

# BRECKENRIDGE LAND USE GUIDELINES

## INTRODUCTION

The Land Use Guidelines are one part of the three document system which the Town of Breckenridge uses to review projects and analyze growth.

The Comprehensive Plan guides growth in a general way, and establishes the Town's goals and policies. The Development Code analyzes site specific proposals in accordance with the Town's general goals and policies.

Taken in their entirety, the Land Use Guidelines establish the geographic pattern of development desired by the Town. The Town has been divided into 52 distinct districts based upon current and desired uses and character. These districts are shown on the map called "TOB - Land Use Districts". For each individual district, the Land Use Guidelines establish general parameters for land uses, desired architectural character, building heights, and so on.

Even though boundaries may on rare occasions be changed through a master plan amendment, boundaries are not changed as a matter of course to accommodate development. Development of properties occurs in accordance with existing Land Use Guidelines for the district in which the property is located. This is only one way in which the Breckenridge development permit system differs from traditional zoning. These guidelines provide potential applicants with strong indications of the optimum desired land uses and general design criteria for each district. The level of compliance with these guidelines and the acceptability of an individual proposal will be assessed at the time of an application for a development permit.

Reviews under the Development Code will consider the impacts of the proposed project upon adjacent land uses. Compatibility is the primary issue, but it is the actual impacts of a specific development proposal and site plan which will be considered, rather than the assumed impacts of a general grouping of land uses, as one finds in traditional zoning systems. Under the Breckenridge development permit system, any use may occur in any district, if the negative impacts are sufficiently mitigated. Whether or not it is possible to adequately mitigate those impacts determines whether the development of a specific use is feasible within the district it is proposed.

While the Land Use Guidelines do not mandate any specifics for development, it should be noted that the disincentives built into the Development Code are such that significant departure from the guidelines will result in a project being unable to gain approval. Discussion within the Land Use Guidelines does not focus on an inventory of existing conditions within each district, but upon desired conditions. Existing conditions have been considered in developing those desired conditions, in that none of the districts anticipates a radical change in characteristics except in the cases of development of vacant lands or the ultimate accommodation of commercial uses in a transitional district which is currently at least partly residential, such as District 18-2.

Both site specific design criteria and district infrastructure needs are discussed in the guidelines. The infrastructure and capital improvement discussions are keyed to informing potential developers of off-site improvements which may have to be provided as a condition of development approval, or what events might have to occur prior to development. Site specific design criteria are factors to be considered by the developer in a project, and may include site constraints such as topography or existing historic buildings to be accommodated within the development.

The character of each district is also affected by issues of relationship to other districts, potential for land exchange with the U.S. Forest Service, and the potential for annexation of areas outside of the Town boundaries. Each of these, if applicable, is addressed by a separate section at the end of the guidelines.

With each rewriting of the Master Plan, the specifics of each district are reconsidered to be sure that the goals and objectives of the Town are being served. At that time, uses, densities and specific characteristics are changed, if appropriate. Requests by individuals to change Land Use Guidelines or to place a parcel in a different district have not been granted, primarily because of a desire on the part of the Town to consider each district in the context of the entire Town. Changes to districts outside of a master plan discussion have occurred only as a result of a Town or general citizen dissatisfaction with the way in which development is occurring.

The Town recommends that all development within its Master Plan boundary take place in accordance with the Land Use Guidelines. The guidelines will be a primary component of review for areas within the Town. Urban development proposed outside of Town boundaries, but within the master plan area should occur in accordance with the guidelines, but following annexation. Development within the master plan area, but outside of Town boundaries which is not proposed for annexation is also recommended to be in accordance with the guidelines. The Town encourages Summit County to approve these types of developments only when in accordance with our Land Use Guidelines.