

1 COUNCIL BILL NO. 32

2
3 Series 2023

4 **A BILL FOR AN ORDINANCE AMENDING POLICY 3A PERTAINING TO**
5 **DENSITY CALCULATIONS FOR NET ZERO ENERGY BUILDINGS.**

6 NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF
7 BRECKENRIDGE, COLORADO:

8 **Section 1.** That a new definition be added to section 9-1-5, entitled “Definitions”, and
9 placed in alphabetical order with the language underlined, to read as follows:

10 9-1-5: DEFINITIONS:

11 NET ZERO ENERGY BUILDING: A building that produces at least as much energy as it
12 consumes on an annual basis.

13 **Section 2.** That a new subsection 7. be added to section C. of 9-1-19-3A: POLICY 3
14 (ABSOLUTE) DENSITY/INTENSITY, with the language underlined to read as follows:

15 **9-1-19-3A: POLICY 3 (ABSOLUTE) DENSITY/INTENSITY:**

16 C. General Provisions:

17 7. For any building which achieves net zero energy use, a net zero energy building, and
18 which uses a double exterior wall system, the computation of density shall be based on a fully
19 enclosed space that is measured from the midpoint of the wall system, measuring from the area
20 of the midpoint line between the interior wall and surrounding exterior wall that extends to a roof
21 of a building or portion thereof including dwelling areas of the building, closets, bathrooms, living
22 room, garage space of single-family, duplexes, and townhomes, interior hallways, interior
23 common spaces, commercial storage and basement areas, and all areas of the building that are
24 unfinished but have a floor to ceiling height of 5 feet or greater. Building areas that are not fully
25 enclosed and feature portions of open or mesh wall that exceed 12 inches vertically and are
26 entirely permeable across at least one façade such as trash dumpster enclosures, parking
27 garages, porches and similar areas shall not be counted as density. An energy analysis
28 prepared by a registered design professional, using an approved simulation tool, will be required

1 at the time of Development Permit application submittal demonstrating that the proposed design
2 will achieve a net zero energy outcome.

3 **Section 3.** This ordinance shall be published and become effective as provided by
4 Section 5.9 of the Breckenridge Town Charter.

5 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
6 PUBLISHED IN FULL this 12th day of September 2023. A Public Hearing shall be held at the
7 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the 26th day of
8 September 2023, at 7:00 P.M., or as soon thereafter as possible in the Municipal Building of the
9 Town.

10
11 TOWN OF BRECKENRIDGE, a Colorado
12 municipal corporation

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15
16 By: _____
17 Eric S. Mamula, Mayor

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19 ATTEST:
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23 _____
24 Helen Cospolich, CMC,
25 Town Clerk

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