

# **BRECKENRIDGE LAND USE GUIDELINES**

## **DISTRICT #34**

### **Desired Character and Function**

District 34 is located east of District 33 and Highway 9 in a well forested area. It generally follows the platted boundaries of the Silver Shekel Subdivision, excepting approximately the western 150 feet, which lies within District 4.

The primary function of District 34 is to provide low density, single family detached and duplex residential development of contemporary architecture. Development of the District should continue at the platted density.

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

Land Use Type:	Residential
Intensity of Use:	2 UPA
Structural Type:	Single Family and Duplex

Single family and duplex residential uses at the platted intensity of two units per acre are encouraged.

### **General Design Criteria**

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

Contemporary architectural design compatible with the existing architecture of the surrounding neighborhood is preferred.

#### ***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 building setbacks will be made during the development review process of the governing jurisdiction.

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

The minimal pedestrian activity in this District is generated by residential activity. There are no routes specifically designated for pedestrians, and their movement usually occurs on the streets.

### ***Vehicular Circulation***

District 34 is served by an internal road system accessing off of Highway 9. Primary access is gained by use of County Road 400 at the north end of the Silver Shekel Subdivision. An additional Highway 9 access exists at the subdivision's south end, but this access is substandard in regard to width and grade. An upgrading of this access would be desirable, as would be the paving of the entire internal road system. Capacity of the roadway system is generally adequate.

Public Transit Accommodations. Public transit does not exist within the District at this time. Provision of public transit service to, but not within, the development would be facilitated by the designation of a Highway 9 location for pick up and dispersal of passengers.

## **District Improvements**

### ***Utility Improvements***

Water Facilities. District 34 is served by the Blue River Water District. Existing water supply and treatment capabilities may not be adequate to serve the District at its full development potential. It would be desirable to upgrade the existing water system to provide adequate fire flows.

Sanitation Facilities. System collectors exist within this District and are adequate to serve its full development. Adequate treatment capacity currently exists to accommodate full District development.

Natural Gas, Electricity, Telephone, Cable Television. Distribution lines for natural gas, electricity, telephone, and cable television all exist within District

34. 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. If the area were annexed, adherence to the Town's Master Drainage Plan would be expected.

### **Relationships to Other Districts**

Portions of this District directly abut Land Use Districts 1, 4, and 6. Given the existing and future uses of these Districts, District 34 is essentially compatible despite differences in land use intensities.

### **Land Exchange Policy**

No land under Federal jurisdiction was identified within this District.

### **Annexation Suitability**

The condition of the Silver Shekel water system should be carefully examined at the time of annexation. Concerns regarding the adequacy of the existing road system should also be addressed at that time. The cost of improvements to these systems may be most appropriately borne by the property owners, rather than by the Town as a whole. The annexation of this District is a moderate to high priority that could happen upon request of the property owners.