



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: Discussion and any necessary action regarding approval of Ordinance 2025-07 amending Chapter 22 "Zoning" of the Breckenridge Code of Ordinances.

Department: Administration

Staff Contact: Cynthia Northrop

Title: City Manager

BACKGROUND INFORMATION:

The intention of our ordinance, as is common in most cities, is not to allow people to live in Recreational Vehicles in areas zoned residential. Supporting this is our Zoning Use Chart where the use of living in RV in residential zoning is not allowed.

Our ordinance currently addresses this in Chapter 20 (Traffic) under parking (Chapter 20, Section 51) where it addresses RV storage, parking, or maintaining on a driveway, side yard, front yard for a continuous period of more than twenty-four hours.

- **Sec. 20-51. - Parking and storage of recreational vehicles, etc.**

(a) A person in a residentially zoned area shall not place, store, park, or maintain on his driveway, side yard, or front yard, for a continuous period in excess of twenty-four (24) hours, a recreational vehicle, boat, trailer, camper, dismantled or inoperative truck or motor vehicle.

(b) It shall be a defense to prosecution under this section if the prohibited item is enclosed in a building or structure, or concealed from view by a fence, shrubs, or other landscaping.

(Ord. No. [16-25](#), § II, 10-4-16)

With a history of limited Code Enforcement, there has been an increase in RV's being set up on vacant lots used as a residence or placed in backyards and appear to be used as residences. This update will address the change in our zoning ordinance and will serve to clarify that an RV could not be used as a residence in a residential zoned area.

P&Z Commission met Monday, April 28, 2025, and recommends City Commission approval.

FINANCIAL IMPACT:

N/A

STAFF RECOMMENDATION:

Consider P&Z's recommendation to approve Ordinance 2025-07 as presented.