

ORDINANCE NO. 27  
Series 1993

AN ORDINANCE AMENDING THE BRECKENRIDGE DEVELOPMENT CODE  
BY RECLASSIFYING CERTAIN DEVELOPMENT ACTIVITIES

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

Section 1. The definition of "Class C Development" as set forth in  
Section 9-1-5 of the Breckenridge Town Code is hereby amended so as to  
read in its entirety as follows:

CLASS C DEVELOPMENT

Any development which includes any of the  
following activities or elements:

Single-family structure outside of  
Historic District, except where  
development occurs on a steep slope or  
within an environmentally sensitive area,  
in which case the project may be  
reclassified as a Class B.

Duplex residential outside of Historic  
District.

Major remodel of single-family and  
duplex structures outside of Historic  
District.\*

Minor remodel of any residential  
historic structure within Historic  
District.\*

Change of use outside of a residential  
district.

Master sign plans and sign applications  
not included in an approved master sign  
plan.

Temporary structures or uses greater  
than three (3) days in duration.

Temporary vendor carts.

Normal site work, landscaping, grading,  
and utility installations, except where  
these activities occur on steep slopes or  
within environmentally sensitive areas,  
in which case the project may be  
reclassified as a Class B.

Fencing within the Historic District.

Minor remodels and additions to  
commercial, office, or industrial  
structures.\*

Matters relating to nonconforming uses.

Any painting of a structure within the  
Historic District, except for painting of  
a contemporary landmark as provided in  
subparagraph A.2 of Absolute Policy No. 5  
(Section 9-1-19) and except for paint  
maintenance.

Placement of a sponsor banner as  
provided in subsection 8-2-14A2 of this  
Code.

The outdoor display or storage of  
bicycles as provided in subsection 9-7-6C  
of this Code.

Section 2. The definition of "Class D Development" as set forth in Section 9-1-5 of the Breckenridge Town Code is hereby amended so as to read in its entirety as follows:

CLASS D DEVELOPMENT

Any development which includes any of the following activities or elements:

Banners (ALL).

Demolition or moving of structure outside of Historic District.

Fencing outside of Historic District.

Home occupation.

Minor remodel of any residential structure outside of Historic District.\*

Temporary structures or events of three (3) days or less in duration.

Signs (when in compliance with approved master sign plan. All signs for which a permit is required under Chapter 2 of Title 8 of this Code.

Minor site work, landscaping, grubbing, grading, and utility installations.

Site work, landscaping, grading, and utility installations, except where these activities occur on a steep slope or within an environmentally sensitive area, in which case the project may be reclassified as a Class C.

Demolition of nonhistoric structure within Historic District.

Any painting of a structure within the Historic District, except for painting of a contemporary landmark as provided in subparagraph A.2 of Absolute Policy No. 5 (Section 9-1-19) and except for paint maintenance.

Any painting of a structure with a commercial or lodging use outside of the Historic District in Land Use Districts 3, 4, 5, 6, 9, 13, 20, 23, 25, 28, 31, 32, 33, 35 or 39; except for painting of a contemporary landmark as provided in subparagraph A.2 of Absolute Policy No. 5 (Section 9-1-19) and except for paint maintenance.

The placement of a commercial handbill dispenser outside of a fully enclosed building as provided in Section 11-5-6 of this Code.

Site development sign.

Any development proposal not included in the lists above for Class A, B, C or D Development may be classified as the Director deems appropriate based upon the nature, size and location of the proposed development; the apparent impacts of the proposed development; and other relevant factors.

\*Major--additional residential square footage of more than ten percent (10%) of existing structure square footage and/or change of character to the exterior of the structure.

\*Minor--Additional residential square footage of ten percent (10%) or less of the existing structure's square footage and no change to the exterior of the structure.

Section 3. There are hereby added to the definitions set forth in Section 9-1-5 of the Breckenridge Town Code definitions of "Steep Slope" and "Environmentally Sensitive Area", which shall read in their entirety as follows:

Steep Slope                      A slope of fifteen per cent (15%) or greater.

Environmentally Sensitive Area                      A parcel containing wetlands (as defined by applicable state or federal law), one or more significant areas of mature trees, or which contains other areas of special environmental concern.

Section 4. Section 9-1-18-1(C)(3) of the Breckenridge Town Code, dealing with "Subsequent Preliminary Hearings", is hereby deleted.

Section 5. Except as specifically amended hereby, the Breckenridge Town Code, and the various secondary codes adopted by reference therein, shall continue in full force and effect.


Section 6. The Town Council hereby finds, determines and declares that it has the power to adopt this Ordinance pursuant to the authority granted to home rule municipalities by Article XX of the Colorado Constitution and the powers contained in the Breckenridge Town Code.

Section 7. This Ordinance shall be published and become effective as provided by Section 5.9 of the Breckenridge Town Code.

INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED PUBLISHED IN FULL this 28th day of September, 1993. A Public Hearing shall be held at the regular meeting of the Town Council of the Town of Breckenridge, Colorado on the 12th day of October, 1993 at 7:30 p.m. or as soon thereafter as possible in the Municipal Building of the Town.

ATTEST:

TOWN OF BRECKENRIDGE

  
Mary Jean Loufek, CMC, Town Clerk

  
Stephen C. West, Mayor

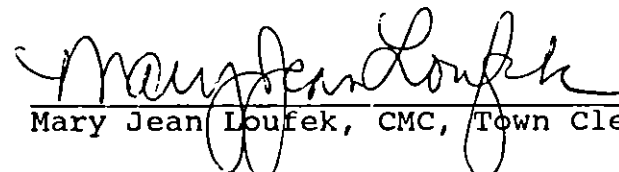
This Ordinance was published in full in the Breckenridge Journal, a newspaper of general circulation within the Town of Breckenridge, on October 7, 1993.

READ, ADOPTED ON SECOND READING AND ORDERED PUBLISHED BY TITLE this 12th day of October, 1993.

A copy of this Ordinance is available for inspection in the office of the Town Clerk.

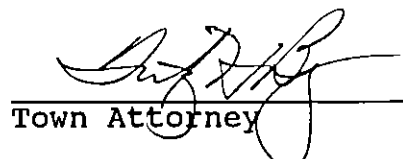
ATTEST:

TOWN OF BRECKENRIDGE

  
Mary Jean Loufek, CMC, Town Clerk

  
Stephen C. West, Mayor

APPROVED IN FORM

  
Town Attorney

10/21/93  
Date

This Ordinance was published by title in the Breckenridge Journal, a newspaper of general circulation within the Town of Breckenridge, on October 21, 1993.