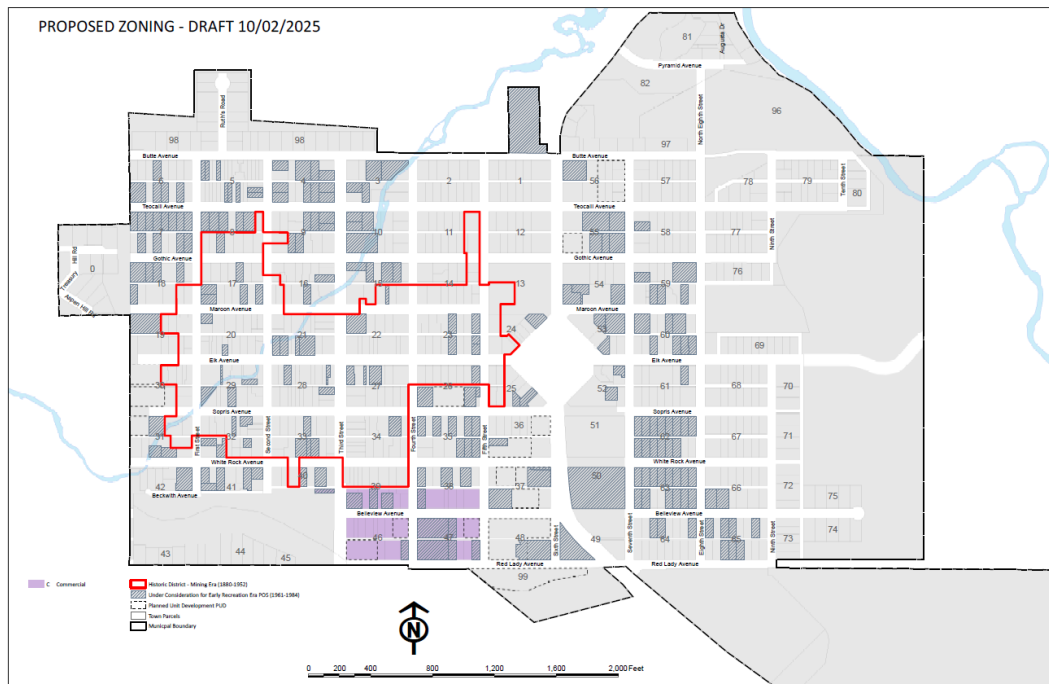


Town of Crested Butte Zoning Code Update

C (Commercial - Belleview) Zone Considerations

About this Zone

The **Commercial District** is intended to provide for limited commercial and light industrial uses, along with customary accessory and institutional uses, with housing allowed as an incidental use. As part of the zoning code update, the Town is exploring embedding incentives that would allow a fourth story (currently three stories is permitted) if it meets mass, scale, and form design standards, as well as permitting more than 50 percent of a project to be residential if the ground floor remains commercial. In exchange for these incentives, a portion of the new development would be required to provide deed restricted community-serving commercial space and/or community housing. The update will explore creating a land use of “local-serving” retail to better prioritize locally oriented goods and services that residents rely on. This update will evaluate sidewalk requirements to facilitate pedestrian connection down Belleview Avenue. Lastly, the Planned Unit Development (PUD) process will continue to provide flexibility, with BOZAR and Council review ensuring that the Commercial District grows in a way that supports commercial services and businesses, community housing, and the everyday needs of the community.



Changes being considered:

Provision	Current	Proposed
Land Uses - What type of use is allowed in this zone	Permitted Uses (uses allowed by right) - Garages - Public utilities and offices - Gov't offices and buildings - Office uses - Personal Services Establishments - Printing and Publishing operations - Retail Commercial Establishments	<i>Uses and definitions will be improved and consolidated to reduce inconsistencies and overlaps and definitions will be reviewed for best practices. Residential uses would be allowed as conditional uses to determine a deed restriction to support community housing needs, for example, as a condition of allowing residential dwellings, a percentage may be required to be deed restricted to meet housing mitigation requirements. Lastly, a new use called “local-serving” retail establishments will be explored as a new land use definition to encourage community-serving businesses.</i>

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	• Light industrial • Amusement and recreation business • Individual dry storage units • Storage warehouses and wholesaling business • Auto storage facilities • Laundry and dry cleaning facilities Conditional Uses (uses considered with a conditional use permit) • Residential Units • Employee Dwellings • Accessory Buildings • Parking Areas • Financial Institutions • Formula retail business • Shop craft • Retail marijuana • Medical marijuana • Retail marijuana products manufacturer • Retail marijuana testing facility • Catering business retailing prepared food • Snack bars for amusement/recreation use • Dealerships, other motor vehicle sale or rental • Auto-related services • Rental, repair and wholesaling facilities • Nurseries and greenhouses • Veterinary clinic or hospital • Funeral parlor and mortuaries • Any use that may create unusual traffic hazards, noise, dust, fumes, etc.	Permitted (uses allowed by right) • Public recreation trails • Public transit stops • Office uses • Local-serving retail establishments • Catering business- commercial kitchen not associated with restaurant • Commercial storage • Dealerships, other motor vehicle, sale or rental • Motor vehicle, snowmobile, rec vehicle rental • Veterinary clinic or hospital • Laundry and dry-cleaning facilities • Builder's supply yards, lumber yards • Contractors: general, plumbing, electrical • Nurseries and greenhouses Conditional (uses considered with a conditional use permit) • Dwellings • Congregate housing • Public transit facilities • Retail marijuana • Medical marijuana • Medical Marijuana-infused product manufacturer • Retail marijuana products manufacturer • Retail marijuana testing facility • Natural Medicine cultivation facility • Natural Medicine products manufacturer • Natural Medicine testing facility • Auto related services
Parking – How many off-street parking spaces are required	Off-street parking requirements dictated by use, such as: • Retail or Office: 1 space per 500 sf of usable space • Auto Related Services: 1 space for each 100 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

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		- Minimum of 1 space per unit Deed-Restricted Residential Units - No minimum
Lot Measurements – Provisions for how small or a big a lot can be	Minimum Lot Area (Minimum – Maximum): 2500-9375sf Minimum Lot Width: 25 ft	<i>Minimum lot areas and widths are proposed to be removed in recognition it's 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: 20 ft Side Setbacks: 0 ft for flat roof, up to 11.5 ft dependent on roof shed Rear Setbacks: 10 ft	Front Setback: 20 ft would become a maximum setback, with flexibility allowed and parking encouraged to be off the rear. Side Setback: No change, mechanical systems (such a heat pump) will be allowed within the setback Rear Setback: No change
Additional provisions – Additionally specific provisions for this zone district	Residential uses may not exceed 50% of building area and no more than 2 residential units allowed	The 50% residential/maximum 2 unit use limit will be evaluated to consider allowing residential to exceed 50% and more than 2 units if it is for the purposes of deed restricted housing, so long as commercial is maintained on the ground floor.
Floor Area Ratio (FAR) - How much building area is allowed relative to lot size	< 3125 sf lot: 1.55 (BR)-1.7FAR 3125-6250 lot: 1.25 (BR)-1.55 FAR > 6250 sf lot: 1.0 (BR)-1.9 FAR	No changes to FAR. 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	A fourth story (48 ft) for a design that meets mass/scale/form design standards will be explored as an incentive in exchange for a required percentage of deed restricted commercial space and/or housing.
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	Planned Unit Development (PUD) process provides	A fourth story (48 ft) with a design that meets mass/scale/form design

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benefits or flexibility allowed in exchange for community benefits	opportunity for flexibility in exchange for public benefit	standards will be explored as an incentive in exchange for a required percentage of deed restricted commercial space and/or housing. - The 50% residential/maximum 2 unit use/maximum 600 sf size per unit limit will be evaluated to consider allowing residential to exceed 50% and more than 2 units if it is for the purposes of deed restricted housing, so long as commercial is maintained on the ground floor. - PUD process will be updated with Town Council and BOZAR to improve process and more clearly define required public benefits.
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 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.