

BRECKENRIDGE LAND USE GUIDELINES

DISTRICT #1

Desired Character and Function

Located predominantly in steep sloped or otherwise environmentally sensitive areas throughout the Master Plan area, land area within District 1 should remain substantially in its natural state. As such, it can function as a scenic background for the community as well as a preserved area for mountain wetlands, development buffers, and recreational opportunities.

Acceptable Land Uses and Intensities

Land Use Type: Low Density Residential. Recreational
Intensity of Use: 1 Unit per 10 Acres; except land located in the East Side Residential Transition Area may be built to a recommended aboveground density of 13.5 Units per Acre.
Structural Type: Special Review.

The majority of District 1 should remain in its natural state. Accordingly, all proposals for development within this district will be carefully reviewed. Whenever possible, development rights within District 1 should be transferred to more suitable locations.

However, District 1 has been identified as a possible receiving site for the transfer of development rights pursuant to Resolution No. 33, Series 2000 (Resolution) and the Intergovernmental Agreement between County of Summit and the Town of Breckenridge Concerning Transferred Development Rights effective August 14, 2000 (IGA). This identification was made to provide for the possibility of transfers of development rights to limited areas of District 1 which the Town may find to be suitable for development.

Accordingly, upon the written request of an owner of property within District 1, accompanied by sufficient information to support the conclusion that such property could be found to be suitable for development, the Town Council, in its discretion and not being bound by the precedent of any previous development allowed within District 1, may authorize the Planning Commission to review and, if appropriate, approve a site specific application for development or subdivision which includes a transfer in accordance with the Resolution and IGA of a specific maximum number of development rights onto property within District 1. Any such transfer shall be subject to final approval by the Town Council by affirmation of the Planning Commission decision or pursuant to the applicable call up procedure. Any development proposed in connection with a density transfer shall meet and be subject to all other terms, conditions and limitations of applicable Town codes and regulations, including, but not limited to, the Development Code and Subdivision Standards.

General Design Criteria

Architectural Treatment

In cases where any development is allowed within District 1, contemporary architecture sensitive to this District's scenic backdrop function and the constraints of steep slopes will be required.

Building Heights

Building heights in District 1 will be measured on the building side of greatest exposure. Heights greater than two stories or 25 feet above grade are discouraged in District 1. Heights less than two stories may be required in locations of high visibility.

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

District 1 may support both hiking and cross country ski trails.

Vehicular Circulation

Development of any additional roads within District 1 is discouraged and will be permitted only if no other alternative access routes are available.

Public Transit Accommodations: There are no anticipated public transit accommodations within District 1.

District Improvements

Utility Improvements

Water Facilities. The need for water lines to serve development within District 1 is not anticipated. In situations where water mains or storage facilities must be located within this District, care should be taken to minimize environmental and visual impacts.

Sanitation Facilities. Any development occurring within this District should be of an intensity low enough to be served by septic tank soil absorption systems. Where sewer mains and other sanitation facilities must be located within District 1, care should be taken to minimize environmental impacts.

Natural Gas, Electricity, Telephone, Cable Television. Construction of these utilities will be discouraged within District 1.

Capital Improvements

Capital Improvement Projects. No capital improvement projects are listed within this District.

Potential Improvement Needs. 1) Upgrading of Ski Hill Road; 2) Construction of water storage facilities.

Special Improvements

Public Projects. Small, fenced maintenance yard for stockpiling of sand, and a small storage shed for the short-term storage of Town trucks in the area of the Ski Area maintenance facility.

Drainage Improvements

No major drainage improvements other than those which may be related to Ski Hill Road are anticipated in District 1. Care should be taken, however, to protect and enhance the natural drainage ways and wetlands which form a significant portion of District 1, i.e., Cucumber Gulch.

Drainage and Soils

Soils and drainage problems may be significant for parcels in this District, and specific studies addressing potential problems and constraints are desirable prior to development.

Relationships to Other Districts

As District 1 functions as open space and scenic backdrop for the community, it holds an important relationship to all other land use districts. In all feasible cases, development potential in District 1 should be transferred to adjoining land use districts.

Land Exchange Policy

Approximately 7 acres of Federal land within municipal boundaries and an additional 56 acres within the Master Plan area are within District 1. Exchange of this land should be considered only to the extent that it may protect this land from unsuitable development.

Annexation Suitability

Because of its low development potential, there is little incentive for property owners to

request annexation of lands classified in District 1. Where possible, however, the Town should annex land within this District as a means of ensuring its open space functions. There will also be situations where annexation of District 1 property is necessary to meet the contiguity requirements for annexations of property within other land use classifications, i.e., District 10.