EXHIBIT A

COMMERCE CITY COLORADO LAND DEVELOPMENT CODE
ARTICLE V – USES AND ACCESSORY STRUCTURES
DIVISION 2 – PRINCIPAL USES
SUBDIVISION B – SUPPLEMENTAL REGULATIONS FOR PARTICULAR USES

Sec. 21-5263. – Short Term Rentals

(1) *Where Permitted/Planned Unit Developments.* Short-term rentals are allowed in any zone district identified in Table V-3, or in Planned Unit Development zone districts where single-family attached and single-family detached dwelling units are permitted by right.

(2) *Accessory use only.* In zone districts, where permitted, short-term rentals shall be clearly incidental and subordinate to the principal use of a single-family detached or single-family attached dwelling unit on the lot on which the short-term rental is located. A short-term rental cannot be the primary use of the dwelling unit. The dwelling unit must otherwise be occupied and utilized as a residential dwelling unit for the majority of the year.

(3) *License Required*. It is unlawful to operate any short-term rental in the city without first obtaining a short-term rental license that has been duly issued pursuant to Chapter 9 – Business Licenses and Regulations of the Commerce City Revised Municipal Code.

(4) *Length of Stay*. The length of stay at a short-term rental may not exceed 30 consecutive days for any guest(s).

(5) *Density Restriction.* There may be no more than one (1) short-term rental within 500 feet of another licensed short-term rental in any residentially zoned district as measured in accordance with Section 21-11145 of this code.

(6) *Accessory Dwellings*. On lots where there is both a single-family dwelling unit and accessory dwelling unit, short-term rentals are allowed in either dwelling unit; however, a short-term rental cannot be operated in the principal single-family dwelling unit by a person maintaining their primary residence in the accessory dwelling unit only. The principal single-family dwelling unit must be occupied as a long-term residence when not being utilized for a short-term rental per subsection (1) above.

(7) *Simultaneous short-term rentals prohibited*. Short-term rentals shall not include simultaneous rental to more than one party under separate contracts. This limitation is intended to prevent more than one short-term rental contract from operating within the same dwelling unit at the same time, or within a dwelling unit and its associated accessory dwelling unit at the same time.

(8) *Food*. No food shall be prepared for or served to guests of the short-term rental unit by the property owner or the owner's agents or contractors.

(9) *Maximum guests permitted*. The maximum number of persons allowed to occupy a short-term rental shall not exceed two persons per bedroom, plus two persons.

(10) Parking.

(a) *Location.* Parking intended to serve a short-term rental shall be located on the same lot as the short-term rental.

(b) *Amount.* No additional parking, other than what has been permitted and exists with the dwelling unit on the lot is required. If there is no legally established parking on the lot no more than two vehicles are permitted to park on the street that are associated with the short-term rental.

(11) *Allowed Signage*. A short-term rental may not have any exterior signage.

(12) *HOA Rules and Covenants*. Nothing in this division shall be interpreted as preventing a functional homeowners association from promulgating additional HOA rules and covenants to govern the operation of short-term rental units.

COMMERCE CITY COLORADO LAND DEVELOPMENT CODE
ARTICLE V – USES AND ACCESSORY STRUCTURES
DIVISION 4 – ACCESSORY USES AND ACCESSORY STRUCTURES

Sec. 21-5400 – Accessory Uses and Accessory Structures Table V-3

	Use/Structure:	R-1	R-2	R-3	R-4	MHP	MU-1	C-1	C-2	C-3	I-1	I-2	I-3	AG	PUBLIC
Car Storage	Detached Garage	R	R	R	R	R	R	R	R	R	R	R	R	R	R
	Attached Garage	R	R	R	R	R	R	R	R	R	R	R	R	R	R
	Attached Carport	R	R	R		R		R	R	R	R	R	R	R	R
	Accessory Parking Structures			R	R	R	R	R	R	R	R	R	R	R	R
Sheds	Storage Sheds	R	R	R	R	R	R	R	R	R	R	R	R	R	R
	Playhouses, Pethouses, Etc.	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Landscape Enhancements	Uncovered: Porches, Decks, Flatwork, Patios, Etc., Less Than 30 Inches Above-Grade	R	R	R	R	R	R	R	R	R	R	R	R	R	R
	Covered: Porches, Decks,	R	R	R	R	R	R	R	R	R	R	R	R	R	R

	Gazebos, Shade Structure, Patios, or Uncovered if 30 Inches or More Above-Grade														
	Decorative Windmills, Arbors, and Other Unenclosed Decorative Accessory Structures	R	R	R	R	R	R	R	R	R	R	R	R	R	R
	Flagpoles	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Recreational	Swimming Pools (Above and Below Ground), Pool Houses, Pool Equipment Rooms, Hot Tubs, and Hot Tub Houses	R	R	R	R	R	R	R	R	R	R	R	R	R	R
	Hard Surfaced Outdoor Recreation Courts	R	R	R	R	R	R	R	R	R	R	R	R	R	R
	Picnic Shelters	R	R	R	R	R	R	R	R	R	R	R	R	R	R
	Public or Private Recreation Structures, Including Restrooms, Picnic Shelters, Band Shells, Amphitheatres, Etc.			R	R		R	P	P	P	P				R
AG	Greenhouses	R	R	P	P	P	P	R	R	R	R	R	R	R	R

	Barns and Corrals													R	P
	Horses and Livestock													R	P
	Dog Run	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Living Quarters	Night Watchman's Quarters									P	P	P	P	P	P
	Night Watchman's Quarters, Religious Institutions	R	R	R	R	R	R	R	R	R	R				
Miscellaneous	Guard House										R	R	R		R
	Single-Bay Car Wash Accessory to a Primary Use								R	R	R	R	R		R
	Satellite Dishes	R	R	R	R	R	R	R	R	R	R	R	R	R	R
	Short-Term Rentals as an Accessory Use to single-family attached and detached Residential Dwellings	R	R	R										R	

Section 21-5420 – Standards

(1) *Incidental to Principal Use.* The accessory use or structure shall be clearly incidental and customarily found in connection with the principal use. No accessory use or structure is permitted on a lot or parcel without a principal use or structure.

(2) *Commercial Use Restricted.* No accessory structure on a residentially zoned property shall be used for any commercial purpose other than a Short-Term Rental located in a permitted Accessory Dwelling Unit.

(3) *Lot Restriction.* The accessory uses or structures shall be conducted and/or located on the same lot and within the same zone district as the principal use.

(4) *Unity of Ownership.* There shall be unity of ownership and unity of user between the principal use and accessory use.

(5) *Time of Establishment.* No accessory use shall be conducted and no accessory structure shall be erected on a lot until after all required permits and approval of the principal use or activity has been obtained.

(6) *Nonconforming Use.* No new accessory structures shall be permitted on a lot with a legal nonconforming use.

(7) *Accessory Living Space Restricted.* Except as expressly allowed, no accessory structure shall be used to provide any type of living area normally associated with a dwelling unit, including without limitation, spaces devoted to sleeping, permanent dining or cooking areas, and greater than a half bathroom.

(8) *Motor Vehicles and Trailers.* The use of any motor vehicle, trailer, mini-mobile storage container, or shipping container as a structure in which, out of which, or from which any goods are sold or stored, any services performed, or other businesses conducted, shall be prohibited in all zoning districts except for:

(a) The sale of goods or merchandise at a city-approved or sponsored event;

(b) The use of a motor vehicle, trailer, or shipping or storage container in connection with an approved recycling operation;

(c) The use of a trailer or shipping or storage container in conjunction with construction authorized by a valid building, grading, or construction permit; or

(d) The use of a trailer, shipping, or storage container for the temporary loading and unloading of goods, provided that no individual trailer or container is in place longer than 72 hours.

(9) *Mobile Homes and Recreational Vehicles.* No mobile home or recreational vehicle (RV) shall be used for accessory uses.

(10) *Sight Distance.* No accessory structure or use shall be located within a sight-distance triangle.

ARTICLE XI – MEASUREMENTS AND DEFINITIONS
DIVISION 2 – DEFINITIONS

Sec. 21-11200 – Definitions.
****(to be inserted numerically and renumbered as appropriate.**

"…" designates no changes)**

…

(423) *Short-Term Rental* means the provision of lodging services within a single-family attached or detached dwelling unit, for compensation, to a person or persons for periods of less than 30

days, but excludes Bed and Breakfast Establishments and other Lodging Establishment uses. Short-term rental does not include rental of a dwelling unit for meetings such as luncheons, banquets, parties, weddings, fundraisers, or other similar gatherings for direct or indirect compensation.

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