


CERTIFICATE OF PUBLICATION

I, Becky Close, the duly qualified Town Clerk of the Town of Gypsum, Colorado, do hereby certify the foregoing Ordinance No. 06 (Series 2023) was approved by the Town Council on first reading on the 13th day of June, 2023, and was published on the Town's official website June 9th, 2023, with notice specifying that a public hearing on the ordinance would be held on June 27th, 2023, at 7:00 p.m. at the Gypsum Town Hall, 50 Lundgren Boulevard, Gypsum, Colorado, which is not less than four (4) days after first publication.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Gypsum, Colorado, this 14th day of June, 2023.


Becky Close, Town Clerk

(S E A L)



I, Becky Close, the duly qualified Town Clerk of the Town of Gypsum, Colorado, do hereby certify the foregoing Ordinance No. 06 (Series 2023) was approved by the Town Council on second reading at its meeting held on the 27th day of June, 2023, and thereafter was published on the Town's official website on June 28th, 2023.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Gypsum, Colorado, this 28th day of June, 2023.

Becky Close, Town Clerk

(S E A L)

**Ordinance First Reading
Notice for Publication and Posting**

NOTICE OF PUBLIC HEARING

TOWN OF GYPSUM
P.O. Box 130
50 Lundgren Boulevard
Gypsum, CO 81637

This is to give notice that at a public meeting on June 13th, 2023, the following Ordinance was introduced, read by title, approved on first reading, and ordered posted and published by title only, by the Gypsum Town Council. A public hearing for final approval, rejection, or other action as may be taken by vote of Town Council on second reading is scheduled on June 27th, 2023, at 7:00 p.m. in the Town Council Chambers at Gypsum Town Hall, 50 Lundgren Boulevard, Gypsum Co 81637.

Ordinance No. 06 Series 2023 An Ordinance Amending Title 18 Of The Gypsum Municipal Code To Add Definitions Of Short-Term Lodging Establishments And Long-Term Lodging Establishments And Requiring A Special Use Permit For Long-Term Lodging Establishments.

The text of this Ordinance is available for public inspection at the office of the Town Clerk, 50 Lundgren Blvd., Gypsum, Colorado, Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. and on the Town's website at <https://townofgypsum.com>.
/ss: Becky Close, Town Clerk

**Ordinance First Reading
Notice for Publication and Posting**

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/ss: Becky Close, Town Clerk

TOWN OF GYPSUM, COLORADO

**ORDINANCE NO. 06
SERIES 2023**

**AN ORDINANCE AMENDING TITLE 18 OF THE GYPSUM MUNICIPAL
CODE TO ADD DEFINITIONS OF SHORT-TERM LODGING
ESTABLISHMENTS AND LONG-TERM LODGING ESTABLISHMENTS
AND REQUIRING A SPECIAL USE PERMIT FOR
LONG-TERM LODGING ESTABLISHMENTS**

WHEREAS, the Town of Gypsum (“Town”) is a home rule municipality duly organized and existing under Articles XX of the Colorado Constitution and the Town’s Home Rule Charter effective October 21, 1982; and

WHEREAS, Title 18 of the Gypsum Municipal Code relates to zoning; and

WHEREAS, Chapter 18.02 of the Gypsum Municipal Code defines terms under the Town Zoning Code; and

WHEREAS, the Town Council desires to modify the definition of “hotel/motel/lodging establishment” and add definitions to distinguish “short-term lodging establishments” and “long-term lodging establishments”, thereby ensuring that the definitions contained in Chapter 18.02 of the Gypsum Municipal Code to be as up to date and comprehensive as possible; and

WHEREAS, the Town wishes to allow long-term lodging establishments only in certain zone districts pursuant to a special use permit; and

WHEREAS, for the purpose of so updating Title 18 of the Gypsum Municipal Code, the Town Council desires to repeal, re-adopt and amend such sections, as specified below;

NOW, THEREFORE, be it ordained by the Town Council of the Town of Gypsum, Colorado as follows:

Section 1. Repeal and Readoption of Section 18.02.420 of the Gypsum Municipal Code. Section 18.02.420 of the Gypsum Municipal Code is repealed and readopted in its entirety to read as follows:

18.02.420 Hotel or motel.

Hotel or motel means a building or group of associated buildings designed for occupancy as a temporary lodging place which is operated under a single

management providing the occupants thereof the usual accommodations, services and facilities.

Section 2. Adoption of a new Section 18.02.448, Long-term lodging establishment. A new Section 18.02.448, “Long-term lodging establishment”, is hereby added to the Gypsum Municipal Code, and enacted and ordained to read as follows:

18.02.448 Long-term lodging establishment.

Long-term lodging establishment means a hotel or motel that may provide short-term temporary lodging of up to 30 days, but in which the majority of guest rooms are designed for extended temporary stays of 30 days up to a maximum of 180 consecutive days and include amenities designed for extended stays such as kitchen facilities within individual units, and separate living and sleeping areas.

Section 3. Adoption of a new Section 18.02.765, Short-term lodging establishment. A new Section 18.02.765, “Short-term lodging establishment”, is hereby added to the Gypsum Municipal Code, and enacted and ordained to read as follows:

18.02.765 Short-term lodging establishment.

Short-term lodging establishment means a hotel or motel that provides temporary lodging for up to a maximum of 29 consecutive days.

Section 4. Repeal and Re-adoption of Section 18.06.010 of the Gypsum Municipal Code, Table of Nonresidential Uses. Section 18.06.010 of the Gypsum Municipal Code, Table of Nonresidential Uses, is hereby repealed in its entirety and readopted as more particularly set forth on “Exhibit A” attached hereto and incorporated herein by this reference.

Section 5. Adoption of a new Section 18.12.026, Special Use Permit for long-term lodging establishments, of the Gypsum Municipal Code. A new Section 18.12.026, Special Use Permits for long-term lodging establishments, is hereby added to the Gypsum Municipal Code, and enacted and ordained to read as follows:

18.12.026 Special Use Permits for long-term lodging establishments

Long-term lodging establishments are prohibited within the Town, except by a Special Use Permit in the following Zone Districts: Interstate Commercial, Commercial Historic, Market District, Commercial Professional, and Light Industrial. Long-term lodging establishments are not intended to provide permanent housing. To prevent the use of long-term lodging establishments as more permanent housing, the maximum length of stay is 180 consecutive days, unless shortened pursuant to the special use permit, and may be subject to other conditions necessary to ensure stays are temporary. A special use permit issued for

a long-term lodging establishment shall include the following specific conditions, terms and limitations: maximum length of stay; audit processes; ratio of long to short-term stays; and any other conditions of approval as deemed appropriate by the Planning and Zoning Commission. The Town may reject an application based on, but not limited to, the following criteria: location, number of long-term properties within the Town, ability to provide Town services, and ratio of short and long-term stays.

Section 6. **Public Inspection.** Copies of this Ordinance and the Gypsum Municipal Code are available for public inspection at the office of the Gypsum Town Clerk.

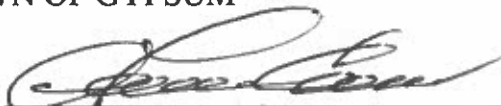
Section 7. **Public Hearing.** A public hearing on this Ordinance shall be held on the 27th day of June, 2023, at 7:00 p.m. at the Town of Gypsum Town Hall, 50 Lundgren Boulevard, Gypsum, Colorado.

Section 8. **Effective Date.** This Ordinance shall become effective as a permanent Ordinance five (5) days after publication, following final adoption after a public hearing held on the 27th day of June, 2023, at 7:00 p.m., at the Gypsum Town Hall, 50 Lundgren Blvd., Gypsum, Colorado.

Section 9. **Severability.** If any portion of this Ordinance, or the International Codes amended hereby, is found to be void or ineffective, it shall be deemed severed from this Ordinance and the remaining provisions shall remain valid and in full force and effect.

INTRODUCED, READ AND ORDERED PUBLISHED BY THE TOWN COUNCIL OF THE TOWN OF GYPSUM, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS REGULAR MEETING HELD AT THE TOWN OF GYPSUM ON THE 13TH DAY OF JUNE, 2023.

TOWN OF GYPSUM

By: 
Stephen M. Carver, Mayor

Attest:


Becky Close, Town Clerk



INTRODUCED ON SECOND READING, READ, CONSIDERED AT A PUBLIC HEARING AND FINALLY ADOPTED, PASSED AND APPROVED WITH AMENDMENTS, IF ANY, AND ORDERED POSTED AND PUBLISHED, BY THE TOWN COUNCIL OF THE TOWN OF GYPSUM, COLORADO, UPON A MOTION DULY MADE AND PASSED AT ITS MEETING HELD ON THE 27th DAY OF JUNE, 2023, BY A VOTE OF _____ IN FAVOR AND _____ AGAINST.

TOWN OF GYPSUM

By: _____
Stephen M. Carver, Mayor

Attest:

Becky Close, Town Clerk

(S E A L)

EXHIBIT A
AMENDMENTS OF SECTION 18.06.010 OF THE GYPSUM MUNICIPAL CODE

18.06.010 Table of Nonresidential Uses.

Table of Uses	Permission Codes by Zone Districts						
Table of Nonresidential Uses	P = Permitted Use S = Special Use C = Conditional Use * = Not Allowed						
Uses	CH	IC	CP	MD	LI	HI	ID
Adult Entertainment Establishment (18.02.070)	*	*	*	*	S	*	*
Ambulance Services	*	*	P	*	P	*	P
Amphitheater (18.02.100)	*	*	P	P	P	*	P
Automotive Sales and Repair, Major (18.02.110)	*	*	S	*	P	P	P
Automotive Sales and Repair, Minor (18.02.120)	*	*	P	*	P	*	P
Bar or Tavern (18.02.130)	P	P	P	P	P	*	*
Bed and Breakfast (18.02.140)	P	P	P	P	*	*	*
Bulk Storage of Dangerous Materials (18.02.160)	*	*	*	*	P	P	P
Bulk Storage of Liquefied Petroleum Gas (LPG) (18.02.165)	*	*	S	*	P	P	P
Child Care Center (18.02.170)	P	*	P	P	C	*	C
Church (18.02.175)	P	*	P	P	P	*	*
Commercial Parking Lots (18.02.185)	*	*	*	*	P	*	P
Family Child Care Home (18.02.290)	*	*	*	*	*	*	*
Fire Station	*	*	P	*	P	*	P
Funeral Home (18.02.330)	*	*	P	*	P	*	*
Gas Station (18.02.340)	*	P	P	S	P	*	*
Gravel and Mineral Extraction or Processing	*	*	*	*	*	S	*
Heavy Industrial (18.02.370)	*	*	*	*	S	P	S
Home Occupation (18.02.390)	C	C	C	C	*	*	*
Hospital (18.02.400)	*	*	P	*	P	*	P
Hostel (18.02.410)	S	*	*	*	*	*	*
Intermediate Health Care Facility (18.02.430)	*	*	P	*	P	*	P
Long-term Lodging Establishment (18.02.448)	*	S	S	S	S	*	*
Medical and Dental Offices and Clinics (18.02.480)	P	P	P	P	P	*	*
Medical Marijuana Caregiver Operations	*	*	*	*	*	S	*
Multifamily (18.02.500)	S	P	P	S	*	*	S
Nightclub (18.02.510)	S	S	S	S	S	*	*
Nursing Care Facility (18.02.530)	*	*	P	P	P	*	P
Office (18.02.550)	P	P	P	P	P	*	P
Outside Storage	*	*	*	*	C	C	C
Park (18.02.600)	*	*	S	P	S	*	S
Pet Animal Facility (18.02.620)	*	*	S	S	P	*	P
Playground (18.02.660)	S	S	S	P	*	*	S
Recreation Center (18.02.670)	S	S	P	P	P	*	P
Recreation Facility, Indoor (18.02.680)	S	S	P	P	P	*	P
Recreation Facility, Outdoor (18.02.690)	*	S	P	P	P	*	P
Recreational Vehicle Park (18.02.700)	*	*	*	*	*	*	*
Recycling Facility (18.02.710)	*	*	*	*	S	P	S
Residential Dwelling Unit	S	P	P	P	S	*	S
Restaurant (18.02.720)	P	P	P	P	S	*	S

Retail Establishment (18.02.730)	P	P	P	P	P	*	P
Salvage or Wrecking Yard (18.02.740)	*	*	*	*	S	P	*
Self-Service Storage Facilities (18.02.750)	*	*	*	*	P	*	*
Single-Family Dwelling Unit (18.02.770)	*	*	*	*	*	*	S
Short-term Lodging Establishment (18.02.765)	*	P	P	P	S	*	*
Solar Energy Flush Roof Mounted (18.02.773)	P	P	P	P	P	P	P
Solar Energy Ground Mounted (18.02.774)	*	*	*	*	S	S	*
Truck Stop (18.02.810)	*	S	*	*	S	*	*
Veterinary Facilities, Small Animal Clinic (18.02.830)	*	*	S	S	P	*	*
Veterinary Clinic (18.02.840)	*	*	S	*	P	*	*
Warehouse and Distribution (18.02.850)	*	*	*	*	P	*	*
Wireless Telecommunications Equipment (18.02.860)	*	C	C	C	C	C	C
Wireless Telecommunications Facility (18.02.870)	*	*	S	*	S	S	S