

ORDINANCE NO. 20

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.
- c. Setbacks: No vestibule shall be built within five feet (5') of a rear or side property line.
- d. No food and beverage service, or storage, may occur within the vestibule.

Section 3. That section 9-1-19-3A: Policy 3 (Absolute) Density/Intensity, subsection I. 3, be amended by deleting the language stricken and adding the language underlined to read as follows:

3. Additional Square Footage: ~~For any single-family or duplex structure existing or for which a development permit has been issued before the date described in subsection (1) of this section. The below allowances shall apply for a single-family or duplex structure for which an originating development permit was issued prior to November 11, 2009 and where the below described additional square footage has not been taken advantage of previously. The below allowances shall not apply to any redeveloped home sites and new-build development, or any remodel or addition where at least 80 percent of the structure built prior to November 11, 2009 does not remain.~~

Section 4. This ordinance shall be published and become effective as provided by Section 5.9 of the Breckenridge Town Charter.

INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED PUBLISHED IN FULL this 11th day of June, 2024.

This ordinance was published in full on the Town of Breckenridge website on June 13, June 14, June 15, June 16 and June 17, 2024.

A public hearing on this ordinance was held on June 25, 2024.

READ, ADOPTED ON SECOND READING AND ORDERED PUBLISHED IN FULL ON THE TOWN'S WEBSITE this 25th day of June, 2024. A copy of this Ordinance is available for inspection in the office of the Town Clerk.

ATTEST:

TOWN OF BRECKENRIDGE

Helen Cospolich, CMC, Town Clerk

Kelly Owens, Mayor

APPROVED IN FORM

Town Attorney Date

This Ordinance was published on the Town of Breckenridge website on June 27, June 28, June 29, June 30 and July 1, 2024. This ordinance shall become effective on July 31, 2024.

