



Grand Lake Planning Commission

Discussion of Nightly Rental Zoning History Overview

History of nightly rental code changes:

March, 2005 Ad hoc committee formed to formulate nightly rental plan

01-2005 The original ordinance creating the nightly rental system

21-2006 Rezoning based off of 2006 Comprehensive master plan

03-2007 Updated zoning for CT- removing multi-family attached rental units

06-2007 Multi-family zoning locations updated on the zoning map

05-2008 Nightly rental as Conditional Use

33-2009 Nightly rental in Single family only

09-2011 Nightly rental CUP fee changed to in lieu

Nightly Rental – A structure, dwelling or dwelling unit that is rented for periods of time of less than thirty (30) consecutive days. The term “Nightly rental” shall not include hotel, motel, or bed and breakfast establishments.

Section 12-2-13 makes it clear that while both single family and multi-family structures are allowed in the MLD zoning district, Nightly Rentals are only allowed in in the single-family Structures within the district, not the multi-family structures, such as duplexes, townhomes, or condominiums.

Ordinance No. 1-2005 , adopted January 9, 2006.

In 2005 the concept of nightly rentals of individuals’ homes was just evolving and the now well-recognized term of “Short Term Rentals” or STRs had not developed. The Town of Grand lake was one of the earlier municipalities to consider and permit such rentals. The concerns of the Town Board at the time are reflected in the original ordinance adopted in early 2006 including:

- Disruptions and disturbances to those residing next to or in close proximity to a Nightly Rental
- Problems caused when the absent owner is not aware of how their Nightly Rental property is being used
- Overcrowding of Nightly Rentals

- Noise disturbances
- Insufficient parking to accommodate all persons occupying the Nightly Rental
- Inadequate disposal of trash generated from use of the Nightly Rental

To address these concerns, Ordinance 2005-1 allowed Nightly Rentals in certain residential, commercial, and resort zoning districts, but imposed a number of requirements on them:

- Nightly Rentals are required to obtain a sales tax license.
- provide the Town with the contact information for the property management company
- designate a local contact person who is available to respond to complaints 24/7
- provide adequate parking and trash collection
- obtain HOA sign-off.
- Notice of the Nightly Rental is provided to surrounding property owners, who have the right to voice their objection and, if there is objection, then the Nightly Rental must successfully complete the Conditional Use Permit process under the Town's code, which allows the Town Board to impose specific terms and conditions on the use of the Nightly Rental property addressing neighbors' concerns.

Where are nightly rentals currently allowed?

12-2-8 Regulations of Open District – O

6.Nightly Rentals.

(B)Conditional Uses

9.Nightly Rentals will be treated as a conditional use when an objection has been raised as to the use by right. See 12-2-31(B)4 Nightly Rental Conditional Use Permits.

12-2-9 Regulations for Residential Estate District – RE

7.Nightly Rentals in the Single Family Residence only. Nightly Rentals will not be permitted in Accessory Dwelling Units (ADUs).

(B)Conditional Uses

7.Nightly Rentals will be treated as a conditional use when an objection has been raised as to the use by right. See 12-2-31(B)4 Nightly Rental Conditional Use Permits.

12-2-10 Regulations for Single Family Residential – Low Density – RSL

6.Nightly Rentals in the Single Family Residence only. Nightly Rentals will not be permitted in Accessory Dwelling Units (ADUs).

(B)Conditional Uses

5. Nightly Rentals will be treated as a conditional use when an objection has been raised as to the use by right. See 12-2-31(B)4 Nightly Rental Conditional Use Permits.

12-2-11 Regulations for Single Family Residential District – Medium Density - RSM

6. Nightly Rentals in the Single Family Residence only. Nightly Rentals will not be permitted in Accessory Dwelling Units (ADUs).

(B) Conditional Uses

5. Nightly Rentals will be treated as a conditional use when an objection has been raised as to the use by right. See 12-2-31(B)4 Nightly Rental Conditional Use Permits.

12-2-12 Regulations for Single Family Residential – High Density – RSH

6. Nightly Rentals in the Single Family Residence only. Nightly Rentals will not be permitted in Accessory Dwelling Units (ADUs).

(B) Conditional Uses

5. Nightly Rentals will be treated as a conditional use when an objection has been raised as to the use by right. See 12-2-31(B)4 Nightly Rental Conditional Use Permits.

12-2-13 Regulations for Multiple Family Residential District -Low Density – MLD

6. Nightly Rentals in the Single Family Residence only. Nightly Rentals will not be permitted in Accessory Dwelling Units (ADUs).

(B) Conditional Uses

5. Nightly Rentals will be treated as a conditional use when an objection has been raised as to the use by right. See 12-2-31(B)4 Nightly Rental Conditional Use Permits.

12-2-14 Regulations for Multiple Family Residential District – Medium Density – MMD

6. Nightly Rentals in the Single Family Residence only. Nightly Rentals will not be permitted in Accessory Dwelling Units (ADUs).

(B) Conditional Uses

5. Nightly Rentals will be treated as a conditional use when an objection has been raised as to the use by right. See 12-2-31(B)4 Nightly Rental Conditional Use Permits.

12-2-15 Regulations for Multiple Family Residential District - High Density – MHD

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(B) Conditional Uses

5. Nightly Rentals will be treated as a conditional use when an objection has been raised as to the use by right. See 12-2-31(B)4 Nightly Rental Conditional Use Permits.

12-2-16 Regulations for Mobile Home Residential District – HM

12-2-17 Regulations for Commercial Transitional District – CT

14. Nightly Rentals. See 12-2-31(B)4 Nightly Rental Conditional Use Permits.

12-2-18 Regulations for Commercial District – C

9. Nightly Rentals. See 12-2-31(B)4 Nightly Rental Conditional Use Permits.

12-2-19 Regulations for Light Industrial District – IL

12-2-20 Regulations for General Industrial District – IG

12-2-21 Regulations for Resort District – RST

7. Nightly Rentals. See 12-2-31(B)4 Nightly Rental Conditional Use Permits.

12-2-22 Regulations for Recreational Vehicle Park – RVP

12-2-23 Regulations for Open Space District - OS

12-2-24 Regulations for Public District – PUB

12-2-25 Regulations for Planned Development – PD

12-2-26 Regulations for Mixed Use Developments

Licenses Issued in Multi-family Residential zone

address	4/2012	10/2012	2017	2018	2022	Zoning	Type
190 Rapids Ln	7	8	8	8	0	MFR-HD	Condo
220 Rapids Ln	3	3	2	2	2	MFR-HD	Condo
240 Hancock	0	0	0	0	0	MFR-HD	Apartment complex
300 Hancock	0	0	0	0	0	MFR-HD	Single cabin
Bella Vista	4	9	3	3	7	MFR-HD	condo

Questions/Comments:

Gathering questions or comments from the Planning Commissioners to perform further research on future goals of the nightly rental policy and zoning locations in Town. Asking Commission for direction on goals of updating the nightly rental policy in the different zones.