

## **Breckenridge Land Use Guidelines**

### **District #44**

#### **Desired Character and Function**

Land Use 44 represents the lower portion of Sec. 18, Qtr. 1, Township 6, Range 77 West of the 6<sup>th</sup> P.M., along Tiger Road, and functions as a decrease of density from the highway core to the west.

#### **Acceptable Land Use and Intensities**

Land Use Type:	Single Family, Duplex, and Multi-Family
Intensity of Use:	1.1 UPA for single family residential 6 UPA for duplex and multi-family (One unit of density equals 1,600 square feet). Exception – Up to 11 UPA of duplex and multi-family may be developed as long as, with annexation, the proposed development contains at least 65% of the individual units as affordable housing in an acceptable range of under 80% to under 100% Area Median Income (AMI).
Structural Type:	Special Review. Multi-family shall have no more than 4 units together.
Building Height:	Generally, structures in excess of two stories above grade are discouraged.

#### **General Design Criteria**

##### ***Architectural Treatment***

Contemporary architectural design compatible with surrounding uses is preferred. The form of that architecture will depend upon whether the district develops in a single, duplex or multi-family residential manner.

##### ***Building Heights***

Generally, structures in excess of two stories above grade are discouraged. Building heights will be determined through the development review process of the governing jurisdiction.

##### ***Building Setbacks***

Required building setbacks shall be as outlined in the Development Code. Greater setbacks than those required are encouraged, and determination of appropriate setbacks will be made during the development review process of the governing jurisdiction.

### ***Pedestrian Circulation***

Minimal pedestrian traffic is found in the district. Increased pedestrian activity could result if this parcel is developed for multi-family residential use.

### ***Vehicular Circulation***

Access to the district is Tiger Road. Capacity constraints are not anticipated.

Public Transit Accommodation: No public transit accommodation exists within the district at this time.

## **District Improvements**

### ***Utility Improvements***

Water Facilities: No public water system exists within the district at this time.

Sanitation Facilities: No public sewer system exists within the district at this time.

Natural Gas, Electricity, Telephone, Cable Television: Distribution lines for natural gas, electricity, telephone and cable television all exist in the Tiger Road Right of Way. Utilities will be adequate to serve the entire district at its full development. Installation of any new distribution lines must be underground and meet specifications of individual utility companies. Appropriate easements shall be provided for all new lines.

### ***Capital Improvements***

Capital Improvement Projects: None of the projects described in the Capital Improvements Program are associated with this district, which is located in the County.

### ***Drainage Improvements***

No significant drainage improvement projects are anticipated in this district, although a comprehensive drainage report shall be prepared prior to major development. If the area were annexed, adherence to the Town's Master Drainage Plan would be expected.

## **Relationship to Other Districts**

Portions of this district directly abut Land Use Districts 1, 6, 36, and 38.

### **Land Exchange Potential**

No land under Federal jurisdiction was identified within this district.

### **Annexation Potential**

An implementation of public water and sewer systems may be desirable goals for an annexation procedure. The cost of improvements of these facilities should be borne by the property owners or developers.

The annexation of this district is a moderate priority due to its distance from Town.