

BRECKENRIDGE LAND USE GUIDELINES

DISTRICT #12

Desired Character and Function

District 12 is located northeast of the Town's core on both sides of Wellington Road. It is a forested area of low density, single family detached residences, much of which is platted as the Weisshorn Subdivision. The present character is expected to continue. A small portion of the District is within the Historic District, and is occupied by the Father Dyer Church.

Acceptable Land Uses and Intensities

Land Use Type:	Residential
Intensity of Use:	2 UPA; except land located in the Briar Rose Transition Area (west of Briar Rose Lane) may be built to a recommended above ground density of 5.0 Units Per Acre.
Structural Type:	Single family

General Design Criteria

Architectural Treatment

The Historic District Standards should be applied to that portion of this Land Use District which is contained within the Historic District. Contemporary architectural design which is compatible with the surrounding neighborhood is preferred elsewhere.

Building Heights

Generally, structures in excess of two stories above grade are discouraged. Building heights will be determined through the development review process of the Town.

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. Landscaped front setbacks are encouraged for new development.

Pedestrian Circulation

Pedestrian activity in this District is generated by residential activity. There are no routes specifically designated for pedestrians, and their movement usually occurs on the streets. A system to provide internal and external pedestrian circulation is desirable.

Vehicular Circulation

District 12 is served by a curvilinear street system. Capacity of the roadways is generally adequate. Further development of internal circulation is probably unnecessary.

Public Transit Accommodations. The future provision of public transit service would be facilitated by the development of specific locations for the collection and dispersal of passengers. Collection and dispersal points should be appropriately located in relation to the vehicular system, the pedestrian system, and general activity patterns.

District Improvements

Utility Improvements

Water Facilities. Distribution lines exist within this District, but are only partially adequate to serve its full development potential. In terms of providing adequate fire flow, the Insurance Services Office may not recognize the four inch water mains, but due to looping, the four inch mains exceed fire department minimum fire flows. The hydrant spacing for the existing water system is currently poor. New water mains should be a minimum of eight inch. Pass through capabilities to eventually serve adjacent Districts such as Districts 13 and 14, are limited. Water supply and treatment capabilities are adequate to serve the full development of this District.

Sanitation Facilities. System collectors exist within this District, but are not entirely adequate to serve its full development potential. Several lots in the easterly portion of the Weisshorn Subdivision cannot be served by the existing system. Adequate treatment capacity exists to accommodate full District development.

Natural Gas, Electricity, Telephone, Cable Television. Distribution lines for natural gas, electricity, telephone, and cable television service all exist within District 12. Utilities will be adequate to serve the entire District at its full development. Installation of any new distribution lines must be 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.

Relationships to Other Districts

Portions of this District directly abut Land Use districts 1, 4, 13, 12, 17 and 18. Given the existing and future uses of these Districts, compatibility conflicts might possibly occur with District 13 because of its potential service commercial uses. District 12 is essentially compatible with the remaining Districts despite differences in land uses and intensities.

Land Exchange Policy

No land under Federal jurisdiction was identified within this District.