



## BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

**Subject:** Comprehensive Zoning Update review.

**Department:** Administration

**Staff Contact:** Cynthia Northrop

**Title:** Admin

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### **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 December 15<sup>th</sup>, 2025, to review the latest proposed Zoning Ordinance. After reviewing the map, they requested options on the Manufactured Housing (MH) zoning classification to include additional acreage and comparisons on current sum acreage. A Public Hearing is scheduled for January 5, 2025.

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

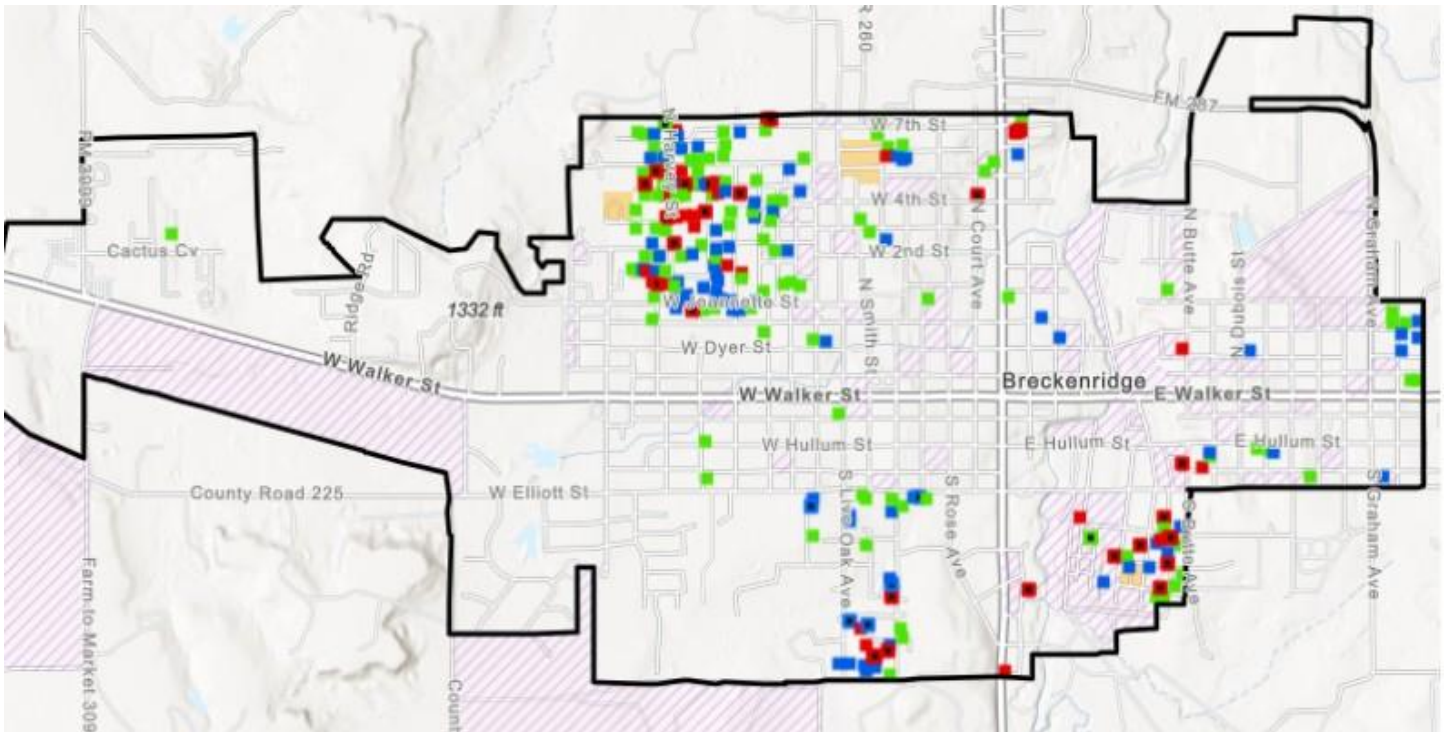
Blue = Deteriorated

Red = Dilapidated

(those colors with sold black square in the color denote vacant)

At the time of the onsite inventory conducted by Public Management, there were 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 the final PH for P&Z with a recommendation to the City Commission in February 2026.



**FINANCIAL IMPACT:**

NA

**STAFF RECOMMENDATION:**

No action. Discussion only.