

Town of Breckenridge – Winter Tents, Signs, and Outdoor Merchandise Frequently Asked Questions (FAQs)

This winter season, the Town of Breckenridge is allowing some businesses to have outdoor tents, retail stores to display additional retail merchandise outdoors, and all business to have additional signage. These additional allowances are due to the global COVID-19 pandemic, and were otherwise not allowed prior to the pandemic. **The rules below apply beginning September 28, 2020** and are in effect for 6 months (through March 28, 2021) or until the Mayor of the Town of Breckenridge declares that the current public health emergency related to the coronavirus (COVID-19) pandemic no longer exists.

TENTS

Which businesses are allowed outdoor tents this winter? Restaurants are eligible to install outdoor tents, in order to better follow physical distancing protocols. Non-restaurant uses must be approved by the Town of Breckenridge Planning Division.

Where are businesses allowed to install tents? Tents must be installed on private property, and in the following order of available location. Location 1 is the highest and most preferable; location 4 is the lowest and least preferable. If an available location of higher preference exists on the property, the tent must be installed in the location of higher preference.

1. Existing deck, patio, or other hard surface area that is not a parking area, driveway, or walkway.
2. Non-required parking space(s).
3. Open space area (soft-surface such as grass, lawn, etc.) that is not a snow-storage area.
4. Required parking space(s).

Tents may not be located on public property, driveways, walkways or snow storage areas.

Is a permit required for a tent? Yes. Tents may only be installed after Steps 1, 2 and 3 below are complete.

Step 1: Obtain Red White and Blue Fire Protection District Tent Permit.

- Inquire via email at permits@rwbfire.org.

Step 2: Obtain Development Permit from the Town of Breckenridge Planning Division.

- Complete [Class D Minor Development Permit application form](#) (fee waived).
- Prepare site plan showing seating arrangement, tent location, tent dimensions, and property boundaries.
- Submit all of the above including copy of approved RWB Tent Permit to Chapin LaChance via email at chapinl@townofbreckenridge.com.

Step 3: Obtain Electrical Permit from Town of Breckenridge Building Division (if any lighting or electrical power is used).

- Have an electrician complete an [Electrical Permit application form](#) (fee waived).
- Have an electrician submit Electrical Permit application form to building@townofbreckenridge.com.

Are tents allowed to be heated? Yes, but safety regulations apply. Details may be obtained from the Red White and Blue Fire Protection District during Step 1 above.

Is a restaurant allowed to serve alcohol to customers inside a tent? Prior to any alcohol service, businesses must be approved by the State of Colorado for a temporary modification of their liquor license premises. Contact Tara Olson with the Town's Municipal Services Dept. at tarao@townofbreckenridge.com.

SIGNS (All businesses)

What types of signs are allowed? All businesses are allowed to display the following on private property:

- Temporary signs
- Internally lit signs
- Sandwich board signs
- Leaning signs
- Banner signs
- Window signs.

Do the signs mentioned above require a permit? No. Only permanent signage requires a Sign Permit.

OUTDOOR DISPLAY OF MERCHANDISE (Retail)

What kind of merchandise are retail businesses allowed to display outdoors? Retail stores are allowed to display the following merchandise outdoors on private property:

- Merchandise which is actually offered for sale by the business.
- Clothing racks, shelving, or tables containing for sale merchandise not exceeding 12 ft. in length and 3 ft. in width.
- One (1) mannequin with for sale clothing items.

Where are retail businesses allowed to display outdoor merchandise? Merchandise may only be displayed outdoors as follows:

- On private property and commonly owned property with owner's permission.
- On the property of the business which displays it.
- Location must maintain free and unobstructed access to and from the business which displays it.
- Location must not block visibility of or access to any adjacent property.
- Location must not be any required parking or loading spaces.

When are retail businesses allowed to display merchandise outside? Merchandise may lawfully be displayed only when the business which displays it is open. The merchandise must be stored inside when the business which displays it is closed, and must be removed if it becomes a hazard due to wind or weather conditions, or if it is in a state of disrepair.

Do retail businesses need a permit to display merchandise outdoors? No. Outdoor display is routinely monitored by Town staff and business owners will be contacted regarding any displays that do not meet the rules set above.