

BRECKENRIDGE LAND USE GUIDELINES

DISTRICT # 18-2

Desired Character and Function

District 18-2 is east of and parallels the central business district. It is a mixture of commercial and residential uses. A portion of the Historic District, it serves as a transition between commercial uses on Main Street and exclusively residential uses to the east.

With conversions of historically residential structures to commercial uses, as well as new construction, it will serve as an expansion of the commercial core in the future.

Acceptable Land Uses and Intensities

Land Use Type:	Residential
Intensity of Use:	20 UPA
Structural Type:	Single Family, Duplex, Townhome, Multi-Family

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

General Design Criteria

Historic/Architectural Treatment

For the portion of this Land Use District 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. For areas outside the Historic District, architecture compatible with the surrounding neighborhood is preferred.

Building Heights

Generally, buildings in excess of two stories above grade are discouraged. Building heights will be determined on a case by case basis in accordance with the Development Code.

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

Internal generation includes the courthouse and various commercial and residential activities. External movement is associated with nearby Districts. The volume of pedestrian movement is substantial, and occurs on the streets, across private property, on the limited number of well developed sidewalks, or on old sidewalks in poor repair.

Vehicular Circulation

District 18-2 is served by a modified grid system of streets platted in the 19th century. Alleys are partially developed and undeveloped. Development of these would allow for off street loading within this District.

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 stops should be added as needed. All transit stops should be appropriately located in relation to the vehicular system, the pedestrian system, and general activity patterns.

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 fire flow requirements. The tank proposed for District 1 or 21 would fulfill this requirement.

Sanitation Facilities. System collectors exist within the District, although the upgrading of one of these is desirable. The condition of the collector in the alley between Main and Ridge Streets south of Lincoln is substandard. The condition of other older collectors in this part of Town will be monitored in the coming years, although at this time they would be adequate to serve the District at full development potential. 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. Alley improvement to accommodate off street deliveries to the commercial uses is a desirable goal. Upgrading would allow the Town to assume the maintenance of the alleys, as well as providing reliable secondary access for fire 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 17, 18, 19, 24, 25, and 26. District 18-2 is essentially compatible with these Districts despite differences in land uses and intensities. This District serves as the transition between the historical commercial uses of Main Street and the residential areas farther east in the Historic District.

Land Exchange Policy

No land under Federal jurisdiction was identified within this District.