

ORDINANCE NO. 32

Series 2022

**A BILL FOR AN ORDINANCE AMENDING THE MUNICIPAL CODE PERTAINING TO SUBDIVISION REGULATIONS AS APPLICABLE TO MASTER PLANS**

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

**Section 1.** That subsection C3 of 9-2-4-5, entitled "Lot Dimensions And Standards:" shall be amended by deleting the language stricken and adding the language underlined to read as follows:

3. In general, side lot lines shall be at right angles or radial meaning at more than a 30° angle to curving street lines unless a variation from this rule provides a better street plan or lot layout, when an open space parcel is created, or the proposed subdivision is generally consistent with a vested master plan that displays proposed lot lines. Lots shall take the form of plain geometric shapes except where conditions existing on the site, such as wetlands, steep hillsides, or other environmentally sensitive areas warrant the use of non-linear lot shapes, when an open space parcel is created, or the proposed subdivision is generally consistent with a vested master plan that displays proposed lot lines. Flag lots or other irregular shapes proposed as a means of manipulating the square footage of lots in developed areas shall not be permitted.

**Section 2.** That subsection E of 9-1-19-39A: entitled "Application" be amended by adding a new subsection 7 with the language underlined and renumbering the remainder of subsection E accordingly to read as follows:

E. Application: An application for approval of a master plan shall be classified as a class A development permit application, and shall be submitted on a form provided by the director. Such application shall be signed by all of the record owners of the property proposed to be included within the master plan; provided, that an agent having a valid power of attorney may sign such application for any such owner. The application shall include the following information:

1. A boundary survey and legal description;
2. Proposed use(s), such as office, commercial, residential, lodging or service commercial;
3. Proposed ranges of density and intensity of use(s);
4. Proposed locations of major transportation and pedestrian circulation elements and facilities;
5. Proposed amenities, such as parks, trails, open space, recreational facilities and common elements;
6. Proposed locations for major public and quasi-public facilities;
7. Proposed conceptual subdivision lot lines;

**Section 3.** 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 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 October, 2022.

This ordinance was published in full on the Town of Breckenridge website on October 12, October 13, October 14, October 15 and October 16, 2022.

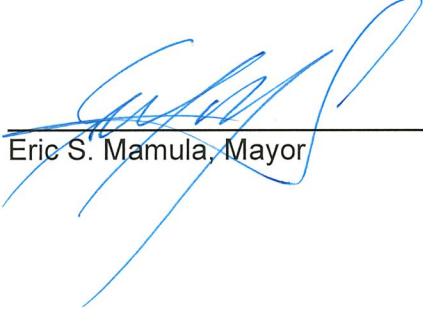
A public hearing on this ordinance was held on October 25, 2022.

READ, ADOPTED ON SECOND READING AND ORDERED PUBLISHED IN FULL ON THE TOWN'S WEBSITE this 25th day of October, 2022. A copy of this Ordinance is available for inspection in the office of the Town Clerk.

ATTEST:

TOWN OF BRECKENRIDGE

  
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Helen Cospolich, CMC, Town Clerk

  
\_\_\_\_\_  
Eric S. Mamula, Mayor

APPROVED IN FORM

 11.10.22  
\_\_\_\_\_  
Town Attorney                      Date

This Ordinance was published on the Town of Breckenridge website on October 27, October 28, October 29, October 30 and October 31, 2022. This ordinance shall become effective on November 30, 2022.