

# BRECKENRIDGE LAND USE GUIDELINES

## DISTRICT #45

### Desired Character and Function

Land Use District 45 is located on the north side of and adjacent to Huron Road and County Road 450, and encompasses the Huron Landing Apartments and Kenington Place Townhomes properties.

### Acceptable Land Use and Intensities

Land Use Type:	Residential
Intensity of Use:	10 UPA
Structural Type:	Apartments, Townhomes

### General Design Criteria

#### ***Architectural Treatment***

Contemporary architectural design compatible with surrounding structures is preferred.

#### ***Building Heights***

Huron Landing, Lot 1: Generally, structures in excess of three stories above grade are discouraged.

Kenington Place Townhomes: Generally, structures in excess of two stories above grade are discouraged.

Acceptable building heights will be determined through the development review process according to the Development Code.

#### ***Building Setbacks***

Required building setbacks shall be according to the Development Code. Greater setbacks than those required are encouraged, and determination of appropriate setbacks will be made during the development review process.

#### ***Pedestrian Circulation***

Moderate pedestrian traffic is found in the district, due to the existing multi-family developments.

#### ***Vehicular Circulation***

Access to the district is Huron Road/County Road 450. Capacity constraints are not anticipated.

Public Transit Accommodation: Public transit accommodation exists within the district.

### District Improvements

#### ***Utility Improvements***

Water Facilities: Public system exists within the district.

Sanitation Facilities: Public sewer exists within the district.

Natural Gas, Electricity, Telephone, and Cable Television: Distribution lines for natural gas, electricity, telephone, cable television, and fiber-optic cable all exist in the Huron Road/County Road 450 right-of-way. Utilities are adequate to serve the entire district as developed. Installation of any new utility lines must be installed underground and meet specifications of individual utility companies. Appropriate easements shall be provided for all new lines.

#### ***Capital Improvements***

Capital Improvement Projects: None of the projects described in the Capital Improvements Program are associated with this district.

***Drainage Improvements***

No significant drainage improvement projects are anticipated in this district.

**Relationship to Other District**

Portions of this district directly abut Land Use Districts 7, 5, and 4.

**Land Exchange Policy**

No land under Federal jurisdiction was identified within this district.