

ORDINANCE NO. 20

Series 2005

AN ORDINANCE REPEALING AND READOPTING WITH CHANGES THE TOWN OF BRECKENRIDGE LAND USE GUIDELINES FOR LAND USE DISTRICTS 30-1, 30-2, 30-3, 30-4, 30-5, 30-6, 30-7 AND 30-8

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

Section 1. Findings. The Town Council has heard and considered the evidence presented in support of and in opposition to the adoption of this ordinance. Based upon the evidence presented to the Town Council in connection with its consideration of this ordinance, as more fully set forth in the record of the proceedings in this matter, the Town Council of the Town of Breckenridge, Colorado hereby finds and determines as follows:

1. By Ordinance No. 3, Series 1987, the Town adopted the Breckenridge Land Use Guidelines ("Land Use Guidelines").

2. The Land Use Guidelines contain provisions governing the development of real property located within the various Land Use Districts of the Town, including, but not limited to, Land Use Districts 30-1, 30-2, 30-3, 30-4, 30-5, 30-6, 30-7 and 30-8, and represent the Town's general zoning restrictions with respect to real property located within the Town.

3. By Ordinance No. 47, Series 2002, the Town has annexed certain real property commonly known as "Warriors Mark" and/or "Warriors Mark West" ("Warriors Mark Annexation Ordinance").

4. By Ordinance No. 51, Series 2002, the Town created Land Use Districts 30-1, 30-2, 30-3, 30-4, 30-5, 30-6, 30-7 and 30-8.

5. By Ordinance No. 52, Series 2002, the Town zoned the real property which had been annexed to the Town by the Warriors Mark Annexation Ordinance by placing such real property in Land Use Districts 30-1, 30-2, 30-3, 30-4, 30-5, 30-6, 30-7 and 30-8, all as more specifically described in Ordinance No. 52, Series 2002.

6. By Ordinance No. 18, Series 1997, the Town Council adopted certain procedures to be followed to amend the Land Use Guidelines.

7. The amendment to the Land Use Guidelines made by this ordinance is legislative or quasi-legislative in nature.

8. The procedural requirements of Ordinance No. 18, Series 1997, with respect to a proposed legislative or quasi-legislative amendment to the Land Use Guidelines have been fully satisfied. Without limiting the generality of the foregoing, the Town Council finds that a public hearing was held by the Town Council of the Town of Breckenridge on July 12, 2005 to consider the adoption of this ordinance. Notice of such hearing was published twice in The Summit County Journal, a newspaper of general circulation in the Town, the first publication occurring at least twelve (12) days prior to the hearing and the second occurring at least four (4) days prior to the hearing, all as required by Ordinance No. 18, Series 1997. The Proof of Publication of such notice was admitted into evidence and made a part of the record in connection with the adoption of this ordinance.

9. It is necessary for the Town Council to repeal and readopt the Land Use Guidelines for Land Use Districts 30-1, 30-2, 30-3, 30-4, 30-5, 30-6, 30-7 and 30-8 with changes so as to: (i) provide that, unless otherwise specifically provided in the Land Use Guidelines, all provisions of the Town of Breckenridge Development Code (Chapter 1 of Title 9 of the Breckenridge Town Code) shall apply to development occurring within such land use districts; (ii) clarify that the maximum allowed density for multi-family development projects occurring within such land use districts is the density that existed on the property to be developed at the time that such property was annexed to the Town of Breckenridge; and (iii) make other, non-substantive amendments and corrections to the Land Use Guidelines for Land Use Districts 30-1, 30-2, 30-3, 30-4, 30-5, 30-6, 30-7 and 30-8, all as more fully set forth on the attached Exhibit "A", which is incorporated herein by reference.

Section 2. Amendment To Land Use District Guidelines. The Town of Breckenridge Land Use Guidelines for Land Use Districts 30-1, 30-2, 30-3, 30-4, 30-5, 30-6, 30-7 and 30-8

are hereby repealed and readopted with changes so as to read in their entirety as set forth on the attached Exhibit "A".

Section 3. Continued Effect of Land Use Guidelines. Except as specifically amended hereby, the Breckenridge Land Use Guidelines, as adopted by Ordinance No. 3, Series 1987, and as previously amended, shall continue in full force and effect.

Section 4. Police Power Finding. The Town Council hereby finds, determines and declares that this ordinance is necessary and proper to provide for the safety, preserve the health, promote the prosperity, and improve the order, comfort and convenience of the Town of Breckenridge and the inhabitants thereof.

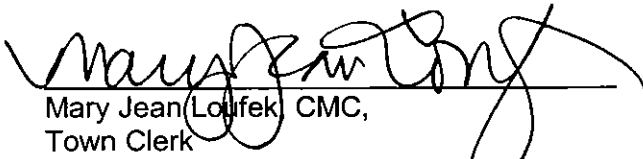
Section 5. Authority. The Town Council hereby finds, determines and declares that it has the power to adopt this ordinance pursuant to the authority granted to home rule municipalities by Article XX of the Colorado Constitution and the powers contained in the Breckenridge Town Charter.

Section 6. Effective Date. 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 14<sup>th</sup> day of June, 2005. A Public Hearing shall be held at the regular meeting of the Town Council of the Town of Breckenridge, Colorado on the 12<sup>th</sup> day of July, 2005, at 7:30 P.M., or as soon thereafter as possible in the Municipal Building of the Town.

ATTEST:

TOWN OF BRECKENRIDGE

  
Mary Jean Lolfek, CMC,  
Town Clerk

  
Ernie Blake, Mayor

This Ordinance was published in full in the Summit County Journal, a newspaper of general circulation within the Town of Breckenridge, on June 24, 2005.

The public hearing on this ordinance was held on July 12, 2005.

READ, ADOPTED ON SECOND READING AND ORDERED PUBLISHED BY TITLE ONLY, this 12th day of July, 2005. A copy of this Ordinance is available for inspection in the office of the Town Clerk.


ATTEST:

TOWN OF BRECKENRIDGE

  
Mary Jean Lolfek, CMC, Town Clerk

  
Ernie Blake, Mayor

APPROVED IN FORM

  
Town Attorney

7/12/05  
Date

This ordinance was published by title only in the Summit County Journal, a newspaper of general circulation within the Town of Breckenridge, on July 22, 2005.

**Exhibit A**  
**(Density Clarification June 14, 2005)**

**BRECKENRIDGE LAND USE GUIDELINES**

**DISTRICT #30-1**

**Desired Character and Function**

District 30-1 is located south of downtown within Warrior's Mark. The District includes the Planned Unit Developments approved by Summit County prior to annexation by the Town of Breckenridge. This includes all of the Sunrise Ridge/Warrior's Crest PUD, Trafalgar PUD, Riverwood PUD, and 2 lots located within the Rivers Edge PUD that are part of the Riverwood Subdivision. The District contains diverse site characteristics including some steep slopes and heavily treed sites. Wetlands and the Blue River impact the Riverwood and Trafalgar portions of the district. As of 2002, the District is 85% built out. All of the units are single family units.

The primary function of this District is to accommodate the existing low density residential development and to provide for buildout that is consistent with the existing development. Unless specifically provided below all provisions of the Town of Breckenridge Development Code shall apply to development occurring in Land Use District 30-1.

**Acceptable Land Uses and Intensities**

Land Use Type: Residential

Intensity of Use: Sunrise Ridge/Point --not to exceed a total of 12 single-family units

Trafalgar--not to exceed a total of 8 single-family units

Riverwood--not to exceed 12 single-family units (note: The other 2 lots that are part of Riverwood Subdivision are located in LUD 1)

Structural Type: Single-Family

Where conditions exist in this district that are consistent with Land Use District 1 characteristics due to steep slopes or otherwise environmentally sensitive areas the maximum density is not guaranteed. New development must be evaluated at a site specific level to determine the actual density based on the specific site conditions and environmental characteristics.

Open space as identified on a County approved plat or PUD shall remain as open space whether publicly or privately owned.

This District takes in the following subdivisions:

Sunrise Point Subdivision (Sunrise Ridge PUD)

Trafalgar Subdivision

Riverwood Subdivision

**General Design Criteria**

*Architectural Treatment*

Contemporary architecture utilizing natural finishing materials and ornamentation appropriate to the natural character of the District is acceptable. All new development should be compatible with the existing neighborhood, as well as sensitive and harmonious to the natural aspects of the site.

*Building Heights*

Generally, structures in excess of two stories above grade are discouraged. Building heights are further addressed in the Town Development Code.

*Building Setbacks*

Required building setbacks as outline in the applicable Summit County approved Planned Unit Development or Summit County approved plat are acceptable. Greater setbacks are encouraged, and determination of appropriate building setbacks will be made during the development review process. Setbacks from all wetlands and waterways shall be in accordance with Town's water quality and sediment transport standards. Additionally, adequate setbacks shall be provided on each lot to preserve existing vegetation to help buffer development, maintain open space, and provide for snow stacking.

Since any development occurring in this District may have a potential long range effect on the Blue River and Lehman Gulch drainageways and wetland areas, water quality and water quantity issues must be addressed in any new development review.

New development occurring in this District involving slopes in excess of 15% slopes shall be controlled in such manner as to minimize soil disruption. Erosion control measures and steep slope mitigation shall be required. Detailed studies of soil conditions will be required prior to development. Mitigation may include, but is not limited to stepped retaining walls, disturbance envelopes, driveway standards, tree buffering and lighting standards. It is recommended that such mitigation requirements be enforceable through covenants and/or plat restrictions.

New development is discouraged along ridgelines that are visible from off-site. New development shall blend into the natural terrain in order to minimize off-site views of grading and site disruption.

Specimen trees, tree clusters, and significant tree stands should be preserved.

#### *Pedestrian Circulation*

Soft surfaced trails and pedestrianways should be provided to insure connections to other districts, to County and Town trail systems, and to recreation, and commercial areas. New development should be encouraged to construct connections that can accommodate pedestrians, nordic skiers, and bicyclists. Existing social trails should be identified and prioritized.

#### *Vehicular Circulation*

Major transportation systems have been established in this area, however they have been constructed at grades that exceed the Town road standards. The district is accessed via Broken Lance Drive and White Cloud. Any new roads and driveway cuts should be carefully reviewed for physical and visual impacts to the hillsides. New roads and driveways entering onto existing major roadways should be kept to a minimum.

Public Transit Accommodations. Portions of District 30-1 in lower Warrior's Mark is served by Public Transit along Broken Lance Drive. The grade of White Cloud Road does not lend itself to public transit service to upper Warrior's Mark and the Sunrise Ridge portion of the district.

## **District Improvements**

#### *Utility Improvements*

Water Facilities. The Town of Breckenridge provides water to the district.

Sanitation Facilities. The Breckenridge Sanitation District services the district. This is a well established sanitation system existing within this District. The eight inch collection lines are adequately sized and will be able to service the entire District at full buildout. Extensions to existing lines may be required depending on demand. All new sanitation collection lines shall be installed in accordance with the Town of Breckenridge and Breckenridge Sanitation District specifications. Appropriate easements shall be provided for all new lines.

Natural Gas. Electricity, Telephone, Cable Television. Distribution lines for natural gas, electricity, telephone and cable television exist within a majority of this District. With minor extensions of these existing lines, all utilities will be adequate to serve the entire District at full development. Installation of 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. At this time, none of the projects described in the Capital Improvement Program are located within District 30-1.

Potential Improvement Needs: 1) Upgrade or resurfacing of existing road system.

## **Relationships to Other Districts**

Portions of this District directly abut Districts 29-2, 30, 30-3, 30-4, 30-5, 30-6, 30-7 and 1. District 30-1 is very compatible with Districts 29-2, 30, 30-3, 30-4, 30-5, 30-6, and 30-7 in both land use types and intensities. The boundary between District 30-1 and District 1 bisects several platted lots. Since District 1 contains steep slopes or otherwise environmentally sensitive areas it should remain substantially in its natural state. New development on these lots will require extensive environmental review to insure that the impacts are adequately addressed.

## **Land Exchange Policy**

No land under Federal jurisdiction was identified within this District.

# BRECKENRIDGE LAND USE GUIDELINES

## DISTRICT #30-3

### Desired Character and Function

District 30-3 consists of three separate properties that are not part of the Warrior's Mark subdivisions. Two of the properties are located immediately south of the Warrior's Mark West Subdivision in the upper Warrior's Mark area. The third property is located on Riverwood Drive. All properties were developed as low density residential prior to the annexation by the Town of Breckenridge. The topography is fairly level and the vegetation is primarily lodge pole pines. As of 2002, the District is built out.

The primary function of this District is to accommodate the existing low density residential development. Unless specifically provided below all provisions of the Town of Breckenridge Development Code shall apply to development occurring in Land Use District 30-1.

### Acceptable Land Uses and Intensities

Land Use Type: Residential  
Intensity of Use: Maximum of three single-family units  
One unit per lot with no further subdivisions  
Structural Type: Single-Family

### General Design Criteria

#### *Architectural Treatment*

Contemporary architecture utilizing natural finishing materials and ornamentation appropriate to the natural character of the District is acceptable. All new development should be compatible with the existing neighborhood, as well as sensitive and harmonious to the natural aspects of the site.

#### *Building Heights*

Generally, structures in excess of two stories above grade are discouraged. Building heights are further addressed in the Town Development Code.

#### *Building Setbacks*

Required building setbacks as outline in the Town Development Code. Greater setbacks than those required are encouraged, and determination of appropriate building setbacks will be made during the development review process. Setbacks from all wetlands and waterways shall be in accordance with the Town's water quality and sediment transport standards. Additionally adequate setbacks shall be provided on each lot to preserve existing vegetation to help buffer development, maintain open space, and provide for snow stacking.

Since any development occurring in this District may have a potential long range effect on the Blue River and Lehman Gulch drainageways and wetland areas, water quality and water quantity issues must be addressed in any new development review.

Specimen trees, tree clusters, and significant tree should be preserved.

#### *Pedestrian Circulation*

Pedestrianways are not anticipated within the low density district.

#### *Vehicular Circulation*

Major transportation systems have been established in this area, however they have been constructed at grades that exceed the Town road standards. Access to the district is off Broken Lance Drive and White Cloud Drive. All new roads and driveway cuts should be carefully reviewed for physical and visual impacts to the hillsides. New roads and driveways entering onto existing major roadways should be kept to a minimum.

Public Transit Accommodations. Portions of District 30-3 in lower Warrior's Mark are served by Public Transit along Broken Lance Drive. The grade of White Cloud Road does not lend itself to public transit service to upper Warrior's Mark.

### District Improvements

#### *Utility Improvements*

Water Facilities. The Town of Breckenridge provides water to the district.

Sanitation Facilities. The Breckenridge Sanitation District services the District. This is a well established sanitation system existing within this District. The eight inch collection lines are adequately sized and will be able to service the entire District at full buildout. Extensions to existing lines may be required depending on demand. All new sanitation collection lines shall be installed in accordance with the Town of Breckenridge and Breckenridge Sanitation District specifications. Appropriate easements shall be provided for all new lines.

Natural Gas. Electricity, Telephone, Cable Television. Distribution lines for natural gas, electricity, telephone and cable television exist within a majority of this District. With minor extensions of these existing lines, all utilities will be adequate to serve the entire District at full development. Installation of 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. At this time, a vehicle turn around is proposed on Gold King Way at the end of Town maintenance.

Potential Improvement Needs. 1) Upgrade or resurfacing of existing road system.

### **Relationships to Other Districts**

Portions of this District directly abut Districts 30, 30-1, 30-5. District 30-3 is very compatible with Districts 30, 30-1, and 30-5 in both land use types and intensities.

### **Land Exchange Policy**

No land under Federal jurisdiction was identified within this District.

## **BRECKENRIDGE LAND USE GUIDELINES**

### **DISTRICT #30-4**

#### **Desired Character and Function**

District 30-4 is located south of downtown within Warrior's Mark. This District was included on the Summit County density allocation map that was approved by the County prior to the annexation by the Town of Breckenridge. Subdivisions based on that density map were also approved by the County prior to the annexation by the Town of Breckenridge. As of 2002 the district is 100% built out. These consist of duplex and townhouse units that were developed prior to the annexation by the Town of Breckenridge. These units were developed and integrated with very large open space tracts. The topography is generally fairly level and the vegetation consists primarily of lodge pole pine with some mature spruce. There are significant wetlands and ponds within the district in addition to the Blue River, which run along the west boundary and bisects the district west to east.

The primary function of this District is to accommodate the existing low density residential development.

Unless specifically provided below all provisions of the Town of Breckenridge Development Code shall apply to development occurring in Land Use District 30-4.

#### **Acceptable Land Uses and Intensities**

Land Use Type: Residential

Intensity of Use: Multi-Family (including Townhomes/Condominiums): Existing Density (but not to exceed the density when designated on a County Approved Density Allocation Map/Plat)

Single Family and Duplex: Per Town Development Code not to exceed the number of units designated on the County Approved Density Allocation Map/Plat

Warriors Mark Townhouses- 1 Single Family, 1 Duplex, 4 Townhomes (7 units)

Warriors Mark Sub. Filing 1 Lot 9 Resub. -1 Duplex (2 units)

Warrior's Mark Sub. Filing #2-Private Recreation Tract-open space

Structural Type: Single-Family, Duplex, Townhomes/ Condominiums

This District takes in the portions of following subdivisions:

Warriors Mark Townhouses

Warriors Mark Subdivision Filing #1

Warrior's Mark Subdivision Filing #2

Where conditions exist in this District that are consistent with Land Use District 1 characteristics due to steep slopes or otherwise environmentally sensitive areas the maximum density is not guaranteed. New development must be evaluated at a site specific level to determine the actual density based on the specific site conditions and environmental characteristics.

Open space as identified on a County approved plat or PUD shall remain as open space whether publicly or privately owned.

## **General Design Criteria**

### *Architectural Treatment*

Contemporary architecture utilizing natural finishing materials and ornamentation appropriate to the natural character of the District is acceptable. All new development should be compatible with the existing neighborhood, as well as sensitive and harmonious to the natural aspects of the site.

### *Building Heights*

Generally, structures in excess of two stories above grade are discouraged. Building height is further addressed in the Town Development Code.

### *Building Setbacks*

Required building setbacks as outline on the applicable Summit County approved plat are acceptable. When the plat does not specify a setback requirement, they shall be per the Town Development Code. Greater setbacks than those required are encouraged, and determination of appropriate building setbacks will be made during the development review process. Setbacks from all wetlands and waterways shall be in accordance with Town's water quality and sediment transport standards. Additionally adequate setbacks shall be provided on each lot to preserve existing vegetation to help buffer development, maintain open space, and provide for snow stacking.

Since any development occurring in this District may have a potential long range effect on the Blue River and Lehman Gulch drainageways and wetland areas, water quality and water quantity issues must be addressed in any new development review.

New development occurring in this District involving slopes in excess of 15% slopes shall be controlled in such manner as to minimize soil disruption. Erosion control measures and steep slope mitigation shall be required. Detailed studies of soil conditions will be required prior to development. Mitigation may include, but is not limited to stepped retaining walls, disturbance envelopes, driveway standards, tree buffering and lighting standards. It is recommended that such mitigation requirements be enforceable through covenants and/or plat restrictions.

New development is discouraged along ridgelines that are visible from off-site. New development shall blend into the natural terrain in order to minimize off-site views of grading and site disruption.

Specimen trees, tree clusters, and significant tree stands should be preserved.

### *Pedestrian Circulation*

Soft surfaced trails and pedestrianways should be provided to insure connections to other districts, to County and Town trail systems, and to recreation, and commercial areas. New development should be encouraged to construct connections that can accommodate pedestrians, nordic skiers, and bicyclists. Existing social trails should be identified and prioritized.

### *Vehicular Circulation*

Major transportation systems have been established in this area. All new roads and driveway cuts should be carefully reviewed for physical and visual impacts to the hillsides. New roads and driveways entering onto existing major roadways should be kept to a minimum.

Public Transit Accomodations. District 30-4 is in the lower Warrior's Mark area and will be served by Public Transit.

## **District Improvements**

### *Utility Improvements*

**Water Facilities.** The Town of Breckenridge provides water to the District.

**Sanitation Facilities.** The Breckenridge Sanitation District services the District. This is a well established sanitation system existing within this District. The eight inch collection lines are adequately sized and will be able to service the entire District at full buildout. Extensions to existing lines may be required depending on demand. All new sanitation collection lines shall be installed in accordance with the Town of Breckenridge and Breckenridge Sanitation District specifications. Appropriate easements shall be provided for all new lines.

**Natural Gas, Electricity, Telephone, Cable Television.** Distribution lines for natural gas, electricity, telephone and cable television exist within a majority of this District. With minor extensions of these

existing lines, all utilities will be adequate to serve the entire District at full development. Installation of 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. At this time, none of the projects described in the Capital Improvement Program are located within District 30-4.

Potential Improvement Needs. 1) Upgrade or resurfacing of existing road system; 2) Improvements to the up and down stream river crossing of Broken Lance Drive; 3) Improvements to existing drainage.

### **Relationships to Other Districts**

Portions of this District directly abut Districts 30, 30-1, 30-2, and 30-7. District 30-4 is very compatible with Districts 30, 30-1, 30-2, and 30-7 in both land use types and intensities.

### **Land Exchange Policy**

No land under Federal jurisdiction was identified within this District.

## **BRECKENRIDGE LAND USE GUIDELINES**

### **DISTRICT #30-7**

#### **Desired Character and Function**

District 30-7 is located south of downtown in Warrior's Mark. It encompasses most of lower Warrior's Mark that was included in a density allocation map that was approved by Summit County prior to the annexation by the Town of Breckenridge. Subdivisions based on this density map were also approved by Summit County prior to annexation by the Town of Breckenridge. The topography is fairly level and the vegetation is primarily lodge poles. Some portions of the district are impacted by the wetlands and the Blue River, which runs along the most northern and western boundary of the district. As of 2002 the District is approximately 91% built out and consists primarily of single family units and duplexes on small lots that range from approximately 9,000 to 16,000 square feet. The District provides a large local bed base within walking distance to downtown.

The primary function of this District is to accommodate the medium density residential development and to provide for the buildout that is consistent with the existing development. Unless specifically provided below all provisions of the Town of Breckenridge Development Code shall apply to development occurring in Land Use District 30-7.

#### **Acceptable Land Uses and Intensities**

Land Use Type: Residential

Intensity of Use: Multi-Family (including Townhomes and Condominiums): Existing density (but not to exceed the density when designated on a County Approved Density Allocation Map/Plat)  
Single Family and Duplex: Per the Town Development Code not to exceed the number of units designated on the County Approved Density Allocation Map /Plat and the maximum density on duplex lots that have been developed as single family units prior to the annexation shall be one single family unit.

Structural Type: Single-Family, Duplex, and Condominium/Townhomes

Where conditions exist in this district that are consistent with Land Use District 1 characteristics due to steep slopes or otherwise environmentally sensitive areas the maximum density is not guaranteed. New development must be evaluated at a site specific level to determine the actual density based on the specific site conditions and environmental characteristics.

Open space as identified on a County approved plat or PUD shall remain as open space whether publicly or privately owned.

This District takes in portions of Warriors Mark Filings 1 and 2 and the following plats:

Four Breckenridge Townhomes  
Bryant Duplex  
Addie Rose  
Blue Rapids

#### **General Design Criteria**

##### *Architectural Treatment*



Contemporary architecture utilizing natural finishing materials and ornamentation appropriate to the natural character of the District is acceptable. All new development should be compatible with the existing neighborhood, as well as sensitive and harmonious to the natural aspects of the site.

#### *Building Heights*

Generally, structures in excess of two stories above grade are discouraged. Building heights are further addressed in the Town Development Code.

#### *Building Setbacks*

Required building setbacks as outline on the applicable Summit County approved Plat are acceptable. When the plat does not specify setbacks, they shall be per the Town Development Code with the exception of the side yard setback, which shall be a minimum of 10 feet with no combined minimum. The intent is to accommodate the existing narrow lots. Greater setbacks than those required are encouraged and determination of appropriate building setbacks will be made during the development review process. Setbacks from all waterways and wetland areas shall be in accordance with the Town's water quality and sediment transport standards. Additionally, adequate setbacks shall be provided on each lot to preserve existing vegetation that helps buffer development, maintain open space, and provide for snow stacking.

Since any development occurring in this District may have a potential long range effect on the Blue River and Lehman Gulch drainageways and wetland areas, water quality and water quantity issues must be addressed in any new development review.

New development occurring in this District involving slopes in excess of 15% slopes shall be controlled in such manner as to minimize soil disruption. Erosion control measures and steep slope mitigation shall be required. Detailed studies of soil conditions will be required prior to development. Mitigation may include, but is not limited to stepped retaining walls, disturbance envelopes, driveway standards, tree buffering and lighting standards. It is recommended that such mitigation requirements be enforceable through covenants and/or plat restrictions.

New development is discouraged along ridgelines that are visible from off-site. New development shall blend into the natural terrain in order to minimize off-site views of grading and site disruption.

Specimen trees, tree clusters, and significant tree should be preserved.

#### *Pedestrian Circulation*

Soft surfaced trails and pedestrianways should be provided to insure connections to other districts, to County and Town trail systems, and to recreation and commercial areas. New development should be encouraged to construct connections that can accommodate pedestrians, nordic skiers, and bicyclists. Existing social trails should be identified and prioritized.

#### *Vehicular Circulation*

Major transportation systems have been established in this area. All new roads and driveway cuts should be carefully reviewed for physical and visual impacts to the hillsides. New roads and driveways entering onto existing major roadways should be kept to a minimum.

Public Transit Accomodations. District 30-7 is in the lower Warrior's Mark area and will be served by Public Transit.

## **District Improvements**

#### *Utility Improvements*

Water Facilities. The Town of Breckenridge provides water to the district.

Sanitation Facilities. The Breckenridge Sanitation District services the district. This is a well established sanitation system existing within this District. The eight inch collection lines are adequately sized and will be able to service the entire District at full buildout. Extensions to existing lines may be required depending on demand. All new sanitation collection lines shall be installed in accordance with the Town of Breckenridge and Breckenridge Sanitation District specifications. Appropriate easements shall be provided for all new lines.

Natural Gas. Electricity, Telephone, Cable Television. Distribution lines for natural gas, electricity, telephone and cable television exist within a majority of this District. With minor extensions of these existing lines, all utilities will be adequate to serve the entire District at full development. Installation of 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. At this time, none of the projects described in the Capital Improvement Program are located within District 30-7.

Potential Improvement Needs. 1) Upgrade or resurfacing of existing road system; 2) Improvement to up and down stream river crossing of Broken Lance Drive; 3) Improvement to existing drainage.

## **Relationships to Other Districts**

Portions of this District directly abut Districts 30-1, 30-4, 30-6, 30-8 and 1. District 30-7 is very compatible with Districts 30-1, 30-4, and 30-6 and 30-8 in both land use types and intensities. District 1 is of very low density and land use type, however, is compatible with District 30-7 when functioning as an open space, backdrop area.

## **Land Exchange Policy**

No land under Federal jurisdiction was identified within this District.

## **BRECKENRIDGE LAND USE GUIDELINES**

### **DISTRICT #30-2**

#### **Desired Character and Function**

District 30-2 is located south of downtown within Warrior's Mark. The District includes high density townhome and condominium developments approved and constructed prior to annexation by the Town of Breckenridge. The topography within this district is fairly level with some lodge pole as well as mature Spruce and Pines. The Blue River runs north to south through the district.

The primary function of this District is to accommodate the existing high density residential development that provides a local bed base within walking distance to Town. As of 2002 the district is built out. Unless specifically provided below all provisions of the Town of Breckenridge Development Code shall apply to development occurring in Land Use District 30-2.

#### **Acceptable Land Uses and Intensities**

Land Use Type: Residential

Intensity of Use: Existing Density ( but not to exceed the density when designated on a County Approved Plat

Structural Type: Townhomes and Condominiums

Open space as identified on a County approved plat or PUD shall remain as open space whether publicly or privately owned.

This District takes in the following subdivisions:

- Trappers Villas Condominiums
- Spruce Island Condominiums
- Mill Run Condominiums
- Asguard House Condominium
- Amerind Condominiums
- Eagle Ridge Condominiums

#### **General Design Criteria**

##### *Architectural Treatment*

Contemporary architecture utilizing natural finishing materials and ornamentation appropriate to the natural character of the District is acceptable. All new development should be compatible with the existing neighborhood, as well as sensitive and harmonious to the natural aspects of the site.

##### *Building Heights*

Generally, structures in excess of three stories above grade are discouraged. Building heights are further addressed in the Town Development Code.

##### *Building Setbacks*

Required building setbacks as outline in the applicable Summit County approved Plat are adequate. When the plat does not specify a setback, they shall be per the Town Development Code. Greater setbacks than those required are encouraged, and determination of appropriate building setbacks will be made during the development review process. Setbacks from all wetlands and waterways shall be in accordance with the Town's water quality and

sediment transport standards. Additionally, adequate setback shall be provided on each lot to preserve existing vegetation that helps buffer development, maintain open space, and provide for snow stacking.

Since any development occurring in this District may have a potential long range effect on the Blue River and Lehman Gulch drainageways and wetland areas, water quality and water quantity issues must be addressed in any new development review.

New development occurring in this District involving slopes in excess of 15% slopes shall be controlled in such manner as to minimize soil disruption. Erosion control measures and steep slope mitigation shall be required. Detailed studies of soil conditions will be required prior to development. Mitigation may include, but is not limited to stepped retaining walls, disturbance envelopes, driveway standards, tree buffering and lighting standards. It is recommended that such mitigation requirements be enforceable through covenants and/or plat restrictions.

New development is discouraged along ridgelines that are visible from off-site. New development shall blend into the natural terrain in order to minimize off-site views of grading and site disruption.

Specimen trees, tree clusters, and significant tree stands should be preserved.

#### *Pedestrian Circulation*

Soft surfaced trails and pedestrianways should be provided to insure connections to other districts, to County and Town trail systems, and to recreation and commercial areas. New development should be encouraged to construct connections that can accommodate pedestrians, nordic skiers, and bicyclists. Existing social trails should be identified and prioritized.

#### *Vehicular Circulation*

Major transportation systems have been established in this area. All new roads and driveway cuts should be carefully reviewed for physical and visual impacts to the hillsides. New roads and driveways entering onto existing major roadways should be kept to a minimum.

Public Transit Accomodations. District 30-2 is in the lower Warrior's Mark area and will be served by Public Transit.

## **District Improvements**

#### *Utility Improvements*

Water Facilities. The Town of Breckenridge provides water to the district.

Sanitation Facilities. The Breckenridge Sanitation District services the District. This is a well established sanitation system existing within this District. The eight inch collection lines are adequately sized and will be able to service the entire District at full buildout. Extensions to existing lines may be required depending on demand. All new sanitation collection lines shall be installed in accordance with the Town of Breckenridge and Breckenridge Sanitation District specifications. Appropriate easements shall be provided for all new lines.

Natural Gas. Electricity, Telephone, Cable Television. Distribution lines for natural gas, electricity, telephone and cable television exist within a majority of this District. With minor extensions of these existing lines, all utilities will be adequate to serve the entire District at full development. Installation of 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. At this time, none of the projects described in the Capital Improvement Program are located within District 30-2.

Potential Improvement Needs. 1) Upgrade or resurfacing of existing road system; 2) Improvements to up and downstream river crossing of Broken Lance Drive; 3) Improvements to existing drainage.

## **Relationships to Other Districts**

Portions of this District directly abut Districts 24, 30, and 30-4. District 30-2 is very compatible with Districts 24, 30, and 30-4 in both land use types and intensities.

## **Land Exchange Policy**

No land under Federal jurisdiction was identified within this District.

# BRECKENRIDGE LAND USE GUIDELINES

## DISTRICT #30-5

### Desired Character and Function

District 30-5 is located south of downtown and encompasses most of upper Warrior's Mark including the subdivisions that were approved by Summit County prior to annexation by the Town of Breckenridge. It consists of a combination of single family homes and duplexes on lots ranging from a quarter to half acre. The topography of the district is fairly level with the exception of the western perimeter that slopes steeply down to the west. The vegetation consists primarily of lodge pole pines.

The primary function of this District is to accommodate the existing low density residential development and to provide for the buildout that is consistent with the existing development. As of 2002, the District is approximately 89% built out. Unless specifically provided below all provisions of the Town of Breckenridge Development Code shall apply to development occurring in Land Use District 30-5.

### Acceptable Land Uses and Intensities

Land Use Type: Residential

Intensity of Use: Multi-Family (including Townhomes/Condominiums): Existing density ( but not to exceed the density when designated on a County approved Plat)

Single Family and Duplex; Per the Town Development Code not to exceed the number of units designated on the County Approved plat and the minimum lot size:

Minimum lot size for a Single-Family Residence-6,000 square feet

Minimum lot size for a Duplex-12,000 square feet

The maximum density on duplex lots where a single family unit has been constructed prior to the annexation is one single family unit.

Structural Type: Single-Family, Duplex, and Condominium/Townhomes

Where conditions exist in this District that are consistent with Land Use District 1 characteristics due to steep slopes or otherwise environmentally sensitive areas the maximum density is not guaranteed. New development must be evaluated at a site specific level to determine the actual density based on the specific site conditions and environmental characteristics.

Open space as identified on a County approved plat or PUD shall remain as open space whether publicly or privately owned.

This District takes in the following subdivisions:

Warrior's Mark West  
Eagles View Subdivision  
Eagles View Condominiums  
Advance Condominiums  
Amber Ridge Condominiums  
Amber Ridge Subdivision  
Warrior's Mark Filing 6

### General Design Criteria

#### *Architectural Treatment*

Contemporary architecture utilizing natural finishing materials and ornamentation appropriate to the natural character of the District is acceptable. All new development should be compatible with the existing neighborhood, as well as sensitive and harmonious to the natural aspects of the site.

#### *Building Heights*

Generally, structures in excess of two stories above grade are discouraged. Building heights are further addressed in the Town Development Code.

#### *Building Setbacks*

Required building setbacks as outline on the applicable Summit County approved Plat are acceptable. When the plat does not specify a setback, they shall be per the Town Development Code. Greater setbacks than those required are encouraged, and determination of appropriate building setbacks will be made during the development review process. Setbacks from all waterways and wetland areas shall be in accordance with the Town's water quality and sediment transport standards. Additionally, adequate setbacks shall be provided on each lot to preserve existing vegetation that helps buffer development, maintain open space, and provide for snow stacking.

Since any development occurring in this District may have a potential long range effect on the Blue River and Lehman Gulch drainageways and wetland areas, water quality and water quantity issues must be addressed in any new development review.

New development occurring in this District involving slopes in excess of 15% slopes shall be controlled in such manner as to minimize soil disruption. Erosion control measures and steep slope mitigation shall be required. Detailed studies of soil conditions will be required prior to development. Mitigation may include, but is not limited to stepped retaining walls, disturbance envelopes, driveway standards, tree buffering and lighting standards. It is recommended that such mitigation requirements be enforceable through covenants and/or plat restrictions.

New development is discouraged along ridgelines that are visible from off-site. New development shall blend into the natural terrain in order to minimize off-site views of grading and site disruption.

Specimen trees, tree clusters, and significant tree stands should be preserved.

#### *Pedestrian Circulation*

Soft surfaced trails and pedestrianways should be provided to insure connections to other districts, to County and Town trail systems, and to recreation and commercial areas. New development should be encouraged to construct connections that can accommodate pedestrians, nordic skiers, and bicyclists. Existing social trails should be identified and prioritized.

#### *Vehicular Circulation*

Major transportation systems have been established in this area, however they have been constructed at grades that exceed the Town road standards. Access to the district is off Broken Lance Drive and White Cloud Drive. All new roads and driveway cuts should be carefully reviewed for physical and visual impacts to the hillsides. New roads and driveways entering onto existing major roadways should be kept to a minimum.

Public Transit Accommodations. The District is not served by public transit. The grade of White Cloud Road does not lend itself to public transit service to upper Warrior's Mark.

### **District Improvements**

#### *Utility Improvements*

Water Facilities. The Town of Breckenridge provides water to the District.

Sanitation Facilities. The Breckenridge Sanitation District services the District. This is a well established sanitation system existing within this District. The eight inch collection lines are adequately sized and will be able to service the entire District at full buildout. Extensions to existing lines may be required depending on demand. All new sanitation collection lines shall be installed in accordance with the Town of Breckenridge and Breckenridge Sanitation District specifications. Appropriate easements shall be provided for all new lines.

Natural Gas. Electricity, Telephone, Cable Television. Distribution lines for natural gas, electricity, telephone and cable television exist within a majority of this District. With minor extensions of these existing lines, all utilities will be adequate to serve the entire District at full development. Installation of 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. At this time, none of the projects described in the Capital Improvement Program are located within District 30-5.

Potential Improvement Needs: 1) Upgrade or resurfacing of existing road system; 2) Improvements to up and downstream river crossing of Broken Lance Drive; 3) Improvements to existing drainage.

### **Relationships to Other Districts**

Portions of this District directly abut Districts 30-1, 30-3, and 30-6. District 30-5 is very compatible with Districts 30-1, 30-3, and 30-6 in both land use types and intensities.

### **Land Exchange Policy**

No land under Federal jurisdiction was identified within this District.

## **BRECKENRIDGE LAND USE GUIDELINES**

## Desired Character and Function

District 30-8 is located south of downtown in the Warrior's Mark area. This District was included in the density allocation map that was approved by the County prior to the annexation by the Town of Breckenridge. Subdivisions based on the density map were also approved by the County prior to the annexation by the Town. As of 2002 the District is approximately 95% built out with medium to high density condominiums and townhomes that were built prior to annexation by the Town of Breckenridge. The topography is steep in some areas with vegetation consisting primarily of lodge pole pines.

The primary function of this District is to accommodate the medium to high density residential development and to provide for the buildout that is consistent with the existing development. Unless specifically provided below all provisions of the Town of Breckenridge Development Code shall apply to development occurring in Land Use District 30-8.

## Acceptable Land Uses and Intensities

Land Use Type: Residential

Intensity of Use: Multi-Family (including Townhomes and Condominiums): Existing density ( but not to exceed the density when designated on a County Approved Density Allocation Map/Plat.)

Single Family and Duplex: Per the Town Development Code not to exceed the number of units designated on the County Approved Density Allocation Map/Plat

Structural Type: Single-Family, Duplex, and Townhomes/ Condominiums

Where conditions exist in this District that are consistent with Land Use District 1 characteristics due to steep slopes or otherwise environmentally sensitive areas the maximum density is not guaranteed. New development must be evaluated at a site specific level to determine the actual density based on the specific site conditions and environmental characteristics.

Open space as identified on a County approved plat or PUD shall remain as open space whether publicly or privately owned.

This District takes in most of Warrior's Mark Filing 5 and the following condominium/townhomes:

Eth Bar Condominiums

Block 60 Townhomes

Warrior's Ridge Townhomes

Mark Meadows Townhomes

Sundance at Warriors Mark Condominiums

Warrior's Mark Townhouses

## General Design Criteria

### *Architectural Treatment*

Contemporary architecture utilizing natural finishing materials and ornamentation appropriate to the natural character of the District is acceptable. All new development should be compatible with the existing neighborhood, as well as sensitive and harmonious to the natural aspects of the site.

### *Building Heights*

Generally, structures in excess of two stories above grade are discouraged. Building heights are further addressed in the Town Development Code.

### *Building Setbacks*

Required building setbacks as outline on the applicable Summit County approved Plats are acceptable. When the plat does not specify setbacks, they shall be per the Town Development Code. Greater setbacks than those required are encouraged, and determination of appropriate building setbacks will be made during the development review process. Setbacks from all waterways and wetland areas shall be in accordance with the Town's water quality and sediment transport standards. Additionally adequate setbacks shall be provided on each lot to preserve existing vegetation that helps buffer development, maintain open space, and provide for snow stacking.

Since any development occurring in this District may have a potential long range effect on the Blue River and Lehman Gulch drainageways and wetland areas, water quality and water quantity issues must be addressed in any new development review.

New development occurring in this District involving slopes in excess of 15% slopes shall be controlled in such manner as to minimize soil disruption. Erosion control measures and steep slope mitigation shall be required. Detailed studies of soil conditions will be required prior to development. Mitigation may include, but is not limited to stepped retaining walls, disturbance envelopes, driveway standards, tree buffering and lighting standards. It is recommended that such mitigation requirements be enforceable through covenants and/or plat restrictions.

New development is discouraged along ridgelines that are visible from off-site. New development shall blend into the natural terrain in order to minimize off-site views of grading and site disruption.

Specimen trees, tree clusters, and significant tree stands should be preserved.

#### *Pedestrian Circulation*

Soft surfaced trails and pedestrianways should be provided to insure connections to other districts, to County and Town trail systems, and to recreation and commercial areas. New development should be encouraged to construct connections that can accommodate pedestrians, nordic skiers, and bicyclists. Existing social trails should be identified and prioritized.

#### *Vehicular Circulation*

Major transportation systems have been established in this area, however some have been constructed at grades that exceed the Town road standards. Access to the district is off Broken Lance Drive. All new roads and driveway cuts should be carefully reviewed for physical and visual impacts to the hillsides. New roads and driveways entering onto existing major roadways should be kept to a minimum.

Public Transit Accommodations. District 30-8 is in the lower Warrior's Mark area and will be served by Public Transit.

## **District Improvements**

#### *Utility Improvements*

Water Facilities. The Town of Breckenridge provides water to the District.

Sanitation Facilities. The Breckenridge Sanitation District services the District. This is a well established sanitation system existing within this District. The eight inch collection lines are adequately sized and will be able to service the entire District at full buildout. Extensions to existing lines may be required depending on demand. All new sanitation collection lines shall be installed in accordance with the Town of Breckenridge and Breckenridge Sanitation District specifications. Appropriate easements shall be provided for all new lines.

Natural Gas. Electricity, Telephone, Cable Television. Distribution lines for natural gas, electricity, telephone and cable television exist within a majority of this District. With minor extensions of these existing lines, all utilities will be adequate to serve the entire District at full development. Installation of 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. At this time, none of the projects described in the Capital Improvement Program are located within District 30-8.

Potential Improvement Needs. 1) Upgrade or resurfacing of existing road system; 2) Improvement to up and down stream river crossing of Broken Lance Drive; 3) Improvement to existing drainage.

## **Relationships to Other Districts**

Portions of this District directly abut Districts 30-6, 30-7, and 1. District 30-8 is very compatible with Districts 30-6 and 30-7 in both land use types and intensities. District 1 is of very low density and land use type, however, is compatible with District 30-8 when functioning as an open space, backdrop area.

## **Land Exchange Policy**

No land under Federal jurisdiction was identified within this District.

## **BRECKENRIDGE LAND USE GUIDELINES**

### **DISTRICT #30-6**

## **Desired Character and Function**

District 30-6 is located south of downtown in Warrior's Mark. This District is located between the lower Warrior's Mark area (30-7) and the upper Warrior's Mark area (30-5). It consists of the slope between upper and lower Warrior's Mark. The topography is quite steep in some areas, with significant wetlands, and mature as well as specimen trees. The steep slope and environmentally sensitive characteristics are consistent with Land Use District 1. However the District has been platted and partially built out prior to the annexation into the Town. Therefore, the intent of this district is to accommodate the existing residential development and to provide for new development only if the environmental issues can be addressed. The existing development consists of condominiums and townhomes. The District also includes a County approved plat for single family homes, two development tracts, and a large open space tract.

The primary function of this District is to accommodate the medium density residential development. Unless specifically provided below all provisions of the Town of Breckenridge Development Code shall apply to development occurring in Land Use District 30-6.

#### **Acceptable Land Uses and Intensities**

Land Use Type: Residential

Intensity of Use: Multi-Family (including Townhomes and Condominiums); Existing density ( but not to exceed the density when designated on a County Approved Plat):

Now Colorado-existing density

Mark IX- existing density

Pine Mark-existing density

Warrior's Mark Filing #2-existing density

Sunrise Ridge Townhomes-existing density

Warrior's Mark West Subdivision #5 Tract A-open space

Single Family and Duplex: Per Town Development Code not to exceed the number of units designated on the County approved Plat:

Warriors Preserve-11 single family units

Warrior's Mark Townhouses #5 Lots 57A and 57B-8 units

Structural Type: Single-Family, Duplex, Townhomes, and Condominiums

Where conditions exist in this District that are consistent with Land Use District 1 characteristics due to steep slopes or otherwise environmentally sensitive areas the maximum density is not guaranteed. New development must be evaluated at a site specific level to determine the actual density based on the specific site conditions and environmental characteristics.

Open space as identified on a County approved plat or PUD shall remain as open space whether publicly or privately owned.

This District takes in portions of Warrior's Mark Filings 1 and 2, Warrior's Mark West Filing #5 and Warriors Mark Preserve as well as the following condominiums and townhomes:

Colorado Now Condominiums

Mark IX Condominiums

Pine Mark Condominiums

Sunrise Ridge Townhomes

## **General Design Criteria**

### *Architectural Treatment*

Contemporary architecture utilizing natural finishing materials and ornamentation appropriate to the natural character of the District is acceptable. All new development should be compatible with the existing neighborhood, as well as sensitive and harmonious to the natural aspects of the site.

### *Building Heights*

Generally, structures in excess of two stories above grade are discouraged. Building heights are further addressed in the Town Development Code.

### *Building Setbacks*

Required building setbacks as outlined on the applicable Summit County approved plat are acceptable. When the plat does not specify setbacks they shall be per the Town Development Code. Greater setbacks than those required are encouraged, and determination of appropriate building setbacks will be made during the development review process. Setbacks from all waterways and wetland areas shall be in accordance with the Town's water quality and sediment transport standards. Additionally, adequate setbacks shall be provided on each lot to preserve existing vegetation that helps buffer development, maintain open space, and provide for snow stacking.

Since any development occurring in this District may have a potential long range effect on the Blue River and Lehman Gulch drainageways and wetland areas, water quality and water quantity issues must be addressed in any new development review.



New development occurring in this District involving slopes in excess of 15% slopes shall be controlled in such manner as to minimize soil disruption. Erosion control measures and steep slope mitigation shall be required. Detailed studies of soil conditions will be required prior to development. Mitigation may include, but is not limited to stepped retaining walls, disturbance envelopes, driveway standards, tree buffering and lighting standards. It is recommended that such mitigation requirements be enforceable through covenants and/or plat restrictions.

New development is discouraged along ridgelines that are visible from off-site. New development shall blend into the natural terrain in order to minimize off-site views of grading and site disruption.

Specimen trees, tree clusters, and significant tree stands should be preserved.

#### *Pedestrian Circulation*

Soft surfaced trails and pedestrianways should be provided to insure connections to other districts, to County and Town trail systems, and to recreation and commercial areas. New development should be encouraged to construct connections that can accommodate pedestrians, nordic skiers, and bicyclists. Existing social trails should be identified and prioritized.

#### *Vehicular Circulation*

Major transportation systems have been established in this area, however they have been constructed at grades that exceed the Town road standards. Access to the district is off Broken Lance Drive and White Cloud Drive. All new roads and driveway cuts should be carefully reviewed for physical and visual impacts to the hillsides. New roads and driveways entering onto existing major roadways should be kept to a minimum.

Public Transit Accommodations. Portions of District 30-6 in lower Warrior's Mark will be served by Public Transit along Broken Lance Drive. The grade of White Cloud Road does not lend itself to public transit

## **District Improvements**

#### *Utility Improvements*

Water Facilities. The Town of Breckenridge provides water to the District.

Sanitation Facilities. The Breckenridge Sanitation District services the District. This is a well established sanitation system existing within this District. The eight inch collection lines are adequately sized and will be able to service the entire District at full buildout. Extensions to existing lines may be required depending on demand. All new sanitation collection lines shall be installed in accordance with the Town of Breckenridge and Breckenridge Sanitation District specifications. Appropriate easements shall be provided for all new lines.

Natural Gas. Electricity, Telephone, Cable Television. Distribution lines for natural gas, electricity, telephone and cable television exist within a majority of this District. With minor extensions of these existing lines, all utilities will be adequate to serve the entire District at full development. Installation of 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. At this time, none of the projects described in the Capital Improvement Program are located within District 30-6.

Potential Improvement Needs. 1) Upgrade or resurfacing of existing road system; 2) Improvement to up and down stream river crossing of Broken Lance Drive; 3) Improvement to existing drainage.

## **Relationships to Other Districts**

Portions of this District directly abut Districts 30-1, 30-5, and 30-7. District 30-6 is very compatible with Districts 30-1, 30-5, and 30-7 in both land use types and intensities.

## **Land Exchange Policy**

No land under Federal jurisdiction was identified within this District.