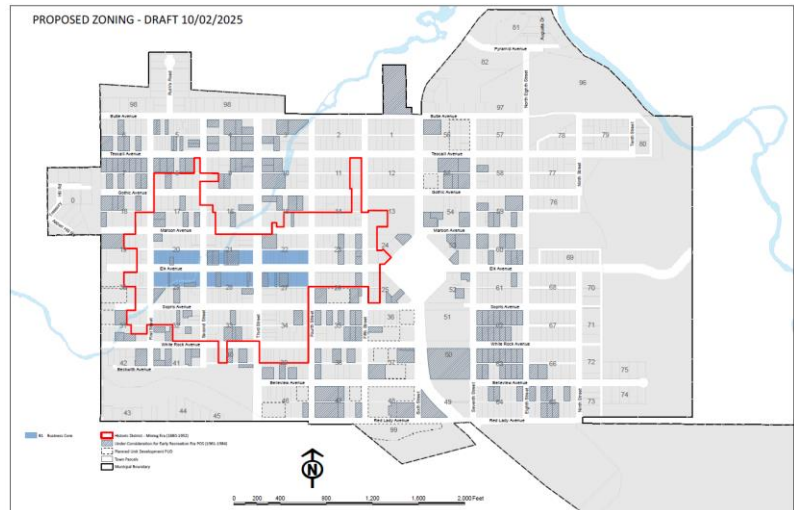


Town of Crested Butte Zoning Code Update

B1 (Elk Avenue) Zone Considerations

About this Zone

The B1 District is the heart of Crested Butte's business core and historic district, focused on shops, services, and other sales tax-generating uses that keep downtown vibrant. Residential uses are generally secondary, though service housing and historic residences are allowed in certain cases. Only minimal updates are being considered, such as clarifying permitted uses, refining parking requirements, and exploring ways to allow more deed-restricted housing above ground-floor businesses.



Changes being considered:

Provision	Current	Proposed
Land Uses - What type of use is allowed in this zone	Permitted Uses (uses allowed by right) - Hotels, lodges, motels and resorts - Open Use Rec Sites, clubs, theatres, hospitals, public buildings, gov't offices - Museums - Office uses (not on first floor) - Medical/dental clinics - Personal Services Establishments (not on first floor) - Shop Crafts - Rental, repair and wholesaling facilities - Financial Institutions (not on first floor) - Retail Commercial Establishments Conditional Uses (uses considered with a conditional use permit) - Residential Units - Employee Dwellings - Accessory Buildings, nonresidential, no heat/plumbing - Parking Areas	<i>Uses and definitions will be improved and consolidated to reduce inconsistencies and overlaps and definitions will be reviewed for best practices, for example, hotels are currently both permitted and conditional. Provisions known as "horizontal zoning" where offices, financial institutions, and personal services are not allowed on the first floor will be maintained. Residential uses would be allowed as conditional uses to determine a deed restriction to support community housing needs.</i> Permitted (uses allowed by right) - Public Transit Stops - Public Recreation Trails - Public Museums - Lodging- horizontal zoning - Office uses- horizontal zoning - Retail Commercial Establishments - Local serving retail establishments - Micro distillery or brewery - Restaurants, bars - Restricted Food Service Conditional (uses considered with a conditional use permit) - Dwellings - Congregate Housing - Accessory Buildings - Public Transit Facilities - Light industrial

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	- Hotels, lodges, motels and resorts (listed as permitted and conditional) - Newspaper publishing offices (except Elk) - Micro distillery - Clubs - Noncommercial nurseries and greenhouses - Funeral parlor, mortuaries - Fraternities and Sororities	
Parking – How many off-street parking spaces are required	Off-street parking requirements dictated by use, such as: Restaurant: 1 space for every 500 sf of usable space up to 1000 sf, 1 space for every 250sf of usable space from 1001sf to 2000sf, and 1 space for every 100sf of usable space over 2001 sf Retail or Office: 1 space per 500 sf of usable space	<i>Recognizing the availability of on-street parking (even in winter) and the built-out nature of Crested Butte, the zoning update recommends reducing minimum parking requirements by leveraging available on-street parking.</i> Commercial uses: No changes, but commercial requirements will be evaluated against industry standards and the payment in lieu of parking fee will be updated Residential Units - Minimum of 1 space per unit with option for payment in lieu Deed-Restricted Residential Units - No minimum
Lot Measurements – Provisions for how small or a big a lot can be	Minimum Lot Area (Minimum – Maximum): 1250-9375ft Minimum Lot Width: 12.5	<i>Minimum lot areas and widths are proposed to be removed in recognition that it is redundant to require a minimum when setbacks, snow storage, building code requirements, etc. ultimately determine a minimum lot size.</i> Lot Area: 9375 sf maximum Minimum Lot Width: No minimum
Setbacks – How far buildings need to be setback from the lot boundaries	Front Setback: None Side Setbacks: - Flat roof: 0 – 7.5 ft - Sloped roof: 7.5 – 11.5 ft dependent on snowshed Rear Setbacks: 10 ft	Front Setback: None, but add maximum of 5 ft to encourage street frontage Side Setback: No changes to sloped roof buildings. Flat roofed buildings setback would be 0’. Rear Setback: No changes
Additional provisions – Additionally specific provisions for	- Residential uses may not exceed 50% of building area - Specific requirements for roof slope and wall heights. - Requirement for stream margin review for all uses	The 50% residential use limit will be evaluated to consider allowing residential to exceed 50% if it is for the purposes of deed restricted housing, so long as commercial is maintained on the ground floor.

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this zone district	within 20 ft of a designated water course.	- Roof forms and design provisions will be evaluated and updated to provide more flexibility in the Design Standards Update. These will live in the Design Standards, not the Zoning Code. - All floodplain requirements will live in the floodplain article, requiring any building in the floodplain to be reviewed by those provisions, rather than within the zone district requirements.
Floor Area Ratio (FAR) - How much building area is allowed relative to lot size	<3125sf- 1.55 (BR)-1.74 FAR 3125-6250 sf- 1.25 (BR)-1.87 FAR >6250sf- 1.0 (BR)-1.9 FAR	- Minimum floor area for a residential unit will be removed and deferred to the international building code - FAR ranges are not proposed to change. Evaluate incentives for the upper FAR range within each category to benefit affordable housing or deed restricted commercial
Building Measurements – How much height or width is allowed for buildings	Height Maximum: 35 ft	No change
Demolition – Requirements for demolition and redevelopment	Buildings must meet certain requirements to be eligible for demolition and if the redevelopment exceeds the original FAR, then a deed restricted unit must be included	No changes, except the demolition regulations will be evaluated to include demolition by neglect, to reduce buildings from deteriorating due to neglect.
Incentives – Additional benefits or flexibility allowed in exchange for community benefits	None	The 50% residential use limit will be evaluated to consider allowing residential to exceed 50% of its square footage for the purposes of deed restricted housing, so long as commercial is maintained on the ground floor.
Design Standards – Architectural design rules that govern how a building is designed	All buildings follow the Design Standards and Guidelines, with provisions for new construction or rehabilitation of historic buildings to reflect the Coal Mining Era	<i>Kicking off in November, the Design Standards will be updated to have more clear and concise standards for three different areas of Town:</i> Coal Mining POS (1880-1952): The historic core (outlined in red on the map) will have standards to reflect the coal mining era. Early Recreation POS (1961-1984): A new Period of Significance (parcels shaded on the map are currently being

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		surveyed for architectural significance) will have standards to reflect the early recreation/ski era of the 1960s – early 80s. • Mass, Scale, Form: Outside of these historic districts, new standards guiding mass, scale, form will ensure Crested Butte’s character is celebrated while allowing more flexibility in style.
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