

COUNCIL BILL NO. 16

Series 2024

**A BILL FOR AN ORDINANCE ADOPTING AN OVERLAY ZONE AMENDING
REGULATION OF TIMESHARE INTERESTS.**

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

Section 1. That section 9-1-5 entitled “Definitions” be amended by deleting the language stricken and adding the language underlined to read as follows:

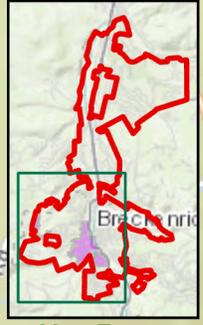
9-1-5: DEFINITIONS:

Timeshare Interests: a dwelling unit within a multi-unit property, that has been divided into 13 or more interval estates, timeshare estates, timespan estates, ~~or and~~ other timesharing interests as defined in the Condominium Ownership Act, article 33, title 38, CRS, as amended from time to time or a dwelling unit where right-to-use for a specific amount of time is granted through a membership club, points system, or the right to use the dwelling unit is made through purchase or other contractual arrangements. The intermittent rental of a dwelling unit to the public or parties outside the system does not preclude the dwelling unit from being defined as a timeshare interest. Single-family, duplex, or townhouse dwelling units may not be developed as timeshare interests.

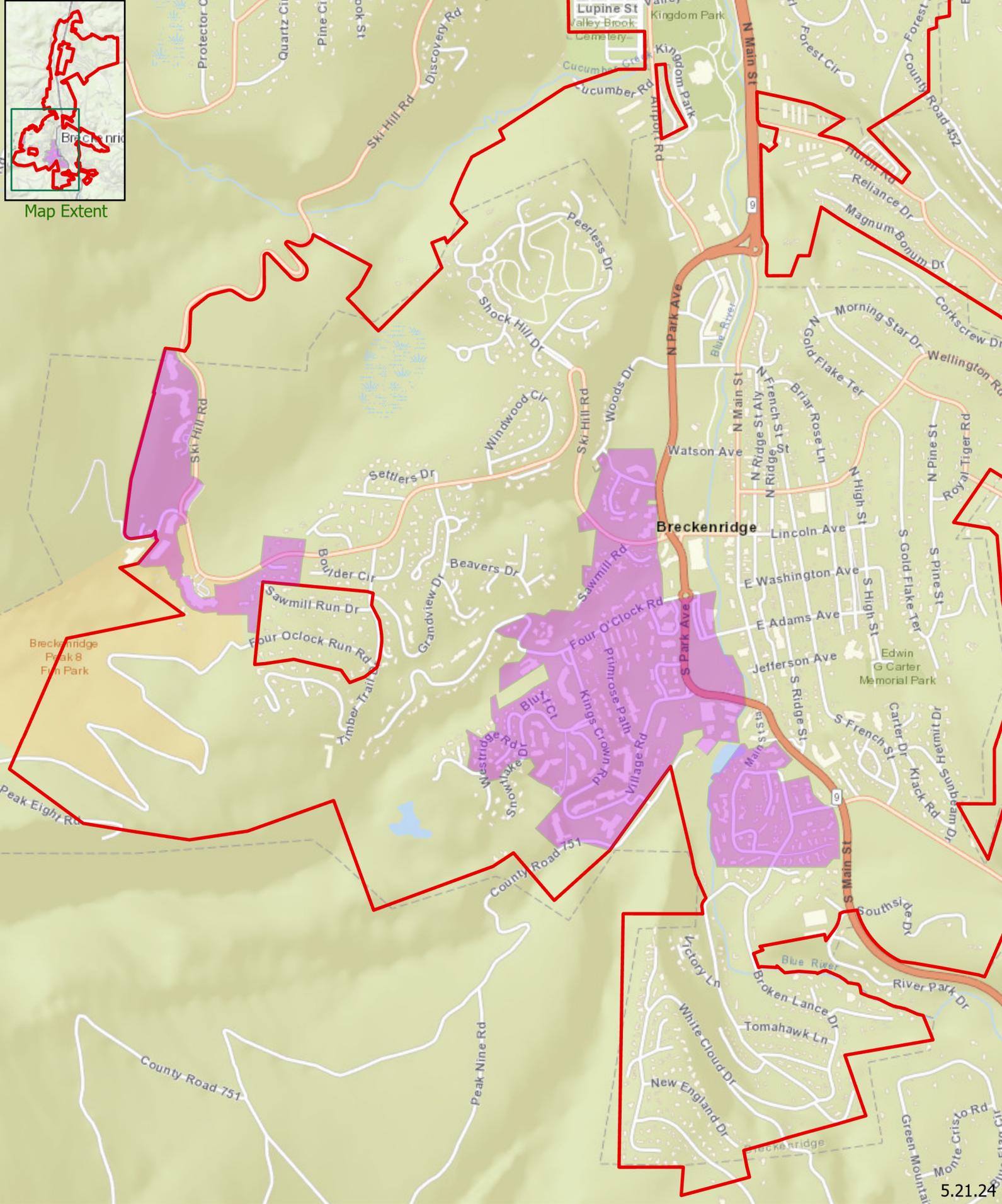
Section 2. That section 9-1-19-2A: Policy 2 (Absolute) Land Use Guidelines be amended by deleting the language stricken and adding the language underlined to read as follows:

9-1-19-2A: Policy 2 (Absolute) Land Use Guidelines:

Land use guidelines have been adopted for the town and surrounding areas by the Breckenridge town council. To promote the health, safety and general welfare of the community, all developments shall be reviewed against the land use guidelines and, where applicable, an approved master plan for the development of the property. Each development located within the boundaries of the Timeshare Overlay District, Downtown Overlay District, or the Cucumber Gulch Protection Overlay District as defined in the land use guidelines shall comply with all of the regulations applicable to such Overlay District.



Map Extent



5.21.24

Timeshare Overlay District

Town of Breckenridge

-  Town Boundary
-  Timeshare Overlay District



TOWN OF BRECKENRIDGE
COMMUNITY DEVELOPMENT