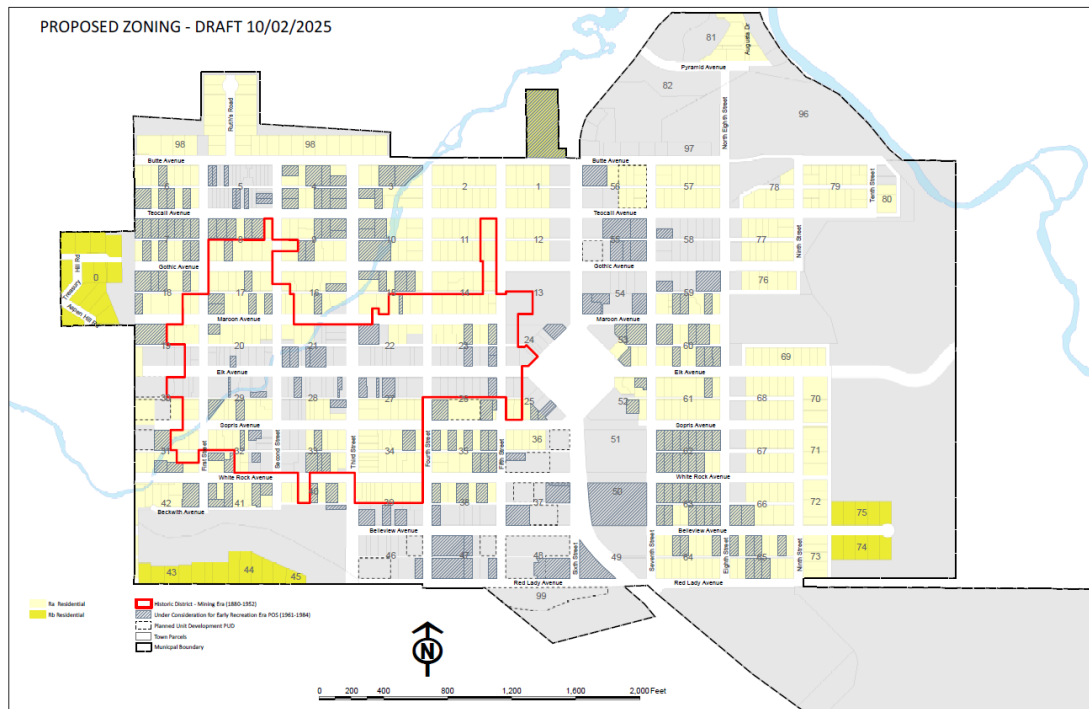


Town of Crested Butte Zoning Code Update

Ra and Rb (Residential) Zones Considerations

About this Zone

The **Residential Districts** provide for the full range of Crested Butte's neighborhoods, from the traditional core to the edges of Town. Currently divided into several different R1 and R2 zones, these districts are recommended to be consolidated into two zones, Ra and Rb, to streamline regulations and better reflect existing patterns. Both zones would share the same basic provisions, with Rb recognizing larger lot sizes on the bench and edges of Town. Key standards such as floor area ratio and height limits will be maintained, while the code update will modernize permitted and conditional uses. The zoning code update will also explore stronger incentives for accessory dwelling units (ADUs) and allow subdivision of microlots for deed restricted housing in order to expand community housing options. Consolidation of the residential zones is intended to simplify the code while continuing to protect neighborhood scale and character, ensuring Crested Butte's neighborhoods evolve in ways that meet community needs.



Changes being considered:

Provision	Current	Proposed
Land Uses - What type of use is allowed in this zone	Permitted (uses allowed by right) R1, R1A, R1B, R1C, R1D, R1F: One-family dwellings and home occupations. R1E: One-family dwellings, home occupations, and two-family dwellings with provisions. R2, R2C: One-family and two-family dwellings, and home occupations. R2A: Same as R2, but also including three-family and	<i>Uses and definitions will be updated to reduce inconsistencies and better reflect community needs. Since accessory dwelling units (ADU) and duplexes have historically been conditional uses in the R1 and R2 zones, and have never been denied, the update proposes allowing them by right. This would streamline the process while ensuring all housing types, from single-family homes with an ADU to multi-family buildings like duplexes and triplexes, continuing to meet floor area ratio, height, and mass, scale, and form design standards. The update will also explore allowing childcare facilities in homes to support more in-town childcare options.</i>

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	multi-family dwelling units with provisions. Conditional (uses considered with a conditional use permit) • R1, R1C, R1D, R1E: Accessory dwellings, two-family dwellings, public recreation and playgrounds, churches, libraries, and bed and breakfast establishments. • R1A: Same as above, but excluding churches and libraries. • R1B: Accessory dwellings. • R1F: Accessory dwellings, and two-family dwellings. • R2, R2A: Accessory dwellings, three-family and multi-family dwellings, public recreation and playgrounds, churches, libraries, and bed and breakfast establishments. • R2C: Same as R2, but also including second accessory dwellings depending on lot area.	Permitted (uses allowed by right) • Dwelling, single unit detached • Accessory Building, Nonresidential use • Home Occupations • Accessory Dwelling • Dwelling, multi household • Childcare facilities, small Conditional (uses considered with a conditional use permit) • Assembly, religious or secular (previously “Churches”) • Bed and Breakfast • Childcare facilities, large
Parking – How many off-street parking spaces are required	Off-street parking requirements dictated by use, such as: • Single-family housing: 2 spaces for 4 bedrooms or less and 1 space for a fifth bedroom • Multi-family housing: 1.5 spaces per unit • Accessory dwelling units: 1 space per 1 bed & studio units and 2 spaces for 2 & 3 bedroom units	<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> • Residential Units: Minimum of 1 space per unit • Deed-Restricted Residential Units: No minimum
Lot Measurements – Provisions for how small or big a lot can be	Minimum Lot Area (Minimum – Maximum) • R1, R1E: 5,000 - 9,375 sf • R1A: 43,560 - 87,120 sf • R1B: 9,300 - 14,000 sf • R1C: 3,750 - 9,375 sf • R1D: 9,376 - 11,400 sf • R1F: 5,000 - 11,400 sf • R2: 5,000 - 9,375 sf • R2A: 2,750 - 8,200 sf • R2C: 3,750 - 9,375 sf.	<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> Minimum Lot Area: • Ra: No minimum, 9375 sf maximum • Rb: No minimum, 14,000 sf maximum Minimum Lot Width: • Ra: No minimum

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	Minimum Lot Width: • R1, R1D, R1F, R2: 50 ft • R1E: 45 ft • R1A: 200 ft • R1B: 70 ft • R1C: 31.25 ft • R2A: 40 ft • R2C: 31.25 ft	• Rb: No minimum
Setbacks – How far buildings need to be setback from the lot boundaries	Front Setback: • R1, R1D, R1F, R1E, R1C, R2, R2C: 20 ft • R1A: 50 ft • R1B, R2A: 10 ft Side Setbacks: • R1, R1D, R1F, R2, R1E, R1B, R1C, R2A, R2C: 7.5 – 11 ft dependent on roof shed • R1A: 50 ft Rear Setbacks: • R1, R1D, R1F, R1E, R2, R1C, R2A, R2C: 10 ft (principal), 5 ft (accessory building) • R1A: 50 ft • R1B: 20 ft	• Front Setback: 10 ft, with allowance of porches within setback (all proposals will need to provide evidence of all snowshed onto private property) • Side Setback: No change, but allowance of mechanical equipment (for example a heat pump) in the setback • Rear Setback: 5 ft for all buildings; for rear yards that function like side yards and where buildings shed into these areas, 7.5-11.5' setback will be required.
Additional provisions – Additionally specific provisions for this zone district	• All R1s and 2: Requirements for 50% open space, roof pitch and wall height, stream margin review for uses within 20 ft of a designated water course, and excessive slope review for structures within 20 ft away from the crest or toe of a fifteen-degree or more slope.	• Roof forms and design provisions will be evaluated and updated to provide more flexibility in the Design Standards Update. These will live in the Design Standards, not the Zoning Code. • No open space requirements in recognition that other site requirements, such as setbacks, parking, and maximum building size result in open space on the site. • Floodplain review (stream margin review) and excessive slope review would become overlay requirements for uses and structures meeting the criteria requiring that review, rather than embedded within the zone district.
Floor Area Ratio (FAR) - How much building area is allowed relative to lot size	• R1, R1E: Maximum Floor Area: 0.5 FAR • R1A: Maximum Floor Area of principal building: 4,000 sf, Additional floor area provided	• Minimum floor area will be removed and deferred to the international building code • Ra zone: Maximum FAR (primary building): .4 or 2800 sf

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	for accessory building and accessory dwelling. • R1B: Maximum Floor Area of principal building: 3,750 sf. Additional floor area provided for accessory building and accessory dwelling. • R1C: Maximum Floor Area: 0.48 FAR • R1D, R1F: Maximum Floor Area: 3,800 sf • R2, R2A, R2C: Maximum Floor Area: 0.5 FAR	• Ra zone: Maximum FAR (all buildings): .5 or 3800 sf • Rb zone: Would encompass existing R1B, R1D, R1F and R1A zones. No change to existing sf requirements for these districts. • ADU or Deed Restricted Unit Incentives: Explore incentives for inclusion of ADU or deed restricted unit such as not counting garages, accessory buildings, and the ADU towards the maximum FAR. • Historic District Overlays: 0.32 (primary building) and 0.48 (all buildings) maximum for lots within the Mining period of significance (POS, 1880-1952) overlay zone (shown in red on the map)
Building Measurements – How much height or width is allowed for buildings	Height Maximum: 30 ft, 28 ft in core zones	• 30 ft height limit, with 28 ft maximum for residential units within the Mining Era period of significance (POS) overlay zone (shown in red on the map)
Incentives – Additional benefits or flexibility allowed in exchange for community benefits	• Waived tap fees for ADU (all ADUs are deed restricted as a long-term rental).	• Explore incentives for inclusion of ADU or deed restricted unit such as not counting garages, accessory buildings, and the ADU towards the maximum FAR. • Allow subdivision of micro-lots for deed restricted housing (would occur through subdivision code update).
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.
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)

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