

**TOWN OF MONTEZUMA
BOARD OF TRUSTEES
ORDINANCE NO. 21-3**

AN ORDINANCE OF THE TOWN OF MONTEZUMA AMENDING THE TOWN OF MONTEZUMA LAND USE CODE, SPECIFICIALLY SECTIONS 1.9 AND 4.2 REGARDING SHORT TERM RENTALS

WHEREAS, the Board of Trustees of the Town of Montezuma has adopted a Land Use Code regulating the use of property within the Town;

WHEREAS, the Board of Trustees has determined that short term rentals have significant impacts within the Town, both on the properties where they are located and neighboring properties, and on the Town's citizens;

WHEREAS, the Town has limited resources to manage and address the impacts of short term rentals; and

WHEREAS, the Board of Trustees finds that the adoption of this ordinance is in the best interests of the citizens of the Town to prohibit the use of property in the Town as a short term rental.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF MONTEZUMA, COLORADO:

Section 1. Section 1.9(B), of the Montezuma Land Use Code is hereby amended by the addition of the new definition as follows:

Short term rental: the use of structure, or portion thereof, for lodging for a period of less than one hundred eighty one (181) consecutive days. Structure as used in the definition shall include hotels, motels and bed and breakfast uses.

Section 2. Section 4.2(A) of the Montezuma Land Use Code is hereby amended by the addition of a new subsection 4 to read as follows:

4. Prohibited Uses. The following uses are prohibited in the R-1 District:

a. Short Term Rentals

Section 3. Section 4.2(B) of the Montezuma Land Use Code is hereby amended by the addition of a new subsection 4 to read as follows:

4. Prohibited Uses. The following uses are prohibited in the P-E District:

a. Short Term Rentals

Section 4. Section 4.2(C) of the Montezuma Land Use Code is hereby amended by the addition of a new subsection 4 to read as follows:


4. Prohibited Uses. The following uses are prohibited in the MU District:

a. Short Term Rentals

Section 5. If any provision of this ordinance or the application thereof to any person or circumstance, is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

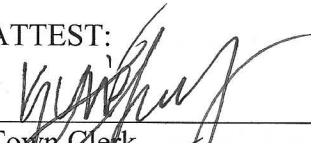
Section 6. This ordinance shall become effective 30 days after posting.

**INTRODUCED, READ, ADOPTED AND ORDERED POSTED THIS 16 DAY
OF November, 2021.**



Lesley Davis, Mayor

ATTEST:

Deputy


Town Clerk
Kynia Frey