



Town of Crested Butte Community Plan

Policy Review Summary

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About this Document

The Town of Crested Butte (Town) is developing a Community Plan with the goal of leveraging the Town's development regulations and community resources to incentivize the market to better balance community-serving needs of affordable housing, essential services, and local businesses within an amenities-based economy.

This policy review summary provides a quick history along with a contextual assessment of the Town's natural, physical, and social context, as well as an assessment of the current regulatory (zoning) environment. The zoning assessment includes a yield analysis summarizing the potential build out that would be allowed within current zoning code. Then, this document analyzes the deficiencies and opportunities within the Town's current zoning code and poses considerations to evaluate in the Community Plan, regarding areas of stability and areas of potential change to be considered.

A Quick History

Land Acknowledgement – The land where Crested Butte Operates is Núuagha-tuvu-pu (Ute) land.

The Town of Crested Butte was incorporated in 1880 because the area had extensive coal deposits.

The railroad arrived in 1881. The arrival of the railroad ended the Town's isolation and enabled the expansion of the coal industry and the Town. By 1882, the Town housed 1,000 people.

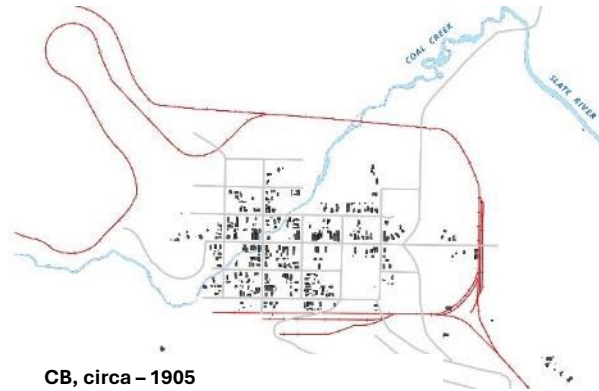
Automobiles arrived in Crested Butte in the 1910s. Tourists also began arriving in town, particularly during the summer months. The CC&I's Big Mine benefited from increased coal demand during World War I. By the late 1920s, mail order catalogs allowed for shopping beyond the businesses lining Elk Avenue, causing a decline in retail stores in town.

The Federal New Deal brought rural electrification that provided the town with a reliable source of power. Coal production increased in the 1930s when the Big Mine's facilities were modernized, helping to support Crested Butte's economic well-being during the great depression.

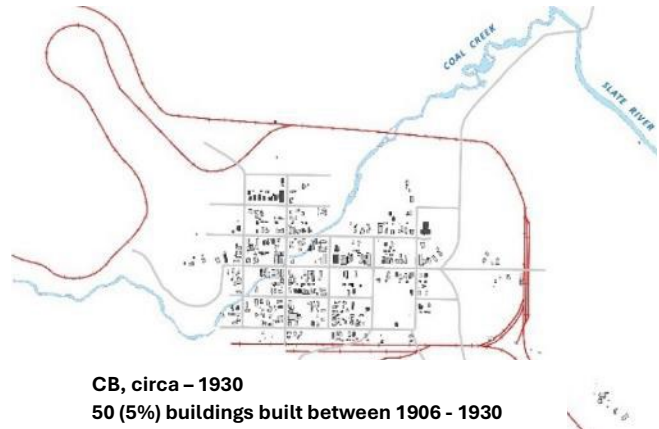
During World War II (1941-1945), Big Mine production ramped up further to meet high demand, providing economic security to those who remained in the valley. However, once the war came to an end, demand for coal and its production started to decline.

By the early 1950s, the mine's output dropped. Competition from cheaper and cleaner gas and oil also cut into coal-mining profits. In the summer of 1952, CC&I shipped its last load of coal from the Big Mine and the facility was shuttered.

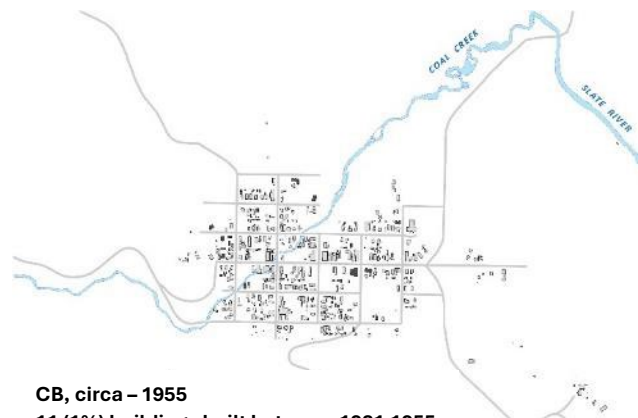
The Railroad was removed in 1955, the town then entered a period of quiet isolation. The community's population dropped from 730 in 1950 to 289 a decade later.



CB, circa – 1905
195 (19%) building built between 1880 -



CB, circa – 1930
50 (5%) buildings built between 1906 - 1930



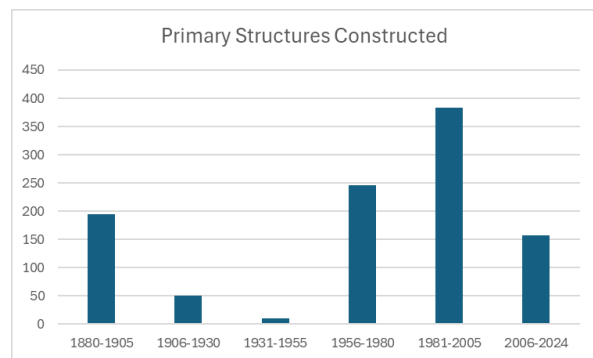
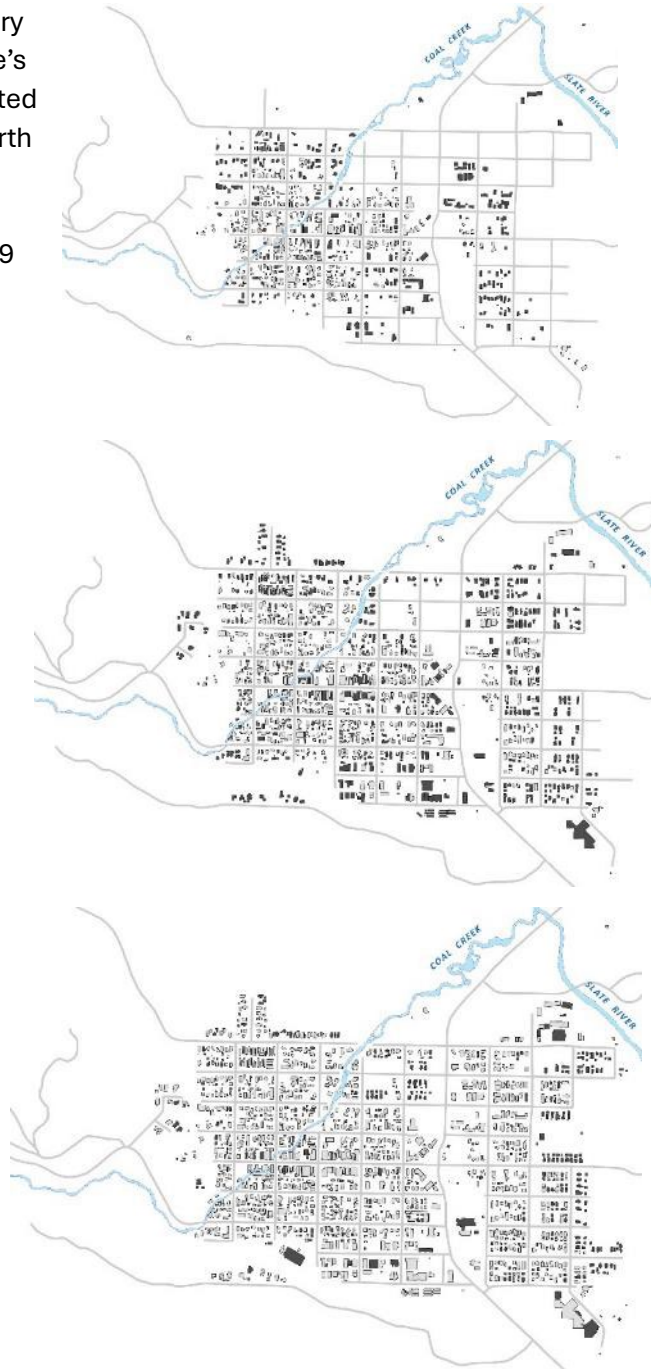
CB, circa – 1955
11 (1%) buildings built between 1931-1955

During the 1950s and 1960s, Colorado's primary mountain routes were paved and many of state's ski resorts were established. In 1961, the Crested Butte Winter Sports Area opened two miles north of town. The Town experienced modest growth during the 1960s as its economy remained depressed. Its population rose slightly from 289 in 1960 to just 372 ten years later.

In 1970, the Crested Butte Development Corporation acquired the struggling ski area. Over the following years, they invested in new lifts, trails and other amenities. This transformed the small ski area into a major resort capable of competing with Colorado's other winter sports destinations. During the warmer months, the area began to attract tourists along with visitors interested in traditional forms of outdoor recreation along with new ones such as mountain biking.

By 1980, the town's population increased to 959 and to 1,529 by the end of the century. Today the community has more than 1,600 residents, the largest it's been since the height of the mining era.

Property values and taxes also began to increase, challenging community affordability more typical of resort communities. These factors persist today, presenting a challenge to town planners, affordable housing advocates, and those who have worked to preserve the community's historic character while maintaining an open and welcoming quality of life for everyone.



Contextual Assessment



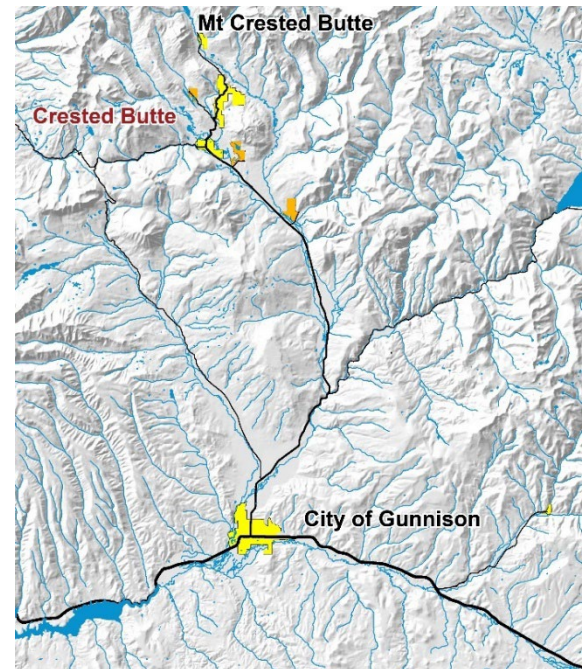
Crested Butte sits at 8,885 feet in the heart of the Elk Range in the Colorado Rockies with an annual snowfall of 216 inches. The Town is located 28 miles north of the City of Gunnison, within Gunnison County in the north Gunnison River Valley. The population of Crested Butte is 1,639 people and is roughly 1.0 square miles in size.

During the winter, Crested Butte is an isolated community, located at the end of the road, surrounded by federal lands and three national wilderness areas.

Many natural, physical, social, economic and regulatory elements influence Crested Butte's continued evolution. This contextual assessment describes the basic elements which describe Crested Butte's current form and physical character as well as identifies what elements are expected to influence the Town's continued evolution.

The description of these planning elements will be town-wide and divided into four primary areas: natural environment, the built environment, demographic conditions, and land use and zoning. An economic market study was also produced and is presented under a separate cover.

This policy review will conclude with key findings, along with an identification of where Crested is expected to experience probable change and extended stability well into the future.



Natural Context

The natural environmental surrounding Crested Butte provides spectacular views while also shaping and containing the Town, limiting the community's ability to expand horizontally.

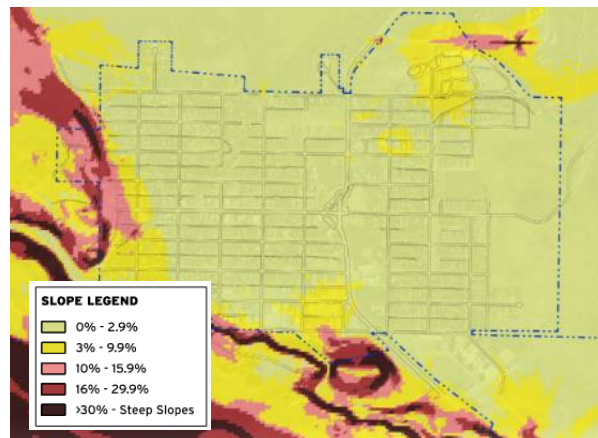
Wetlands and Open Spaces

The Town is bordered on its western, northern, and eastern boundaries by wetlands and public open spaces. The wetlands are generated by the Coal Creek and the Slate River flood plains. The Town has also conserved several publicly owned open spaces (owned outright or through easement) and are adjacent to the wetlands. Together these wetlands and publicly owned open spaces permanently restrict the horizontal expansion of the Town.



Topography & Steep Slopes

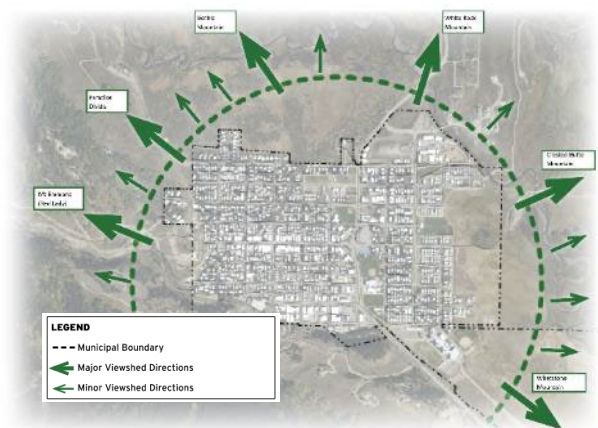
The majority Town of Crested Butte is flat and on highly developable land. However, like the wetlands and open spaces bordering the town to the west, north, and east, the Town's western and southern borders are defined by undevelopable slopes exceeding 30 degrees. These steep slopes also limit the community's ability to expand horizontally.



Elk Mountains Range & Viewsheds

The Elk Mountains (Red Lady, Paradise Divide, Gothic, White Rock, Mt Crested Butte, and Whetstone) presents the Town a nearly 270-degrees of spectacular views.

These views help define the essential character of the Town, providing the residents, employees and visitors of Crested Butte immediate visual access to nature. Any potential changes to the Town development regulations should make every attempt to help analyze to ensure these views are preserved.



Alternatively, Gibson Ridge, to the south of Town, limits long-range views and provides an opportunity to consider modifying allowed building heights along the Bellview and Red Lady Avene Corridors without many visual impacts.

Physical Context

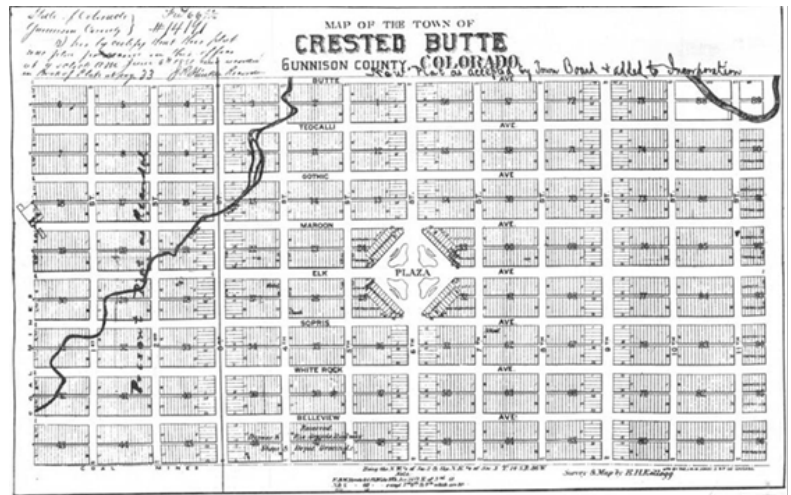
The physical context, or built environment, of Crested Butte, like the natural environment, dictates how the future development of the Town will fit with the community's character and evolve over time.

Three elements of the built environment were examined: (1) the Town's original subdivision plat, (2) the street network and resulting block pattern, and (3) the existing buildings' figure ground.

The Original Town (1880) Subdivision Plat

Towns throughout the world never stop growing and evolving. Over time, every element of a Town will change, including its businesses, its residents, its landscape, and even its buildings. Buildings eventually need to be rebuilt or will eventually be redeveloped. Throughout this evolution the one thing that changes the least is the division of publicly owned lands and private property.

The regulatory document which defines the division of property is the Town's 1880 subdivision plat. The 1880 plat laid out the Town's Street grid and defined the size and orientation of private property. These elements together, more than anything else, define the character of the Town's built environment both today and into the future. This is because the plat defines the block structure of the Town and the size and placement of the buildings.



Public Rights of Way and Street Network

The Town's platted streets, or public rights-of-way (ROW), influences Crested Butte's physical character for three reasons: it controls the distribution of the Town's public and private utilities, it defines how access to/from private property occurs, and creates the block structure, or development pattern, of the Town.

The Town was platted with an interconnected street grid which creates a block pattern of 400' x 250' blocks. The street ROW was allowed widths ranging between 60' to 80'. This interconnected patterns and available widths is used to distribute public utilities (water/sewer) to serve private property, distributes rather than concentrates traffic, and creates a very walkable block structure.



The block pattern is the skeleton of the community. The block pattern dictates the development flexibility and ultimately the physical character of the Town. The block pattern establishes the street network and hierarchy of the community, which in turn dictate the mass, scale, and orientation of buildings. Together, the streets, with the infrastructure and access they provide determine building placement and ultimately the walkability of the Town.

Figure Ground

The figure ground illustrates how the Town's subdivision plat and resulting street network distributes and sizes buildings throughout the community. The figure ground illustrates that Crested Butte is made up of small, pedestrian scaled buildings.

The larger commercial buildings can be seen along Sixth Street, the Town's largest public ROW. The other corridors with larger commercial building are located along Elk Avenue and in the Bellview commercial corridor. The smallest buildings show the Town's residential districts.



It is interesting to compare the buildings within the Town's historic core with the remainder of Town. The original subdivision plat, more than anything else (including the Town's Architectural Design Standards & Guidelines), has ensured buildings built outside of the Town's historic period of significance (1880-1952) match the size of the community's historic structures.

Social Context

The Community Plan performed a baseline demographic and housing assessment to identify factors and inform the community on possible actions the Town would need to consider in the Community Plan. This is a general summary. A complete housing and economic analysis is documented under separate efforts through the GVRHA's Housing Needs Assessment and the Economic Market Study developed for the Community Plan by Hoffman Strategies Group.

The demographic analysis used a regional approach to include the characteristics of households and employment opportunities within commuting distances of Crested Butte.

Population and Households

The Town of Crested Butte's population increased its population from 2010 to 2020 from 1,490 to 1,639. Interestingly, the number of households remained the same (759) in decennial census, but the average household size increased from 1.9 to 2.1 between 2010 and 2020.

Race and Ethnicity

The majority of the population of Crested Butte is white (95%), with those of Hispanic origin making up the second largest group (5%). Crested Butte has a higher percentage of white residents than Gunnison County as a whole (91%).

Age Levels

The median age of Crested Butte's residents is 42, while the median age in Gunnison County is 36. While the median age of Crested Butte is higher than both the County and the State of Colorado (38), only 3% of the Town population is older than 70 years old, showing the climate of this mountain community can be challenging for seniors.

Age	%
Under 19 years	20%
20 to 29 years	20%
30 to 39 years	9%
40 to 49 years	21%
50 to 59 years	15%
60 to 69 years	12%
70 years and over	3%

Household Income and Housing

2012 represented the last year the median household income could afford to purchase a house in Crested Butte. Household incomes increased only 4% since 2012, while housing costs increased by 13%. Today, the median household income in Crested Butte is \$67,625. The average sales price for a single-family home in the Town now exceeds \$1,000 per square foot.

Today, the cost of housing in Crested Butte accounts for 40% of the average household expenditures, where no more 30% is the recommended maximum for a household to not be housing burdened.

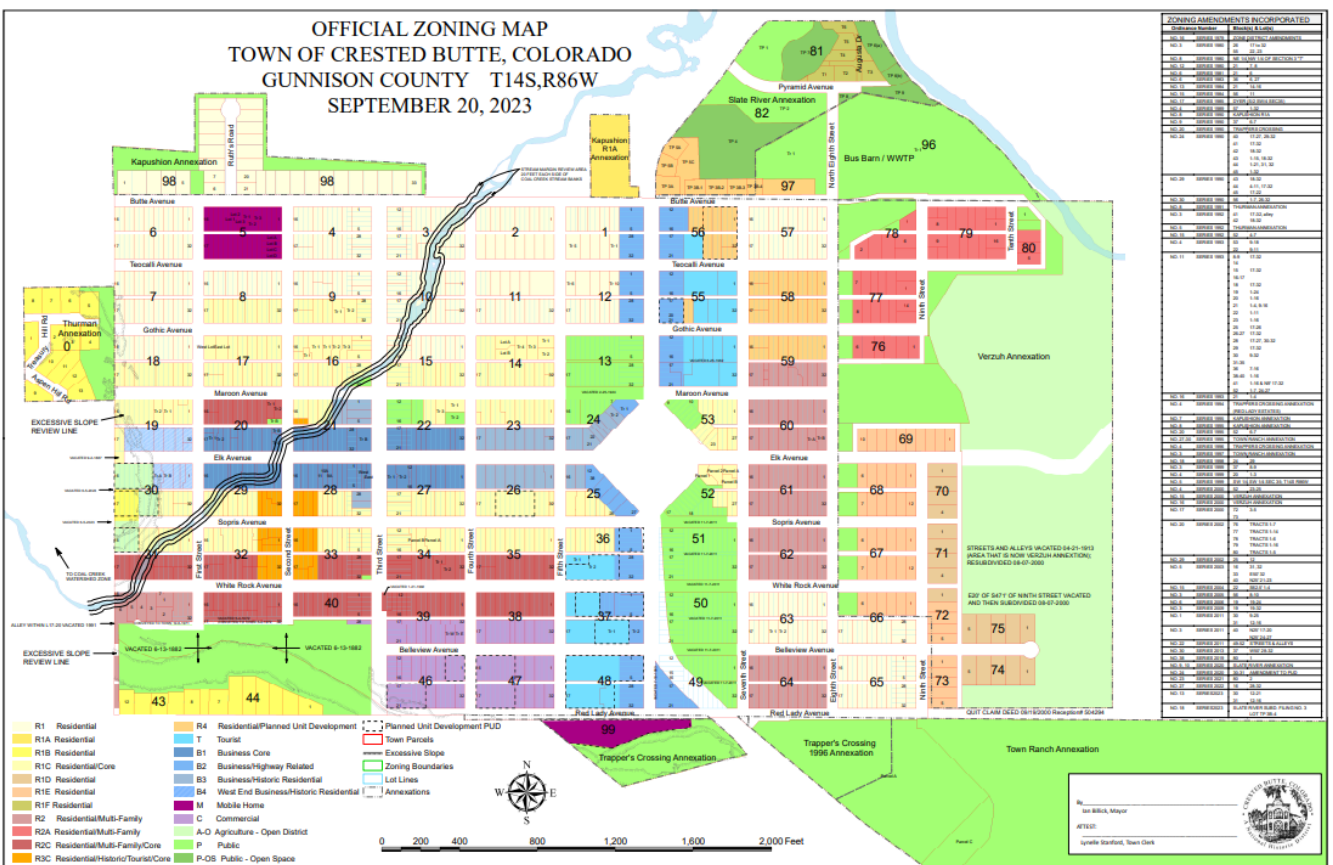
Full-Time Occupancy

According to the Town's locally generated census, since the year 2000, the residential full-time occupancy in the Town of Crested Butte has decreased from 80% to 65%. This decrease corresponds the increase in the cost of housing over that same period. Interestingly, despite an increase in the total number of housing units in Town increasing from 891 in the year 2000 to 1,236 today, the percentage of long-term rentals and owner-occupied units have decreased from 40% housing stock to 33% respectively. During this same period, short-term rentals and homes used for part-time use in Town have increased from 5% and 18% of the housing stock in the year 2000 to 16% and 18% of the housing stock, respectively, today.

Current Zoning Assessment

What is zoning and how is it regulated in Crested Butte?

Zoning is the framework Towns and Cities use to partition areas or zones into different land uses. The Town adopted its first zoning ordinance in 1961, which has incrementally evolved to what is used today in Chapter 16 of the Town's municipal code. The Town's zoning code has 23 total zone districts, with each having specific intent and elements that govern the look, feel, and function of each district they represent and how they come together to form the Town. While Town Council adopts the zoning code, the Town's Board of Zoning and Architectural Review (BOZAR) is the board that administers and enforces the Town's zoning code.



- **Permitted vs. Conditional Uses:** The permitted and conditional land uses within each zone district specify what land uses are allowed as a matter of right (permitted) and what land uses are allowed with approval through a review process (conditional). If a land use is not mentioned, it is not allowed at all. There may be uses that exist today that are not allowed because they were there before the zoning requirements existed. These are called nonconforming uses. Examples of permitted land uses in residential zones include different building types such as single family (single unit), duplex, or multi-family (above three). In commercial zones, different land uses relate to different types of commercial businesses such as restaurants, or retail.
 - *Permitted use:* Allowed as a matter of right without special authorization
 - *Conditional uses:* Allowed only when authorized by the Board of Zoning and Architectural Review through the granting of a conditional use permit through a public hearing.
 - *Non-conforming uses:* Uses specifically not included within the district regulations but which already existed at the time of the enactment of this Article.
- **Lot measurements:** Each district specifies lot measurements relating to minimum lot area, maximum lot area, minimum lot width, as well as minimum setbacks in the front, side, and rear yards. Lot measurements also specify minimum distances between principal and accessory buildings.
- **Floor areas:** Floor area ratio (FAR) is typically the ratio between the amount of usable floor area that a building is permitted to have compared to the area of the lot the building is built on. In Crested Butte, FAR is a measure of the mass of the building to the lot size. Each district has a maximum FAR allowance that is permitted. FAR is the primary way the Town regulates density.
- **Parking:** The code dictates how many off-street parking spaces should be provided for different land uses, both residential and commercial. The requirements vary for different uses, ranging from a certain number of spaces compared to number of bedrooms in a residential development to numbers of spaces required per certain sizes of different commercial spaces. It is important to note, the Town code states the parking ratios are absolute. This means these parking requirements are not minimums or maximum. The absolute number of required parking spaces must be met and cannot be exceeded. Appendix 2 shows a table of required spaces for different uses.
 - *Snow Storage:* Additionally, the Town of Crested Butte has big winters (average snowfall is 216 inches). Snow removal and storage are required for the Town to function. The parking code for off-street parking requirements requires a dedicated space for snow storage that equates to 33% of off-street parking spaces.
 - *Payment in Lieu of Providing Off-Street Parking:* In some cases with commercial properties, the Town allows a payment in lieu of parking spaces based on criteria reviewed by BOZAR including potential impacts created by requiring vehicles to park

on-site, unlikelihood that on-site parking would be used on a regular basis, unavailability of public parking in the site vicinity, and impacts on the neighborhood.

- **Historic Core requirements:** The Town is a national registered historic district that protects the architecture of its mining history through a period of significance from 1880-1992. The zoning code identifies three specific residential districts within the historic core of Town. These districts have an additional intent and associated regulations to pay particular attention to the characteristics, size and scale of existing historic buildings.
- **Additional Provisions:** Each zone district identifies additional provisions or requirements related to:
 - *Open Space:* Residential districts have a required percentage of the lot to remain open, unencumbered and free of any structure.
 - *Wall Height:* Minimum or maximum exterior wall height limits are identified for each district.
 - *Roof Slope:* Specific requirements for roof slope or form are identified for each district.
 - Other specifications related to special review within a stream margin, excessive slope, or other specified provisions related to each district.

Architectural Control and Design Standards & Guidelines

While the Town has a historic core that is designated on the National Register of Historic Districts, the full Town was designated as a local historic district to regulate architectural design to ensure new construction honors the Town's historic architecture and prevents excessive uniformity or dissimilarity of design. The Design Standards & Guidelines are meant to enhance the Town's attraction and protect the unique character of the Town, with the purpose of safeguarding the Town's historic heritage. As part of this local designation, the Zoning Code authorizes the BOZAR to review and approve certain historic and architectural criteria for any proposed structure or structural changes with the following criteria:

- **Excessive similarity:** If a proposed new construction, demolition, addition or alteration to an existing structure would be detrimental to the desirability, property values or development of the surrounding area and/or to the Town by reason of excessive similarity to another structure, the BOZAR shall deny approval of a building permit for the structure.
- **Excessive dissimilarity or inappropriateness:** On the flip side, if a proposed application is excessively dissimilar to other structures or inappropriate to the Town's historic design, then the BOZAR shall also deny approval of a building permit for the structure.
- **Design Standards & Guidelines:** The Town has an adopted Design Standards & Guidelines that apply to BOZAR's review and approval of architectural appropriateness. The Design Standards & Guidelines provide design criteria for structures within the Town that reflect the Town's historic preservation strategy and design goals. To date the Design Standards &

Guidelines reflect the Western Victorian style of architecture which is consistent with the mining period and the Town historic period of significance.

In 2024, the Town is developing a Historic Preservation Plan to guide the preservation strategy moving forward, including an introduction of a new period of significance and an anticipated update of the Design Standards & Guidelines in 2025.

Deed Restrictions and Restrictive Covenants

The Town began allowing, requiring, and incentivizing certain forms of affordable or restricted housing dating back to 1990 to increase opportunities for affordable housing in Crested Butte. This has resulted in specific definitions in the Town code to specify how certain uses are intended and required to be used. Currently 25% of the Town's housing stock is restricted in some way relating to long-term rental or local workforce requirements. The Town's zoning code identifies specific definitions and requirements for different unit types. The Town's Affordable Housing Guidelines (which are being updated in 2024) govern the administration and procurement of those units. Specific ways the Town regulates certain unit types include:

- **Accessory Dwelling Units (ADU):** Beginning in 1990, the Town began allowing accessory dwelling units as a conditional use in residential zones as increased density on the lot in exchange for requiring accessory dwelling units to be restricted as a long-term rental for more than six months. ADUs were additionally incentivized by the Town subsidizing 2/3 of tap fees for development, which was increased to 100% of fees waived in 2023. The Town currently has 93 ADUs. The number of ADUs constructed annually has decreased and the needed rents to accommodate the local workforce no longer provide significant enough of an income to finance the cost of constructing an ADU.
- **Resident Occupied Affordable Housing (ROAH):** ROAH is a program that facilitates creation and preservation of affordable housing in response to increased housing demand caused by jobs generated from new development. ROAH calculates jobs generated from the construction of specific land uses and resulting ROAH units required through a formula for residential, commercial, and lodging development. ROAH units are restricted to be long-term rental units with an income limit. There are currently 5 ROAH units in the Town and the Town is updating the ROAH calculation and program requirements in 2024.
- **Residential Unit in a Commercial Building:** In the commercial districts, residential uses are allowed as a conditional use, but there are limits on having no more than 3 residential units smaller than six hundred square feet each, they can't exist on the first floor, and the total square footage cannot exceed 50% of the total building square footage. Residential units in a commercial building are required to be used as a long-term rental unit, or in specific circumstances, as an owner-occupied unit. There are 66 residential units in a commercial building in the Town.
- **Employee Dwelling:** An employee dwelling is a studio or one-bedroom residential dwelling unit that is connected to a mixed-use structure or commercial building on the same building site. Designated employee dwelling units require fewer parking requirements than typical studio or one-bedroom dwellings as an incentive. The employee dwelling is required

to be used exclusively as a long-term rental. There are two employee dwelling units currently under construction in the Town.

- **Other Deed Restrictions:** The Town developed or facilitated several other affordable housing projects that were sold for ownership with a deed restriction encumbering the property. The Deed Restriction identifies certain restrictions for the property including requiring it be used as a primary residence and that one member of the household work full-time in Gunnison County. Deed restrictions across different properties and developments vary, with some including income limit requirements for prospective buyers and some containing an appreciation cap to ensure the unit remains affordable in the future. The Town has also sold some developments to businesses as an employee rental, which includes a deed restriction encumbering the property specifying terms regarding long-term renting the unit to their employees. The Town also maintains its own inventory of employee rentals, which is governed by its own set of guidelines.

Supplemental Regulations

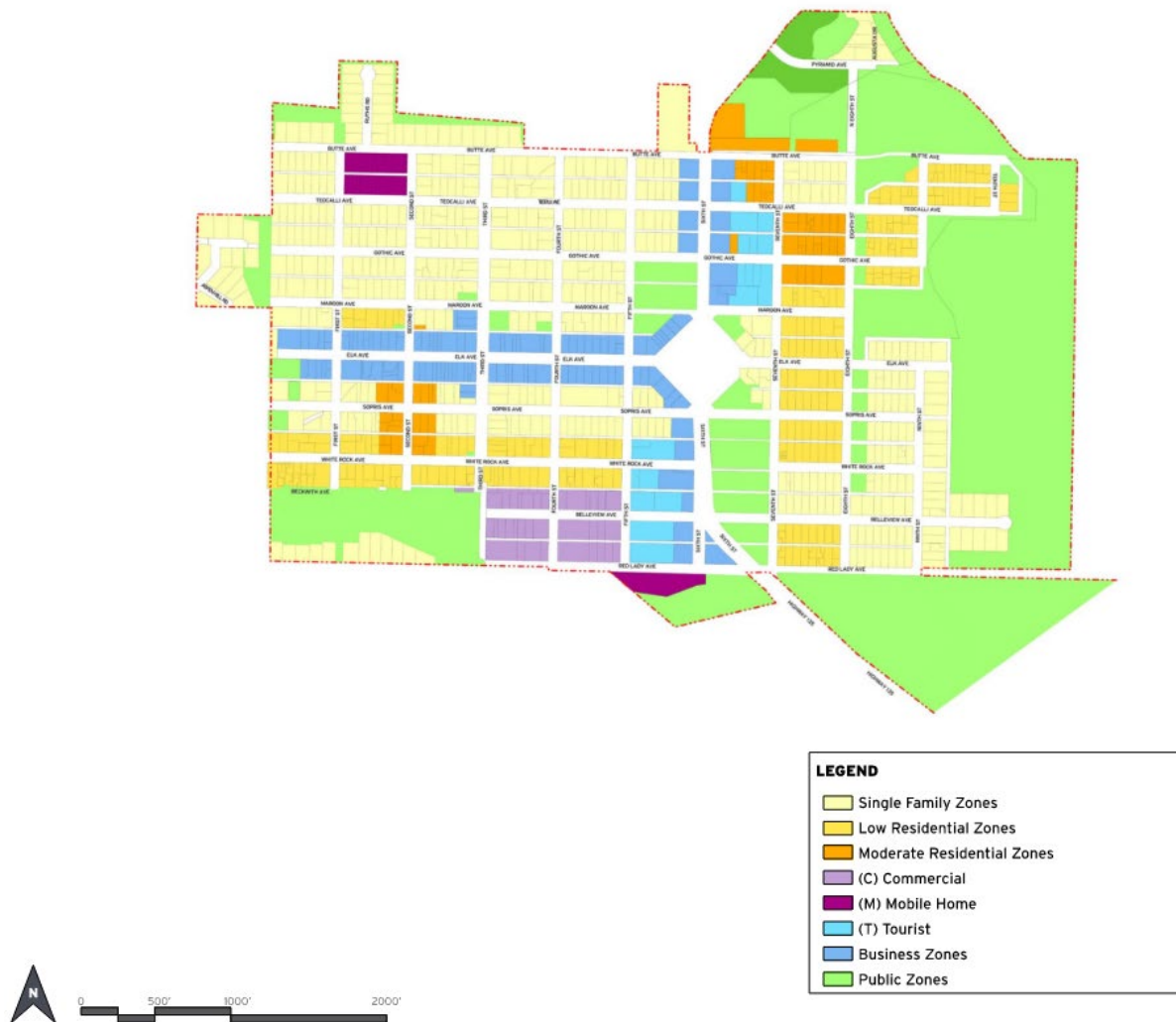
The zoning code also specifies several miscellaneous regulations regarding lighting, signs, landscaping, fencing, requirements for different types of uses, and more.

Variances

Every community in America offers variance procedures to their zoning code. Variances allow a property owner to demonstrate a hardship in response to something the zoning code does not recognize or accommodate. An example of a hardship is when stream, a steep slope, or another irregularity to a parcel renders a property undevelopable under the zoning code. If a hardship is identified and a variance is approved by BOZAR, the property owner would be allowed to proceed with the variance to the approved zoning code. Currently, variances in Crested Butte are only granted for height, width or setbacks, but not for FAR limits.

Crested Butte's Zone Districts

There are currently 23 zone districts in Crested Butte. While there are nuances to each district, the map below amalgamated similar districts to better illustrate how prevalent they are within the Town limits. The individual districts within these groupings share overarching development intentions but vary slightly in regulation and building requirements either due to location, historic status, neighborhood context, wetlands and slopes adjacencies and other factors. The cause of some irregularities, though, are not readily apparent and warrant further investigation to determine whether combining certain districts would be appropriate to streamline the zoning and regulatory process.



Simplified Current Zoning Map.

The following section provides an overview and observations of Crested Butte's key zone districts. All 23 districts are not described in detail, rather similar districts are summarized together while their nuanced differences are highlighted. Appendix 1 provides a detailed table on zoning element requirements in each district.

Commercial Zones

Public Zone

About the Public Zone

The Public Zones are a group of three districts designated as Public, Agriculture – Open Space, and Public – Open Space. Each district is intended to provide an overlapping network of community and outdoor recreation, wildlife habitat, and civic uses sited in a manner that preserve views and establishes a gradual transition from the built to the natural environment.



General Observations



- The Zoning Map includes the (P-OS) Public – Open Space district, but it is not included in the Municipal Code.
- Town Park, zoned as P, is comprised of more than three historic blocks and vacated street rights of way.
- The wetlands and wildlife habitats at the eastern edge of town provide a natural barrier to the full realization of the historic plan of the Town.
- The A-O district is primarily intended for grazing, hay growing and harvesting, and the preservation of scenic views but public trails and recreation facilities are also permitted.
- Many A-O lots are also encumbered with deed restrictions.
- The amount and distribution of park space demonstrates that parks are valued in the community.
- More architectural variety is allowed in developments in the P zone, with the Center for the Arts being an example or civic facilities being examples.
- While most P zones are undevelopable, Town Parcels 1 and 2 (shown in darker green on the map) are a development opportunity under the P zone.

Business Zones

About the Business Zones

The Business Zones are comprised of four districts located on the two main thoroughfares of Town, Elk Avenue, the historic core of Crested Butte, and Sixth Street, the main access into and out of Town.

The B1 district is located along Elk Avenue and is the commercial and community gathering center of Town due to its historic buildings, post office and concentration of businesses.

The B2 district runs along Highway 135 and Sixth Street which bisects the Town and provides opportunities for quotidian

businesses whose character would be detrimental in the historic core. The B3 district, like B1, is primarily located on Elk Avenue and wholly within the historic district, these historic resources are provided greater flexibility to adapt to new uses to encourage their preservation. An example of this would be a historic residential home being used as a commercial use such as the Sean Horn Gallery. The B4 district is at the western end of town where Elk Avenue concludes into an embankment and is primarily characterized by historic freestanding single family homes, some of which have been small businesses in the past.



General Observations



- Elk Avenue is not only the historic core of town, but also the “Main Street” and cultural epicenter. All four business district designations are represented along Elk Avenue.
- Tourist-serving retail, restaurants, and real estate offices dominate the Elk Avenue businesses.
- Sixth Street businesses provide resident and visitor utilitarian needs, such as the gas station, grocery store, and medical offices.
- In all the business districts, restaurants and bars are conditional uses and are not permitted outright.
- Most of the regulations within all four business districts only slightly vary in terms of permitted uses and maximum height requirements. The greatest differentiators between the business districts are the minimum and maximum lot area requirements.

Commercial Zone

About the Commercial Zone

The Commercial district is located at the southern end of Town and is primarily characterized by light industrial building trades, services, and other uses unsuitable for more pedestrian-oriented environments. It is important to note restaurant uses are not allowed in the commercial zone.



General Observations



- Commercial district businesses generally require larger footprints and inactive street frontages.
- Several retail and medical marijuana businesses are located in this district.
- Restaurant/retail food uses are not allowed in this district.
- Residential uses are extremely limited by size and number of units, with only the allowance of deed restricted residential housing on the upper floors in this zone district.

Tourist Zone

About the Tourist Zone

The Tourist districts about the B2 Business/Highway Related zones to provide visitor-related businesses and amenities such as lodging and resorts with the possibility of limited residential uses, focused on multi-family uses, along the main thoroughfare into Town.



General Observations

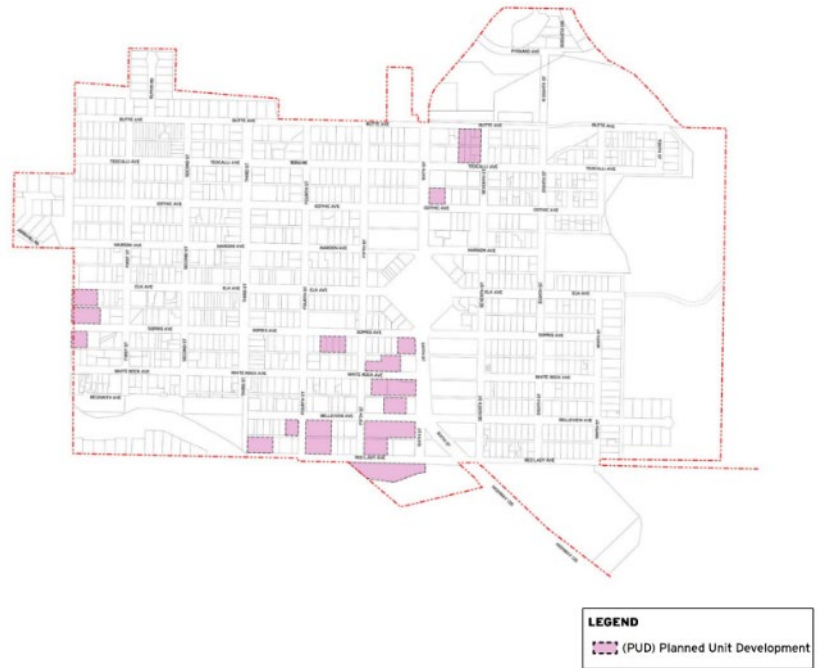


- The Tourist zones are the key place for hotels & multi-family housing.
- Requirements for housing inhibits residential development, by requiring that either:
 - 100% deed restricted affordable housing, or
 - Up to 50% of total development may be residential.

Planned Unit Developments

About Planned Unit Developments

Planned Unit Developments (PUDs) are overlay districts initiated by an applicant to assemble a large lot or a series of lots under a single development program to promote variety, flexibility and efficiency, that may otherwise be inhibited by single lot requirements.



General Observations



- The PUD process requires an applicant to submit plans for the proposed PUD area and detail which underlying zoning regulations it requests relief from and how the intent of those regulations would be otherwise addressed.
- The size and applicability of a proposed PUD is dependent upon the underlying zoning designation of the constituent lots.
- The PUD process requires a General Plan amendment, a public hearing, and Board approval.

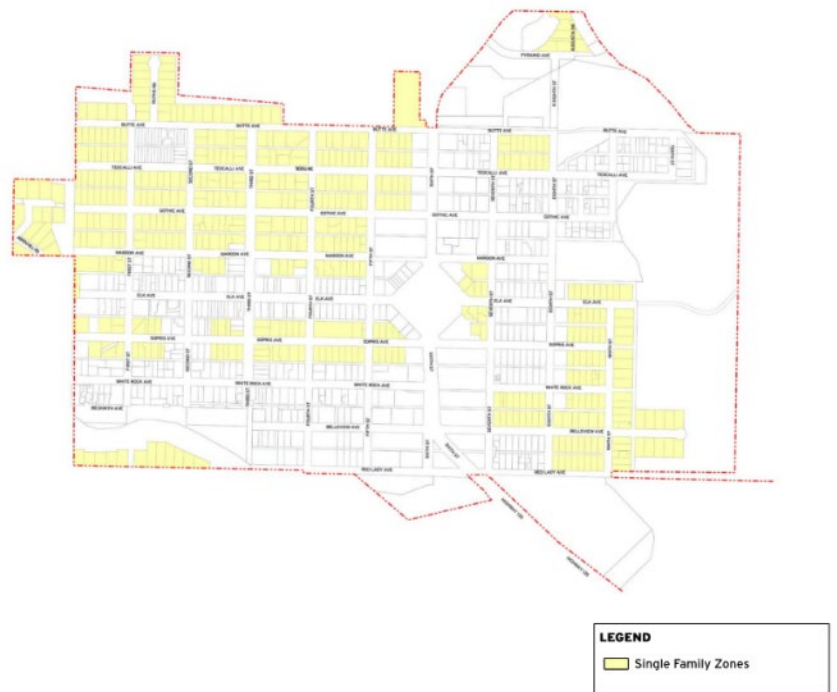
Residential Zones

Single Family Zones (R1s)

About the Single Family Zones

The Single Family Zones are comprised of seven R1 zoning districts that designate the majority of the buildable area in town as low-density single-family housing.

The R1 and R1C zone districts are the most prevalent in town and comprise the detached single-family character of Crested Butte. R1C surrounds Elk Avenue, the historic core of town, while R1 primarily abuts the northern edge of R1C up to the town limits at the wetlands and with some pockets in the eastern part of town. R1A is a single large lot, while R1B districts are located at higher elevations on the southern and western portions of town. R1D and R1F are also on the edges of town at the opposite end of Town where they straddle wetlands.



General Observations



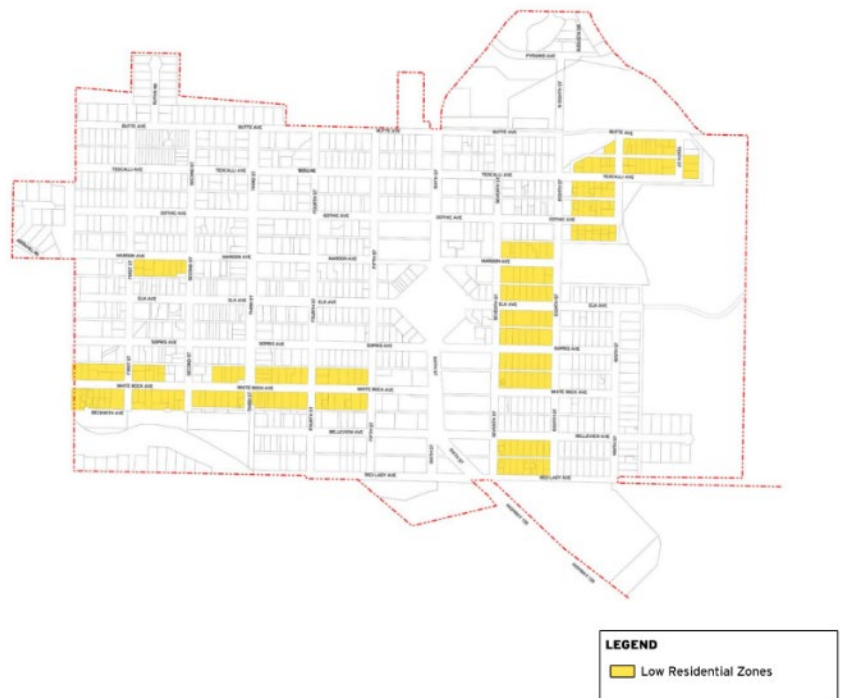
- Regardless of lot size or location, all lots within an R1 zone are limited to a maximum of 2 dwelling units, with the potential for 3 by combining a duplex with an ADU.
- The lower density zones at the edges of the Town preserve views and wildlife habitats.
- The historic district encompasses some of the R1 zones.
- R1 zones with serviceable alleys provide an opportunity for ADUs.
- Zone specific regulations vary either slightly or greatly, mostly dependent on lot size.

Low Residential Zones (R2)

About the Low Residential Zones

The Low Residential Zones are comprised of three R2 zone districts that primarily permit single family dwellings but also provides the opportunity for a greater range of low density residential uses like duplexes and triplexes.

The R2 districts permit more than one-family residential units, but at the character and scale of single family dwellings. The R2A district provides for a greater variety of residential uses and price points. The R2C district provides a greater variety of residential uses, as well, but is specifically attuned to the compatibility with the historic buildings and district in which it's located.



General Observations



- The historic district encompasses a large area of an R2 zone.
- R2 zoning districts with serviceable alleys provide an opportunity for ADUs.
- Zone specific regulations vary either slightly or greatly, mostly dependent on lot size.

Moderate Residential Zones (R3/4)

About the Moderate Residential Zones

The Moderate Residential Zones are comprised of two regulating districts (R3 and R4) that provide the greatest flexibility for residential land uses in the Town.

The R3C zoning district provides the greatest flexibility in the historic center of town to encourage the rehabilitation of historic buildings. The R4 zoning district is concentrated by the Tourist and Business/Highway Related districts, east of Sixth Street.



General Observations



- While these zones are intended to provide greater residential flexibility, both R3 and R4 permit single family homes as a permitted use.
- The R4 zone, along with the Highway Related zones, comprise a gateway at the northern edge of town towards Mt. Crested Butte.
- The Open Space requirement for an R3C district could warrant review given its location at the center of town.

Mobile Home Zones

About the Mobile Home Zones

There are two areas within the Town that are designated as Mobile Home zones.



General Observations



- Both mobile home zones are outside the historic district.
- Mobile home zones apply the same restrictions of one-family dwelling units in the R1 zone to individual mobile homes.
- Each individual mobile home is required to provide two off-street vehicle parking spaces.
- Mobile home zones currently do not allow permanent foundations.

Zoning Yield Analysis (Potential Build Out)

What is a Yield Analysis?

Also known as a “build-out” or “capacity” analysis, a Zoning Yield Analysis provides an estimate of the total number of new homes, as well as new commercial square footage that could theoretically result under existing zoning and other regulations if all the unutilized capacity on buildable land within the Town is developed to its maximum capacity. The Yield Analysis is developed under the assumption that no more land is made available for development and local zoning and subdivision regulations remain unchanged. It is helpful in allowing a community to test its development regulations, by gaining a glimpse of its possible future with several caveats described further below. A Yield Analysis is particularly useful for towns like Crested Butte that face a housing supply pressures but dwindling supply of vacant or underdeveloped land.

In evaluating future development possibilities, a Yield Analysis can help answer questions such as:

- How much land area can be developed or added to under existing land use regulations and where will this growth occur?
- Are there areas that the community would prefer to develop at higher densities?
- Are there areas that may could theoretically accommodate new growth, but are unlikely to do so for certain reasons?
- What steps should the community be taking now to accommodate future growth?

A Zoning Yield Analysis comes with several major caveats. The buildout potential identified in the analysis is generally not tied to a specific timeframe but is rather an “end point” scenario that might occur in some indefinite future, whether it is in ten years or a hundred. Another caveat is that the buildout analysis does not factor in the likelihood of all or even some of this theoretical development actually happening, which in the case of Crested Butte is highly unlikely. Still one more caveat is that while the Analysis focuses on overall number of units and it is non-committal on price points. There is nothing in the buildout analysis to suggest how many or if any of the potential new dwelling units will be built to meet the needs of the community.

Yield Analysis Methodology

For the Town’s build out potential, the Zoning Yield Analysis examined every parcel within the Town, and compared what is currently built with what the Zoning Ordinance allows.

A Note about Crested Butte Zoning Regulations: The zoning code regulates density primarily through Floor Area Ratio (FAR), which quantifies the relationship between the total amount of floor area that a building is permitted to have compared to the area of the lot on which the building will be built. A higher ratio would likely indicate a denser form of construction. The formula is as follows:

$$\text{Floor Area Ratio} = \text{Gross Lot Area} / \text{Total Building Floor Area}$$

The Town’s zoning code assigns different maximum FAR allowances in different zones. For example, the R1 allows 0.5 FAR, so a parcel that is 5,000 square feet is allowed a maximum buildable area of

2,500 square feet. However, the Ordinance is not that simple, in some R1 sub-zones, the code further specifies that the total maximum FAR of the “principal dwelling” (somewhere between 0.32 and 0.4) allowing, in some cases, an Accessory Dwelling Unit (ADU) to fill in the remainder.

Each of the Town’s 23 zoning districts is a little different with some of the commercial zones, allowing more density (higher FAR), but also capping the number of residential units (with the rest of the FAR being composed of commercial uses). Other zones provide bonuses, in the form of additional FAR, as a reward for doing something desirable, such as matching the neighborhood context. In commercial zones, additional bonuses for subterranean (underground) parking are provided.

While FAR was a place to start the analysis, additional factors had to be accounted for. For example, most the town’s residential zone districts have minimum open space requirements, as well as minimum setbacks, maximum height limits, and minimum parking requirements. They also have minimum and maximum parcel sizes. In some cases, these various requirements reduced the total yield from what would have been otherwise allowed by FAR alone.

Given these parameters, the Yield Analysis involved going through every parcel in Town to see which ones had capacity for new or additional development. A spreadsheet showing every parcel in town with, was created by the Town at the outset, and then each parcel was assigned the number of new units that would be theoretically possible under the existing zoning, with a total number of units provided at the end. Several assumptions were made in this process:

- It was assumed that the minimum, unit size would be 400 square feet. Therefore, any parcel with less than 400 square feet in additional capacity was assumed to be built-out.
- If a site was potentially eligible for a bonus, even if it was financially unlikely to be accomplished (such as with the case for subterranean parking), it was utilized.
- New apartment buildings were assumed to accommodate units with an average net square footage of 750sf (meaning some units were smaller and some were larger). This number is consistent with market conditions but is only an estimate. If the average new unit sizes end up being larger, there would be less units overall.

Crested Butte's Yield Analysis



LEGEND	
	New Accessory Dwelling Unit (ADU)
	New Single Family Unit (SFU) with ADU
	Duplex
	New Multifamily
	New Multifamily with Commercial

Potential Build Out	Total	Land Use Totals
Single-Family Dwelling Unit or Duplex	75 Units	606 Residential Units
Accessory Dwelling Unit	308 Units	
Multi-Family Dwelling Unit *with underground parking	223 Units *272 Units	
Net Commercial		258,218 sf
* with underground parking		*366,503 sf

Zoning Constraints: Why the Town will likely not reach each this build out

As noted in the caveats above, while the Zoning Yield Analysis estimates a theoretical future scenario of up to 655 total units, empirical evidence suggests that nothing close to this number of units will ever be achieved under the existing zoning, nor can it predict the percentage these units that may be attainable by the Town's workforce. In other words, while the Yield Analysis is useful in measuring the existing capacity of the Town, it cannot be relied on as predictor of what will actually be built in Crested Butte. There are several reasons for this, including:

Market Forces

The buildout analysis does not account for market forces and economic conditions that will greatly influence future development. Factors such as demand for housing at the price points that can be delivered and the cost of construction can lead to considerably less construction than the theoretical limit. In fact, as construction occurs and the total available (or unbuilt out) FAR decreases, the value of the remaining capacity (unbuilt FAR) will increase, thus making the construction of any new housing, but particularly any new affordable or "attainable" housing more and more expensive. This also impacts commercial space, driving up the rents for existing businesses, and making the cost of new commercial space prohibitive for many local businesses.

Another factor comes from the current demand for single family housing, including use as vacation homes. The Town's zoning map permits single family zoning on a roughly 60% of its developable land, thus prohibiting any other housing type except ADUs and/or duplexes by Conditional Use (which can be time consuming and risky). The FAR is tied to the primary dwelling which creates an expectation that inflates the value of land and encourages everyone to max out the allowable FAR, which on many lots is 2,800 square feet. With a median sales price of approximately \$1000/square foot (in June 2024), a 2,800 square foot house equates to a \$2.8 million dwelling. Adding a 450 square foot ADU above a garage brings the total home to \$3.5 million. It can be argued that 2800 square foot houses are not the historical norm in Crested Butte but have come in more recent decades. It can be inferred that the existing zoning is creating housing that is both too expensive for most members of the Town's workforce, and inconsistent with the Town's historic housing stock. The challenge isn't just a function of the total number of housing units in the Town, but in the availability of the type of housing that is permitted.

Other factors relate to what is called "construction economics". For example, to achieve the maximum densities in some of the commercial areas, subterranean parking would have to be utilized. Such construction is extremely expensive and were it to be utilized it would only occur in luxury buildings where the sales or rent premiums were sufficient enough to pay the costs, or in buildings that received generous subsidies.

Cultural/Social Forces

While the Zoning Analysis identifies 308 units (or roughly 1/3 the total capacity) supplied as ADUs, it is reasonable to assume that only a small fraction of those will be constructed under existing regulation and policies, as well as cultural preferences. Many homeowners may not want strangers living in their backyard, and they aren't attracted by the added income having a backyard tenant might provide. Others may have an interest in providing an ADU but are discouraged by what they see as the bureaucracy, time commitment, perceived risk shared by the real estate community, and

risk that the effort entails. They may not know how and where to begin. Other types of social forces derive from the recognition that existing uses on some sites are of value to the community and thus those sites are unlikely to be redeveloped to their full potential.

Inertia

Some property owners may simply have no interest in new development. For whatever reasons, most likely that the existing use provides enough value, either through its direct use by the owner or through the income the derives from renting to others, these owners find the status quo perfectly acceptable. For example, if someone, has a property with 10 units that has a theoretical capacity of 15 units, but doing so would require demolishing the existing units and redeveloping, they may decide the risks involved in doing so are not worth the effort and financial return. Still, other owners may assume the value of their land to be considerably greater than any real estate developer is willing to pay and so, once again, nothing happens. Occasionally, absentee owners are happy to collect revenue from their property, and not give them another thought.

Height Limits

While several of the zones provide bonuses allowing FARs up to 1.9 such bonuses are unlikely to be utilized, not only because of their requirement for subterranean parking but also because of heights necessary to achieve such an FAR. A good rule of thumb is that for every 1.0 of FAR, two floors of building are required. Thus, an FAR of 1.9 would require 3.8 (or 4) floors of development.

Parking requirements

Crested Butte is a highly walkable community, and many trips do not require a car to accomplish. Yet, Crested Butte's parking requirements resemble more suburban auto-centric communities. In the higher density areas, there are various ways of meeting the existing parking requirements, but each of them reduces the ultimate buildout potential. These methods are as follows:

- Provide at-grade, surface parking lots reduces the buildable area, and in higher density zones, the only way to reduce that area is to go higher but that is prohibited by the Height Limits,
- Build in above ground garages, but because the parking structure is counted as FAR, that option reduces the development capacity for housing and commercial, or
- Build subterranean parking which is very expensive (likely above \$65,000 per space in Crested Butte)

Perception of Difficult Approval Process

There are some property owners who may be discouraged from considering additional development because they believe (rightly or wrongly) that bureaucracy and red tape would be insurmountable obstacles.

In summary, while the Yield Analysis provides a snapshot of potential development under current regulations, it is limited in its ability to predict future construction, housing supply and affordability due to the dynamic nature of economic, cultural, social, and regulatory factors. A commonly used rule of thumb is to have a potential capacity of 3x the desired buildout.

Community Plan Considerations

Zoning Opportunities: Why evaluate or consider zoning changes?

The Town's development regulations provide the framework for the private market to invest in the community, guiding the Town's look, feel, and function. Crested Butte's land development code has always incrementally changed over time to account for new challenges or changes in community dynamics throughout its history, but Crested Butte is now at a pivotal crossroads where rapid growth and economic investment in the Gunnison Valley are resulting in compounding challenges that have emerged at an unprecedented scale, including tourism growth, an affordable housing crisis, and a prolific workforce shortage. Crested Butte is losing ground on community livability as it faces these challenges, ranging from access and affordability of housing, sense of neighborhood connectivity, loss of civic engagement and social involvement, and lack of ability for community members to see an opportunity to build a sustainable future here.

As there has been rapid economic investment and tourism growth in Crested Butte, the market is not producing essential goods and services to allow Crested Butte to function as a complete community. Crested Butte's current high land costs and the Town's development regulations are resulting in "highest and best use" for development catered to serve the tourism economy, at the expense of a functioning community where the provision of affordable housing and goods and services for the workforce to live comfortably and thrive is out of balance.

The Community Plan aims to address this by identifying how to leverage the Town's development regulations and community resources to incentivize the market to better balance community-serving needs within an amenities-based economy.

By better understanding the constraints and factors that may inhibit Crested Butte's potential build out, the Community Plan will identify potential changes to the code to evaluate with the Crested Butte community to help the Town better balance community-serving needs for its community to thrive, while ensuring the Town can maintain its cherished small-town character and charm.

Strong Communities Criteria

Crested Butte is not alone in its challenges, and towns and cities across the county are updating their zoning codes with an emphasis on facilitating and incentivizing more affordable housing. The Town received a grant for the Community Plan from the Colorado Department of Local Affairs Strong Communities program to support an evaluate and update to its zoning code. As a condition of the grant, the Town is required to evaluate and adopt at least one Strong Community strategy within its zoning code, which are similar to some of the constraints described from the Yield Analysis:

- **Higher density:** Identify where and how to incorporate higher densities throughout the Town to promote more affordable housing for the local workforce in a way that's compatible with Crested Butte's character.

- **Multi-family housing options:** Evaluate and recommend updates to allowed densities, permitted, and conditional uses for appropriate multi-family housing options across different zone districts.
- **Inclusionary zoning:** Consider and evaluate density bonuses for certain types of developments to incentivize workforce housing and deed restricted commercial development.
- **Land donation, acquisition, banking program:** Identify existing Town-owned parcels or parcels to consider trying to acquire to support more infill development for affordable housing and essential goods and services.
- **Minimum parking standards:** Incorporate and refine recommendations from the 2023 Transportation Mobility Plan to reduce parking requirements to facilitate more affordable housing and commercial businesses.
- **Alternative building options:** Evaluate barriers to alternative building options that could reduce construction costs, in ways that are aligned with the Town's historic preservation strategy.

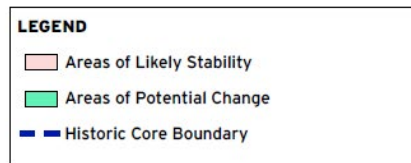
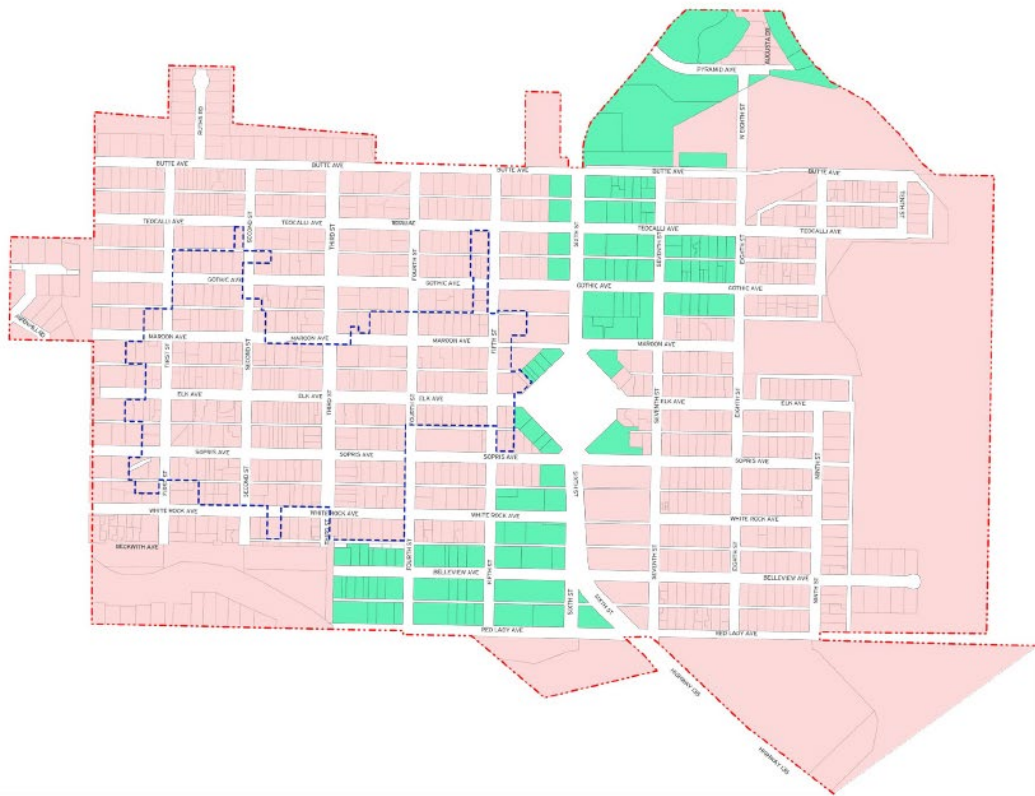
Areas of Likely Stability and Potential Change

The Community Plan will evaluate these Strong Communities strategies, as well as other identified actions identified by the project team or community through an approach of looking at areas of stability and areas of potential change.

The Town's 23 zone districts are each unique and different parts of Town have different looks, feels, and functions. Evaluating any potential zoning change, whether regulatory or incentive focused, needs a nuanced evaluation rather than a broad brush across the entire Town. To consider potential changes, this policy review identifies different areas of the Town into areas of stability and areas of potential change as a starting point to consider evaluating and testing different zoning applications.

Areas of Likely Stability are stable areas of Town that are relatively built out and have a very distinct character that may not be acceptable to the community to consider changing. In areas of stability, smaller, incremental policies, actions, and programs can be considered to help improve more opportunities for affordable housing.

Areas of Potential Change are areas of Town that have are identified as eligible or likely for future re-development, have significant build out potential, and are likely to change in the future based on the current zoning regulations. In these areas, larger regulatory or incentivize based changes could be considered to realize a vision that is developed collaboratively with the community.



Areas of Likely Stability

The areas of likely stability represent the areas of Town that are historic, exhibit the character and feel of the community, and the zoning districts in which residential development is limited and carefully executed to positively contribute to the surrounding context.

Are there actions to explore in areas of stability?

As shown in the Yield Analysis, there are still development opportunities within these areas of likely stability that merit further exploration, particularly with a focus on enhancing Crested Butte's history of ADUs and smaller building types. These could include:

- Exploring regulatory incentives for ADUs, such as increased heights, FAR bonuses for the primary building or ADU, setback adjustments, and/or reduced parking requirements.
- More flexible architectural design guidelines to simplify construction standards/costs, pre-approved building plans for ADUs, and/or streamlined approval processes.

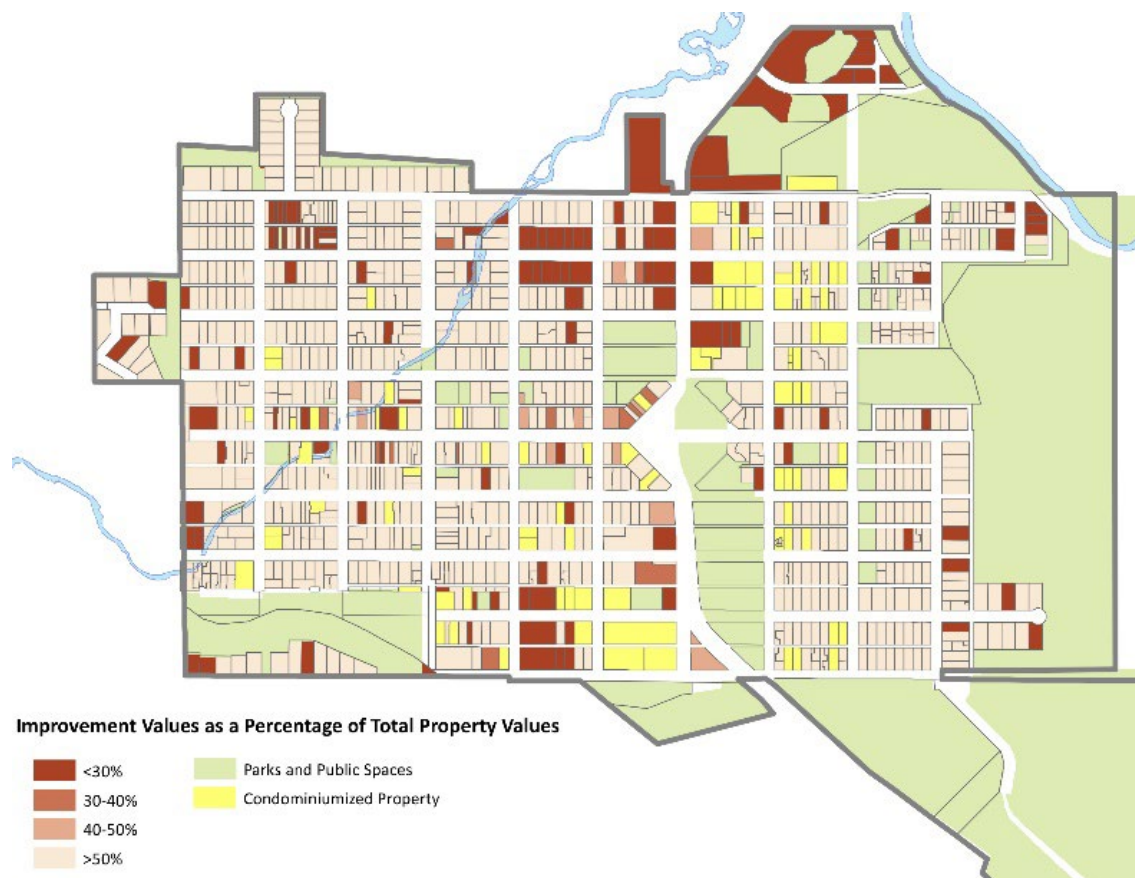
- Considering increasing density allowances through different building types in lower density zones (such as duplexes, triplexes, quads, etc.) through permitted or conditional uses.
- Considering different density minimums in multi-family zones such as not allowing single family homes in multi-family districts through conditional uses or elimination from the code.

Areas of Potential Change

The areas of potential change in the Town represent the best opportunities to encourage community-centered development due to their location in the Town proper, their regulatory context, and their existing site utility.

Several variables influence the likeliness of property developing or redeveloping. One is the ratio between the building value and the total property value. If the building value is a relatively small portion of the total value, then the property is probably not being used close to its full potential and redevelopment is likely. However, the building value to property value ratio is not an indicator of immediate development. Many other factors unique to each property also influence the likeliness of development. For example, if a property is owned free and clear, without any debt, this analysis falls short.

Areas with the highest development pressures are typically vacant like some along the Sixth Street Corridor; however, many older under-developed properties could experience significant reinvestment pressure like along Bellview Avenue.



The allowed additional development in these areas, combined with the building to property value ratio, show that these areas might be experiencing change today or will likely experience change in the future.

The majority of Crested Butte is stable; however, some specific areas are experiencing, or will likely experience, change. Areas around Belleview, the Slate River Subdivision, and the Sixth Street Corridor will likely experience reinvestment to its building stock. This analysis indicates large residential reinvestments may begin occurring along Teocalli, west of Sixth Street.

As a caveat, it is important to realize this analysis simply indicates which areas of the Town are likely to experience change or should anticipate future change. This analysis along, with the economic market study, will indicate when change likely occurs by land use type. The Community Plan should help guide that change to the Town's benefit, using the Community Plan goal as a guide.

What types of actions could be explored in these areas?

Sixth Street Corridor and Slate River Annexation

The Sixth Street corridor including the adjacent Tourist zone, R4 zone, and Slate River Annexation are underutilized and highly visible assets within the Town. Given Sixth Street's role as the connector to and through town, it has the potential to provide the community-serving needs for Crested Butte. District specific requirements that regulate what uses are allowed, and how and where a building sits on a site can greatly impact the feasibility of whether it is built or not. Potential actions to explore into this area includes:

- Taking into consideration site and land use factors, maximum lot coverages and parking requirements can be reconsidered to maximize the land value in the center of town with mixed-use development. This could mean allowing bigger buildings (not taller) in exchange for deed restricted housing or commercial space.
- Building height bonuses and FAR adjustments can also be considered to both protect views and neighborhood character, while also allowing greater flexibility and build out potential. This could mean allowing taller buildings in certain areas in exchange for deed restricted housing or commercial space.
- Adjusting land uses (by modifying permitted and conditional use allowances) can be a tool to leverage to serve community-serving needs by prioritizing or incentivizing certain types of land uses.
- Stronger inclusionary zoning requirements (through the Town's ROAH program) could help require more deed restricted units based on the size of a building or jobs generated by development.
- More flexible architectural design guidelines could simplify construction standards and costs.

- In addition to these regulatory tools, financial incentives through public/private partnerships, or other programmatic tools, such as incubator space and business support programs should be explored in these areas to complement the regulatory framework.

Bellevue Avenue

Bellevue Avenue is on the southern end of the Sixth Street corridor and is primarily characterized by commercial businesses on large lots abutting the southern edge of town. These large and single use lots can be encouraged to provide more diverse development opportunities within a five-minute walk of the center of town.

Bellevue is recommended to explore the same actions as listed above for Sixth Street and the Slate River Annexation, with one notable difference regarding exploring heights. Due to this area's site constraints and location, an increase in allowable height could provide an economic incentive for mixed-use buildings that would not block views, as Bellevue abuts Gibson Ridge.

Next Steps: Design Charrette

After better understanding the Town's existing zoning, including its constraints and opportunities, the Town will host a Community Design Charrette on September 9 – 14 to explore and sketch the different potential ideas with the community.

While the Town's policy review and market conditions can help guide what to explore at the charrette, the actions will also require a connection to the Crested Butte community's underlying values of authentic, connected, accountable, and bold. Prior to the Charrette, the Community Plan will begin to identify draft measures of success that will act as guardrails or a rubric to vet potential actions that emerge from the charrette to ensure they align with the community's values and expectations.



**CRESTED BUTTE COMMUNITY
DESIGN CHARRETTE**
**CENTER FOR THE ARTS
SEPTEMBER 9-13**

**WHAT DOES CRESTED BUTTE'S
FUTURE LOOK LIKE TO YOU?**

Join this in-person interactive workshop to sketch alternative build out scenarios for Crested Butte's future.

OPEN DESIGN STUDIO: TUES- FRI 10AM-4PM
KING COMMUNITY ROOM

Stop into the design studio at your convenience to share your ideas and feedback.

COMMUNITY MEETINGS: MON, WED, FRI 5:30-7:30PM
STEDDY THEATRE

Join an interactive, facilitated meeting to discuss different community design concepts. Free childcare and cash bar available.

For more information



Scan the QR code



Community Plan



CRESTED BUTTE, COLORADO
National Historic District



TORTI
GALLAS +
PARTNERS

Appendix 1: Zoning Element Requirements Per District

Public Zones	
District Intent	<p>(P) Public: Land for public recreation, civic and government uses.</p> <p>(A-O) Agriculture – Open District: Land for open space conservation, agriculture and wildlife habitats to preserve rural and scenic character of the Town.</p>
Permitted vs. Conditional Uses	<p>Permitted Uses:</p> <p>P: Community recreation facilities, parks and playfields; museums and libraries; parking; and schools.</p> <p>A-O: Grazing; hay growing; public recreation and trails; wildlife habitat; and open space.</p> <p>Conditional Uses:</p> <p>P: Public owned housing; and retail and commercial establishments in buildings owned or property leased by the Town.</p> <p>A-O: Ponds; and crops.</p>
Lot Measurements	<p>P: Not applicable.</p> <p>A-O: Minimum lot area: 10 acres</p>
Floor Area	<p>P: Not applicable.</p> <p>A-O: Maximum Floor Area: 4,500 square feet</p>
Parking	Off-street parking requirements dictated by use.
Additional Provisions	<p>P: Not applicable.</p> <p>A-O: Maximum Building Height: 28 feet</p>
District Intent	<p>(P) Public: Land for public recreation, civic and government uses.</p> <p>(A-O) Agriculture – Open District: Land for open space conservation, agriculture and wildlife habitats to preserve rural and scenic character of the Town.</p> <p>(P) Public - Open Space: None</p>
Permitted vs. Conditional Uses	<p>Permitted Uses:</p> <p>P: Community recreation facilities, parks and playfields; museums and libraries; parking; and schools.</p> <p>A-O: Grazing; hay growing; public recreation and trails; wildlife habitat; and open space.</p> <p>Conditional Uses:</p> <p>P: Public owned housing; and retail and commercial establishments in buildings owned or property leased by the Town.</p> <p>A-O: Ponds; and crops.</p>
Lot Measurements	<p>P: Not applicable.</p> <p>A-O: Minimum lot area: 10 acres</p>
Floor Area	<p>P: Not applicable.</p> <p>A-O: Maximum Floor Area: 4,500 square feet</p>
Parking	Off-street parking requirements dictated by use.
Additional Provisions	<p>P: Not applicable.</p> <p>A-O: Maximum Building Height: 28 feet</p>

Business Zones	
District Intent	<p>(B1) Business Core: Land for retail, service, commercial, recreational and institutional purposes to enhance business and service in the central historic core of Town.</p> <p>(B2) Business/Highway Related: Land for business development along Highway 135 and 6th Street that is safe and compatible with Town aesthetics.</p> <p>(B3) Business/Historic Residential: Land to encourage the preservation of historic and architecturally interesting structures.</p> <p>(B4) West End Business/Historic Residential: Land to encourage the preservation of historic and architecturally interesting structures at the terminus of Elk Avenue at the west end of Town.</p>
Permitted vs. Conditional Uses	<p><u>Permitted Uses:</u></p> <p>B1: Retail, office, medical and dental clinics, open space, and museums.</p> <p>B2: Same as above.</p> <p>B3: Same as above, but also including one-family dwelling units, home occupations, and vehicle leasing and rentals. Ground-floor uses are limited on Elk Avenue.</p> <p>B4: Same as B1, but also including one-family dwelling units and home occupations.</p> <p><u>Conditional Uses:</u></p> <p>B1: Limited residential, lodging, and food and/or beverage establishments.</p> <p>B2: Same as above, but also including auto-related uses such as vehicle leasing, rentals and service stations; short-term lodging; and retail and medical marijuana centers.</p> <p>B3: Accessory dwellings, food and/or beverage establishments, and bed and breakfast establishments.</p> <p>B4: Accessory dwellings, and food and/or beverage establishments.</p>
Lot Measurements	<p>B1: Minimum lot area: 1,250 square feet. Maximum lot area: 9,375 square feet.</p> <p>B2: Minimum lot area: 6,250 square feet. Maximum lot area: 9,375 square feet.</p> <p>B3: Minimum lot area: 2,500 to 3,000 square feet depending on location. Maximum lot area: 6,250 square feet.</p> <p>B4: Minimum lot area: 3,000 square feet. Maximum lot area: 6,250 square feet.</p>
Floor Area	<p>B1: Maximum Floor Area: 1.55 to 1.9 FAR depending on lot area.</p> <p>B2: Maximum Floor Area: 0.5 to 0.64 FAR depending on Board discretion.</p> <p>B3, B4: Maximum Floor Area: 0.4 to 0.5 FAR depending on Board discretion.</p>
Parking	<p>Off-street parking requirements dictated by use.</p> <p>B1, B3: No access to parking allowed from Elk Ave. Parking abutting street shall be screened from view.</p> <p>B2: Underground parking credit: 0.6 of additional FAR; Parking not allowed abutting Town streets.</p>
Additional Provisions	<p>B1, B2: Maximum Building Height: 35 feet</p> <p>B3, B4: Maximum Building Height: 30 feet.</p>

Commercial Zone	
District Intent	(C) Commercial: Land for limited commercial and industrial purposes.
Permitted vs. Conditional Uses	<p><u>Permitted Uses:</u> C: Amusement and recreation businesses; builders and contractor offices; light industrial operations; office; and retail commercial establishments.</p> <p><u>Conditional Uses:</u> C: Limited residential, auto-related services, retail and medical marijuana centers, and veterinary clinic/hospitals.</p>
Lot Measurements	C: Minimum lot area: 2,500 square feet. Maximum lot area: 9,375 square feet.
Floor Area	C: Maximum Floor Area: 1.55 to 1.9 FAR depending on lot area.
Parking	<p>Off-street parking requirements dictated by use.</p> <p>C: Primary street frontage may not be utilized for residential parking.</p>
Additional Provisions	C: Maximum Building Height: 35 feet

Tourist Zones	
District Intent	(T) Tourist: Land for appropriately scaled tourist-oriented lodging and uses, and long-term residential units.
Permitted vs. Conditional Uses	<p><u>Permitted Uses:</u> T: Hotels, lodges, motels, and resorts.</p> <p><u>Conditional Uses:</u> T: Limited residential, food and/or beverage establishments, office, retail commercial establishments, congregate housing, and short-term residential accommodations.</p>
Lot Measurements	T: Minimum lot area: 5,000 square feet. Maximum lot area: 9,375 square feet.
Floor Area	T: Maximum Floor Area: 0.66 to 1.0 FAR depending on Board discretion.
Parking	<p>Off-street parking requirements dictated by use.</p> <p>T: Primary street frontage may not be utilized for residential parking.</p>
Additional Provisions	T: Maximum Building Height: 35 feet; Open space required: 25% of lot area.

Single Family Zones	
District Intent	<p>(R1) Residential: Land for low density residential development with no more than two units per lot.</p> <p>(R1A) Residential: Land for low density residential development with no more than two units per lot to buffer residential development from open space lands surrounding the Town.</p> <p>(R1B) Residential: Land for low density residential development at higher elevations with no more than two units per lot to buffer residential development from open space lands surrounding the Town.</p> <p>(R1C) Residential Core: Land for low density residential development with no more than two units per lot compatible with surrounding historic buildings and character within the core of the Town.</p> <p>(R1D) Residential: Land for low density residential development with no more than two units per lot to buffer residential development from open space lands surrounding the Town.</p> <p>(R1E) Residential: Land for low density residential development with no more than two units per lot with provisions to restrict lots to cost less than the market value.</p> <p>(R1F) Residential: Land for low density residential development with no more than two units per lot to buffer residential development from open space lands surrounding the Town.</p>
Permitted vs. Conditional Uses	<p>Permitted Uses:</p> <p>R1, R1A, R1B, R1C, R1D, R1F: One-family dwellings and home occupations.</p> <p>R1E: One-family dwellings, home occupations, and two-family dwellings with provisions.</p> <p>Conditional Uses:</p> <p>R1, R1C, R1D, R1E: Accessory dwellings, two-family dwellings, public recreation and playgrounds, churches, libraries, and bed and breakfast establishments.</p> <p>R1A: Same as above, but excluding churches and libraries.</p> <p>R1B: Accessory dwellings.</p> <p>R1F: Accessory dwellings, and two-family dwellings.</p>
Lot Measurements	<p>R1, R1E: Minimum lot area: 5,000 square feet. Maximum lot area: 9,375 square feet.</p> <p>R1A: Minimum lot area: 43,560 square feet. Maximum lot area: 87,120 square feet.</p> <p>R1B: Minimum lot area: 9,300 square feet. Maximum lot area: 14,000 square feet.</p> <p>R1C: Minimum lot area: 3,750 square feet. Maximum lot area: 9,375 square feet.</p> <p>R1D: Minimum lot area: 9,376 square feet. Maximum lot area: 11,400 square feet.</p> <p>R1F: Minimum lot area: 5,000 square feet. Maximum lot area: 11,400 square feet.</p>
Floor Area	<p>R1, R1E: Maximum Floor Area: 0.5 FAR</p> <p>R1A: Maximum Floor Area of principal building: 4,000 square feet. Additional floor area provided for accessory building and accessory dwelling.</p> <p>R1B: Maximum Floor Area of principal building: 3,750 square feet. Additional floor area provided for accessory building and accessory dwelling.</p> <p>R1C: Maximum Floor Area: 0.48 FAR</p> <p>R1D, R1F: Maximum Floor Area: 3,800 square feet.</p>
Parking	Off-street parking requirements dictated by use.
Additional Provisions	<p>R1, R1D, R1E, R1F: Maximum Building Height: 30 feet; Open Space required: 50% of lot area.</p> <p>R1A: Maximum Building Height: 30 feet; Open Space required: 88% of lot area.</p> <p>R1B: Maximum Building Height: 30 feet; Open Space required: 46% of lot area.</p> <p>R1C: Maximum Building Height: 28 feet; Open Space required: 50% of lot area.</p>

Low Residential Zones (R2s)	
District Intent	<p>(R2) Residential/Multi-Family: Land for low density residential development compatible with the scale and fabric of the Town.</p> <p>(R2A) Residential/Multi-Family: Land for low density residential development with greater mix of residential units and a large portion of deed-restricted units.</p> <p>(R2C) Residential/Multi-Family/Core: Land for low density residential development compatible with the surrounding historic buildings and character within the core of the Town.</p>
Permitted vs. Conditional Uses	<p>Permitted Uses:</p> <p>R2, R2C: One-family and two-family dwellings, and home occupations.</p> <p>R2A: Same as R2, but also including three-family and multi-family dwelling units with provisions.</p> <p>Conditional Uses:</p> <p>R2, R2A: Accessory dwellings, three-family and multi-family dwellings, public recreation and playgrounds, churches, libraries, and bed and breakfast establishments.</p> <p>R2C: Same as R2, but also including second accessory dwellings depending on lot area.</p>
Lot Measurements	<p>R2: Minimum lot area: 5,000 square feet. Maximum lot area: 9,375 square feet.</p> <p>R2A: Minimum lot area: 2,750 square feet. Maximum lot area: 8,200 square feet.</p> <p>R2C: Minimum lot area: 3,750 square feet. Maximum lot area: 9,375 square feet.</p>
Floor Area	R2, R2A, R2C: Maximum Floor Area: 0.5 FAR
Parking	Off-street parking requirements dictated by use.
Additional Provisions	<p>R2: Maximum Building Height: 30 feet; Open Space required: 50% of lot area.</p> <p>R2A: Maximum Building Height: 24 to 30 feet depending on lot area; Open Space required: 50% of lot area.</p> <p>R2C: Maximum Building Height: 28 feet; Open Space required: 50% of lot area.</p>

Moderate Residential Zones (R3/4)	
District Intent	<p>(R3C) Residential/Historic/Tourist/Core: Land for greater flexibility in preserving significant historic buildings and permitting new buildings compatible with the surrounding historic buildings and character within the core of the Town.</p> <p>(R4) Residential/Planned Unit Development: Land for greater flexibility of residential development compatible with the surrounding historic buildings and character within the core of the Town.</p>
Permitted vs. Conditional Uses	<p><u>Permitted Uses:</u></p> <p>R3C: One-family dwellings and home occupations.</p> <p>R4: One-family, two-family and three-family dwelling units; accessory dwellings, home occupations, public recreation and playgrounds, and bed and breakfast establishments.</p> <p><u>Conditional Uses:</u></p> <p>R3C: Accessory dwellings; two-family dwellings; public recreation and playgrounds; churches; libraries; bed and breakfast establishments; retail commercial establishments; office uses; food and/or beverage establishments; and, hotels, lodges, motels and resorts.</p> <p>R4: Multi-family dwelling units; churches, libraries, and schools.</p>
Lot Measurements	<p>R3C: Minimum lot area: 5,000 square feet. Maximum lot area: 7.250 square feet.</p> <p>R4: Minimum lot area: 5,000 square feet. Maximum lot area: 9,375 square feet.</p>
Floor Area	<p>R3C: Maximum Floor Area: 0.48 FAR</p> <p>R4: Maximum Floor Area: 0.5 to 1.0 FAR depending on use and Board discretion.</p>
Parking	Off-street parking requirements dictated by use.
Additional Provisions	<p>R3C: Maximum Building Height: 28 feet; Open Space required: 25% of lot area.</p> <p>R4: Maximum Building Height: 30 feet.</p>

Mobile Home Zones	
District Intent	(M) Mobile Home: Land for appropriately considered mobile home location and aesthetics.
Permitted vs. Conditional Uses	<u>Permitted Uses:</u> M: Mobile home parks, individual mobile homes, and mobile home accessory buildings. <u>Conditional Uses:</u> M: None.
Lot Measurements	M: Minimum lot area: 3,125 square feet.
Floor Area	M: See additional provisions.
Parking	M: Off-street parking for two vehicles for each mobile home shall be provided.
Additional Provisions	M: Maximum Building Height: 16 feet; a single mobile home shall be subject to the restrictions of a single-dwelling unit as contained in the R1 zone.

Appendix 2: Parking Requirements by Use

Use	Required Parking
Single Family dwelling	<ul style="list-style-type: none"> • 2 spaces for 4 bedrooms or less • 1 space for a fifth bedroom • 1 space for every two bedrooms over 5
Two Family dwelling unit	<ul style="list-style-type: none"> • 4 spaces for 4 bedrooms or less • 5 spaces or 5 bedrooms • 1 space for every two bedrooms over 5
Three family and multi-family dwelling	<ul style="list-style-type: none"> • 1.5 spaces for each residential unit • 1 additional space for every unit with more than 2 bedrooms
Accessory Dwelling Units/Employee dwellings	<ul style="list-style-type: none"> • 1 space per 1 bed & studio units • 2 spaces for 2 & 3 bedroom units • 3 spaces for a 4 bedroom unit • 1 space for every two bedrooms over 5
Congregate Housing	<ul style="list-style-type: none"> • 1 space per bedroom
Bed & Breakfast	<ul style="list-style-type: none"> • 1 Space per rental bedroom • 2 spaces for the owners quarters • 1 additional space for every 2 beds in excess of two beds per room
Hotel, lodge, motel	<ul style="list-style-type: none"> • 1 Space per rental bedroom • 2 spaces for the owners quarters • 1 additional space for every 2 beds in excess of two beds per room
Restaurant, club, bakery, distillery etc.	<ul style="list-style-type: none"> • 1 space for every 500sf of usable space up to 1000sf • 1 space for every 250sf of usable space from 1001sf to 2000sf • 1 space for every 100sf of usable space over 2001sf
Retail	<ul style="list-style-type: none"> • 1 space for every 500sf of usable space
Office	<ul style="list-style-type: none"> • 1 space for every 500sf of usable space
Auto-related service	<ul style="list-style-type: none"> • 1 space for each 100sf of usable space
Mobile Homes	<ul style="list-style-type: none"> • 2 spaces per mobile home
Theatre, auditorium, and other fixed seat establishments	<ul style="list-style-type: none"> • 1 space for every 4 seats
Museum	<ul style="list-style-type: none"> • 1 space for every 1000sf of usable space
Dry Storage	<ul style="list-style-type: none"> • 1 for every 2000sf of storage building space
Churches	<ul style="list-style-type: none"> • 1 space for every 8 seats • 1 space for every 500sf of usable space outside the sanctuary