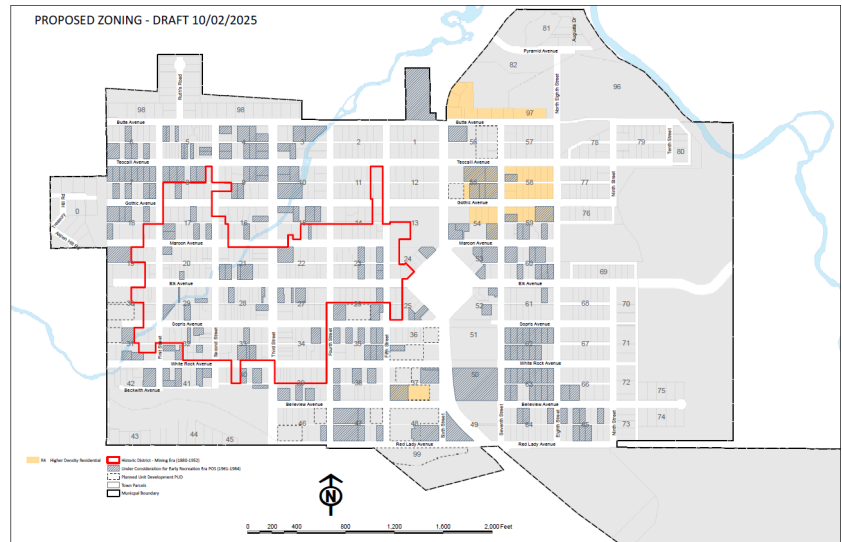


Town of Crested Butte Zoning Code Update

R4 (Higher Density Residential) Zone Considerations

About this Zone

The R4 District is intended to provide areas for more intensive residential development than allowed in R1 or R2, while ensuring new development fits into its neighborhood context. In the zoning code update, most of the existing Tourist (T) Zone is proposed to be incorporated into R4 to reflect and preserve the existing multi-family housing. Key changes under consideration include right-sizing parking requirements, removing single-family as an allowed use to protect multi-family housing, and evaluating a height incentive (30 to 35 feet) in exchange for a higher percentage of deed-restricted housing.



Changes being considered:

Provision	Current	Proposed
Land Uses - What type of use is allowed in this zone	R4 Permitted (uses allowed by right) R4: One -Family Dwellings, Two-Family Dwellings, Three-Family Dwellings, Accessory buildings, nonresidential, heated, Home Occupations, Private garages as accessory, Two-family Dwellings, Public playgrounds / recreational areas, Shop crafts, Bed and Breakfast T: Hotels, lodges, motels, and resorts Conditional (uses considered with a conditional use permit) R4: Multi-Family Dwellings, Accessory Dwellings, Churches/church school, Nonprofit libraries/museums, Farm and garden buildings, Public and private schools, Parking Areas T: Dormitories, Residential Units, Congregate housing for Affordable workforce housing, Employee Dwellings	<i>Uses and definitions will be improved and consolidated to reduce inconsistencies and overlaps and definitions will be reviewed for best practices. Primary changes include not allowing single household dwellings in the R4 zone as that use typically outcompetes multi-family housing, of which this zone is intended for. Another change being considered is to allow childcare facilities in this zone.</i> Permitted (uses allowed by right) - Accessory Building, Nonresidential use - Home Occupations - Accessory Dwelling - Dwelling, multi household - Childcare facilities, small - Congregate housing Conditional (uses considered with a conditional use permit) - Assembly, religious or secular (previously “Churches”) - Bed and Breakfast - Childcare facilities, large

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Parking – How many off-street parking spaces are required	Off-street parking requirements dictated by use, such as: • Multi-family housing: 1.5 spaces per unit • Hotel, Lodge, Motel: 1 space per rental bedroom	<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 Commercial uses (B&B, childcare): No changes
Lot Measurements – Provisions for how small or a big a lot can be	Minimum Lot Area (Minimum – Maximum) • R4: 5000-9367 sf • T: 5000- 9375 sf Minimum Lot Width: • R4: 50 ft • T: 50 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> • Minimum Lot Area: No minimum, 9375 sf maximum • Minimum Lot Width: No minimum
Setbacks – How far buildings need to be setback from the lot boundaries	Front Setback: • R4: 20 ft • T: None Side Setbacks: • R4: 7.5-11.5 ft dependent on snow storage • T: 7.5-11.5 ft dependent on snow storage Rear Setbacks: • R4: 10 ft (primary), 5ft (accessory) • T: 15 ft	• Front Setback: 10 ft, with allowance of porches within setback • Side Setback: No change for sloped-roofed buildings. 0' setback for portions of building that may be flat. 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	• R4: Requirements for roof pitch, minimum vertical distance from eave line to roof, and stream margin review • T: Requirements for roof pitch, minimum vertical distance from eave line to roof, and minimum requirement of 25% of the lot must be open space	• 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.
Floor Area Ratio (FAR) - How much building area is	R4 • One family: 0.3 (BR)-0.4 FAR • Two-family: 0.3 (BR)-0.5 FAR • Three-Family and Multi-Family: 0.6 by right -1.0	• Minimum floor area will be removed and deferred to the international building code • Duplexes: .5

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allowed relative to lot size	FAR with BOZAR discretion dependent on neighborhood context and lot size • All other uses: 1.0 for lots not exceeding 7500 sf, .75 for lots exceeding 7500 sf I • Minimum floor area of 400 sq ft per residential unit • 0.66 by right, but up to 1.0 with BOZAR discretion dependent on amenities	• Triplexes: 0.6 FAR. Evaluate incentives for the upper FAR range within multi-family category to benefit affordable housing/deed restricted units. • Multi-Family (more than 3 units) or other non-residential uses: .6 FAR. Evaluate incentives for the upper FAR range within multi-family category to benefit affordable housing /deed restricted units.
Building Measurements – How much height or width is allowed for buildings	Height Maximum: • R4: 30 ft • T: 35 ft	• 30 ft height limit, with incentive to increase to 35 ft in exchange for inclusion of deed restricted units (percentage to be determined)
Incentives – Additional benefits or flexibility allowed in exchange for community benefits	• None	• Allowing FAR bonus to 1.0 and height bonus to 35 ft will be explored in exchange for inclusion of a higher percentage of deed restricted community housing units.
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) 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

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		Butte's character is celebrated while allowing more flexibility in style.
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