

ORDINANCE NO. 2719

AN ORDINANCE AMENDING SECTIONS 21-7601, 21-7612, 21-7622, 21-7655, AND 21-7663 OF THE LAND DEVELOPMENT CODE TO PROHIBIT VINYL SIDING IN NEW CONSTRUCTION

WHEREAS, the City of Commerce City (the “City”) is a home rule municipality and political subdivision of the State of Colorado (“State”) organized and existing under a home rule charter pursuant to Article XX of the Constitution of the State;

WHEREAS, pursuant to the Charter of the City (the “Charter”), the City has all legislative powers and functions of municipal government as reserved to it by the Constitution and laws of the State; and

WHEREAS, the City Council desires to update the Land Development Code to prohibit the use of vinyl siding on all new construction in the city; and

WHEREAS, the Planning Commission of the City reviewed the proposed amendments to the Land Development Code at a public hearing on September 2, 2025 and recommends approval of such amendments.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO, AS FOLLOWS:

SECTION 1. Findings. The recitals to this ordinance are incorporated as findings of the City Council. This ordinance is found to be supported and authorized by law and in the best interests of and necessary for the protection of the health, safety, and welfare of the public.

SECTION 2. Amendment. The City of Commerce City Land Development Code, specifically Sections 21-7601, 21-7612, 21-7622, 21-7655, and 21-7663, is hereby amended as set forth in Exhibit A, with a clean version of the sections as amended included as Exhibit B

SECTION 3. Repealer. All ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof, are hereby repealed to the extent of such inconsistency.

SECTION 4. Effective Date. This ordinance shall be effective pursuant to Section 5.3 of the Charter.

INTRODUCED, PASSED ON FIRST READING AND PUBLIC NOTICE
ORDERED THIS 6TH DAY OF OCTOBER 2025.

PASSED ON SECOND AND FINAL READING AND PUBLIC NOTICE
ORDERED THIS 3RD DAY OF NOVEMBER 2025.

CITY OF COMMERCE CITY, COLORADO

Steve J. Douglas, Mayor

ATTEST

Kim Garland, Acting City Clerk

EXHIBIT A

EXPLANATORY NOTE:

~~RED STRIKETHROUGHS~~ INDICATE MATERIAL DELETED FROM EXISTING LAW;

BLUE UNDERLINES INDICATE MATERIAL ADDED TO EXISTING LAW;

ASTERISKS * * * INDICATE MATERIAL UNCHANGED BY THIS ORDINANCE.

Sec. 21-7601. General Standards.

All new principal buildings shall meet the following standards, unless more specific building standards are set forth elsewhere in this land development code.

- (1) * * *
- (2) * * *
- (3) * * *
- (4) * * *
- (5) *Materials.* All primary buildings shall use materials that are durable, economically maintained, and of a quality that will retain their appearance over time. Vinyl siding shall be prohibited in any new construction. For the purposes of this standard, "new construction" shall mean any newly-built houses, principal buildings, or model homes. Any model or elevation plan approved pursuant to section 21-7440 that includes vinyl siding in the approved design may use vinyl siding for any construction within the subdivision filing associated with such approval until development of the subdivision is complete or the approval lapses. Any approved model or elevation plan that includes vinyl siding in the approved design may not use such approval for any subsequent subdivisions or filings. Any revisions to existing and approved model or elevation plans will require the prohibition of vinyl siding.
- (6) * * *
- (7) * * *
- (8) * * *
- (9) * * *
- (10) * * *
- (11) * * *

Sec. 21-7612. Building Materials.

- (1) * * *
- (2) * * *
- (3) * * *
- (4) *Prohibited Materials.* Vinyl siding shall be prohibited in any new construction as outlined in Section 21-7601.

Sec. 21-7622. Development Standards.

The following standards apply to single-family dwellings built in developments which are less than eight acres in size. The standards contained in paragraphs (1) through (4) may be waived or varied by the board of adjustments; the standards contained in paragraphs (5) through (11) shall strictly apply and cannot be waived or varied by the board of adjustment.

- (1) * * *

- (2) * * *
- (3) * * *
- (4) * * *
- (5) * * *
- (6) *Siding.* Exterior siding of all dwellings shall be made of nonreflective materials and may include: brick, stone, or other masonry materials defined by the city's adopted building code (excluding concrete block); wood; stucco; or other exterior material allowed by the city's adopted building code or approved by the director of the department of community development. Siding may include a combination of the materials listed in this paragraph, [except for vinyl siding which is a prohibited building material on new construction as outlined in Section 21-7601.](#)
- (7) * * *
- (8) * * *
- (9) * * *
- (10) * * *
- (11) * * *

Sec. 21-7655. Architectural Design.

- (1) * * *.
- (2) * * *
- (3) * * *
- (4) * * *
- (5) * * *
- (6) * * *
- (7) *Materials.*
 - (a) * * *
 - (b) * * *
- [\(c\) Vinyl siding shall be prohibited in any new construction as outlined in Section 21-7601.](#)
- (8) * * *
- (9) * * *

Sec. 21-7663. Materials.

- (1) * * *
- (2) * * *
- (3) * * *
- (4) * * *
- (5) * * *
- [\(6\) Vinyl siding shall be prohibited in any new construction as outlined in Section 21-7601.](#)

EXHIBIT B

ASTERISKS * * * INDICATE MATERIAL UNCHANGED BY THIS ORDINANCE.

Sec. 21-7601. General Standards.

All new principal buildings shall meet the following standards, unless more specific building standards are set forth elsewhere in this land development code.

- (1) * * *
- (2) * * *
- (3) * * *
- (4) * * *
- (5) *Materials.* All primary buildings shall use materials that are durable, economically maintained, and of a quality that will retain their appearance over time. Vinyl siding shall be prohibited in any new construction. For the purposes of this standard, “new construction” shall mean any newly-built houses, principal buildings, or model homes. Any model or elevation plan approved pursuant to section 21-7440 that includes vinyl siding in the approved design may use vinyl siding for any construction within the subdivision filing associated with such approval until development of the subdivision is complete or the approval lapses. Any approved model or elevation plan that includes vinyl siding in the approved design may not use such approval for any subsequent subdivisions or filings. Any revisions to existing and approved model or elevation plans will require the prohibition of vinyl siding.
- (6) * * *
- (7) * * *
- (8) * * *
- (9) * * *
- (10) * * *
- (11) * * *

Sec. 21-7612. Building Materials.

- (1) * * *
- (2) * * *
- (3) * * *
- (4) *Prohibited Materials.* Vinyl siding shall be prohibited in any new construction as outlined in Section 21-7601.

Sec. 21-7622. Development Standards.

The following standards apply to single-family dwellings built in developments which are less than eight acres in size. The standards contained in paragraphs (1) through (4) may be waived or varied by the board of adjustments; the standards contained in paragraphs (5) through (11) shall strictly apply and cannot be waived or varied by the board of adjustment.

- (1) * * *
- (2) * * *
- (3) * * *
- (4) * * *

(5) * * *

(6) *Siding.* Exterior siding of all dwellings shall be made of nonreflective materials and may include: brick, stone, or other masonry materials defined by the city's adopted building code (excluding concrete block); wood; stucco; or other exterior material allowed by the city's adopted building code or approved by the director of the department of community development. Siding may include a combination of the materials listed in this paragraph, except for vinyl siding which is a prohibited building material on new construction as outlined in Section 21-7601.

(7) * * *

(8) * * *

(9) * * *

(10) * * *

(11) * * *

Sec. 21-7655. Architectural Design.

(1) * * *.

(2) * * *

(3) * * *

(4) * * *

(5) * * *

(6) * * *

(7) *Materials.*

(a) * * *

(b) * * *

(c) Vinyl siding shall be prohibited in any new construction as outlined in Section 21-7601.

(8) * * *

(9) * * *

Sec. 21-7663. Materials.

(1) * * *

(2) * * *

(3) * * *

(4) * * *

(5) * * *

(6) Vinyl siding shall be prohibited in any new construction as outlined in Section 21-7601.