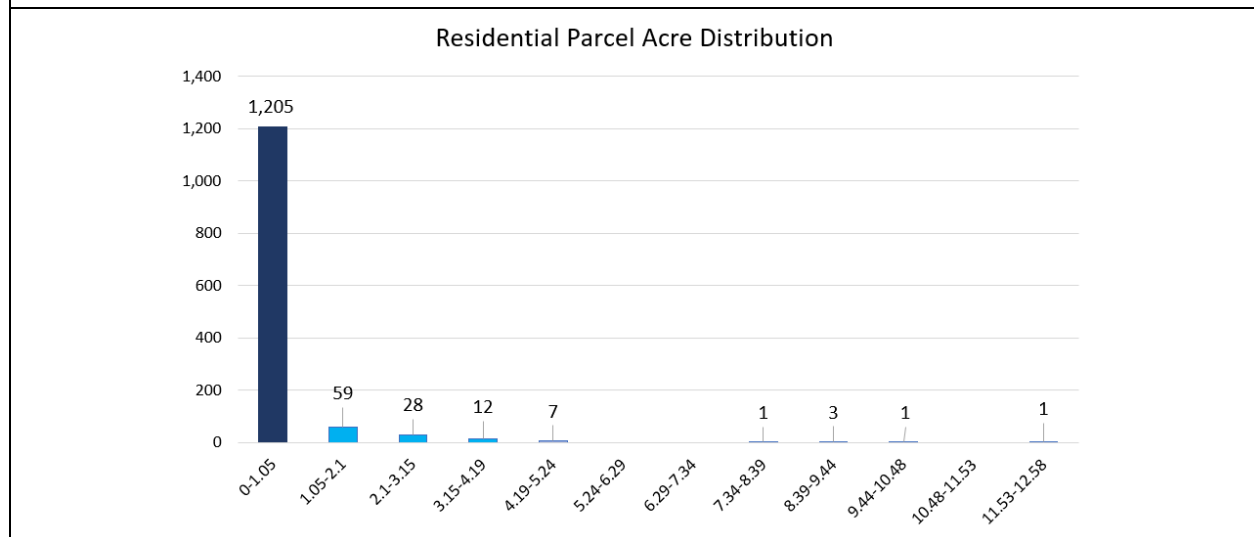
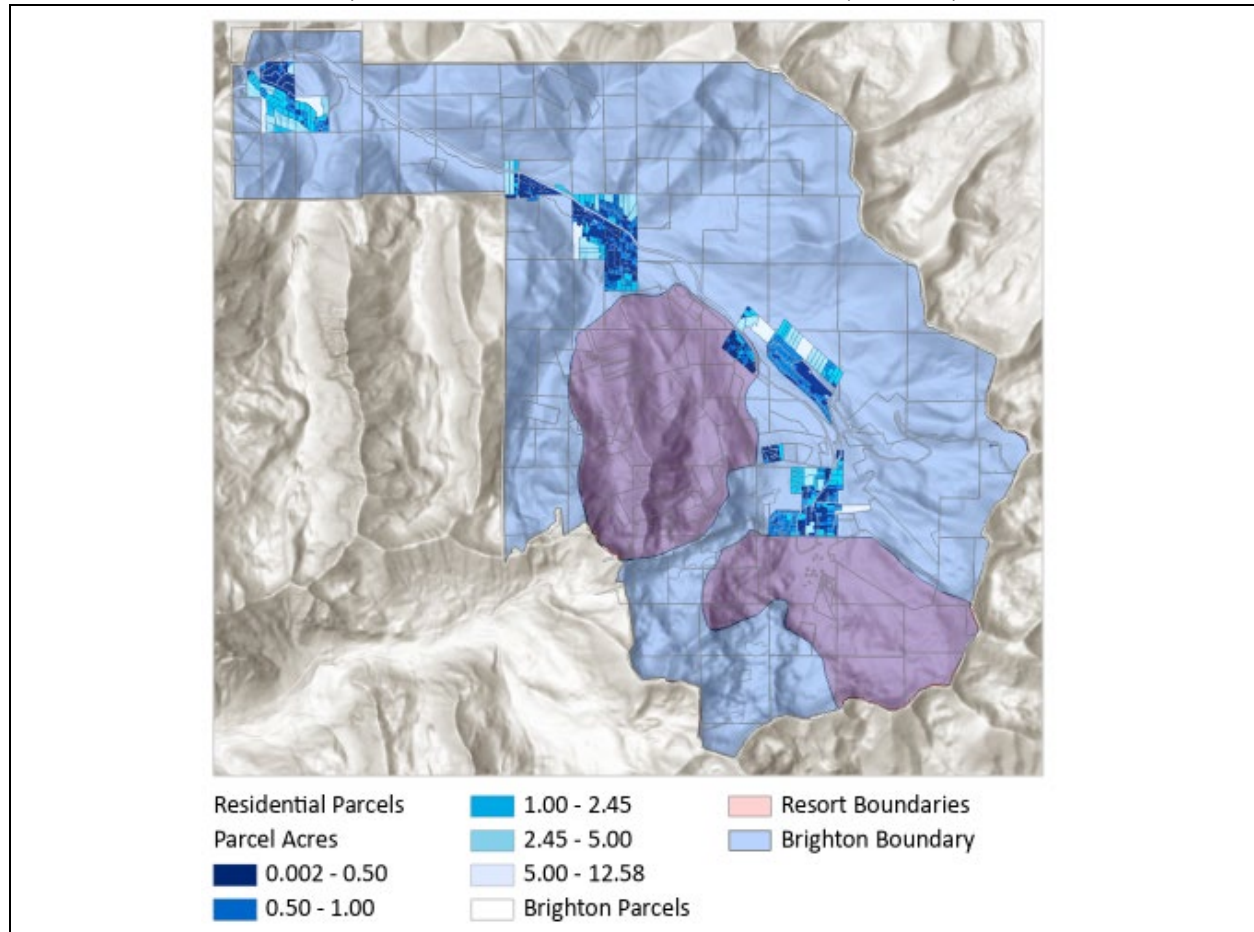
Single-Family Zoning Regulations Summary

<i>Zone Regulations</i>	FR-0.5	FR-1.0	FR-20
<i>Permitted Uses</i>	Accessory uses, agriculture, home business, home daycare, household pets subject to watershed regulations, minor ski resort improvements, residential facility for persons with a disability, short-term rentals, single-family dwellings, wireless telecommunications facilities		
<i>Conditional Uses</i>	Accessory uses, bed and breakfast, commercial and private recreation, day care, dwelling group, home day care, horses and animals, logging and lumber, offices use incidental to main use, residential facility for elderly persons, ski resorts, temporary structure, underground record vault, wireless telecommunications facilities, water treatment and storage facility		
<i>Min. Lot Area</i>	0.5 acres	1 acre	20 acres
<i>Min. Lot Width</i>	100 feet	200 feet	300 feet
<i>Max. Density</i>	2 d.u. per acre	1 d.u. per acre	1 d.u. per 20 acres
<i>Setbacks</i>	No minimum setbacks. Setbacks and limits of disturbance are determined through the FCOZ process and are unique to lot conditions that may restrict development.		
<i>Max. Building Height</i>	30 feet where the slope is greater than 15%. 35 feet on all other properties. No SF structure may be less than 1 story.		
<i>FCOZ Regulations</i>			
<i>Applicability</i>	All properties in the Town of Brighton are subject to the Foothills and Canyons Overlay Zone.		
<i>Setbacks</i>	Setbacks less than 10 feet must demonstrate that no additional burden will be placed on the property.		

<i>Cluster Development*</i>	Allowed under special conditions and may be required by the Planning Commission, if conditional use.
<i>Slope Protection</i>	No development on slopes greater than 30%. A Waiver may be requested and approved by the Planning Commission.
<i>Grading</i>	Grading standards established
<i>Retaining Walls</i>	Terracing and Retaining Wall standards established
<i>Site Access</i>	Site Access standards established
<i>Trails</i>	Trail standards established
<i>Fences</i>	Fencing standards established
<i>Tree and Vegetation Protection</i>	Tree and Vegetation Standards established
<i>Stream and Corridor Wetlands Protection</i>	Boundaries established, prohibited activities in buffers, and setbacks from buffers established.
<i>Wildlife and Habitat Protection</i>	Requirements established to ensure wildlife and habitat protection
<i>Traffic Studies</i>	Traffic studies are required as part of FCOZ.
<i>Limits of Disturbance</i>	Limits of disturbance shall determine the buildable area of the lot. For lots less than 1 acre, the limit of disturbance is 20,000 square feet max. For lots greater than 1 acre, the limit of disturbance is 20,000 square feet plus 20% for each additional acre in lot size
<i>Design Standards</i>	Design Standards are established Including: Building Location, outdoor lighting, fencing and screening of garbage, driveway design, culvert design, grading, landscape design, fire resistance, materials and colors, building mass and scale, utility lines, parking location, ridgeline development,
<i>Exceptions</i>	Some exceptions are included in the code

Residential Lot Size

Map.4 Distribution of Residential Lot Size (in acres)

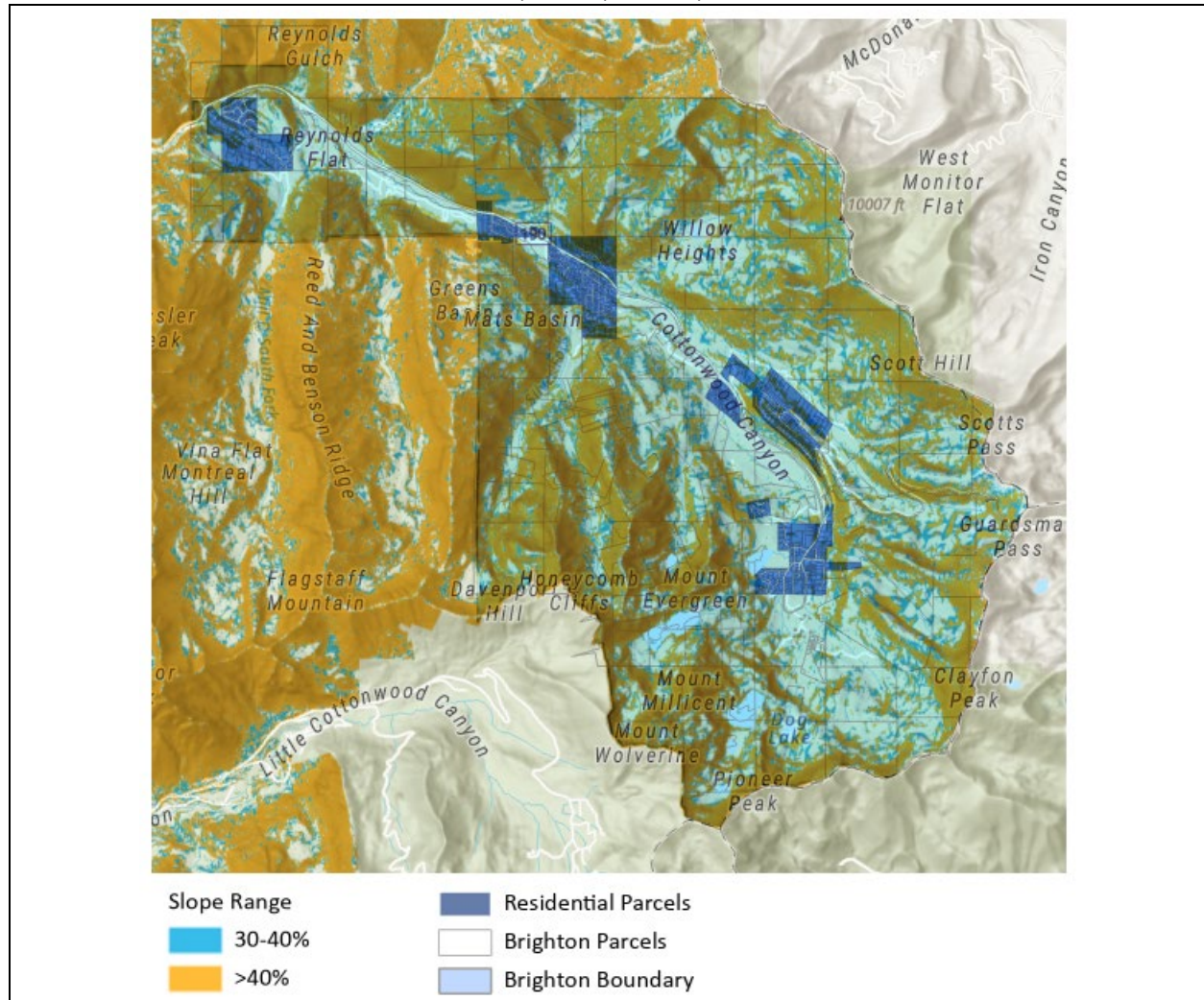


Sources: MSD Zoning Layer, Brighton Boundary, Resort Boundary (UGRC), MSD Parcel Layer

Summary: The mean lot size for residential lots in the Town of Brighton is .49 acres or 21,344.4 square feet. This is about 90% of all residential lots in Brighton.

Terrain and Slope Analysis

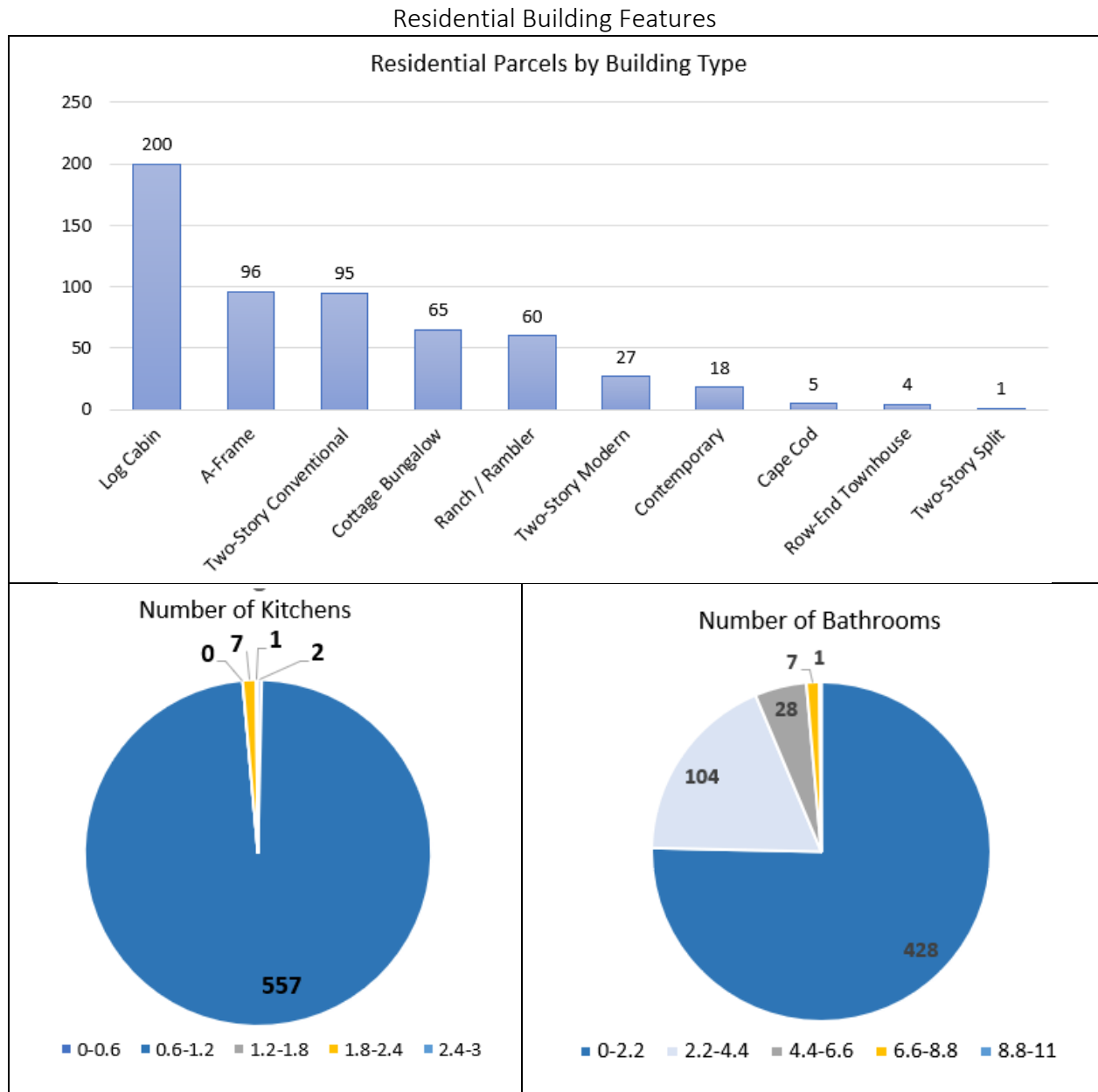
Map.4 Slope Analysis



Sources: MSD FCOZ Slope Layer, Brighton Boundary, MSD Parcel Layer

Summary: Most of the Town of Brighton has slopes greater than 30%. Properties lower in the canyon along Big Cottonwood Creek are less likely to experience slope issues but will still face problems with development adjacent to wetlands, and perennial or ephemeral streams.

Residential Building Features



Sources: Salt Lake County Assessor Data, Brighton Boundary, MSD Parcel Layer

Summary: Most of the residential properties in Brighton have one kitchen and one bathroom and are a Log Cabin Style or an A-frame cabin style according to the Salt Lake County Assessor Data. See the appendix for definitions of building styles from the Salt Lake County Assessors Office.

Appendix

1. Salt Lake County Assessor Details

1. Salt Lake County Tax Assessor Parcel Information Classification (slco.org/assessor)

If a Parcel contains more than one Residence, a separate RESIDENCE RECORD is filled out for each Residence. Residential Condominiums **DO NOT** use this Record. There is a separate Record for Condominiums. The Residence Record is used for PUD'S (planned unit developments) where property type is 119 and homes are on individual lots.

BUILDING STYLE - (#2) This is list field .Default to Rambler, Bi-Level, Split Level, whenever possible. The classifications are:(See Appendix "D" Photographs) .

- LC - Two Story Modern – Characterized by having modern architectural design, and predominantly two stories in height. It may include sections that vary in height, but will not be of split-level design .This style differs from the other two story building styles such as Two Story Conventional (TS) , and Two Story Traditional – Box (OT) , due to the modern architecture. This style may include different building grades, but will usually be average grade or better due to the attention to design and modern quality building materials.
- AF - A-Frame - Characterized by having no distinction between the span exterior walls and the roof, wishbone style included.
- SH - Log Cabin – This style denotes summer homes or cabins that are recreational or seasonal use, and are not permanent residences .This style is characterized as generally having below average construction, and may not include full service plumbing and water.
- CB - Cottage / Bungalow - Characterized by large, covered porches; generally square or rectangular in shape; may be one, two, or more stories, built pre-1950.
- BM - Basement - Characterized by having most living area below grade; no visible exterior walls other than foundation walls, and roof at or slightly above ground level.
- RN - Ranch / Rambler - Characterized by having low pitched or gabled roof; frequently have attached garage; one story with or without basement; constructed during 1950's or after.
- The Modular home is characterized by being factory build and moved on the site .These homes were generally built 1970 or later and are built on a permanent foundation coded as a Ranch/Rambler and the select source is regression.
- BL - Bi-Level / Split Entry -generally Characterized by a split foyer entrance; always has a basement and main floor; common in starter home areas, locations with high water tables, and developments with sloped lots; above grade basement windows.
- SL -Split Level / Tri-Level - Characterized by entry on the ground level with portions of the residence built one-half story above and one-half story below a main living area. This building style cannot have a 2 story section.
- MD - Two Story Split - Generally characterized as having both two story living area and a one story section above grade .This must have a 2 story section.
- MB - Manufactured Home - Single family home constructed off site and transported to a site with or without a permanent foundation; frame includes steel undercarriage .This building style uses a separate depreciation table.
- CC - Cape Cod - Characterized by high-pitched, heavy gabled roof; typically more than one story; dormer windows; typical style constructed during 1950's.
- CL - Colonial - Characterized by more than one story; windows with small panes; more than one story; balanced opening.
- VT - Victorian - Characterized by multi-roof forms with dormers, generally not balanced design with towers or angled rooms. They have a predominance of ornate detail work (by a jigsaw) , highly detailed, often multi-color and two stories.
- SP - Spanish - Characterized by arched entry ways and arched windows; exterior walls often adobe or slump-block; roofing material may be bar-tile.

- DX - Duplex - Two dwellings generally joined at the center by a common wall and unattached to adjacent buildings .This category should not include a single family residence that has been converted into a duplex unless the cost-to-cure back to a single family residence is great.
- CT - Contemporary - Custom designed; modern; more than normal number of windows; large expanses of glass; many levels, balconies, patios, porches.
- MN - Mansion – The mansion may be old or new. Characterized by being very large with many rooms; situated on much larger than normal sized lot .It typically is a custom design with top quality and detailed workmanship.
- RM - Row-Middle-Townhouse - One of three or more structures built side by side, each with a separate entrance and joined by two common walls.
- RE - Row-End-Townhouse - One of two or more structures built side by side, each with a separate entrance and parcel number and joined by one common wall as it is on the end of the row .Sometimes referred to as "Twin Homes".
- Twin Homes - These homes have the basic characteristics of a Duplex, joined by a common wall. The main differences are that the Twin Home can be separate ownership on each side and because of the common wall, a zero lot line is permitted.
- TS -Two Story Conventional - Two story, constructed after 1950. The 2 story conventional home is primarily 2 stories with the entry being generally vaulted or open to the second floor .There can be minimal area of one story .Typically the structure is rectangular in shape with very little breakup in roof design.
- TU - Tudor – The Tudor is characterized by wood trim design over stucco exterior walls, often has windows of leaded glass and small panes. The "Baby" Tudor was typically build around 1920 to 1940 .It is characterized by having a high, steep roof typically of slate or tile and often build of brick construction. The "Baby" Tudor typically can have coved ceilings, hardwood floors and arched windows and doorways.
- OT - Other / 2 Story Traditional - Unusual, atypical or if located in the avenues, a home identified by architects as a Box. Similar to the cottage / bungalow, but 2 stories in height.