

**THE ELK MOUNTAINS PLANNING GROUP, INC.**

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PLANNING\*HISTORIC PRESERVATION\*LANDSCAPE ARCHITECTURE & COMMUNITY DECISION-MAKING

**CRESTED BUTTE SOUTH  
COMMERCIAL AREA MASTER PLAN  
Draft Design Guidelines**

**June 1, 2005  
Revised August 6, 2005**

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## DEFINITIONS

**Commercial Area Master Plan (CAMP):** the illustrative design that generally depicts the layout and potential development of those commercially-designated lots located in the Crested Butte South Subdivision together with these guidelines.

**Commercial Area:** encompasses all of Block 6; Lots 5, 7, 9, 11, 13, 15, 17, 41 to 48 inclusive in Block 4; Lots 23 to 31 inclusive and 35 to 40 inclusive in Block 5.

**Commercial Core:** all of Block 6. It is expected that the majority of the Commercial Core will be developed with commercial and mixed-use buildings.

**Commercial Perimeter:** those portions of Blocks 4 and 5 that front Block 6 and are commercially-designated.

**Multi-Family Building:** a residential building with a minimum of three (3) units.

**Mixed Use Building:** a commercial structure that has no more than 66% of the square footage allocated to residential uses.

**Note:** Sketches are provided through the City of Aspen website at [www.aspenpitkin.com](http://www.aspenpitkin.com)

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## Table of Contents

	Page
<b>Goal</b> .....	4
<b>General Design Principles</b> .....	4
<b>General Design Guidelines</b> .....	5
Street Orientation	
Building Orientation	
Build-To Lines	
Dimensional Standards	
Fences	
Materials	
Parks, Plazas & Civic Buildings	
<b>Commercial and Mixed Use Buildings</b> .....	8
Setbacks	
Height	
Facades	
Building Entrances	
Lighting and Signage	
Lower Level Uses	
Upper Level Uses	
Specific Permitted Uses	
Two Buildings on a Lot	
<b>Residential Buildings</b> .....	11
Residential Mix	
Setbacks	
Height	
Facades	
Entries and Walkways	
Residential Garages	
<b>The Streetscape &amp; Parking</b> .....	13
Street	
Commercial Area Streetscape	
Transit Stops	
Parking	
Parking Areas	
Snow Staging and Storage Areas	
<b>The Environment</b> .....	15
Drainage & Wetlands	
Landscaping	
Energy Conservation	
ADA Accessibility	

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## **GOAL**

**Create a Master Plan and Design Guidelines for the Commercial Area that will create opportunities for economic vitality and sustainability, while integrating it within the larger community of Crested Butte South.**

### **General Design Principles**

1. The Commercial Area should have a center focus and be integrated with housing, shops, work places, schools, parks and civic facilities essential to the daily life of the CB South residents.
2. The Commercial Area should be designed so that housing, jobs, daily needs and other activities are within easy walking distance of each other.
3. As many activities as possible should be located within easy walking distance of transit stops. The Commercial Area should connect with the larger regional transit network.
4. The Commercial Area should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.
5. The Commercial Area should provide a variety of businesses that can provide a range of job types for CB South residents.
6. The Commercial Area should contain specialized open space in the form of squares, greens and parks whose frequent use is encouraged through proper placement and design. Public spaces should be designed to encourage the attention and presence of people at all hours of the day and night and can become the backdrop for formal and informal social interaction.
7. Streets, pedestrian paths and bike paths should contribute to a system of fully-connected, safe, and interesting routes to and through the Commercial Area. Streets should be narrow and spatially defined by buildings, trees and lighting to discourage high speed traffic. Accommodate the auto, but minimize its dominance in the Commercial Area.
8. Wherever possible, the natural terrain, drainage and vegetation of the area should be preserved, with superior examples contained within key public spaces.
9. The Commercial Area design should help conserve resources and minimize waste wherever possible.
10. The Commercial Area should provide for the efficient use of water through the use of natural drainage, drought tolerant landscaping and water recycling.
11. The street orientation, the placement of buildings and the use of shading should contribute to the energy efficiency of the Commercial Area.
12. All new development should take advantage of the beauty of the Elk Mountains and engage it in its design. Therefore, materials and methods of construction should be specific to the Crested Butte area, exhibiting a continuity of history and culture and compatibility with the climate to encourage the development of local character and community identity.

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## GENERAL DESIGN GUIDELINES

Focus should be on the neighborhood rather than the individual house or building.

Emphasis should be on convenience for pedestrians.

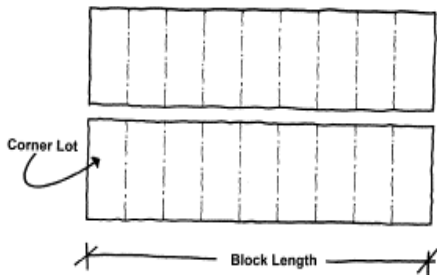
Shops, services, residences, schools, parks and other public facilities should be integrated into the commercial area.

Streets should be connected so that vehicles and pedestrians have multiple choices.

Higher densities are encouraged for efficiency and for preservation of meaningful open space.

### Street Orientation

- Corner lots should face whatever street has a greater block length

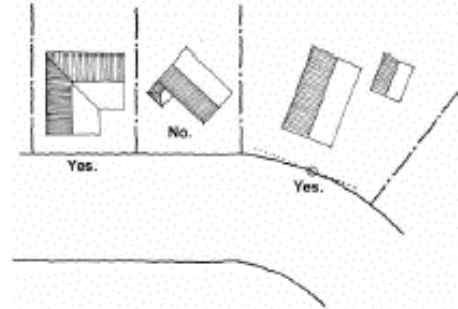


- All lots shall provide a minimum of two (2) street trees, 25' on center in the front landscaping strip

### Building Orientation

- Front facades of all principle structures should parallel the street
- On corner lots, both street-facing facades should be parallel to the intersecting streets

- On curvilinear streets, the front façade of the principle building should be parallel to the tangent of the midpoint of the arc of the street



- On corner lots, architectural elements may be on a diagonal to the street

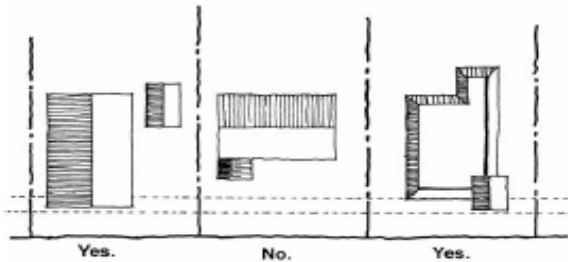


- North-south (narrow) orientation is preferred to create less shadow
- Tall structures should be stepped down toward adjacent plazas, pedestrian ways, etc. to ensure sunlight

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## Build-to Lines

- On buildings less than 15,000 s.f., at least 60% of the front façade should be within 5' of the minimum setback line



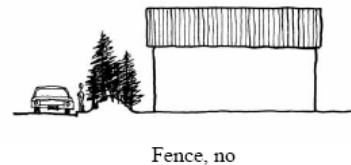
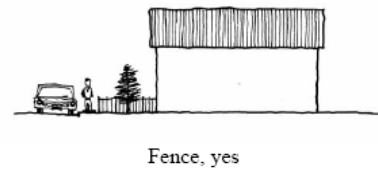
- Corner lots must meet this guideline on both street frontages
- Porches may be used to meet the 60% guideline

## Dimensional Standards

- Open Space Required: None
- Min. Lot Area: 4,750 s.f.
- Max. Lot Area: 15,000 s.f. in the Commercial Core (lots can be combined to accommodate larger buildings); as platted on the Commercial Perimeter
- Min. Lot Width: 50'
- Max. Width of Front Façade: 100' (can be varied for larger buildings)
- Floor/Area Ratio: 1.68: 1
- Min. Floor Requirements: 1,500 s.f.
- Pedestrian Access: 10' shared easements in each block in Commercial Core; 30' shared easements in Blocks 4 and 5 as shown on the CAMP

## Fences

- In all areas forward of the front façade of the building, fences, hedgerows and planter boxes should not be more than 42" high, measured from natural grade
- Man-made berms are prohibited in front yard setbacks



## Materials

- Primary building materials should be:
  - Log
  - Board and batten
  - Horizontal wood siding
  - Hardee Plank
- Lesser accents can include:
  - Stucco
  - Stone
  - Shingle
  - Metal siding, not to exceed 20% of the total amount of exterior siding

## Parks, Plazas, & Civic Buildings

- South-facing locations are preferred for parks and plazas

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- Food and beverage should be located near parks and civic buildings
  - Whenever possible, water and Public Restrooms should be located in parks and plazas
  - Plazas and parks should be designed as places for activity and events
  - Parks and plazas should be connected by informal and formal paths to and from neighborhoods
  - Playgrounds provide life and activity and are encouraged in parks
  - Schools, daycares, churches, and public community buildings (Post Office, POA Office) are encouraged

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## COMMERCIAL & MIXED USE BUILDINGS

**B**uildings should address the street and sidewalk with entries, balconies, porches, architectural features, and activities which help create safe, pleasant walking environments.

**B**uilding intensities, orientation, and massing should promote a more active commercial area, support transit, and reinforce public spaces.

**V**ariation and human scale detail in architecture is encouraged.

### Setbacks

- Setbacks from public streets should be minimized
- Zero front yard setback is preferred in the Commercial Core
- Min. Rear Yard Setback: 15' in Commercial Core; 25' in Commercial Perimeter
- Min. Side Yard:
  - none for flat roofed buildings in Commercial Core
  - 7.5' (with non-shedding roof materials) to 11.5' for slope-roofed buildings in both the Commercial Core and Commercial Perimeter
- Setbacks should reflect the character of the use
- Parking setbacks: none

### Height

- Thirty-five (35) foot maximum for all commercial and mixed use buildings in the Commercial Core; thirty (30) foot maximum

for residential uses on Commercial Perimeter lots.

- For Mixed-Use buildings in the Commercial Perimeter, height may be increased to 35', provided that 1/3 of the total square footage on the lot is commercial use
- Height is measured from average existing grade prior to construction. For lots lower than adjacent roads, height will be measured from road grade immediately adjacent to the lot.
- Buildings should be 1-3 stories

### Facades

- Varied and articulated
- Visual interest for pedestrians
- Large, street level windows
- Numerous building entries
- Arcades, porches, bays and balconies are encouraged

### Building Entrances

- Primary entrances should orient to plazas, parks, or pedestrian-oriented streets
- Corner buildings should have corner entries



Corner entries, plazas and lighting

- Doors should be inset, but not more than 4' to avoid the front door interfering with pedestrians on the adjacent sidewalk
- Entries should not create a cave-like effect

### **Lighting & Signage**

- Storefronts should be illuminated
- Lighting should be warm, but downcast
- Full cut-off type light fixtures only
- No internally illuminated signs
- No sign shall exceed 32 s.f.; total signage per lot shall not exceed 50 s.f.
- Street lights will be allowed upon approval of the POA

### **Lower Level Uses**

- Retail Commercial
- Service Commercial
- Auto-Related
- Restaurants & Entertainment
- Banks
- Limited Real Estate Offices
- Newspaper & Publishing Offices
- Public & Semi-Public Uses

### **Upper Level Uses**

- Medical and Dental Offices
- Professional Offices
- Residential
- Restaurants
- Health Clubs
- Studios
- Assembly Halls

### **Specific Permitted Uses**

- **Retail Commercial Establishments:** antiques, appliances, art supplies, galleries,

retail bakeries, bike shop, clothing stores, shoe stores, jewelry stores, video stores, bookstores, cameras, candies, tobaccos, florists, food markets, furniture, gifts, hardware, hobby shops, photo shops, print shop, sporting goods, stationery and variety stores, liquor store, and pet shop

- **Service Commercial Establishments:** business offices, financial institutions and personal services establishments, including barber and beauty shops, Laundromats (not commercial), shoe repair, sewing and tailoring, daycare center, animal grooming, studios for instruction in the arts, radio and television broadcasting, artist's studio, and catering services
- **Auto-Related Uses:** fueling and washing vehicles which are provided as a service incidental to a retail store, provided the following conditions are met: a minimum lot area shall be 16,000 s.f., and there is not a similar use within 500', and the fuel dispensing units accommodate no more than four vehicles at any given time
- **Assembly Halls:** recreational clubs, theatres, assembly halls, schools, churches, public buildings and governmental offices (may require additional off-street parking)
- **Restaurants:** coffee shop, cocktail lounges or other places serving food and/or alcoholic beverages, excluding drive-in eating places that serve customers in their vehicles (may

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require additional off-street parking). Outdoor dining is encouraged

- **Medical and Dental Clinics and Professional Offices**
- **Rental, Repair and Wholesaling Facilities**: in conjunction with any of the above uses, provided all activity is clearly incidental and accessory to the permitted uses and conducted within the building
- **Newspaper and Publishing Offices**
- **Accommodations**
- **Farmer's Market**
- **Construction-Oriented Specialty Uses**: paint store, tile/flooring store, locksmith, shop-craft industry, household appliance repair shop, fabric and sewing supplies: all uses to be conducted within the building, and garden shops
- **Residential Units**: comprising not more than 2/3 of the total floor area of a mixed use building, on condition that any Master Declaration is amended to allow such use

### **All Other Commercial Uses**

- **Any use not specified may be considered on a case by case basis by the POA Board. The Board may require additional mitigation to offset potential noise, odors, visual, environmental or traffic impacts. In the event that the POA Board denies the requested use, the applicant can seek relief through the**

### **County's Major Review process**

#### **Two Buildings on a Lot**

- Commercial Perimeter lots are allowed to have one commercial building and one residence in two separate buildings on a single lot. However, the commercial building must be located adjacent to the street and a Certificate of Occupancy will not be issued for the residence until a Certificate of Occupancy is issued for the commercial building
- Commercial perimeter lots are allowed to have two mixed use buildings on a single lot. The rear-most building may not exceed thirty (30') feet in height, and at least 1/3 of the square footage of each building must have commercial uses.

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## RESIDENTIAL BUILDINGS

A variety of building types (single-family, duplex, multi-family, and mixed use) will allow more variety of singles, couples, families, young and old to live together.

Mixed use buildings are encouraged to have multiple small units to encourage year-round occupancy by working locals. Only commercial and mixed use buildings are allowed in the Commercial Core.

Residences can be located adjacent to commercial and mixed use buildings to create variety in the Commercial Perimeter

### Residential Mix

- **Densities**  
Average minimum densities per lot should vary between 4-25 du/acre
- **Ownership patterns**  
A mix of for purchase and for lease units are encouraged. Year-round occupancy is preferred over seasonal rental to ensure vitality in the Commercial Area
- **Building types**
  - Single Family and Duplex Uses
  - Multi-Family Uses

### Setbacks

- 15' Front Yard Setback to create semi-public space and retain privacy
- Zero Front Yard Setback is preferred for Multi-Family Buildings

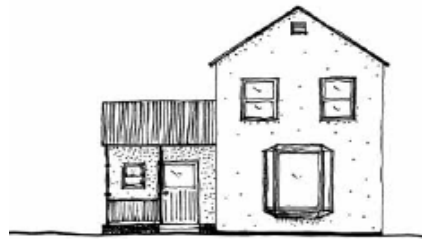
- Min. Rear Yard Setback: 15' in Commercial Core; 25' in Commercial Perimeter
- Min. Side Yard:
  - none for flat roofed mixed use buildings in the Commercial Core
  - 7.5' (with non-shedding roof materials) to 11.5' for either flat roofed or sloped roofed buildings in the Commercial Perimeter

### Height

- Thirty (30) foot maximum in the Commercial Perimeter for residential structures
- Thirty-five (35) foot maximum for mixed use buildings in the Commercial Core and for multi-family and mixed use buildings in the Commercial Perimeter
- Height is measured from average existing grade prior to construction or for lots lower than adjacent roads, height will be measured from road grade immediately adjacent to the lot
- Buildings should be 1-3 stories

### Facades

- Building facades should be varied and articulated to provide visual interest
- There should be at least one principle street-facing window



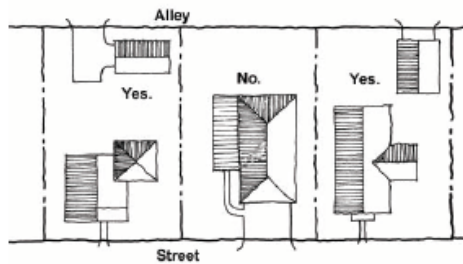
- Single-family and duplex residences should have a street-facing front porch
- Bays and balconies should be provided for multi-family buildings

### Entries & Walkways

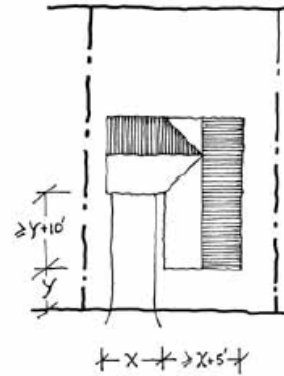
- Primary ground floor entries to multi-family buildings must orient to the street
- The front door to single-family, duplex and town homes should be visible from the street
- A front walkway should connect the front porch to the public sidewalk or street

### Residential Garages

- Residential Garages should be positioned to minimize their visual impact on the street
- Garages or carports should be located in the rear of the property with access from the alley



- Where no alley exists, garages should be set behind the front façade of the house by at least 10'



- On the street-facing façade, the width of the living area on the first floor should be at least five (5) feet greater than the width of the garage or carport.



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## THE STREETScape & PARKING

Streets should be pedestrian friendly; sidewalks, street trees, building entries and parallel parking should shelter and enhance the walking environment.

Street widths, design speeds, and number of travel lanes should be minimized without compromising auto safety, on-street parking, or bike access.

### Street

- Dimensions—10-15' wide travel lanes for two way traffic; 20' for one-way streets (can accommodate parallel parking on one side)
- Speed—15-20 mph max.
- On-street parking—7-8' wide for parallel parking
- Alleys should be used wherever possible

### Commercial Area Streetscape

- Street trees should be planted within the landscape strip located between the back of curb and sidewalk
- Street trees should be planted 25' on center
- Street trees should be deciduous shade trees



### Narrow street shared with pedestrians

- Sidewalks should be provided wherever possible and should be 5-10' wide (8' avg.)
- Pedestrian lights and street furniture are encouraged
- Street lights will be allowed upon approval of the POA

### Transit Stops

- Transit stops should be provided such that all properties within the commercial area can walk to the transit stop within ten minutes
- Transit stops should be covered, have schedules, benches, newspaper racks, trash containers, and bike racks



Transit stop with amenities

### Parking

- Requirements:
  - 1.0-1.5 spaces per 1000 s.f. leasable for commercial uses
  - 1 space per 1 bedroom unit
  - 2 spaces per 2 or more bedrooms
  - 0.5-0.7 spaces per lodge unit

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- Size: Avg. is 9' x 18'(may be reduced with approval)
  - Landscaping shall be provided in all parking areas to reduce heat and break up asphalt paving, with one (1) tree planted for every five parking spaces
  - Location: off-street; on-street parking adjacent to use can be used to meet requirements

- Parallel parking is preferred over diagonal parking
- Wherever possible, deliveries and trash areas should be accommodated at the rear of buildings
- Trash areas should be fully enclosed wherever possible. As a minimum, enclosures must be 6' high with gates and with bear-proof containers

### **Parking & Service Areas**

- On-street parking and parking off of alleys is preferred
- Head-in parking is allowed
- Alley parking will require 18' of depth from rear property line and should have a 5-7' sidewalk adjacent to parking
- Parking lots should be placed to the rear of buildings where possible

### **Snow Staging and Storage Areas**

- Thirty-three percent (33%) of all plowed areas are required for snow storage
- It is expected that the Town Parks will be used for snow staging during big snow events until the snow can be removed



Head in parking

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## THE ENVIRONMENT

The natural terrain, drainage and vegetation of the area should be preserved, with superior examples contained within key public spaces.

All new development should take advantage of the beauty of the Elk Mountains and engage it in its design.

### Drainage & Wetlands

- All urban runoff should be treated on site
- Wherever possible, create wetlands to slow water down and filter it

### Landscaping

- Drought tolerant species are preferred
- Native species should be used wherever possible
- Wildflowers should be used to create seasonal color and interest in key places



Wildflowers for seasonal color

- Evergreens should be used sparingly, and only in appropriate places
- Natural irrigation in the form of ditches is encouraged while other irrigation should be limited

### Energy Conservation

- Passive solar designs are encouraged
- Natural ventilation should be considered in all designs
- Day lighting should be used to minimize the need for energy-using lights
- Consider shading in the design of structures as this will be where snow accumulates in winter

### ADA Accessibility

- All commercial and multi-family buildings must meet ADA requirements