



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: Discussion and any necessary action regarding a request for a Specific Use Permit at 1103 N. Harvey to allow the placement of a tiny house.

Department: Administration

Staff Contact: Cynthia Northrop

Title: City Manager

BACKGROUND INFORMATION:

The property in question consists of .450 acres, which includes E/40 of lot 20 and all of lots 21 and 22 in block 10 of the Mountain Heights subdivision. The tiny home will site on Lot 22. It is zoned R-4 - General Dwelling District (Chapter 22, Section 22-6-500). The address is 1103 N. Harvey. This zoning allows tiny homes with a specific use permit as long as certain criteria is met (see below). This tiny home meets all criteria. P&Z met and recommends approval of the specific use permit for the tiny home.

City Ordinance Chapter 22, Section 22-6-502:

Subject to approval by the city commission, the following specific uses may be permitted in an R-4 district:

According to Section 22-6-502(F) the tiny house must meet the following requirements:

- (1) *Footprint:* The tiny house shall have a minimum footprint of three hundred-twenty (320) square feet.
- (2) *Lot coverage:* Maximum lot coverage (structures only) shall be forty (40) per cent.
- (3) *Permanent foundation:* Anchoring shall be done in a manner to prohibit lateral shifting and up-rise as approved by the building inspector.
- (4) *Inspections:* Inspections for all units shall be made on site by the City of Breckenridge inspectors and must meet all current city building and fire codes. Tiny houses must be placed on site with all plumbing; electrical and mechanical components exposed for inspection and be anchored to a permanent foundation as approved by the building official.
- (5) *Exterior appearance:* The tiny house shall be in good condition and free from severe rust, peeling paint or other forms of deterioration. Tiny houses shall have a minimum of two (2) exits as approved by the fire marshal pursuant to the current fire code adopted by the City of Breckenridge.
- (6) *Maximum per lot:* Maximum of one (1) tiny house per lot.

FINANCIAL IMPACT:

N/A

STAFF RECOMMENDATION:

Consider approval of P&Z recommendation for approval of Specific Use Permit as presented.