



Staff Report

October 28, 2025

To: Chair Nauman and BOZAR

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Subject: **Zoning Code Update Work Session: Refined Zone Strategies and Zoning Provision Consideration Fact Sheets**

Summary:

This work session will build on the September BOZAR meeting and the October 6 Joint Town Council and BOZAR work session. The focus will be on reviewing the refined draft guiding strategies for the zoning code and discussing initial proposed changes within each zone, as outlined in the attached fact sheets.

Following this meeting, the Town will begin community outreach from to engage property owners about the zoning code update, introduce the process, discuss potential changes aligned with the guiding strategies, and solicit feedback on these initial considerations. This work session provides an opportunity to preview these draft changes and identify key areas of interest or concern to help shape the next phase of community engagement.

Background:

Guiding Strategies: The Community Plan (CP), adopted July 7, 2025, sets a long-term vision to enhance Crested Butte's livability, functionality, and sense of community by aligning the Town's development regulations with community values and strategic goals. Using the Community Plan and input from the joint Town Council/BOZAR work session, staff refined the draft guiding zoning code strategies as follows:

1. Simplify the Code: Make the zoning code and development review process easier to understand and navigate.

Success could look like: A clearer, more user-friendly code for property owners, developers, staff, and decision-makers.

2. Protect Neighborhood Character: Preserve the zoning tools such as FAR limits, historic protections, and Design Standards references that help define Crested Butte's authentic neighborhoods.

Success could look like: Continued use of tools like maximum FAR to ensure new development fits the character of each neighborhood.

3. Strengthen Historic Preservation: Implement the Historic Preservation Plan recommendations to create a new Early Recreation Era period of significance and continue to maintain historic preservation for the historic core/Mining Era period of significance.

Success could look like: Strong, enforceable protections for both the established historic core and a new overlay for Early Recreation Era properties currently being surveyed.

4. Integrate Land Use with Transportation and Climate Action: Update land use regulations to support community-serving housing and commercial spaces, and climate and mobility goals, to provide more opportunities for people to live closer to where they work.

Success could look like: Allowing ADUs and multi-family homes as permitted uses instead of conditional uses, which would reduce process barriers but maintain Design Standards.

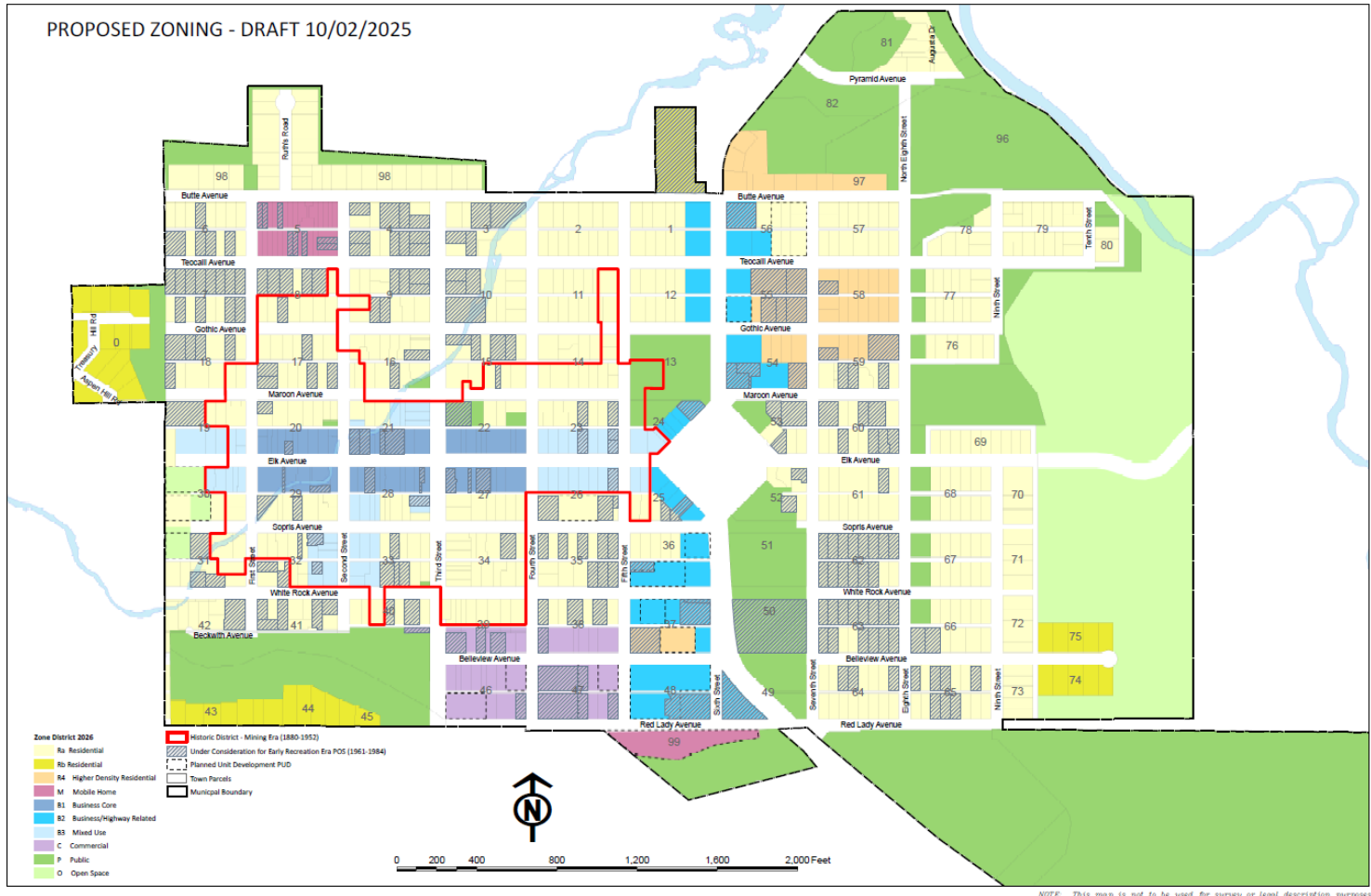
5. Link Zoning to Community Benefits: Implement the zoning incentives identified in the Community Plan in exchange for public benefits like community-serving housing and spaces, and improved mobility. Recommendations from the Community Plan include:

- **Residential Zones:** Revamp incentives for ADUs, enable micro-lot subdivisions, and modernize the home occupation definition.
- **R4 Zone:** Preserve and support compatible multi-family housing
- **Commercial Zone (Bellevue):** Provide flexibility on height and setbacks in exchange for a higher requirement of deed restricted commercial space and/or housing. Set the corridor up for improved pedestrian connectivity.
- **Business 2 Zone (Sixth Street):** Improve the PUD process with clearer expectations and community benefits. Instead of incentivizing underground parking, tie incentives to community-serving housing and spaces instead.
- **Mobile Home Zone:** Allow modular or stick-built units in exchange for permanent deed restrictions.
- **Town-Wide:** Expand trails and sidewalk connections identified in the Transportation Mobility Plan, reduce parking requirements where appropriate, and maintain space for the realities of snow storage.

Success could look like: Zoning incentives that reflects the character of each area while providing clear community benefits.

First Draft of Zone By Zone Considerations: At the September BOZAR meeting, staff presented an initial draft zoning map and a proposed approach for adjusting zone provisions. This session builds on that discussion by providing comparison tables of current and potential provisions for each zone district.

Since September, staff has also refined the draft zoning map to maintain the 400 and 500 blocks of Elk Avenue as B3 (mixed-use) rather than reclassifying them as B1 (business use).



- Mobile Home Districts (M)- [Information Sheet for M Zone](#)
- Higher Density Residential Districts (R4 and T)- [Information Sheet for R4 and T Zones](#)
- Mixed use districts (B3, B4, R3C) - [Information Sheet for B3, B4 and R3C Zones](#)
- Business 1 District (B1-Elk Avenue) - [Information Sheet for B1 Zone](#)
- Business 2 District (B2-Sixth Street) - [Information Sheet for B2 Zone](#)
- Commercial District (C-Belview) - [Information Sheet for C Zone](#)
- Residential Districts (R1s and R2s) - [Information Sheet for R1s and R2s](#)

Discussion:

Staff seeks feedback on the refined guiding strategies and preliminary zone-specific code considerations to identify key areas of interest or concern for upcoming community outreach.

Next Steps:

- **Code Update Webinars:** From late October to mid-November, the Town will host introductory webinars with each zone district category to provide an overview of the code update process, why it's happening, and what changes are being considered. Each webinar will provide an opportunity for a Q&A and will be followed up with a survey for property

owners to provide feedback. The dates are listed below and you can register for each webinar here: <https://townofcrestedbutte.colorado.gov/community-plan>.

- October 29 at 4pm: Mobile Home Districts (M)
 - October 30 at 12 pm: Higher Density Residential Districts (R4 and T)
 - November 6 at 12 pm: Mixed Use District (B3, B4, R3C)
 - November 7 at 10 am: Business 1 District (B1- Elk Avenue)
 - November 11 at 4 pm: Business 2 District (B2- Sixth Street)
 - November 12 at 4 pm: Commercial District (C- Belleview)
 - November 20 at 12 pm: Residential Districts (R1s and R2s)
- **November BOZAR Meeting:** The November BOZAR meeting will take a break from the zoning discussions as staff conducts community outreach, but will officially kick off the Design Standards update process with an introductory presentation/work session with the selected consultant team of MIG, Formworks, and GBSM.