

ORDINANCE NO. 2648

INTRODUCED BY: CHACON, DOUGLAS, DOUGLAS DUKES, FORD, KIM, MADERA,
NOBLE, TETER

AN ORDINANCE AMENDING SECTIONS 21-5263, 21-5400, 21-5420, 21-5450 and 21-11200 OF THE LAND DEVELOPMENT CODE PERTAINING TO THE REGULATION OF SHORT-TERM RENTALS

WHEREAS, the City of Commerce City, Colorado (the “City”), is a home rule municipality and political subdivision of the State of Colorado (the “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 of Commerce City (the “Charter”), the City has all legislative powers and functions of municipal government as reserved to it by the Colorado Constitution and the laws of the State;

WHEREAS, in 2024, the City Council enacted Ordinance No. 2583, which established a short-term rental registration program within the City of Commerce City (“City”);

WHEREAS, the City Council desires to update the Land Development Code to allow for the creation and use of short-term rental properties by permit in specific zoning districts in the City; and

WHEREAS, the Planning Commission of the City reviewed the proposed amendments to the Land Development Code at a public hearing held on November 6, 2024, and recommends approval of the same.

NOW, THEREFORE, BE IT RESOLVED 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 necessary for the preservation of the public health, safety, and welfare and in the public interest.

SECTION 2. Amendment to Chapter 21. Chapter 21 of the Commerce City Revised Municipal Code (Land Development Code), specifically Sections 21-5263, 21-5400, 21-5420, 21-5450 and 21-11200 are hereby amended as shown in Exhibit A, with the changes reflected in Exhibit B.

SECTION 3. Inconsistencies; Conflicts. Except as specifically modified herein, the provisions of the Commerce City Revised Municipal Code shall remain unchanged and in full force and effect. All ordinances and provisions of the Commerce City Revised Municipal Code, or portions thereof, inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

SECTION 4. Effective Date. This ordinance shall be effective as provided in the City Charter.

INTRODUCED, PASSED ON FIRST READING AND PUBLIC NOTICE ORDERED THIS 25TH DAY OF NOVEMBER 2024.

PASSED ON SECOND AND FINAL READING AND PUBLIC NOTICE ORDERED THIS 16TH DAY OF DECEMBER, 2024.

CITY OF COMMERCE CITY, COLORADO

Steve J. Douglas, Mayor

ATTEST

Dylan A. Gibson, City Clerk