

ZONING

190 Attachment 2

City of Breckenridge

Table 1
Schedule of Area, Height and Placement Regulations
[Amended 2-17-1987 by Ord. No. 401]

Zoning Use District	Minimum Lot Size (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Front Yard (feet)	Minimum Side Yard (Lot Line to Eaves) (feet)	Minimum Rear Yard (feet)	Maximum Building Height ³ (feet)
R-A Agricultural	5 acres	180	180	50	5 ¹	None	None
R-1 Single-Family Residential	9,000	66	133 ⁴	20 ^{2,5}	5	20	35
R-2 Single-Family and Two-Family Residential	5,800	44	133 ⁴	20 ^{2,5}	5 ¹	20	35
R-3 Multiple-Family Residential	7,000 plus 1,000 per dwelling	55	133 ⁴	20 ^{2,5}	5, plus 1 foot per story	20, plus 1 foot per story	35
R-MH Mobile Home Park	See Article IX.						
C-1 Neighborhood Commercial	None	None	None	20 ^{2,5}	5	20	35
C-2 General Commercial	None	None	None	None	None	15	35
C-3 Auto-Oriented Commercial	9,000	60	150	20 ⁵	5	15	35
I-1 Light Industrial	20,000	100	150	20 ⁵	10	15	35
I-2 Heavy Industrial	20,000	100	150	20 ⁵	10	15	35

NOTES:

¹ Farm structures exempt where established controls assures 10 feet between adjacent structures.

² Minimum setback of 11 feet is allowed if structure faces avenue; however, 20 feet setback on street side must be maintained. In this case, the section of yard that abuts the alley may be considered the rear yard.

³ An increase in height may be permitted under conditions imposed by the City Council.

⁴ Minimum lot depth of 133 feet shall not be required if a lot is of the required area.

⁵ In spite of this requirement, the setback line already established by buildings located on a block shall be followed whenever practical. This requirement shall not apply to lots located around circle drives and at the end of dead-end streets. In such cases, buildings and other structures shall be located in accordance with commonly accepted good building practices, taking into consideration the shape and location of the lot, traffic requirements and other matters of a like nature which may be important. Notwithstanding any of the foregoing requirements, on any lot having a width of 44.3 feet or less, the minimum front yard or setback line shall be 18 feet, and the minimum side yard line or side yard setback line for detached garages shall be three feet in the zoning district classified as R-2, General Residential.