

# **BRECKENRIDGE LAND USE GUIDELINES**

## **DISTRICT #38**

### **Desired Character and Function**

District 38 is located in the northeast corner of the Master Plan area. It is intended for golf course uses. The public course has been constructed, and space remains for a second, probably private course. The District also holds possibilities for winter recreation, with a permanent golf clubhouse also serving as a base facility for Nordic ski operations.

### **Acceptable Land Uses and Intensities**

Land Use Type:	Recreation
Intensity of Use:	Special Review
Structural Type:	Special Review

The provision of buildings associated with the operation of recreation facilities is anticipated. The style and scale of these will be reviewed as they are proposed.

### **General Design Criteria**

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

Contemporary architecture is acceptable within District 38.

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

Structures taller than two stories are generally discouraged in this District.

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

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

#### ***Pedestrian Circulation***

Routes for pedestrian circulation should be provided as needed in conjunction with development.

#### ***Vehicular Circulation***

Significant roadway development is not anticipated within the District. Roads may be permitted to pass through the District to serve residential developments associated with the golf courses. Provision of golf cart paths with golf course development is anticipated.

Public Transit Accommodations. No public transit accommodations currently exist within the District. Provision of a transit stop at the golf course clubhouse may be desirable in the future.

## **District Improvements**

### ***Utility Improvements***

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

Water needs are currently served by individual wells.

Sanitation Facilities. No public sewer system exists within the District at this

time. Sanitation needs are currently served by individual septic systems.

Natural Gas, Electricity, Telephone, Cable Television. Distribution lines for electricity and telephone service exist within the District, but would require extension to serve undeveloped portions of the District. Other services are available, but require extension to the District.

### ***Capital Improvements***

Capital Improvement Projects. Many items of the Capital Improvements Program are associated with this District. Refer to the current Five Year Capital Improvements Program.

### ***Drainage Improvements***

Adequate drainage measures to protect fairways and greens will be required as a component of development.

## **Relationships to Other Districts**

Portions of this District abut Land Use Districts 1, 4, 6, 35, 36, and 37. District 38 is essentially compatible with these Districts despite differences in land uses and intensities.

## **Land Exchange Policy**

No land under Federal jurisdiction was identified within this District.