

ORDINANCE NO. 9

Series 2006

AN ORDINANCE AMENDING CHAPTER 1 OF TITLE 9 OF THE BRECKENRIDGE TOWN CODE, KNOWN AS THE "BRECKENRIDGE DEVELOPMENT CODE", CONCERNING CONDOMINIUM/HOTELS

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

Section 1. The definition of "Condominium/Hotel" set forth within the definition of "Residential Use" in Section 9-1-5 of the Breckenridge Town Code is hereby amended so as to read in its entirety as follows:

Condominium/Hotel: A multiunit structure in which units may be individually owned and which provides on the site of the development a centralized management structure incorporating the following features: (i) a twenty four (24) hour front desk check in operation, (ii) a central phone system to individual rental units, (iii) meeting rooms or recreation and leisure amenities, and (iv) food services.

Section 2. Section 9-1-5 of the Breckenridge Town Code is hereby amended by the addition of a new definition of "Recreation and Leisure Amenities", which shall read in its entirety as follows:

RECREATION AND LEISURE AMENITIES: Common indoor space permanently designated for the purpose of human enjoyment, recreation diversion, interaction or amenity. Recreation and leisure amenities may include, without limitation: exercise rooms, spas, pools, locker facilities, game rooms, recreation areas and entertainment facilities.

Section 3. Policy 20 (Relative) (Recreation Facilities) of Section 9-1-19 of the Breckenridge Town Code is hereby amended so as to read in its entirety as follows:

20. (RELATIVE) RECREATION FACILITIES:

3 x (-2/+2) The community is based, to a great extent, on tourism and recreation; therefore, the provision of recreational facilities, both public and private, is strongly encouraged. Each residential project should provide for the basic needs of its own occupants, while at the same time strive to provide additional facilities that will not only be used for their own project, but the community as a whole. Commercial projects are also encouraged to provide recreational facilities whenever possible. The provision of recreational facilities can be on site or off site, public or private.

Section 4. Policy 24 (Absolute) (The Social Community) of Section 9-1-19 of the Breckenridge Town Code is hereby amended so as to read in its entirety as follows:

24. (ABSOLUTE) THE SOCIAL COMMUNITY:

Meeting And Conference Rooms: All condominium/hotels, hotels, lodges, and inns shall provide meeting areas or recreation and leisure amenities, at a ratio of one square foot of meeting or recreation and leisure amenity area for every thirty five (35) square feet of gross dwelling area.

Section 5. Section D of Policy 24 (Relative) (The Social Community) of Section 9-1-19 of the Breckenridge Town Code is hereby amended so as to read in its entirety as follows:

3 x (0/+2) D. Meeting And Conference Rooms or Recreation and Leisure Amenities: The provision of meeting and conference facilities or recreation and leisure amenities, over and above that required in subsection A of this policy is strongly encouraged. (These facilities, when provided over and above that required in subsection A of this policy, shall not be assessed against the density and mass of a

project when the facilities are legally guaranteed to remain as meeting and conference facilities or recreation and leisure amenities, and they do not equal more than 200 percent of the area required under subsection A of this policy.)

Section 6. 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 7. 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 8. 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 9. 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 24<sup>th</sup> day of January, 2006. A Public Hearing shall be held at the regular meeting of the Town Council of the Town of Breckenridge, Colorado on the 14<sup>th</sup> day of February, 2006, 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

  
Ernie Blake, Mayor

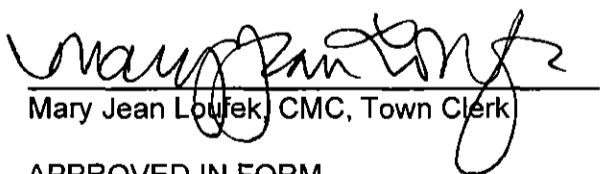
This Ordinance was published in full in the Summit County Journal, a newspaper of general circulation within the Town of Breckenridge on February 3, 2006.

The public hearing on this ordinance was held on February 14, 2006.

READ, ADOPTED ON SECOND READING AND ORDERED PUBLISHED BY TITLE ONLY, this 14<sup>th</sup> day of February, 2006. A copy of this Ordinance is available for inspection in the office of the Town Clerk.

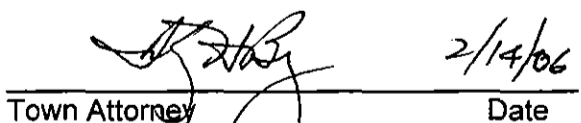
ATTEST:

TOWN OF BRECKENRIDGE

  
Mary Jean Loufek, CMC, Town Clerk

  
Ernie Blake, Mayor

APPROVED IN FORM

  
Town Attorney

2/14/06  
Date

This ordinance was published by title only in the Summit County Journal, a newspaper of general circulation within the Town of Breckenridge on February 24, 2006.