

PALMER LAKE, COLORADO

ORDINANCE NO. 09-2022

**AN ORDINANCE AMENDING SUBSECTIONS 5.10.060(A) AND 5.10.090(L)
RELATING TO THE REGULATION OF SHORT-TERM RENTALS
WITHIN THE TOWN OF PALMER LAKE**

WHEREAS, the Board of Trustees of the Town of Palmer Lake, Colorado, pursuant to Colorado statute and the Palmer Lake Municipal Code, is vested with the authority of administering the affairs of the Town of Palmer Lake, Colorado;

WHEREAS, the Town had previously adopted regulations related to short-term rentals, with such regulations being contained in Chapter 5.10; and,

WHEREAS, in an effort to clarify language in the short-term rental regulations the Board of Trustees desires to amend Chapter 5.10.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE AS FOLLOWS:

1. Subsection 5.10.060(A)(14) of Section 5.10.060 of Chapter 5.10 of Title 5 of the Palmer Lake Municipal Code shall be amended by adding the underlined language and deleting the strikethrough language as indicated below, with Subsection 5.10.060(A)(14) to read in its entirety as follows:

5.10.060(A) Application requirements

14. A copy of a conditional use permit issued by the Town, if required by Town Code zoning use;

2. Subsection 5.10.090(L) of Section 5.10.090 of Chapter 5.10 of Title 5 of the Palmer Lake Municipal Code shall be amended by deleting the strikethrough language as indicated below, with Section 5.10.090(L) to read in its entirety as follows:

5.10.090 Limitations and requirements

L. Maximum Number of Licenses Per Parcel.

1. The Town shall issue no more than one license per parcel, subject to the provisions of this chapter.
2. Parcels may be eligible for more than one license on a case-by-case basis if the additional licenses are approved through the conditional use permit process set forth in this code prior to issuance of a license in accordance with this chapter. Applicants seeking two or more licenses for a single owner-occupied parcel and applicants seeking three or more licenses for a single parcel that is not owner-occupied must obtain a conditional use permit from the Town before the Town will process any such short-term rental license application.

~~3. The operation of two short term rental units on a single parcel that is not owner occupied is prohibited. In accordance with the requirements of this section, the Town permits the operation and licensure of one short term rental unit on a parcel that is not owner occupied or may permit, following the issuance of a conditional use permit as set forth in this section, the operation and licensure of three or more short term rental units on a single parcel that is not owner occupied. The operation of two or more short term rental units on a single parcel that is owner occupied is permitted.~~

3. All other portions of Chapter 5.10 of Title 5 of the Palmer Lake Municipal Code remain unchanged and in full force and effect.

4. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Board of Trustees hereby declares that it would have passed this ordinance and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

5. Repeal. Existing ordinances or parts of ordinances covering the same matters embraced in this ordinance are hereby repealed and all ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed except that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this ordinance.

INTRODUCED, PASSED AND ADOPTED AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE ON THIS 12TH DAY OF MAY, 2022.

ATTEST:

TOWN OF PALMER LAKE, COLORADO

Dawn A. Collins
Town Administrator, Clerk

BY: _____
Bill Bass
Mayor