

# WHAT'S DIFFERENT?

The City of Breckenridge is updating its zoning map and districts for the first time in years.

The goal is to simplify zoning, support housing choices, protect neighborhood character, and plan for future growth.

## MOST COMMON CHANGES:

- Simpler district names and fewer overall zones
- Clearer residential categories based on lot size
- Addition of new housing types like duplexes and townhomes
- New Downtown (DT) zone for mixed-use development
- Recreation (REC) and Agricultural (AG) zones added to protect open space and rural areas

## WHAT IT DOES:

- Easier for residents and developers to understand permitted uses
- Encourages reinvestment and new housing opportunities
- Helps protect existing neighborhood character
- Aligns with the City's long-term growth plan

## ON THE MAP:

The updated zoning map builds on how Breckenridge is developed today, while preparing for future Downtown investment and commercial growth along main corridors.