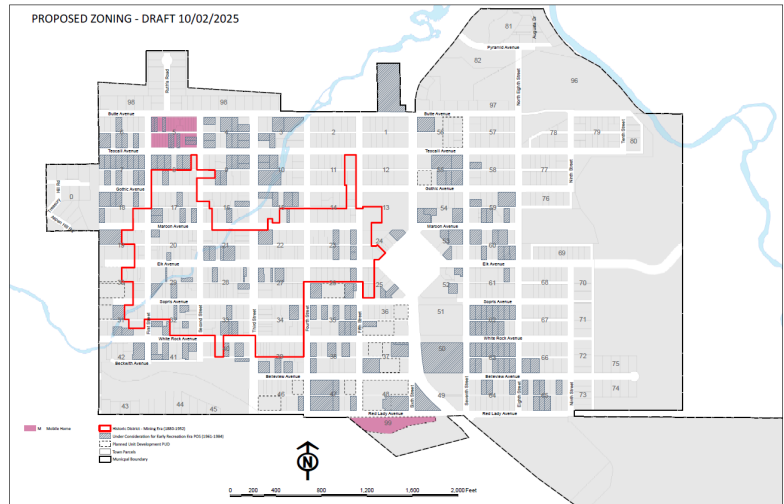


Town of Crested Butte Zoning Code Update

(M) Mobile Home Zone Considerations

About this Zone

The Mobile Home District was created to ensure land remains available for mobile homes while supporting safe and visually compatible placement in town. In the zoning code update, minimal changes are being considered. Adjustments focus on updating uses and parking requirements, along with evaluating an incentive that would allow modular or stick-built construction that emulates a mobile home in exchange for a permanent deed restriction for full-time residency and/or workforce housing.



Changes being considered:

Provision	Current	Proposed
Land Uses - What type of use is allowed in this zone	Permitted (uses allowed by right) - Mobile Home Parks - Individual Mobile Homes - Mobile Home Accessory Buildings Conditional (uses considered with a conditional use permit) - Parking Areas	<i>Uses and definitions will be improved and consolidated to reduce inconsistencies and overlaps and definitions will be reviewed for best practices. Primary changes include allowing bed and breakfast and childcare facilities within homes as a conditional use, as well as considering multi-household homes (see incentives row).</i> Permitted (uses allowed by right) - Individual mobile homes - Dwelling, single household - Accessory Building, Nonresidential use - Home Occupations - Childcare facilities, small Conditional (uses considered with a conditional use permit) - Dwelling, multi household - Bed and Breakfast - Childcare facilities, large
Parking – How many off-street parking spaces are required	Mobile Homes (absolute requirements) 2 spaces for each mobile home	<i>Recognizing the availability of on-street parking (even in winter) and the built-out nature of Crested Butte, the zoning update recommends reducing minimum parking requirements by leveraging available on-street parking.</i> Residential Units Minimum of 1 space per unit Deed-Restricted Residential Units

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		No minimum
Lot Measurements – Provisions for how small or a big a lot can be	Minimum Lot Area: 3125sf Minimum Lot Width: 25 ft	No changes
Setbacks – How far buildings need to be setback from the lot boundaries	Front Setback: 20ft Side Setback: 5.5ft Rear Setback: 5ft	No changes
Additional provisions – Additionally specific provisions for this zone district	- The minimum exterior wall height shall be seven (7) feet. - The minimum vertical distance from the eave line of the roof to the finished grade level shall be six (6) feet. - The slope of the roof shall be a minimum of 4:12; provided, however, that a mobile home may have a flat roof.	- Roof forms and design provisions will be evaluated and updated to provide more flexibility in the Design Standards Update. - Exploring an option to replace mobile homes with similar modular/stick-built homes if they are deed-restricted for community housing (for example, full-time residency or participation in the local workforce).
Floor Area Ratio (FAR) - How much building area is allowed relative to lot size	No requirement, except no mobile home may contain more than one residential unit	The modular/stick-built deed restriction incentive will explore allowing duplex or multi-family options that could fit within the site constraints.
Building Measurements – How much height or width is allowed for buildings	Height Maximum: 16 ft	The modular/stick-built deed restriction incentive will explore allowing a second story with modular construction, which would be tied to setback adjustments to account for snowshed.
Incentives – Additional benefits or flexibility allowed in exchange for community benefits	None	Allowing replacement of a mobile home with modular or stick built construction (built to emulate a mobile home) will be evaluated as an incentive to allow in exchange for a deed restriction for full-time residency and/or participation in the local workforce.
Design Standards – Architectural design rules that govern how a building is designed	All buildings follow the Design Standards and Guidelines, with provisions for new construction or rehabilitation of historic buildings to reflect the Coal Mining Era	<i>Kicking off in November, the Design Standards will be updated to have more clear and concise standards for three different areas of Town:</i> Coal Mining POS (1880-1952): The historic core (outlined in red on the map) will have standards to reflect the coal mining era.

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		• Early Recreation POS (1961-1984): A new period (parcels shaded on the map are currently being surveyed for architectural significance) will have standards to reflect the early recreation/ski era of the 1960s – early 80s. • Mass, Scale, Form: Outside of these historic districts, new standards guiding mass, scale, form will ensure Crested Butte’s character is celebrated while allowing more flexibility in style.
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