

BRIGHTON
A Traditional Neighborhood
in Manheim Township, PA

STANDARDS
FOR
DESIGN,
DEVELOPMENT,
CONSTRUCTION
AND
LANDSCAPING

Prepared for Brighton Land Company Ltd.
by
Millfield Construction Company, Lancaster PA.,
David Miller and Associates, Lancaster PA,
and
Urban Architectural Group, Houston Tx.

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BRIGHTON
STANDARDS FOR DESIGN, DEVELOPMENT,
CONSTRUCTION AND LANDSCAPING

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1. DEVELOPMENT STANDARDS

1.1 BUILDING CODES, DEED RESTRICTIONS,

All residential construction must comply with the following building codes, standards, and deed restrictions:

- 1.1.1 All codes, restrictions and standards of Manheim Township, PA
- 1.1.2 Deed Restrictions for Brighton
- 1.1.3 Standards for development, architecture, and landscaping presented herein.

1.2 ARCHITECTURAL REVIEW COMMITTEE (ARC)

1.2.1 ARC Organization and Responsibilities

The committee consists of professionals or persons of knowledge and experience in the fields of architecture and landscape design who work in conjunction with the developer (or the Brighton Association) to uphold the architectural and landscaping standards for the neighborhood. The ARC is committed to ensuring a high level of design quality which is consistent with the development objectives and Architectural Design Concept of Brighton by reviewing residential and landscape design submissions for neighborhood residences. This review process is intended to identify problems with submitted design and prepare them for acceptance into the community.

1.2.2 ARC review of submittals

The design for each residence, or any additions or modifications thereto, in Brighton must be approved in writing by the ARC before construction can begin. The committee shall meet as appropriate to review design submittals. Submittals may be sent to:

Architectural Review Committee,
C/O Brighton Land Company,
2130 Marietta Ave.
Lancaster PA, 17603

1.2.3 Architectural design submittal requirements

The ARC must approve the following with respect to all new residences or auxiliary buildings:

- a. The plot plan showing location of proposed house, walks, driveways.
- b. Roof plan
- c. Floor Plans
- d. All exterior elevations indicating proposed exterior materials.
- e. Samples or specifications of materials or features to be used on the exterior.

Because the ARC has the power to reject any or all of those designs or materials which it views as inappropriate for the neighborhood, it is recommended that persons desiring to build residences in Brighton submit preliminary design sketches and material selections to ARC so that potential problems can be identified at an early stage. If the house is to be based on another completed house, photographs of that house should be submitted to the ARC. ARC will only review complete applications. Address of the property and name of owner must be clearly indicated on the first page of the submittal. ARC will give notice of approval or comments within one week of receipt of the final plan submittal.

1.2.4 Landscape design submittal requirements

Landscape and site plans shall be submitted at the same time as final architectural plans. ARC will review landscape plans and give notice of approval or comments within one week. Construction may not be started prior to approval of landscape plans. Plans must be to scale and must include following information:

- a. North arrow, property lines, easements, building lines, curb lines, street lights (if any), building footprints, existing trees of over 8" diameter.
- b. Location of all existing and proposed walks, walls, drives, curbs, fences, pools, or other site improvements.
- c. A grading plan for lots sloping more than 4 feet.
- d. Location, size, type, and quantity of plant materials and dimensions of beds.
- e. Elevations, colors and materials of all fences and other landscape features or structures.

1.2.5 Coordination with Manheim Township

Brighton Land Company shall request Manheim Township to support ARC in the enforcement of these regulations to the extent possible.

1.2.6 Review of construction

ARC will review construction in progress from time to time to ensure compliance of each residence with approved submittals.

1.3 SCALE AND IMAGE

Design should incorporate the following:

- a. Strong, yet human scaled street image
- b. Focused entry
- c. Simple roofscape
- d. logical use of materials

An important aspect of sound architectural design is appropriateness of scale, a balanced relationship between the sizes of architectural elements, the overall structure, and the distance from the street. Front entrances should present an inviting, human scaled images to the street. Buildings shall generally relate in scale and design features to other surrounding buildings, showing respect for local context.

While buildings should be designed to vary in appearance and in terms of footprint, architectural elevations, fenestration, type of roof, height, and front entrance or porch locations, on the other hand colors, materials, and architectural details should be limited in number, compatible, and used repeatedly throughout the neighborhood.

1.3.1 House designs with porches are desirable. A minimum of 50% of all residences shall have a front entry articulated with an entry porch of at least 5 feet deep and 10 feet long, which would be large enough to be used, not just decorative. Front porches shall generally be located on the front of the dwelling facing the sidewalk, but may occasionally be located on the side wall of the dwelling.

1.3.2 In the case of single family detached dwellings, if access to a garage is provided from the front, the front entrance of such garage shall be set back from the front wall of the dwelling at least 15 feet except as follows:

- a. With respect to a maximum of 50 dwelling units within Brighton this setback shall not be less than 7 (seven) feet.
- b. In exceptional circumstances, subject to demonstration of necessity to ARC, but not exceeding 5 (five) dwelling units within Brighton, this setback may be zero.

1.4 NEIGHBORHOOD CONSIDERATIONS

Planning of individual lot layouts and exterior design should present a sense of individuality while reinforcing an overall image of community. The Bulk Regulations and Typical Lot Configurations which are included in these regulations are intended to achieve this objective. In addition the following criteria should be adhered to:

1.4.1 A minimum of 80% of dwelling units on each block shall conform to a build to line.

1.4.2 A minimum of 50% of dwelling units shall have their first floors raised at least two feet above ground level in the front of the building.

1.4.3 A minimum of 50 % of dwelling units shall have a clearly defined front yard using landscaping, hedging, fencing or a brick or stone wall, none of which shall exceed 3 feet in height.

1.4.4 All dwellings except upper floor apartments shall have a private yard or patio of a minimum 400 sq. ft. in area which may be enclosed by a wall, fence, evergreen hedge, etc. The height of the enclosure shall not exceed six feet.

1.4.5 Buildings on corner lots are considered more significant structures. Such buildings may be designed with additional height and architectural embellishments, such as corner towers, relating to their location.

1.4.6 Buildings should avoid long, monotonous, uninterrupted wall and roof planes. Building wall offsets, and changes in floor level shall be used to add architectural interest and variety, and to relieve the visual effect of a single long wall or roof.

1.4.7 Building entrances shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and others where appropriate. Any such materials shall be architecturally compatible with the style, materials, colors and details of the building as a whole, as shall be the doors.

1.5 SITE CONDITIONS DURING CONSTRUCTION

1.3.1 Signs

All Manheim Township regulations regarding construction site signage shall be observed. The following applies to residences under construction or prior to sale:

a. There shall only be one freestanding construction related sign not exceeding 4 sq. ft. placed on each lot. This sign may identify the builder or one or more contractors/suppliers.

b. There shall only be one freestanding marketing related or "for sale" sign not exceeding 4 sq. ft. placed on each lot.

1.3.2 Protection of common open space

Provide barricades, fences and guards as necessary to prevent any damage or littering of landscaped common areas. Any windblown or scattered litter is to be promptly removed. Any damage to lawns, plants or other common landscaping is to be restored prior to occupancy.

1.3.3 Concrete spoils area

Brighton Land Company will provide a central dumping and cleaning area for concrete suppliers. No dumping of concrete or washing of trucks on individual lots, common areas or street right of ways is permitted.

1.3.4 Cleaning during construction

All lots shall at all times be kept free from accumulation of waste materials and rubbish. A construction litter container shall be provided at each construction site for litter that can blow or float into neighboring lots. Chemical toilet facilities shall be provided at each site.

1.3.5 The Brighton Association is empowered to remedy any violations from these regulations during construction of residences and to assess the property owner for the costs incurred by the Association for any corrective action.

2. ARCHITECTURAL STANDARDS

2.1 ARCHITECTURAL STYLE

Brighton is not a quest for achieving architectural purity but rather an endeavor to recreate the traditional ambience of a small town in Lancaster County.

To this end a sense of traditional elegance forms the basis for architectural design within Brighton. Elegance in architecture connotes refinement, restraint, and graceful proportion. Elegant design conveys a sense of tasteful opulence while avoiding pretentiousness.

House designs in Brighton should primarily take into consideration the authentic but diverse historical styles which have formed the architectural tradition of Lancaster County rather than arbitrary combinations and exaggerations of styles.

A wide range of styles are noticeable throughout Lancaster county. In order to describe and define these styles A Field Guide to American Houses by Virginia and Lee McAlester (Knopf) has been used as reference. The examples are intended only to serve as resources to designers and not as actual models. The styles include, but are not necessarily limited to the following:

FOLK: National
COLONIAL: Dutch
 Georgian
 Adam
 Early Classical Revival
ROMANTIC: Greek Revival
VICTORIAN: Queen Anne
ECLECTIC: Colonial Revival
 Neoclassical
 Tudor
 Italian Renaissance

It is not by any means the intent of the developer to require replication of specific historical examples or to discourage individual expression and interpretation. These examples are only intended to serve as guidelines, not actual models. In addition it is intended that freedom of form and architectural expression be further encouraged by allowing a number of houses to receive considerable latitude from these guidelines and regulations provided their designers can demonstrate that such diversity will enrich the overall architectural ambience of Brighton. Houses falling into this category must be

specifically designed and custom built for their location.

Brighton, then, would predominantly remain true to the spirit of historical styles of architecture consistent with those prevalent in Lancaster County regarding scale, proportions, materials, colors and detailing. At the same time Brighton will attempt to escape monotony and make its own statement in individualism by permitting a selected few well conceived, outstanding houses which would break the mold in imaginative ways. This, it is hoped, will fit in well with the overall spirit of Brighton as an inclusive rather than exclusive neighborhood, where diversity is cherished, and where there is harmony among those of differing social and financial means.

2.2. DESIGN AND CONSTRUCTION STANDARDS

These standards will predominantly govern in planning the exterior appearance of homes to be built in Brighton, and will be used by the Architectural Review Committee (ARC) in approving applications for new construction or renovation. Variances from these standards may be granted by the ARC upon demonstration of good cause and Architectural merit.

2.2.1. ACCEPTABLE MATERIALS

FACADES:

- Wood or premium vinyl siding.
- Brick
- Stucco or Dryvit
- Natural or cast stone

BUILDING FEATURES:

- COLUMNS: Wood, fiberglass, brick, stucco or stone
- STOOPS, PORCHES, PATIOS: Pressure treated wood, brick, concrete, stone or tile.
- FENCES, RAILINGS: Pressure treated wood, heavy gauge vinyl, wrought or formed metal.
- AWNINGS: Woven natural or synthetic fabrics

ROOFS:

- ROOFS: Cedar Shingle, composite shingles of min. 25 yr. rating, slate, terra cotta or other tile, painted metal with standing seams.
- GUTTERS: Copper, painted aluminum
- SOFFITS: Wood, painted aluminum
- FASCIAS: Wood. Premium Vinyl, painted metal

DOORS AND WINDOWS:

- WINDOWS: Wood, metal, vinyl, fiberglass
- DOORS: Wood, embossed metal, fiberglass
- GARAGE DOORS: Raised panel wood, embossed metal
- SHUTTERS: wood, vinyl or painted synthetic (ie. Fypon)
- STORM DOORS: Plain full glass painted aluminum, wood
- VENT LOUVERS: Wood or painted synthetic (ie. Fypon)
- Window and door glass may not have more than 10% daylight reduction.

YARD FEATURES:

- WALLS: Brick, stone or stucco
- FENCES: Pressure treated wood, vinyl or formed metal
- GATES: Metal, wood, vinyl
- RETAINING WALLS: Brick, stone, stucco, timber
- Fence gates must be of same material as fence
- Decks shall be made of pressure treated or synthetic wood.

2.2.2. DESIGN

FACADES:

- On corner lots both facades facing streets should be of similar materials and level of detail.
- When a material is used only on the front facade, it must be continued onto the side facade for a minimum of 8".
- Changes of materials on the same plane within the facade should occur along horizontal lines, with the heavier material under the lighter material.
- Windows facing adjacent lots shall be min. 3 ft. from property line
- Chimneys on the front elevation shall have a min. horizontal cross section of 4 sq. ft.

BUILDING FEATURES:

- Masonry arches or columns shall be min. 8" thick.
- Masonry piers shall be min. 12 x 12.
- Wood or fiberglass columns shall be min. 6X6 except on Victorian style homes.
- Keystones, if used, should be centered on opening.
- Window flower boxes are recommended.
- Awning color and design shall be compatible with building and must be approved by ARC.
- Light fixtures shall be compatible with building style and features.

ROOFS:

- Roofs shall be of gable or hip types.
- Shed roofs are permitted provided the ridge is against an exterior wall.
- It is encouraged that gable roofs with a min. pitch of 9:12 be used as much as possible.
- Minimum roof pitch is 7:12 for main roofs and 4:12 for shed roofs.
- Both gable and hip roofs, where appropriate with the style of the dwelling, should provide overhanging eaves on all sides that extend at least one foot beyond the building wall.
- Flat roofs are permitted subject to prior approval.

DOORS AND WINDOWS:

- Windows may be casement, single hung, double hung or fixed.
- Windows should primarily be square or vertical in proportion, window panes or lites should also be square or vertical.
- Special shape windows (ie. arched, hexagonal) should be limited in number unless appropriate with the style of the home.
- Total area of windows on the front facade may not exceed 30% of the facade.
- Garage doors may not exceed 8' 0" in height.
- Garage doors facing streets may not exceed 9' 0" in width.
- Shutters shall be proportioned in width to cover the window which they serve.

YARD FEATURES:

- Fences or walls along streets shall be between 36" to 54" tall.
- Masonry walls shall be at least 8" thick.
- Chain link or wire fences are not permitted.
- Landscaping structures of uncommon shape or form must be approved by the ARC.
- Corners of decks shall be cut back at a 45 degree angle for 2 ft.
- Deck posts which are taller than 4 ft. shall be of min. 6x6 lumber.
- Satellite dishes may not exceed 24" in diameter and shall be screened from public view.
- Above ground swimming pools are not permitted.

2.2.3. WORKMANSHIP, COLORS:

FACADES:

- Stucco or Dryvit surfaces shall be lightly textured or smooth.
- Siding shall be of bevel or beaded configuration, with 4" or 6" exposure.
- Brick mortar joints shall be struck and be less than ½" wide.
- Colors of materials used on facades must be approved by ARC.
- Brick and siding types and colors may be selected from the appropriate palettes chosen by the ARC.

BUILDING FEATURES:

- All wood elements facing streets shall be painted or stained in solid or semi solid colors. Pressure treated wood elements may remain exposed in rear yards.
- Metal railings shall be painted black or suitable dark color.

ROOFS:

- Permitted composite shingle colors: Slate, cedar, weathered wood, dark grey or dark brown.
- Metal roofs shall be painted in dark neutral colors.
- Shingle roofs shall have closed valleys, except as required for expansion.
- Roof flashing shall be the same color as the roofing material.

DOORS AND WINDOWS:

- Storm / screen door color shall match the color of the frame of the door it serves or the exterior trim color of the house.
- Permitted window colors: White, tan, pewter, dark green, dark brown.
- Front doors may be in any color.
- Shutters shall be painted white or a neutral dark color.

YARD FEATURES:

- Wood or vinyl fences shall be painted white.
- Formed metal fences shall be painted white, black, or dark green.
- Landscaping structures of uncommon shape or form must be approved by ARC.
- Mail box supports shall be painted white.

3. LANDSCAPE STANDARDS

3.1 GENERAL NOTES

- 3.1.1 All areas within the site shall be developed as lawns or meadows, except those areas specifically designated to be developed otherwise. All areas receiving sod, seed or future planting areas shall receive an average of 4" of top soil
- 3.1.2. All plants shall be nursery grown and shall conform to standards of American Standard for Nursery Stock, current addition as amended.
- 3.1.3. Trees shall have straight trunks with a single intact leader. Bark shall be free of abrasion. Street trees shall be free of branches for the lower half of their height.
- 3.1.4. Guy trees with two (2) stakes per detail.
- 3.1.5. All new shrub beds shall be treated with herbicide such as Treflan by Elanco Products Company, or approved equal, applied in accordance with manufacturer's specifications.
- 3.1.6. All shrub beds and trees shall receive a minimum of three (3) inches of shredded bark mulch.
- 3.1.7. A portion of 10-6-4 fertilizer shall be placed into each hole dug for plant materials. Plant pills may be substituted for fertilizer.
- 3.1.8. Any plant materials that are in an unhealthy condition or dead at the end of one growing season (Fall Planting - 1 June the following year; Spring Planting - 1 September same year) shall be removed and replaced at no cost to the Owner.

3.2 COMMON OPEN SPACE AND STREET TREE STANDARDS

- 3.2.1. Street trees shall be provided per typical street tree planting detail with a minimum spacing of 50' on center.
- 3.2.2. All trees when planted shall be a minimum of 1-1/2" caliper.
- 3.2.3. Where possible, similar tree species shall be proposed on both sides of the street for a maximum of three trees per side to provide for groupings and some uniformity.

- 3.2.4 Plant material shall be selected from the following lists for specified location.
- 3.2.5. A mixture of deciduous and evergreen plantings shall be utilized in open space areas. Plantings shall be used to direct views to focal points, create tree masses, and accentuate other open space features.
- 3.2.6. Perennials and annuals are encouraged to be included within plant beds.
- 3.2.7. Trees and shrubs for detention basin area shall be utilized to soften hard features, screen views and break up expanse of basin area, and to create a more aesthetically pleasing area.
- 3.2.8. Screening and landscaping within commercial areas shall prevent direct views of parking and loading areas from public right-of-way. Typical plantings for screening shall minimum of four (4) feet high and evergreen. In lieu of plantings, walls or fences can also be used for screening or a combination of walls, fences and plantings.
- 3.2.9 A minimum of one deciduous shade tree shall be provided in parking lots of eleven (11) spaces or more for every five (5) parking spaces.

3.3 STREET TREES

3.3.1 Large Street Trees (Erbs Quarry Road and Brighton Avenue)

<i>Acer rubrum</i> "October Glory"	Red Maple
<i>Acer saccharum</i>	Sugar Maple
<i>Cladrastus lutea</i>	Yellowwood
<i>Fraxinus pennsylvanica</i>	Green Ash
<i>Gleditsia triacanthos</i> inermis "Shademaster"	Honeylocust
<i>Tilia cordata</i> "Greenspire"	Littleleaf Linden
<i>Tilia x Euchlora</i>	Crimean Linden
<i>Zelkova serrata</i>	Japanese Zelkova

3.3.2 Medium Street Trees (All other Streets)

<i>Acer rubrum</i> "October Glory"	Red Maple
<i>Celtis occidentalis</i>	Hackberry
<i>Crataegus viridis</i> "Winter King"	Winter Kind Hawthorne
<i>Pyrus calleryana</i> "Whitespire"	Callery Pear
<i>Sophora japonica</i> "Regent"	Scholar Tree
<i>Ulmus parvifolia</i>	Chinese Elm
<i>Zelkova serrata</i>	Japanese Zelkova

3.4 OPEN SPACE TREES

3.4.1 Shade Trees

* <i>Acer rubrum</i>	Red Maple
<i>Acer rubrum</i> "Karpick"	(Narrow) Red Maple
* <i>Betula nigra</i>	River Birch
<i>Cercidiphyllum japonicum</i>	Katsura Tree
<i>Gleditsia triacanthos inermis</i> "Shademaster"	Honeylocust
<i>Koelreuteria paniculata</i>	Goldenraintree
* <i>Liquidambar styraciflua</i>	Sweetgum
* <i>Quercus palustris</i>	Pin Oak
* <i>Salix</i> variety	Weeping Willow

*Denotes preference for wet area.

3.4.2. Flowering Trees

Amelanchier "Cumulus"	Serviceberry
Cercis canadensis	American Redbud
Chionanthus virginicus	White Fringetree
Cornus chinensis "Kousa"	Chinese Dogwood
Crataegus phaenopyrum	Washington Hawthorn
Malus varieties	Crabapple varieties
Sorbus alnifolia	Korean Mountainash

3.4.2. Evergreen Trees

Ilex opaca	American Holly
Picea abies	Norway Spruce
Pinus strobus	White Pine
Tsuga canadensis	Hemlock

3.4.4. Shrubs

*Amelanchier canadensis	Downy Serviceberry
*Aronia arbutifolia	Red Choke Cherry
Berberis var.	Barberry var.
*Clethra alnifolia	Summersweet
*Cornus alba sibirica	Siberian Dogwood
Cornus mas	Cornelian Dogwood
Euonymus alatus compactus	Dwf. Burning Bush
Forsythia x intermedia	Showy Border Forsythia

"Spectabilis"

Forsythia suspensa

Weeping Forsythia

Ilex crenata

Japanese Holly var.

*Ilex glabra compacta

Compact Inkberry

*Ilex verticillata

Winterberry

Juniperus var.

Juniper var.

Spirea bumalda
Anthony Waterer

Anthony Waterer Spirea

*Viburnum dentatum

Arrowhead Viburnum

*Viburnum opulus

Cranberry Viburnum

Viburnum var.

Virburnum var.

*Denotes preference for wet areas.

3.5. PRIVATE LOT STANDARDS

3.5.1. Any existing trees shall be encouraged to remain when grading requirements allow.

3.5.2. Lots shall be graded with a minimum 2% slope away from buildings.

3.5.3. Plant beds shall be located and graded to preserve drainage patterns to swales and natural drainage channels.

3.5.4. Plantings shall be designed with repetition and complimentary textures and colors.

3.5.5. Native plants and perennials and use of fruit or nut trees in back yards are encouraged.

3.5.6. All landscape plans shall be approved by Brighton Association prior to any plantings. Refer to minimum landscape requirement and plant list below.

3.6. SUGGESTED RESIDENTIAL PLANT LIST

3.6.1. Deciduous Shrubs (6' ht. or less)

<i>Berberis thunbergii</i> spp.	Barberry
<i>Cotoneaster</i> sp. & cvs.	Cotoneaster
<i>Deutzia gracilis</i>	Deutzia
<i>Euonymus fortunei</i> spec.	Wintercreeper spec.
<i>Euonymus fortunei</i> begeta "Sarcoxie"	Bigleaf Wintercreeper
<i>Fothergilla gardenii</i>	Dwf. Fothergilla
<i>Hypericum</i> x "Hidcote"	Hidcote Hypericum
<i>Potentilla fruticosa</i> var.	Bush Cinquefoil var.
<i>Spirea</i> var.	<i>Spirea</i> var.
<i>Weigela florida</i>	<i>Weigela</i> var.
* <i>Calamagrostis acutiflora</i> spp.	Feather Reed Grass
* <i>Festuca ovina/glauca</i> cvs.	Blue Fescue
* <i>Imperata cylindrica</i> "Red Baron"	Japanese Blood Grass
* <i>Pennisetum alopecuroides</i>	Fountain Grass

*Ornamental Grasses

3.6.2. Deciduous Shrubs (6' Ht. or more)

<i>Aronia arbutifolia</i> brilliantissima	Red Chokeberry
<i>Calycanthus floridus</i>	Sweetshrub
<i>Euonymus alata</i> "Compacta"	Dwf. Burning Bush

<i>Ilex verticillata</i> cult.	Deciduous Holly
<i>Lindera benzoin</i>	Spicebush
<i>Lonicera fragrantissima</i>	Winter Honeysuckle
<i>Pyracantha coccinea</i> var.	Firethorn
<i>Syringa</i> var.	Lilac var.
<i>Viburnum dilatatum</i> var.	Linden Viburnum
* <i>Miscanthus sinensis</i> "Gracillimus" and cvs.	Maiden Grass

*Ornamental Grasses

3.6.3 Low Evergreen Shrubs

Azalea	Dwf. or Compact Azaleas
<i>Chamaecyparis pisifera</i> "Filifera"	Threadleaf False Cypress
<i>Juniperus chinensis</i> var.	Juniper var.
<i>Juniperus horizontalis</i> spec.	Spreading Juniper spec.
<i>Juniperus procumbens</i> "Nana"	Japanese Garden Juniper
<i>Ilex crenata</i> "Helleri"	Dwf. Japanese Holly
<i>Pinus mugo</i>	Mugho Pine

3.6.4 Mid-Size/Large Evergreen Shrubs

Azalea cult.	Azalea
<i>Chamaecyparis obtusa</i> <i>Gracilis</i> spec.	Hinoki False Cypress
<i>Juniperus chinensis</i> var.	Chinese Juniper var.

<i>Ilex crenata</i> var.	Japanese Holly var.
<i>Ilex x meserveae</i> 'Blue Girl'	Blue Girl Holly
<i>Pieris Japonica</i>	Japanese Andromeda
<i>Rhododendron</i> hybrids	Rhododendrons

3.6.5 Ornamental Trees

<i>Acer griseum</i>	Paperbark Maple
<i>Acer palmatum</i> cvs.	Japanese Maple
<i>Cornus</i> spp. & cvs.	Dogwood
<i>Cercis canadensis</i>	Chinese Redbud
<i>Chionanthus virginicus</i>	Fringe Tree
<i>Ilex opaca</i>	American Holly
<i>Magnolia virginicus</i>	Sweetbay Magnolia
<i>Magnolia stellata</i> spec.	Star Magnolia
<i>Malus</i> spp. & cvs.	Crabapple
<i>Prunus sargentii</i> spp.	Purpleleaf Flowering Plum
<i>Prunus cerasifera</i> cvs.	Sargent Cherry
<i>Prunus serrulata</i> "Kwanzan"	Kwanzan Cherry
<i>Prunus subhirtella</i> Pendula	Japanese Weeping Cherry
<i>Sorbus alnifolia</i>	Korean Mountainash
<i>Styrax japonicus</i>	Japanese Snowbell
	Hazlenut
	Bradford Pear

3.7. MINIMUM LANDSCAPE REQUIREMENTS

3.7.1. Townhouse lots

- 3 Deciduous Shrubs
- 5 Evergreen Shrubs (min. of 2 plants from each size category)

3.7.2. Small Single Family (Type B) Lots

- 5 Deciduous Shrubs
- 7 Evergreen Shrubs (min. of 3 plants from each size category)
- 2 Ornamental trees

3.7.3. Large Single Family (Type A) Lots

- 6 Deciduous Shrubs
- 8 Evergreen Shrubs (min. of 3 plants from each size category)
- 3 Ornamental trees

BRIGHTON: BULK REGULATION STANDARDS

	Unit	Type "A" Detached	Type "B" Detached	Type "B" Semi Det.	Type "B" Zero Lot Line	Townhouse	Commercial
Lot Area:	Min.	5,000	5,000	5,000	5,000	1,800	2,500
	Max.	20,000	10,000	10,000	10,000	7,500	N/A
Lot Depth:	Min.	100	100	100	100	100	100
	Max.	170	150	150	150	65	N/A
Lot Width @ Street:	Min.	40	40	25	40	15	40
	Max.	170	150	150	150	65	N/A
Lot Width @ Setback:	Min.	50	50	40	50	18	25
	Max.	170	150	150	150	65	N/A
Front Yard Setback:	Min.	10	10	10	10	5	5
	Max.	25	25	25	25	50	50
Rear Yard Setback:	Min.	25	25	25	25	25	50
Side Yard Setback:	Min. one side	6	6	6 (note 2)	6 (note 2)	10 end	5' detached
	Min. Cumulative	12	12	N/A (note 2)	N/A (note 2)	N/A	N/A
Building Height:	Max.	35	35	35	35	35	45
	Max.	40	50	50	50	70	70
Bldg. Footprint Coverage:	Min.	50	40	40	40	20	20
	Max.	50	40	40	40	20	20
ACCESSORY DWELLINGS:	Min.	6	6	N/A	6	N/A	N/A
	Min.	25	25	N/A	25	N/A	N/A
	Max.	25	25	N/A	25	N/A	N/A
ACCESSORY BUILDING (SHED):	Min.	5	5	5	5	0 (5 end unit)	N/A
	Min.	5	5	5	5	5	N/A
	Max.	10	5	5	5	5	N/A
DETACHED GARAGE:	Min.	5	5	0	0	0 (5 end unit)	N/A
	Min.	5	5	5	5	5	N/A
	Max.	25	25	25	25	25	N/A
Separation Detached Bldgs.	Min.	N/A	N/A	0 attached	0 attached	N/A	15
	Max.	12	12	6 detached	6 detached	6 units	200 ft. length
Separation Adjacent Dwellings Building Size:	Min.	12	12	N/A	N/A	6 units	200 ft. length
	Max.	N/A	N/A	N/A	N/A	6 units	200 ft. length

NOTES TO BULK REGULATION STANDARDS:

1. Detached garages may be connected to the principal building via an 8 ft. wide access at one level only
2. Semi detached lots and zero lot line lots require one side yard.