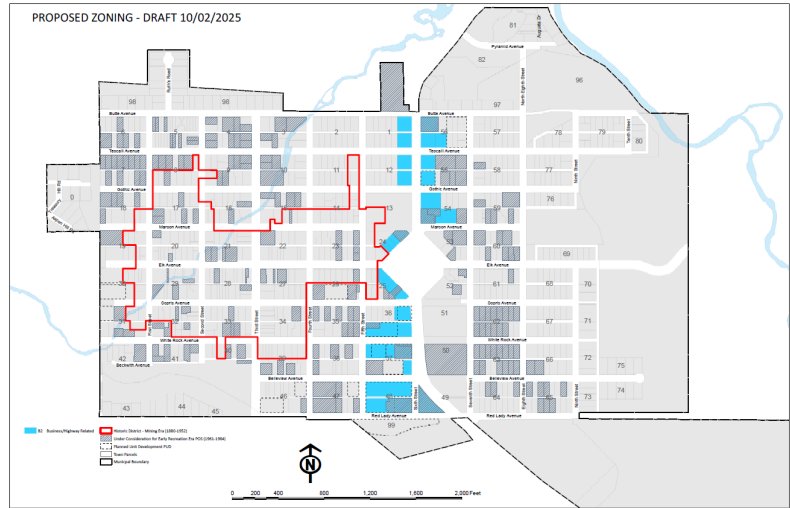


## Town of Crested Butte Zoning Code Update

### B2 (Sixth Street) Zone Considerations

#### About this Zone

The **B2 District** covers Sixth Street and the entrance into Town, where the goal is to support orderly business development along Highway 135/Sixth Street in a way that provides the welcoming gateway into Crested Butte. Only modest updates are being considered, such as clarifying permitted uses, refining parking standards, prohibiting underground parking, and exploring opportunities to allow more deed-restricted housing above ground-floor businesses. The Planned Unit Development (PUD) process will continue to provide flexibility, with BOZAR and Council review ensuring this important corridor grows thoughtfully and in line with community values.



#### Changes being considered:

| Provision                                                      | Current                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Proposed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| <b>Land Uses -</b><br>What type of use is allowed in this zone | <b>Permitted Uses (uses allowed by right)</b> <ul style="list-style-type: none"> <li>Residential Units</li> <li>Employee Dwellings</li> <li>Office uses</li> <li>Financial Institutions</li> <li>Newspaper publishing offices</li> <li>Medical/dental clinics</li> <li>Personal Services Establishments</li> <li>Retail Commercial Establishments</li> <li>Shop Crafts</li> </ul> <b>Conditional Uses (uses considered with a conditional use permit)</b> <ul style="list-style-type: none"> <li>Parking Areas</li> <li>Open Use Rec Sites, clubs, theatres, hospitals, public bldgs, gov't offices</li> <li>Hotels, lodges, motels and resorts</li> <li>Short-term rental accommodations</li> <li>Condo Hotels</li> <li>Printing offices</li> <li>Retail marijuana</li> <li>Medical marijuana</li> </ul> | <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> <p><b>Permitted (uses allowed by right)</b></p> <ul style="list-style-type: none"> <li>Public Transit Stops</li> <li>Public Recreation Trails</li> <li>Public Museums</li> <li>Lodging- horizontal zoning</li> <li>Office uses- horizontal zoning</li> <li>Retail Commercial Establishments</li> <li>Local serving retail establishments</li> <li>Micro distillery or brewery</li> <li>Restaurants, bars</li> <li>Restricted Food Service</li> <li>Laundry and dry-cleaning facilities</li> </ul> <p><b>Conditional (uses considered with a conditional use permit)</b></p> |

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|                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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|                                                                                | <ul style="list-style-type: none"> <li>• Micro Distillery</li> <li>• Restaurants, cocktail lounges</li> <li>• Clubs</li> <li>• Motor vehicle, snowmobile, rec vehicle rental</li> <li>• Auto-related uses: fueling, washing</li> <li>• Rental, repair and wholesaling facilities</li> <li>• Nurseries and greenhouses</li> <li>• Noncommercial nurseries and greenhouses</li> <li>• Funeral parlor and mortuaries</li> <li>• Fraternities and sororities</li> </ul> | <ul style="list-style-type: none"> <li>• Dwellings</li> <li>• Congregate Housing</li> <li>• Accessory Buildings</li> <li>• Public Transit Facilities</li> <li>• Light industrial</li> <li>• Auto related uses: fueling, washing</li> <li>• Hospital, medical facility</li> <li>• Libraries</li> <li>• Art Centers</li> <li>• Shop craft industries</li> <li>• Vehicle, snowmobile, rec vehicle rental</li> <li>• Public and private schools</li> <li>• Childcare facilities</li> <li>• Assembly- religious or secular</li> </ul>                                                                                                                    |
| <b>Parking</b> – How many off-street parking spaces are required               | <p>Off-street parking requirements dictated by use, such as:</p> <ul style="list-style-type: none"> <li>• <b>Restaurant:</b> 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</li> <li>• <b>Retail or Office:</b> 1 space per 500 sf of usable space</li> </ul>                                                                      | <p><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></p> <p><b>Commercial uses:</b> No changes, but commercial requirements will be evaluated against industry standards and the payment in lieu of parking fee will be updated</p> <p><b>Residential Units</b></p> <ul style="list-style-type: none"> <li>• Minimum of 1 space per unit</li> </ul> <p><b>Deed-Restricted Residential Units</b></p> <ul style="list-style-type: none"> <li>• No minimum</li> </ul> |
| <b>Lot Measurements</b> – Provisions for how small or a big a lot can be       | <ul style="list-style-type: none"> <li>• <b>Minimum Lot Area (Minimum – Maximum):</b> 6250-9375sf</li> <li>• <b>Minimum Lot Width:</b> 25 ft</li> </ul>                                                                                                                                                                                                                                                                                                             | <p><i>Minimum lot areas and widths are proposed to be removed in recognition it is redundant to require a minimum when setbacks, snow storage, building code requirements, etc. ultimately determine a minimum lot size.</i></p> <ul style="list-style-type: none"> <li>• <b>Lot Area:</b> 9375 sf maximum</li> <li>• <b>Minimum Lot Width:</b> No minimum</li> </ul>                                                                                                                                                                                                                                                                               |
| <b>Setbacks</b> – How far buildings need to be setback from the lot boundaries | <p><b>Front Setback:</b> 5 ft</p> <p><b>Side Setbacks:</b></p> <ul style="list-style-type: none"> <li>• 7.5 – 11.5 ft dependent on snowshed</li> </ul> <p><b>Rear Setbacks:</b> 15 ft</p>                                                                                                                                                                                                                                                                           | <ul style="list-style-type: none"> <li>• <b>Front Setback:</b> None, but add maximum of 5 ft to encourage street frontage</li> <li>• <b>Side Setback:</b> 0 – 11.5 ft dependent on snowshed and roof forms, mechanical systems (such a heat pump) will be allowed within the setback</li> <li>• <b>Rear Setback:</b> 10 ft</li> </ul>                                                                                                                                                                                                                                                                                                               |
| <b>Additional provisions</b> –                                                 | <ul style="list-style-type: none"> <li>• Residential uses may not exceed 50% of building area</li> </ul>                                                                                                                                                                                                                                                                                                                                                            | <ul style="list-style-type: none"> <li>• The 50% residential use limit will be evaluated to consider allowing</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

## Town of Crested Butte Zoning Code Update

### B2 (Sixth Street) Zone Considerations

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| Additionally specific provisions for this zone district                                           |                                                                                                                                                                                                                          | residential to exceed 50% if it is for the purposes of deed restricted housing, so long as commercial is maintained on the ground floor.                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Floor Area Ratio (FAR)</b> - How much building area is allowed relative to lot size            | <ul style="list-style-type: none"> <li>0.5 (BR)-0.64 FAR* additional 0.36 may be added if underground parking is provided</li> </ul>                                                                                     | <ul style="list-style-type: none"> <li>No changes to FAR, except .36 bonus will be tied to higher inclusion of deed restricted housing (underground parking is considered to be prohibited)</li> </ul>                                                                                                                                                                                                                                                                                                                                   |
| <b>Building Measurements</b> – How much height or width is allowed for buildings                  | <b>Height Maximum:</b> 35 ft                                                                                                                                                                                             | <ul style="list-style-type: none"> <li>No change</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Demolition</b> – Requirements for demolition and redevelopment                                 | <ul style="list-style-type: none"> <li>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</li> </ul> | <ul style="list-style-type: none"> <li>No changes, except the demolition regulations will be evaluated to include demolition by neglect, to reduce buildings from deteriorating due to neglect.</li> </ul>                                                                                                                                                                                                                                                                                                                               |
| <b>Incentives</b> – Additional benefits or flexibility allowed in exchange for community benefits | <ul style="list-style-type: none"> <li>.36 FAR bonus if underground parking is required</li> <li>Planned Unit Development (PUD) process provides opportunity for flexibility in exchange for public benefit</li> </ul>   | <ul style="list-style-type: none"> <li>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.</li> <li>.36 FAR bonus for higher inclusion of deed restricted housing (underground parking would be considered to be prohibited).</li> <li>PUD process will be updated with Town Council and BOZAR to improve process and more clearly define required public benefits.</li> </ul> |
| <b>Design Standards</b> – Architectural design rules that govern how a building is designed       | <ul style="list-style-type: none"> <li>All buildings follow the Design Standards and Guidelines, with provisions for new construction or rehabilitation of historic buildings to reflect the Coal Mining Era</li> </ul>  | <p><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></p> <ul style="list-style-type: none"> <li><b>Coal Mining POS (1880-1952):</b> The historic core (outlined in red on the map) will have standards to reflect the coal mining era.</li> <li><b>Early Recreation POS (1961-1984):</b> A new Period of Significance (parcels shaded on the map are currently being</li> </ul>                                                           |

## ***Town of Crested Butte Zoning Code Update***

### **B2 (Sixth Street) Zone Considerations**

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|  |  | <p>surveyed for architectural significance) will have standards to reflect the early recreation/ski era of the 1960s – early 80s.</p> <ul style="list-style-type: none"><li>• <b>Mass, Scale, Form:</b> 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.</li></ul> |
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