

Town of Lake City Code/Ordinance Definitions of Lodging, ADU, and Short-Term Rental
Lake City Ordinance 2025-02 An Ordinance Amending Section 23-2 Regarding the
Definition of Lodging

Lodging 1. Section 23-2 of the Lake City Municipal Code shall be amended with the alphabetic addition of the following for Lodging: Lodging means rooms or accommodations furnished to a person or persons who, for consideration, uses, possesses or has the right of use or possess any room or rooms in a hotel, motel, guesthouse, guest ranch, motor hotel, mobile home, auto camper, trailer court or trailer park under any concession, permit, right of access, license to use or other agreement. Temporary Lodging may also include tent camping upon application by the landowner, review by the Planning and Zoning Board, and Approval by the Board of Trustees subject to all conditions set forth by the Board of Trustees. All permitted tent 1 camping shall comply in all respects with the State of Colorado regulations 6 C.C.R. 1010-9 et seq., as amended from time to time.

NOTE: This is an example of the Town adding/altering the definition of lodging to include tent camping as a form of temporary lodging.

Example of a Different Lodging Definition:

Crested Butte Lodging Definitions:

- Lodging includes hotel or lodge, condo hotel and short_term.residential. accommodations as defined in [Section 16-1-20](#) of this Chapter.
- Lodging unit means hotel.or lodge unit as defined in hotel.or lodge in [Section 16-1-20](#).

Lake City Section 23-2 – Definitions Accessory Dwelling Units

Accessory dwelling unit means a single-family dwelling unit that is attached to a single-family home or a private garage. The minimum floor area of an accessory dwelling unit shall be 440 square feet, and the maximum floor area of an accessory dwelling unit shall be 1,800 square feet.

Examples of ADU Definitions from Other Colorado Town/Cities

Sheridan, Colorado ADU Definition:

Accessory.dwelling.unit?or ADU?means an independently accessed one-household dwelling unit on the same lot as a single-family dwelling unit and is coincident with all definitions and requirements of a dwelling unit as defined by the building and fire codes as adopted by the City of Sheridan.

Attached.accessory.dwelling.unit means an accessory dwelling unit which shares at least 25 percent of its wall length with a single-family dwelling unit and expands the footprint of the single-family dwelling unit.

Crested Butte Accessory Dwelling Defintion:

Accessory.dwelling means a detached subordinate structure or portion thereof subordinate to an existing or planned and approved residential structure on the same building site. In each of the residential districts located within the Town, the accessory dwelling must remain in common ownership at all times with the primary dwelling or principal building on the same building site. In the event the creation of condominiums or townhouses on the building site results in more than one (1) primary dwelling or principal building, the accessory dwelling must remain in common ownership with at least one (1) primary dwelling or principal building located on the same building site. Either the accessory dwelling, the primary dwelling, or both, shall be used exclusively as a long-term rental. If more than one (1) accessory dwelling has been approved for a site, then two (2) out of the three (3) dwelling units on the site shall be used exclusively as a long-term rental. The structure designated as the long-term rental must remain in common ownership with another residential use on the same building site, except in the "B3" Business District, where the primary structure may be nonresidential in character. To obtain the conditional use of an accessory dwelling, the applicant shall comply with the terms of [Section 16-9-70](#) respecting the recordation of discretionary approvals.

Lake City Section 23-5 Short Term rentals

(a) Permit Required:

(a)(1) A short-term rental shall be defined as any structure, dwelling, or dwelling unit that is rented for periods of time of less than 30 consecutive days.

NOTE: Short term rental is not defined in Section 23-2. - Definitions: but rather it is defined under the permit required provision.

From the DOLA ADU Strategy Guidance: Strategy 5 : Implementing a program to regulate the use of ADUs for short-term rentals

1. If desired, create a local definition of short-term rental. HB24-1152 includes a definition of the term that includes: “Short-Term Rental’ means the rental of a lodging unit for less than thirty days.” but local jurisdictions are allowed to apply their own definition apart from that timeline.

Examples of Vacation Rental(Short Term Rental) Definitions:

Silverton: Vacation rental; A residential dwelling unit, including either a single-unit or multiunit dwelling, assessed and taxed as a residential dwelling unit, rented for the purpose of transient lodging or transient living accommodations for a maximum period not to exceed 30 consecutive days to the same renter, with tenancies defined per zoning district, per month. Hotels, motels, lodges, inns, bed and breakfasts, recreational vehicle spaces and campsites are not vacation rentals. Individual bedrooms within a single-unit dwelling or multiunit dwelling are prohibited from being used as vacation rentals.

Mount Crested Butte:

- Vacation rental means (i) the rental or lease of a property for a period of twenty-nine (29) or less consecutive nights or less; or (ii) the rental or lease of no more than two sleeping units within a property for a period of twenty-nine (29) or less consecutive nights where the owner or agent is present during occupancy. Vacation rental use is not a residential use.
- Short_term residential accommodation means a building, parcel or portion thereof that is condominiumized, containing six (6) units or more used for overnight lodging by either the owners thereof on a short-term basis for no fee or by the general public on a short-term basis for a fee. Short-term residential accommodations may be with or without kitchens within individual units, with or without meals provided, and shall have common reservation and cleaning services, combined utilities, housekeeping services, on-site meeting room space, maintenance, management and reception services, an on-site lobby with appropriate on-site desk service and, where appropriate, on-site recreational facilities. For those such properties with lock-off units, each key shall constitute a short-term residential accommodation for purposes of this Chapter. Bed and breakfasts, hotels or lodges, motels, resorts and condo hotels shall not be considered short-term residential accommodations. For each bedroom, fifteen (15) square feet of meeting space shall be included in the project, with a minimum of three hundred fifty (350) square feet of meeting space for each such project. Said space shall be capable of being isolated from the rest of the project and may be used for multiple purposes.
- Rental?short-term means the rental of any residential unit for a term of six (6) months or less, designed for occupancy by a family. Rental?short-term shall not include a short-term residential accommodation, Condo Hotel, Hotel or Lodge or Motel.