

BRECKENRIDGE LAND USE GUIDELINES

DISTRICT #4

Desired Character and Function

Land Use District 4 is a linear district running parallel to Highway 9, extending approximately 150 feet from either side of the Highway right-of-way. The primary functions of District 4 are to provide a scenic corridor at the entrance of Town and to prevent strip development.

Acceptable Land Uses and Intensities

Land Use Type:	Limited
Intensity of Use:	1 Unit per 10 Acres
Structural Type:	Special Review

Construction in District 4 is discouraged. In situations where there is development potential within District 4, it is encouraged that this potential be transferred to a more suitable location.

General Design Criteria

Because of the open space function of District 4, any construction allowed will be carefully reviewed for its compatibility with this District's purpose.

Architectural Treatment

Contemporary, unobtrusive architecture using natural materials will be encouraged if construction is allowed.

Building Heights

Where structures are allowed, building heights of greater than two stories or 25 feet will be discouraged.

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. In general, maximum setbacks from Highway 9 will be encouraged.

Pedestrian Circulation

The Summit County bike path passes through District 4. Its preservation and enhancement as a recreational resource will be an important consideration in any development review.

Vehicular Circulation

State Highway 9, a limited access highway, is within District 4. Various County roads which intersect this highway are also found in this District.

Public Transit Accommodations. No public transit accommodations are anticipated in District 4.

District Improvements

Utility Improvements

Water Facilities. No additional water lines are anticipated to serve development in District 4. However, the main feeder line for the Town Golf Course area will run through this District.

Sanitation Facilities. A sewer main runs along the west side of Highway 9.

Natural Gas, Electricity, Telephone, Cable Television. Construction of additional utilities is not anticipated in District 4.

Capital Improvements

Capital Improvement Projects. The Town of Breckenridge, in conjunction with the 404 Permit issued for Golf Course construction, is performing a river channel improvements and wetland reclamation along the Blue River in District 4.

Drainage Improvements

Maintenance of the Blue River's capacity to handle heavy run offs will be an ongoing concern in District 4.

Relationships to Other Districts

Land Use District 4 abuts the following Districts: 1, 5, 6, 9, 12, 18, 31, 32, 33, 34 and 38. Many of these Districts, in Town or under County jurisdiction, have a higher development potential than District 4. Construction in these adjoining Districts should be sensitive to the scenic corridor function of District 4.

Land Exchange Policy

An insignificant amount of Federal land available for land exchange exists in District

Annexation Suitability

Given the desire to maintain this District at a low level of development, incentives for annexation will be comparably low. As a means of assuring the open space function of this District, the Town should be receptive to annexation requests which include portions of District 4.