

TOWN OF SILVERTON, COLORADO
ORDINANCE NO. 2006-04

AN ORDINANCE AMENDING THE TOWN OF SILVERTON PLANNING AND ZONING REGULATIONS, CHAPTER 7, ARTICLE 2, SECTIONS 7, 8, 9 AND 12, BY ADDING "WEEKLY RENTALS" AS A USE SUBJECT TO REVIEW IN THE R-1, R-1-A, R-2 AND E-D ZONING DISTRICTS, AND AMENDING CHAPTER 7, ARTICLE 2, SECTION 4 BY ADDING CONDITIONS OF APPROVAL FOR A WEEKLY RENTAL PERMIT

WHEREAS, the Silverton Town Board of Trustees finds that the recent increase in the number of residential weekly rentals in Town is a concern for the continued viability of a well-rounded and sustainable community; and

WHEREAS, the Silverton Town Board of Trustees finds that this increase in weekly rentals can be detrimental to the efforts of local, year-round residents attempting to secure housing; and

WHEREAS, the Silverton Town Board of Trustees desires to exercise a greater level of control over the proliferation of residential weekly rentals in Town in an effort to ensure the continued viability of the Town's residential neighborhoods; and

WHEREAS, the Silverton Town Board of Trustees finds that implementing a permit process for review and approval of weekly rentals is preferable to the town's current practice of approving weekly rentals through zoning changes;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILVERTON that the following changes be made to Chapter 7, Article 2 of the Silverton Planning and Zoning Ordinance:

Section 7-2-4 D.1: "Applications for weekly rentals shall demonstrate compliance with the following:

- a. The number of weekly rental units per home will be limited to one.
- b. The number of rentals per week will be limited to one per calendar week.
- c. A site plan will be submitted that shows designated parking spaces, trash containers, and snow storage areas.
- d. The approved site plan (see "c." above) will be posted inside the rental so that the renter can reference it.
- e. The landlord of the weekly rental will be responsible for the restriction of excessive noise and the prohibition of loud parties after 10 p.m.

- f. Any additional exterior lighting will be approved by the Town prior to installation to insure that it does not create undue illumination of residential properties nor create any traffic hazard.
- g. On street parking will be solely restricted to the portions of street directly in front of the rental and parking will not block any portion of the adjacent street, alley, and nearby fire hydrants.
- h. The landlord will provide two off street parking spaces in an area designated specifically for parking.
- i. The weekly rental use will be commenced within one calendar year of approval for weekly rentals.
- j. All relevant permits and licenses will be obtained including a business license and monthly reporting of the lodging fee.
- k. The owner of the weekly rental will obtain liability insurance for the weekly rental activity.
- l. The structure will be in compliance with all applicable building and zoning codes.
- m. Signs on the property are limited to one identification sign affixed to the rental and no larger than two (2) square feet.
- n. At the time of the application for the permit the applicant shall provide to the Town Clerk the name, address and telephone number of a local contact person who is authorized by the applicant to receive communications from the Town concerning the weekly rental. The local contact person may be a management company, rental agent or other person employed or engaged by the applicant to manage, rent or supervise the weekly rental. The local contact person must be available 24 hours a day during periods in which the structure is being rented and must reside within a 15 minute drive of the rental property. The designated local contact person may be changed by the applicant from time to time. To effect such change, the applicant shall notify the Town Clerk of the change in writing in advance of the change and shall, at the same time, provide the Town Clerk with the name, address and telephone number of the replacement contact person. Any replacement contact person shall meet the requirements of the subparagraph.

Section 7-2-7 C.4.: "Weekly Rentals" is added to Uses Subject to Review.

Section 7-2-8 C.4.: "Weekly Rentals" is added to Uses Subject to Review.

Section 7-2-9 C.6.: "Weekly Rentals" is added to Uses Subject to Review.

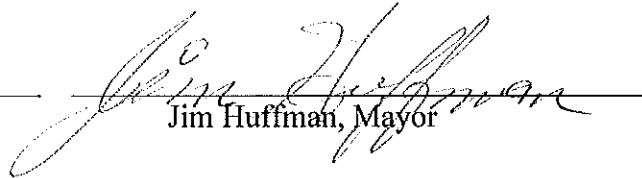
Section 7-2-12 C.12: "Weekly Rentals" is added to Uses Subject to Review.

Upon adoption hereof, this ordinance shall be recorded in a book kept for that purpose and shall be authenticated by the signatures of the Mayor and the Town Clerk.

ADOPTED AND APPROVED this 10th day of July, 2006.

ATTEST:


Linda Davis, Town Clerk/Treasurer


Jim Huffman, Mayor