

COUNCIL BILL NO. 17

Series 2024

**A BILL FOR AN ORDINANCE AMENDING POLICY 3A  
DENSITY/INTENSITY OF THE DEVELOPMENT CODE.**

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE  
TOWN OF BRECKENRIDGE, COLORADO:**

**Section 1.** That a new definition be added to section 9-1-5 and placed in alphabetical order, underlined to read as follows:  
VESTIBULE: A small permanent anteroom, or foyer, no larger than forty (40) square feet, with doors in a series, leading into a commercial structure for the purpose of providing a barrier between the interior and exterior conditions. Permanent vestibules must comply with the Handbook of Design Standards and work harmoniously with the primary structure’s exterior materials and architectural design.

**Section 2.** That a new subsection 6. be added to section 9-1-19-3A H., entitled “POLICY 3 (ABSOLUTE) DENSITY/INTENSITY”, underlined to read as follows:

6. Permanent Vestibules in the Conservation District: Any commercial or mixed-use structure within the Conservation District that does not meet the definition of Historic Structure or Landmarked Structure, as defined in the Definitions section of this Chapter, may be permitted additional aboveground square footage for the installation of a permanent vestibule, even if the structure already exceeds applicable density limitations. The additional square footage shall be subject to the following:

a. Density Bonus: The additional square footage shall be the space necessary for an ADA compliant door arrangement, with a maximum of forty (40) square feet of additional density.

b. Design Standards: Vestibules shall comply with all priority policies of the “Handbook of Design Standards for the Historic and Conservation Districts” and work harmoniously with the primary structure’s materials and architectural design.



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Helen Cospolich, CMC,  
Town Clerk

ATTEST: