



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: Discussion and any necessary action regarding adoption of Ordinance No. 2026-03 Repealing Existing Zoning Regulations in Chapter 22 of the Breckenridge Code of Ordinances and Enacting 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 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, P&Z has discussed the Zoning Update several times, and as held two Public Hearings (January 5, 2026 and February 2, 2026).

After reviewing several options, P&Z is recommending City Commissioner approval of Option 1 Zoning Map to be included in the new Chapter 22: Zoning, that establishes new zoning districts, new zoning regulations for uses of property in all zoning and adopts a new zoning map.

Much of their deliberations have centered on the sum acreage allowed for Manufactured Housing.

Currently, MHs are allowed in Residential 4 (R4) and all commercial zoning. Based on best practices for zoning and in alignment with our updated Comprehensive Development Plan and our Strategic Plan to beautify Breckenridge as well as to provide housing diversity, 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)

By number of potential lots

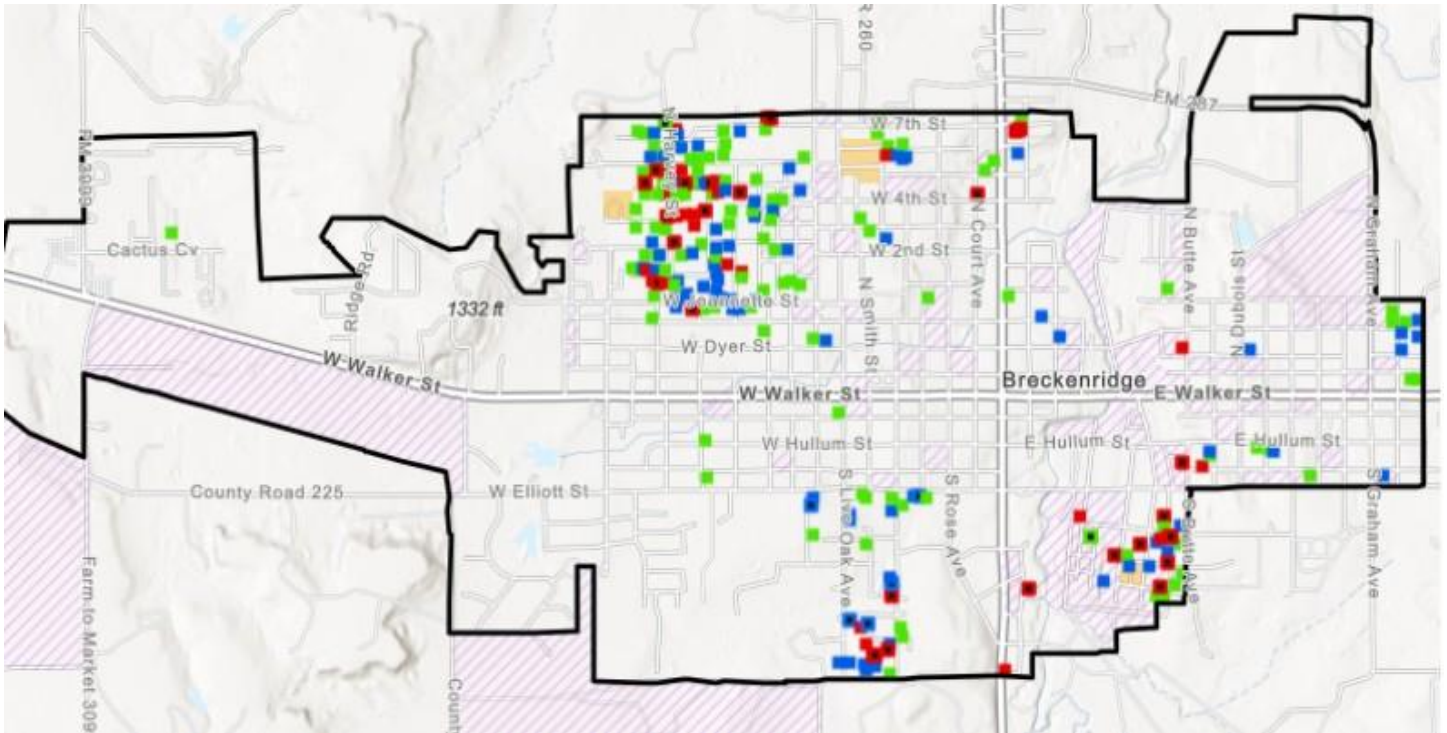
Current – 4.34%
Option 1 2.45%
Option 2 – 5.88%
Option 3 – 9.73%

Current – 236 lots
Option 1 – 296 lots (increase of 60 potential lots available)
Option 2 – 710 lots (increase of 474 potential lots available)
Option 3 – 1176 lots (increase of 940 potential lots available)

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.



FINANCIAL IMPACT:

NA

STAFF RECOMMENDATION:

Consider approval of P&Z's recommendation to adopt Ordinance 2026-03 as presented.