



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: Discussion and any necessary action regarding a recommendation to the City Commission regarding the repeal of existing zoning regulations in Chapter 22 of the Breckenridge Code of Ordinances and adoption of a new Chapter 22, Zoning, to establish new zoning districts, new zoning regulations for uses of property in all zoning districts and adopt a new zoning map.

Department: Administration

Staff Contact: Cynthia Northrop

Title: City Manager

BACKGROUND INFORMATION:

The City of Breckenridge received a planning grant in 2022 to update its Comprehensive Development Plan, which had not been updated since the 1960s. After months of meetings, including public meetings, P&Z, and City Commission meetings, the P&Z recommended approval, and the City Commission adopted the updated Comprehensive Development Plan (July 2024). The next step in that process is the updating of our Comprehensive Zoning Ordinance. The City has hosted two public meetings, and P&Z has discussed the Zoning Update several times, including during the Comprehensive Development Plan update and adoption.

Most recently, P&Z met on January 5, 2026, to review additional options on the Manufactured Housing (MH) zoning classification to include additional acreage and comparisons on current sum acreage.

Currently, MHs are allowed in Residential 4 (R4) and all commercial zoning. In an effort to get in line with best practices; like uses by like uses and paying attention to graduating uses (i.e., commercial or industrial not right next to residential areas, generally) we are separating out residential uses; Single Family, Duplex, Townhomes, Manufactured homes.

Sum Acreage by zoning class (MH):

Current – 1.8% (Comprehensive Development Plan pg. 33)

Option 1 (current draft option): 2.45%

Option 2: 5.88%

Option 3: 9.73%

The following map is a heat map (included in our Comprehensive Development Plan) of existing MH. The color code legend is as follows:

Green = Standard

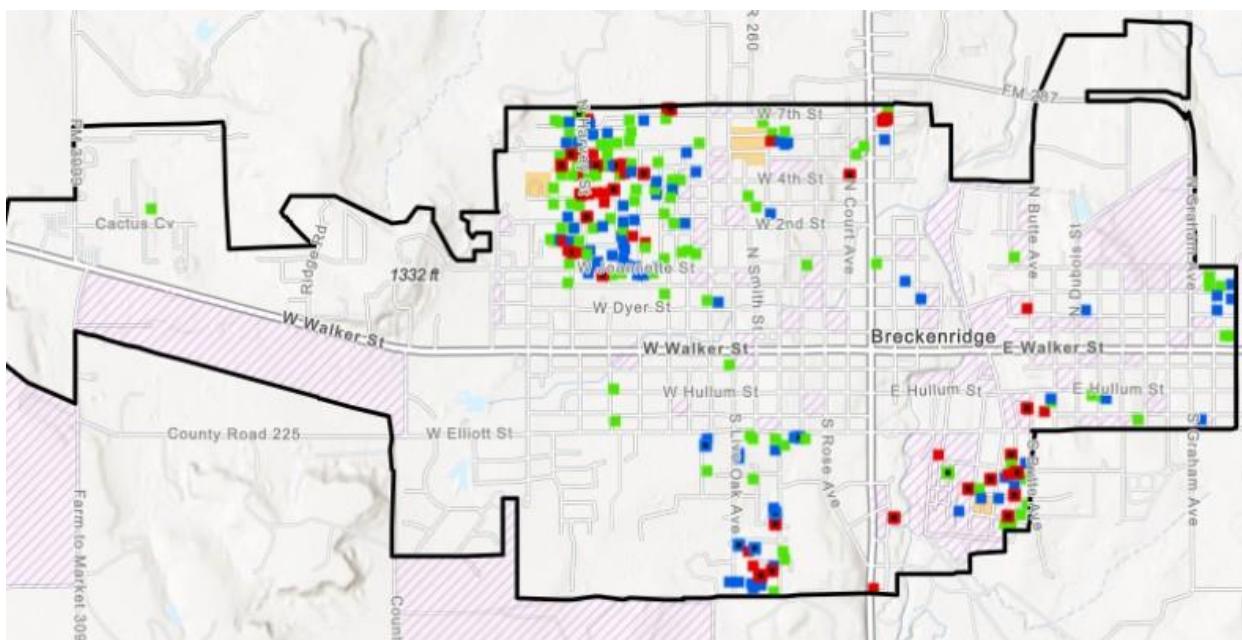
Blue = Deteriorated

Red = Dilapidated

(Those colors with a solid black square in the color denote vacant)

At the time of the onsite inventory conducted by Public Management, there was a total of 236 MH; of those, 103 were in standard condition, 74 were in deteriorated condition, and 24 were dilapidated condition.

Next steps will include presentation of the P&Z recommendation to Commissioners for final approval during the February 3, 2026, meeting.



FINANCIAL IMPACT:

If applicable, enter financial impact.

STAFF RECOMMENDATION: