

BY AUTHORITY

ORDINANCE NO. **4274**

COUNCILLOR'S BILL NO. **40**

SERIES OF 2024

INTRODUCED BY COUNCILLORS

DeMott, Nurmela

A BILL

FOR AN ORDINANCE AMENDING SECTION 5-11-1, SECTION 11-2-1(A), SECTION 11-7-8(A), AND SECTION 11-4-6(B)(2) OF THE WESTMINSTER MUNICIPAL CODE CONCERNING OCCUPANCY STANDARDS

Whereas, the City Council desires to amend certain provisions of the Westminster Municipal Code (W.M.C.) to follow best practices on regulating occupancy limits and also comply with state law prohibiting limitations on the number of individuals who may live together in a single dwelling based on familial relationship.

THE CITY OF WESTMINSTER ORDAINS:

Section 1. The definition of “Mobile Home” in Section 5-11-1, W.M.C., is hereby AMENDED to read as follows, with new language appearing with underlining and deleted language appearing in ~~strikethrough~~:

Mobile home shall be defined as set forth in Section 11-2-1(A), W.M.C. ~~mean any vehicle used, or so constructed as to permit it's being used, as a conveyance upon the public streets or highways and duly licensable as such and constructed in such a manner as will permit occupancy thereof as a dwelling or sleeping place for one or more persons within the same family.~~

Section 2. The definition of “Family” in Section 11-2-1(A), W.M.C., is hereby DELETED in its entirety.

Section 3. The definition of “Dwelling unit, residential” in Section 11-2-1(A), W.M.C., is hereby DELETED in its entirety.

Section 4. The definition of “Mobile home” in Section 11-7-8(A), W.M.C., is hereby AMENDED to read as follows, with new language appearing with underlining and deleted language appearing in ~~strikethrough~~:

Mobile home shall be defined as set forth in Section 11-2-1(A), W.M.C. ~~mean any vehicle used, or so constructed as to permit it's being used as a conveyance upon the public streets or highways and duly licensable as such and constructed in such a manner as will permit occupancy thereof as a dwelling or sleeping place for one or more persons within the same family.~~

Section 5. Section 11-4-6(B), W.M.C., is hereby AMENDED to read as follows, with new language appearing with underlining and deleted language appearing in ~~strikethrough~~:

(B) Occupancy of Dwelling Units: Occupancy of any dwelling unit shall be subject to the requirements of section 11-12-4, W.M.C., with the following exceptions ~~Subject to the provisions of Chapter 12 of Title XI, “Rental Property Maintenance Code,” W.M.C., no persons except the following persons shall occupy a dwelling unit:~~

- (1) ~~Members of a family, together with bona fide domestic employees of such family; or~~

~~(2) — Up to four unrelated persons; or~~

~~(3) — Two persons and any of either of their children by blood, marriage, adoption, or guardianship, including foster children placed by a state institution or licensed child placement agency; or~~

~~(14) Up to No more than eight residents of may occupy a group home for the aged; or~~

~~(25) Up to No more than eight residents, plus staff, of may occupy a group home for persons with mental illness; or~~

~~(36) Up to No more than eight residents, plus staff, of may occupy a group home for developmentally disabled persons; provided, further, that, except as otherwise provided by law, no more than one individual who is required to register as a sex offender under the provisions of the Colorado Sex Offender Registration Act shall occupy a dwelling unit.~~

Section 6. This ordinance shall take effect upon its passage after second reading. The title and purpose of this ordinance shall be published prior to its consideration on second reading. The full text of this ordinance shall be published within ten (10) days after its enactment after second reading.


INTRODUCED, PASSED ON FIRST READING, AND TITLE AND PURPOSE ORDERED PUBLISHED this 28th day of October, 2024.

PASSED, ENACTED ON SECOND READING, AND FULL TEXT ORDERED PUBLISHED this 18th day of November, 2024.

ATTEST:

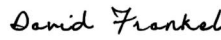


City Clerk



Mayor

APPROVED AS TO LEGAL FORM:



City Attorney's Office