



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: Discussion and any necessary action regarding approval of Ordinance 2026-12 a proposed amendment to Chapter 22, Zoning, of the Breckenridge Code of Ordinances to add "Manufactured Homes" as a Permissible Use with a Conditional Use Permit in Certain Additional Residential Zoning Districts

Department: Administration

Staff Contact: Cynthia Northrop

Title: City Manager

BACKGROUND INFORMATION:

The property owner of 4.78 acres located at 308 Dallas is requesting amending Table 2 "Residential Uses," Section 7.E, "Use Tables" of Chapter 22 "Zoning" of the Breckenridge Code of Ordinances to allow Manufactured Homes in Single Family Residential zoning districts with a Conditional Use Permit, specifically, SF 7.5, stating the property is intended for exclusively for a SF residence, stating there are no other properties located within 200 feet of the subject track thus providing ample separation and is consistent with the rural and low-density character of the area.

The City Commission, at the recommendation of the Planning and Zoning Commission recently spent considerable time reviewing and updating our Zoning Ordinance implementing best practices by updating zoning classifications to be like uses (i.e., R-4 incorporated mixed uses including stick built, SF homes and MH) removing MH from SF zoning and keeping it in its own category. While there is a mix of existing SF stick built homes and MH in this area, P&Z should be mindful of creating a precedence for these types of requests.

By approving Manufactured Homes in additional zoning districts with a Conditional Use Permit, the City is allowing for more Manufactured Homes than originally contemplated in the recent Comprehensive Plan. However, by requiring a Conditional Use Permit for Manufactured Homes in these districts, the Planning and Zoning Commission and City Commission would have some control over when a Manufactured Home is placed in these areas. Allowing MH via a Conditional Use Permit would be preferable versus changing the zoning, should City Commission determine it meets the criteria.

The Planning and Zoning Commission considered the proposed ordinance at its meeting on August 3, 2026, and voted unanimously to recommend approval to the City Commission.

FINANCIAL IMPACT:

If applicable, enter financial impact.

STAFF RECOMMENDATION:

Consider approval of Ordinance 2026-12 amending Chapter 22, Zoning as presented.