1	COUNCIL BILL NO. 17
2 3	Series 2024
4 5 6 7	A BILL FOR AN ORDINANCE AMENDING POLICY 3A DENSITY/INTENSITY OF THE DEVELOPMENT CODE.
8 9 10	NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE, COLORADO:
11	Section 1. That a new definition be added to section 9-1-5 and placed in
12	alphabetical order, underlined to read as follows:
13	VESTIBULE: A small permanent anteroom, or foyer, no larger than forty (40) square
14	feet, with doors in a series, leading into a commercial structure for the purpose of
15	providing a barrier between the interior and exterior conditions. Permanent vestibules
16	must comply with the Handbook of Design Standards and work harmoniously with the
17	primary structure's exterior materials and architectural design.
18	Section 2. That a new subsection 6. be added to section 9-1-19-3A H., entitled
19	"POLICY 3 (ABSOLUTE) DENSITY/INTENSITY", underlined to read as follows:
20	6. Permanent Vestibules in the Conservation District: Any commercial or mixed-
21	use structure within the Conservation District that does not meet the definition of
22	Historic Structure or Landmarked Structure, as defined in the Definitions section of
23	this Chapter, may be permitted additional aboveground square footage for the
24	installation of a permanent vestibule, even if the structure already exceeds
25	applicable density limitations. The additional square footage shall be subject to the
26	following:
27	a. Density Bonus: The additional square footage shall be the space necessary
28	for an ADA compliant door arrangement, with a maximum of forty (40) square
29	feet of additional density.
30	b. Design Standards: Vestibules shall comply with all priority policies of the
31	"Handbook of Design Standards for the Historic and Conservation Districts"
32	and work harmoniously with the primary structure's materials and architectural
33	<u>design.</u>

1	c. Setbacks: No vestibule shall be built within five feet (5') of a rear or side
2	property line.
3	d. No food and beverage service, or storage, may occur within the vestibule.
4	Section 3. That section 9-1-19-3A: Policy 3 (Absolute) Density/Intensity,
5	subsection I. 3, be amended by deleting the language stricken and adding the language
6	underlined to read as follows:
7	3. Additional Square Footage:_For any single-family or duplex structure existing or
8	for which a development permit has been issued before the date described in
9	subsection I(1) of this section: The below allowances shall apply for a single-family
10	or duplex structure for which an originating development permit was issued prior to
11	November 11, 2009 and where the below described additional square footage has
12	not been taken advantage of previously. The below allowances shall not apply to
13	any redeveloped home sites and new-build development, or any remodel or addition
14	where at least 80 percent of the structure built prior to November 11, 2009 does not
15	<u>remain.</u>
16	Section 4. This ordinance shall be published and become effective as provided
17	by Section 5.9 of the Breckenridge Town Charter.
18	INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
19	PUBLISHED IN FULL this 11th day of June, 2024. A Public Hearing shall be held at
20	the regular meeting of the Town Council of the Town of Breckenridge, Colorado on the
21	25th day of June, 2024, at 7:00 P.M., or as soon thereafter as possible in the Municipal
22	Building of the Town.
23 24 25 26 27 28	TOWN OF BRECKENRIDGE, a Colorado municipal corporation
29	By: Kelly Owens, Mayor
30 31	Kelly Owens, Mayor
32	ΔΤΤΕςΤ.

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5 Helen Cospolich, CMC,
6 Town Clerk
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8 ATTEST:
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