

BRECKENRIDGE LAND USE GUIDELINES

DISTRICT #18

Desired Character and Function

District 18 is located northeast of the central business district, and is a mixture of residential and commercial uses. While residential uses predominate, the District is intended to serve as a transition zone between new commercial development and historic residential areas.

Acceptable Land Uses and Intensities

Land Use Type:	Residential
Intensity of Use:	12 UPA
Structural Type:	Single Family or Duplex

Land Use Type:	Commercial
Intensity of Use:	1:3 FAR
Structural Type:	Special Review

General Design Criteria

Historic/Architectural Treatment

Because this Land Use District is within the Historic District, development should be in accordance with the Historic District Standards. Preservation of historic structures is highly encouraged, and new construction should be compatible with the District's historic character.

Building Heights

The determination of acceptable building heights will be made during the development review process, but generally, buildings in excess of two stories above grade are discouraged.

Building Setbacks

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

Pedestrian Circulation

Pedestrian circulation in the District is generally undeveloped, and pedestrian circulation takes place on the streets. Development of sidewalks is encouraged.

Vehicular Circulation

The District gains access primarily from two north-south streets, French and Ridge. These have adequate capacity to handle present and future District needs.

Public Transit Accommodations. Public transit service provision would be facilitated by the development of specified transit stops. Because this District is already at a relatively high level of development, such points should be added as needed. All stops should be appropriately located in relation to the vehicular system, the pedestrian system, and general activity patterns.

Parking. Commercial uses within this District are encouraged to provide all required parking on site.

District Improvements

Utility Improvements

Water Facilities. Distribution lines exist within the District and are adequate to serve its full development potential. Water treatment capabilities can support the full development of the District. Additional water storage is needed to meet minimum tire flow requirements. The tank proposed for District 1 or 21 would fulfill this requirement.

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

Natural Gas, Electricity, Telephone, Cable Television. Distribution lines exist within this District and are adequate to serve full District development. Utilities will be adequate to serve full development of the District.

Capital Improvements

Capital Improvement Projects. Street and alley upgrading are items of the Capital Improvements Program associated with this District. What street upgrading, if any, should take place in this District has not yet been determined. The current Capital Improvements Program should be referenced. Upgrading of alleys would allow the Town to assume maintenance, as well as providing reliable secondary access for tire fighting equipment.

Drainage Improvements

Given the District's acceptable uses and intensities, a surface drainage plan should be prepared prior to development. Potential effects on adjacent properties and Districts should be specifically reviewed.

Relationships to Other Districts

Portions of this District abut Land Use Districts 4, 11, 12, 18-2, and 19. District 18 is essentially compatible with these Districts despite differences in land uses and intensities. Treatment of edges in this and surrounding Districts is important to insure compatibility and protection of historic resources.

Land Exchange Policy

No land under Federal jurisdiction was identified within this District.