

**Full Municipal Code for Ridgeway, Colorado may be found at:  
[http://town.ridgeway.co.us/code\\_regs.htm#code](http://town.ridgeway.co.us/code_regs.htm#code)**

(7-3) 1 Revised January 10

## **CHAPTER 7**

### **SECTION 3**

#### **Zoning Regulations**

##### **Subsections:**

7-3-1 General Provisions.

7-3-2 Definitions.

7-3-3 Zoning Map.

7-3-4 Residential District.

7-3-5 "R" Low Density Residential District.

7-3-6 "HR" Historic Residential District.

7-3-7 "FD" Future Development District.

7-3-8 "HB" Historic Business District.

7-3-8.5 "DS" Downtown Service District.

7-3-9 "GC" General Commercial District.

7-3-9.4 "I-1" Light Industrial - 1 District.

7-3-9.5 "I-2" Light Industrial - 2 District.

7-3-10 Dimensional & Off-Street Parking Requirements.

7-3-11 Planned Unit Development (PUD).

7-3-12 Sign Regulations.

**7-3-13 Supplemental Regulations.**

7-3-14 Conditional Uses.

7-3-15 Nonconforming Uses.

7-3-16 Variances And Appeals.

7-3-17 Amendments And Additions To The Official Zoning Map And Zoning Regulations.

7-3-18 Review Procedure.

7-3-19 Enforcement And Administration.

7-3-20 Fees And Costs.

(I) Short Term Rental Regulations:

(Enacted by Ord 6-2007)

(1) Short term rental of residential dwelling units for periods of less than 31 days is allowed in all zoning districts where residential units are a use by right or an approved conditional use except for the Industrial Districts, only if in compliance with the provisions of this Subsection (I).

(2) The structure involved may only be a single family dwelling structure, or include a single residential unit in structures with mixed uses.

(3) The dwelling unit may not have more than four (4) bedrooms.

(4) The unit must have a minimum of two (2) off-street parking spaces available and any additional spaces necessary to accommodate the tenant's vehicles off street.

(5) There must be an owner's agent available in the Town who is on call full time to manage the property during any period the unit is rented. The name address and phone number of the agent must be kept current on file with the Town.

(6) Adequate trash containers must be provided.

(7) The owner must have current state and Town sales tax licenses, a Town business license, and collect and remit sales taxes and lodging taxes.

(8) The premises must be maintained in compliance with applicable Town ordinances and regulations. The rental of residential units as provided herein shall not unreasonably annoy or

interfere with the use or enjoyment of public or private property or which constitutes a health or safety hazard.

(9) The Town may revoke or suspend the right to engage in short term rentals hereunder if the Town determines following notice and hearing to the owner of the dwelling unit that violations of these requirements has occurred.

(10) The provisions herein shall not apply to accessory dwelling structures, which are governed by Section 7-3-13(G).