



Staff Report

September 30, 2025

To: Chair Nauman and BOZAR

Prepared By: Kaitlyn Archambault, Planner I, and Mel Yemma, AICP, Community Development Director

Subject: **Zoning Code Update Work Session: Proposed Refined Zoning Districts and Uses**

Summary:

At the August BOZAR meeting, staff built upon the July work session and presented an initial draft framework for alternative development review procedures for BOZAR to consider. The framework discussion was an initial starting point and will continue to be refined through the code update process.

This meeting builds on that foundation. We will review current zoning codes and introduce a proposed zoning code framework that includes a draft of refined zone districts and use tables. This draft is meant to spark feedback and will be revised several times as the process moves forward.

Background:

The Community Plan (“CP”), adopted on July 7, 2025, identifies a long-term vision to improve Crested Butte’s livability, functionality, and sense of community by aligning the Town’s development regulations with the community’s values and strategic goals. The CP seeks to incentivize private-sector investment in community-serving housing and spaces for businesses and non-profits to address Crested Butte’s pressing local challenges, including an escalating affordability crisis, a vulnerable and concentrated economy, a decline in full-time residency, and zoning regulations that are underproducing the housing and infrastructure the community needs.

The CP is grounded in a clear, values-driven vision shaped by the Community Compass—centered on “keeping Crested Butte, Crested Butte” by retaining and growing a strong year-round community. It outlines a set of strategies and recommendations to realize this vision, with implementation beginning through a comprehensive zoning code update and two five-year implementation strategies (housing and community spaces).

This work session continues that implementation by examining how zoning code updates and zone district refinements can meet the goals and strategies identified through Compass Navigation.

Discussion:

To start the conversation, and using the Community Plan and Historic Preservation Plan as a guide, staff identified this starting draft of guiding strategies for the code update:

1. Simplify and Streamline the Code

Consolidate overlapping zoning districts where possible to reduce inconsistencies and improve clarity, while retaining key distinctions that shape Crested Butte's built form and character.

2. Protect and Celebrate Neighborhood Character

Maintain the zoning provisions that created and continue to tell the story of Crested Butte's neighborhoods, such as Floor Area Ratio (FAR), historic district protections, and references/requirements to the Design Standards, to ensure future development contributes to each area's identity.

3. Strengthen Historic Preservation Tools

Continue to prioritize preservation of both the Mining Era and the new Early Recreation Era periods of significance through historic overlay zones and the Design Standards.

4. Modernize Land Uses to Serve the Community

Update permitted and conditional use tables to better facilitate community-serving housing and spaces. Reserve conditional uses for those requiring public scrutiny, while expanding permitted uses that advance community priorities.

5. Link Zoning to Community Benefits

Embed incentives within zoning districts by allowing flexibility in different ways across town in exchange for community-serving housing, businesses, and public benefits. This includes using density differently in different areas where people and businesses can be closer to utilities, services, and transit. The Community Plan identified:

- **Residential Neighborhoods (R Districts):** Encourage thoughtful infill by reimagining incentives for accessory dwelling units (ADUs), allowing subdivision of deed-restricted micro-lots, and creating pathways for a greater diversity of housing types.
- **High-Density Residential and Tourist (R4 / T):** Preserve existing multi-family housing and encourage compatible new density with incentives.
- **Commercial (C / Belleview):** Incentivize community-serving spaces and businesses that meet everyday needs through flexibility on height, setbacks, and residential limits.
- **Business (B2 / Sixth Street):** Revise the Planned Unit Development (PUD) process to ensure clearer definitions and requirements for community benefits.
- **Mobile Home (M):** Explore allowing modular or stick-built units in exchange for a permanent deed restriction.
- **Town-Wide:** Right-size parking requirements to put people before cars, while still ensuring adequate space for snow storage and other functional needs.

The current focus of these strategies is 1-4, above. The zoning incentives will be further vetted by [Economic and Planning Systems](#) ("EPS"), who will market test these incentives, along with the Town's Resident Occupied Affordable Housing (ROAH) regulations to identify how to best structure these incentives and what the Town could meaningfully require in exchange for them.

These strategies also seek to build on the Development Review strategies discussed at the August BOZAR meeting, which were to:

- Streamline the review process for projects that clearly meet the rules, have lower public impact, or advance community goals outlined in the Historic Preservation Plan and Community Plan.
- Continue to provide and encourage meaningful opportunities for public input and feedback.
- Prioritize BOZAR's time on projects with the greatest community impact, while using staff resources efficiently to keep the process responsive and effective.

To begin to explore utilizing these strategies, staff identified a first draft of a refined zoning map and use tables that consolidate overlapping zone districts and strengthen historic preservation through overlay zones, all while maintaining key zoning provisions that tell the story of Crested Butte's character. Both the first draft of the map and use tables- one for commercial, one for residential- are attached.

The refined map and use tables take a look at how to best achieve the goals and strategies of the zoning code while reducing overlapping provisions and inconsistencies, which is further described in the table below.

Zoning Provisions	Suggested Approach
Zone & Map	• Consolidate overlapping Zone Districts • Use overlay zones to protect historic districts (the historic core with a buffer and the new early recreation era district*) *The current early recreation era district includes all properties from that time period, which will be refined through the reconnaissance survey
Intent	• Define a clear intent for each zone that matches the zoning code strategies and overall Compass Navigation goals/framework
Uses	• Refine uses and definitions to eliminate inconsistencies • Be thoughtful about Permitted vs. Conditional uses in each zone to facilitate uses that match the intent while reserving conditional uses for ones that require public review and a need to meet conditions
Parking	• Lower residential parking minimums • Maintain commercial requirements, but update for consistency with best practices and leverage payment in lieu
Lot Measurements	• Eliminate minimum lot area and width to enable micro-lots, while recognizing provisions like setbacks, snow storage, building code requirements, etc. Back into a livable minimum size.
Setbacks	• For residential, consider lowering the front setback and allowing a certain amount of front porches to encroach into the front setback to allow more flexibility on the lot and encourage more diversity from the street • For commercial, leverage front setback flexibility as a tool in exchange for community-serving housing and/or commercial spaces. • Maintain side setbacks for snow storage

Additional provisions	• Evaluate all conditional provisions to determine best location within the code and eliminate inconsistencies • Add snow storage requirements to additional provisions to be extra clear on requirements for each district • Eliminate 50% requirement for open space as other provisions like snow storage, FAR, setbacks, etc. result in open space on the site.
FAR	• Maintain FAR requirements, but adjust administrative calculation to eliminate loophole of the third story on residential • Leverage FAR as a tool to incentivize community-serving housing and ADUs by counting garages and accessory buildings towards FAR without an ADU or Deed restricted unit, but not counting them (or a portion of them) for developments that build them • Similarly, evaluate only allowing basements for developments that provide ADUs or deed restricted housing, or consider not allowing basements due to environmental and infiltration concerns
Building Measurements	• Residential zones would have no height change (30 ft), with a 28 ft max in the historic core overlay zone • The commercial zone will explore the fourth story height incentive in exchange for community-serving commercial space and/or housing • Evaluate allowing a maximum height of 35 ft (consistent with commercial, business, and mixed use) instead of 30 ft in the R4 zone as an incentive in exchange for a percentage of community-serving housing • Eliminate building width requirements as those are backed into through other provisions like setbacks, etc.
Incentives	• Further analyze and embed the identified incentives from the Community Plan within each zone district and the PUD process.
Design Standards	• Reference Design Standards requirements, depending on overlay zone for period of significance: Coal Mining Era, Early Recreation Era, Mass/Scale/Form.

At this meeting, staff are seeking BOZAR's feedback on the proposed condensed zone districts and use table. Specifically:

- Which ideas feel most promising?
- Where is more discussion needed?
- What areas may need adjustment or reconsideration?

This is an early draft. Input from BOZAR will help shape a zoning framework that works for the Board, applicants, and the community. Staff will return to the October meeting with refinements from this early discussion, as well as tables comparing what could change within each zone district

Next Steps:

- **October 6:** Joint Council and BOZAR Work Session This session will focus on defining success for the code update by having high-level discussion between Council and BOZAR

on these draft guiding strategies, as well as feedback to begin to shape defining community housing and community-servings paces, to compliment the code update.

- **October BOZAR Meeting:** Staff will return at the October BOZAR meeting to debrief the joint work session, as well as continue the discussion on the refined zone districts and use table. This meeting will provide specific tables on what is on the table for changing vs. Maintaining within each zone.
- **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:

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)

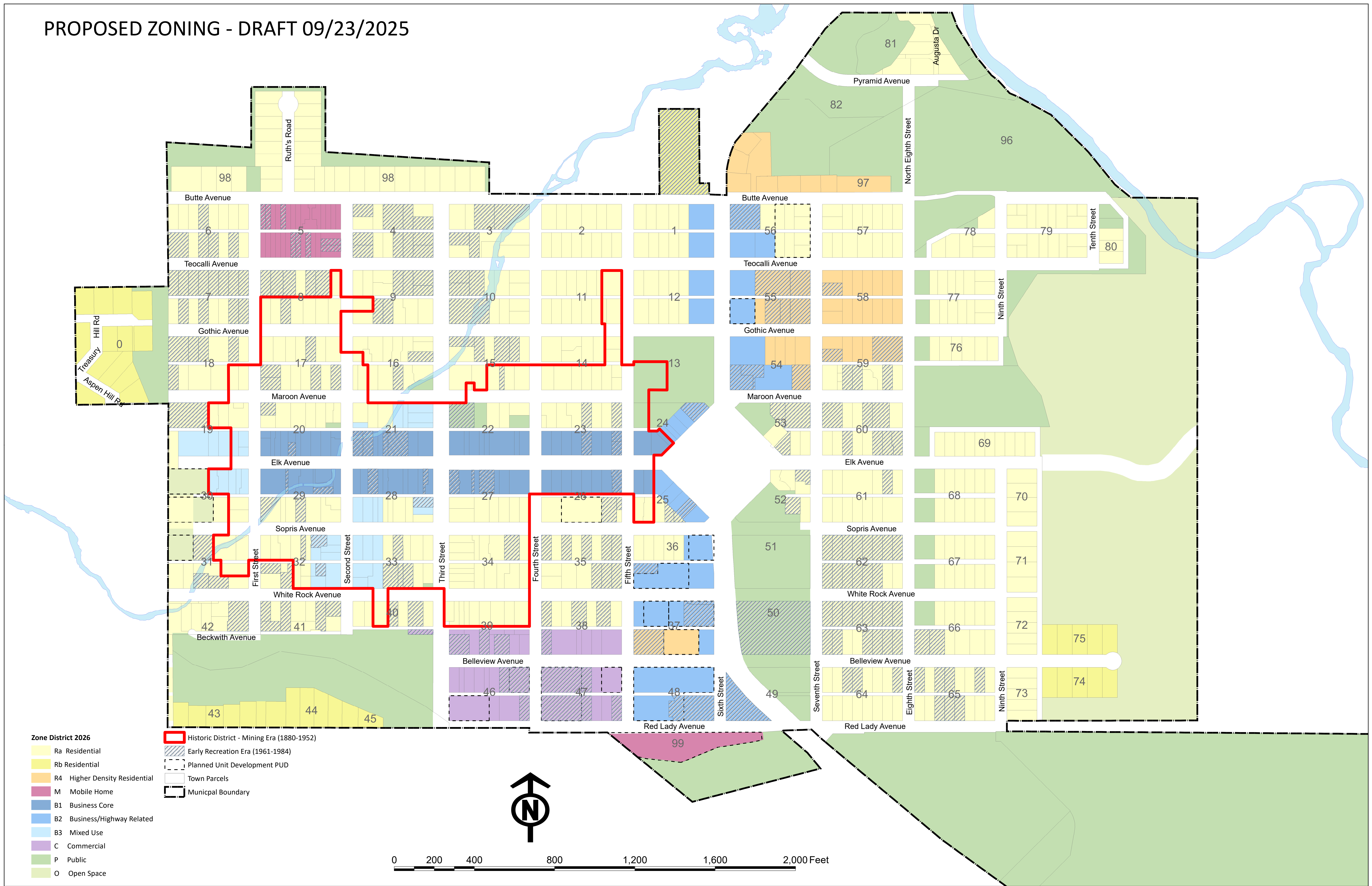
November 12 at 4 pm: Commercial District (C- Bellevue)

November 20 at 12 pm: Residential Districts (R1s and R2s)

ATTACHMENTS:

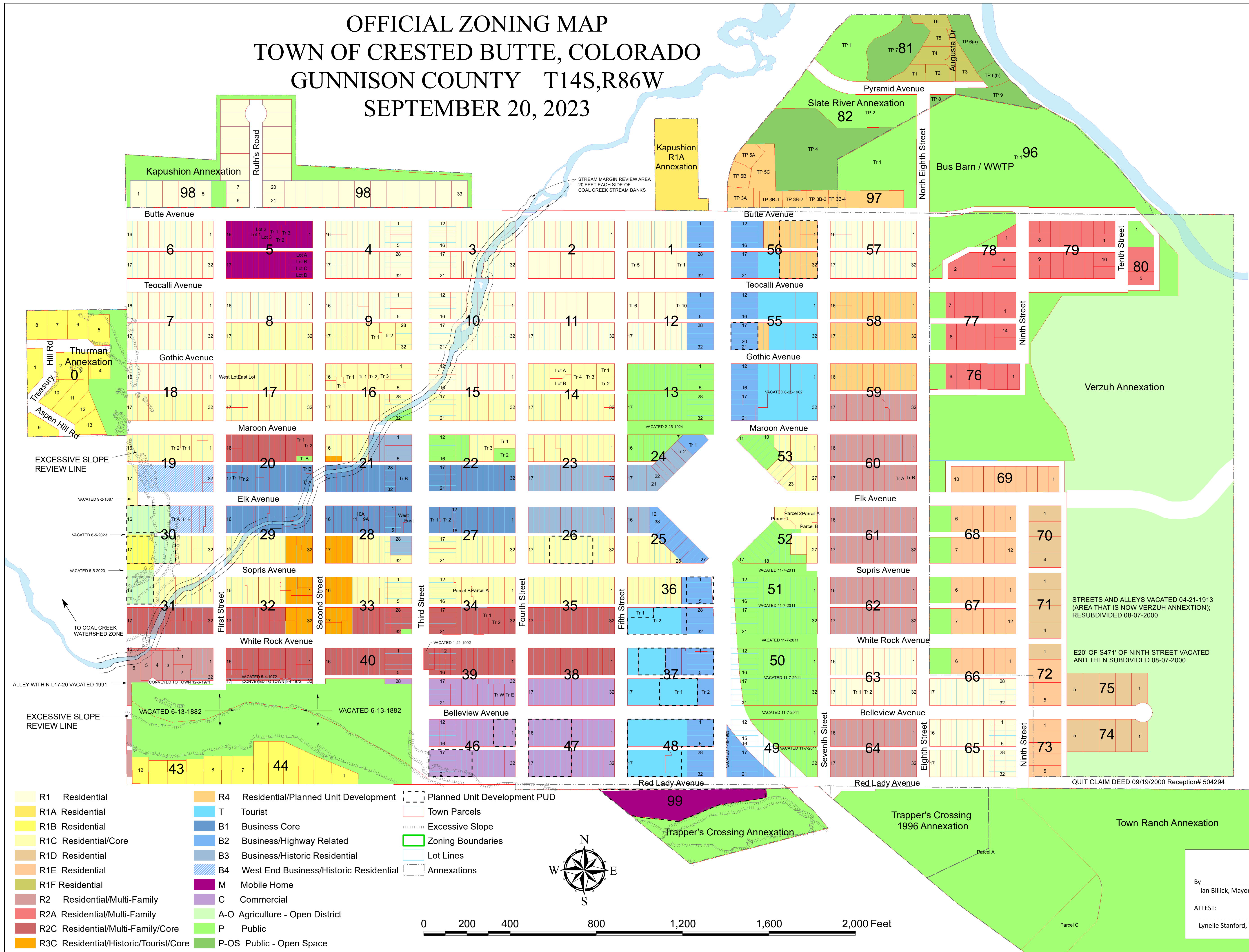
1. First Draft Zoning Map
2. First Draft Use Tables- Commercial and Residential
3. Current Zoning Map for Reference
4. Final Adopted [Community Plan](#) for reference to proposed changes

PROPOSED ZONING - DRAFT 09/23/2025



NOTE: This map is not to be used for survey or legal description purposes

OFFICIAL ZONING MAP
TOWN OF CRESTED BUTTE, COLORADO
GUNNISON COUNTY T14S,R86W
SEPTEMBER 20, 2023

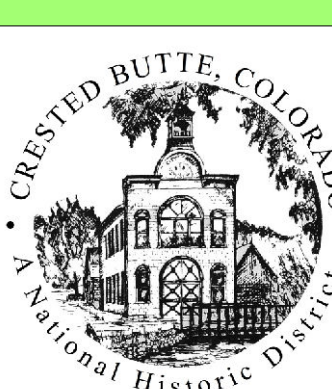


ZONING AMENDMENTS INCORPORATED

Ordinance Number	Block(s) & Lot(s)
NO. 16 SERIES 1979	ZONE DISTRICT AMENDMENTS
NO. 3 SERIES 1980	28 17 to 32
	55 22, 23
NO. 8 SERIES 1980	NE 1/4 NW 1/4 OF SECTION 3 "T"
NO. 12 SERIES 1980	21 7, 8
NO. 6 SERIES 1981	21 6
NO. 6 SERIES 1983	36 6, 27
NO. 13 SERIES 1984	21 14-16
NO. 15 SERIES 1984	56 11
NO. 17 SERIES 1985	DYER (S/2 SW/4 SEC35)
NO. 4 SERIES 1989	57 1-32
NO. 8 SERIES 1990	KAPUSHION R1A
NO. 9 SERIES 1990	37 6-7
NO. 20 SERIES 1990	TRAPPERS CROSSING
NO. 24 SERIES 1990	40 17-27, 29-32
	41 17-32
	42 18-32
	43 1-15, 18-32
	44 1-21, 31, 32
	45 1-32
NO. 29 SERIES 1990	43 18-32
	44 4-11, 17-32
	45 17-22
NO. 30 SERIES 1990	56 1-7, 26-32
NO. 8 SERIES 1991	THURMAN ANNEXATION
NO. 3 SERIES 1992	41 17-32, alley
	42 18-32
NO. 5 SERIES 1992	THURMAN ANNEXATION
NO. 15 SERIES 1992	52 4-7
NO. 4 SERIES 1993	53 9-18
	22 9-11
NO. 11 SERIES 1993	14 17-32
	14 9-9
	15 17-32
	16-17
	18 17-32
	19 1-24
	20 1-16
	21 1-4, 9-16
	22 1-11
	23 1-16
	25 17-26
	26-27 17-32
	28 17-27, 30-32
	29 17-32
	30 9-32
	31-35
	36 7-16
	38-40 1-16
	41 1-16 & N9 17-32
	52 1-7, 24-27
NO. 16 SERIES 1993	21 1-4
NO. 4 SERIES 1994	TRAPPERS CROSSING ANNEXATION (RED LADY ESTATES)
NO. 7 SERIES 1995	KAPUSHION ANNEXATION
NO. 8 SERIES 1995	KAPUSHION ANNEXATION
NO. 20 SERIES 1995	52 6-7
NO. 27-30 SERIES 1995	TOWN RANCH ANNEXATION
NO. 4 SERIES 1996	TRAPPERS CROSSING ANNEXATION
NO. 3 SERIES 1997	TOWN RANCH ANNEXATION
NO. 18 SERIES 1998	24 28
NO. 3 SERIES 1999	37 8-9
NO. 4 SERIES 1999	20 1-3
NO. 5 SERIES 1999	SW 1/4 SW 1/4 SEC 35; T14S R86W
NO. 4 SERIES 2000	52 23-25
NO. 15 SERIES 2000	VERZUH ANNEXATION
NO. 16 SERIES 2000	VERZUH ANNEXATION
NO. 17 SERIES 2000	72 3-5
	73
NO. 20 SERIES 2002	76 TRACTS 1-7
	77 TRACTS 1-14
	78 TRACTS 1-6
	79 TRACTS 1-16
	80 TRACTS 1-5
NO. 29 SERIES 2002	25 12
NO. 5 SERIES 2003	16 31, 32
	33 E50' 32
	40 N25' 21-23
NO. 15 SERIES 2004	22 S62.5' 1-4
NO. 3 SERIES 2005	56 8-10
NO. 6 SERIES 2006	19 19-24
NO. 3 SERIES 2009	19 19-32
NO. 1 SERIES 2011	30 9-25
	31 12-16
NO. 3 SERIES 2011	40 N25' 17-20
	N25' 24-27
NO. 22 SERIES 2011	49-52 STREETS & ALLEYS
NO. 30 SERIES 2013	37 W50' 28-32
NO. 38 SERIES 2019	80
NO. 9, 10 SERIES 2020	SLATE RIVER ANNEXATION
NO. 24 SERIES 2020	30-31 AMENDMENT TO PUD
NO. 23 SERIES 2021	80 2
NO. 27 SERIES 2022	16 28-32
NO. 13 SERIES 2023	30 12-21
	31 12-16
NO. 18 SERIES 2023	SLATE RIVER SUBD. FILING NO. 3
	LOT TP 3B-4

By _____
Ian Billick, Mayor

ATTEST:
Lynelle Stanford, Town Clerk



NOTE: This map is not to be used for survey or legal description purposes

	Uses	Proposed Commercial Districts					
		B1 (Elk)	B2 (6th)	B3 (mixed/R3 C)	C	P	O
Residential	Dwellings	C	C	P	C	P	
	Accessory Dwellings			P			
	Home Occupations			P			
	Congregate housing	C	C	C	C		
Accessory Buildings	Accessory Buildings- heated v cold	C		C			
Public	hospitals		C				
	Public parks and public recreation facilities					P	
	Government and other public utility uses					C	
	Public transit facilities	C	C	C	C	P	
	Public parking areas					P	
	Public transit stops	P	P	P	P	P	C
	Public recreation trails	P	P	P	P	P	P
Educational Institutions	Public and private schools		C			C	
	Childcare facility (same as residential definition)		C	C		C	
Cultural Institutions	Public Museums	P	C	C		P	
	Libraries		C			P	
	Art Centers		C			P	
Religious Institutions	Churches		C	C			
Lodging	Bed and Breakfast			C			
	Lodging		C - requires multi-story, 50% ground floor retail/restaurant/reception				
	Formula motel and hotel businesses (researching how to best maintain regulations)	P - horizontal zoning					
Office	Office Uses	P - horizontal zoning	P	P	P	P	NO

Uses		Proposed Commercial Districts					
		B1 (Elk)	B2 (6th)	B3 (mixed/R3 C)	C	P	O
Retail	Retail Commercial Establishments (list)	P	P				
	Local-serving retail establishments	P	P	P	P	P	
	Formula retail business (researching how to best maintain regulations)						
Marijuana	Retail Marijuana				C		
	Medical Marijuana				C		
	Medical Marijuana-infused product manufacturer				C		
	Retail marijuana products manufacturer				C		
	Retail marijuana testing facility				C		
Natural Medicine							
	Natural Medicine Cultivation Facility				C		
	Natural Medicine Products Manufacturer				C		
Light Industrial							
	Natural Medicine Testing Facility				C		
Micro Distillery or Brewery							
		P	P		P - no public service		
	Light industrial				P		
Shop craft industries							
		C - heavy retail component	C - heavy retail component	C	P	P	
Food Related							
	Restaurants and bars	P	P	C		P	
	Formula restaurant businesses (researching how to best maintain regulations)						
Catering businesses - Commercial kitchen not associated with restaurant							
	Restricted food service	P	P	C	P	P	
Storage							
	Commercial storage				P		
Auto Related							
	Auto-related uses: fueling, washing		C				
	Dealerships, other motor vehicle sale or rental				P		
Rental							
	Auto-related services				C		
Rental, repair and wholesaling facilities in conjunction with above uses							
	Motor vehicle, snowmobile, rec vehicle rental		C		P		
Ag Uses							
	Agricultural uses					P	P
Other							
	Funeral parlor and mortuaries			C			
	Nurseries and greenhouses				P		
	Builder's supply yards, lumber yards				P		
	Contractors: general, plumbing, electrical				P		
	Laundry and dry cleaning facilities		P		P		
	Veterinary clinic or hospital				P		

Uses	Proposed Residential Districts			
	Ra (Residential)	Rb (Residential-larger lots)	R4	M (Mobile and/or Manufactured)Home)
Dwelling, single unit detached	P	P		P
Dwelling, multi household	P	P	P	C
Accessory Dwelling	P	P		
Accessory Building, Non residential use	P	P	P	P
Home Occupations	P	P	P	P
Public playgrounds/recreational areas				
Assembly, religious or secular	C	C	C	
Nonprofit libraries/museums				
Public and private schools				
Childcare facilities, small	P	P	P	P
Childcare facilities, large	C	C	C	C
Bed and Breakfast	C	C	C	C
Lodging				