



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: Discussion and any action regarding Ordinance 2026-23 a proposed amendment to Chapter 22, Zoning, of the Breckenridge Code of Ordinances to Amend Article III "Zoning District Regulations", Section 7.E. "Use Tables" to add tiny homes as a permissible use or a use allowed with a conditional use permit in certain zoning districts and to Amend Article V "Supplementary Development Regulations" to add a definition for "tiny homes".

Department: Administration

Staff Contact: Cynthia Northrop

Title: City Manager

BACKGROUND INFORMATION:

During the process of the recent Comprehensive Zoning Update it was discovered that the provision for tiny homes was not included as intended and as discussed.

This action provides for tiny homes in Manufactured Home districts and amends Article V "Supplementary Development Regulations" to add a definition for "tiny homes."

P&Z met Monday, October 5, 2026 and made a recommendation for City Commission to approve amending Article III "Zoning District Regulations," Section 7.E. "Use Tables" adding Tiny Homes as a permissible use in Manufactured Homes (MH) with a Conditional Use Permit as well as recommending approval to amend Article V "Supplementary Development Regulations" to add a definition for "tiny homes."

FINANCIAL IMPACT:

NA

STAFF RECOMMENDATION:

Consider approval of Ordinance 2026-23 as presented.