

BRECKENRIDGE LAND USE GUIDELINES

DISTRICT #2

Desired Character and Function

District 2 is the Valley Brook Cemetery and surrounding environs. It shall continue to function in this capacity.

Acceptable Land Uses and Intensities

Land Use Type: Municipal Cemetery
Intensity of Use: Not applicable
Structural Type: Special Review

No additional construction is anticipated in District 2.

General Design Criteria

Architectural Treatment

By special review.

Building Heights

Buildings greater than one story are 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 building setbacks shall be made during the development review process.

Pedestrian Circulation

No pedestrian improvements are anticipated for District 2.

Vehicular Circulation

No vehicular circulation improvements are anticipated for District 2.

Public Transit Accommodations. There are no anticipated public transit facilities in District 2.

District Improvements

Utility Improvements

Water Facilities. The need for water lines to serve development within District is not anticipated. Distribution lines currently exist in adjacent Land Use District 3. Construction of a ten inch water main on the eastern edge of District 2 is anticipated by 1986.

Sanitation Facilities. The need for sanitation lines to serve development within District 2 is not anticipated. A collection line does exist in adjacent Land Use District 3.

Natural Gas, Electricity, Telephone, Cable Television. These utilities are available in adjacent Land Use District 3.

Capital Improvements

Capital Improvement Projects. No capital improvement projects have been identified in District 2.

Potential Improvement Needs. No potential capital improvement needs have been identified in District 2 at this time.

Drainage Improvements

No significant drainage improvement projects are anticipated in this district.

Relationships to Other Districts

District 2 is bordered predominately by Land Use District 1. Although Districts 9-2, 3 and 31 are also in close proximity, District 2 relates more closely to the open space function it shares with Land Use District 1.

Land Exchange Policy

There is no significant land exchange potential within District 2.

Annexation Suitability

The Town is proceeding with efforts to annex District 2.