

**CITY OF SHERIDAN, CO
ORDINANCE NO. 3-2025**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
SHERIDAN, COLORADO AMENDING THE DEFINITION OF
HOUSEHOLD SET FORTH IN SECTION 56-3 OF THE SHERIDAN
MUNICIPAL CODE**

WHEREAS, in accordance with HB 24-1007 local governments, which includes home rule municipalities cannot limit the number of people who may live together in a single-family dwelling based upon familial relationship; and

WHEREAS, local governments may however impose residential occupancy limits based on circumstances including demonstrated health and safety standards, including for example the International Building Code, International Fire Code and Colorado Department of Health and Environment Wastewater and Water Quality Standards; and

WHEREAS, to comply with HB-1007 the City must amend its definition of Household set forth in Section 56-3 of the Sheridan Municipal Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, COLORADO, THAT:

Section 1. The definition of “Household” set forth in Section 56-3 of the Sheridan Municipal Code is repealed in its entirety and re-enacted to provide;

Household means any one of the following, (1) one or more persons related by blood, marriage, adoption, or legal guardianship, including foster children, living together in a dwelling unit; or (2) a group of persons not related by blood, marriage, adoption or legal guardianship living together in a dwelling unit; or (3) two or more unrelated persons and their children living together in a dwelling unit. However, the number of persons occupying any dwelling unit shall not exceed the maximum permitted by the city’s applicable adopted building code or safety code, or by any applicable state or federal law or regulation, or by affordable housing guidelines applicable to the dwelling unit.

Section 2. If any article, section, paragraph, sentence, clause or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The city council hereby declares that it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

Section 3. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

Section 4. The repeal or modification of any provision of the Sheridan Municipal Code by this ordinance shall not release, extinguish, alter, modify or change in whole or in part any penalty, forfeiture or liability, either civil or criminal, which shall have been incurred under such provision. Each provision shall be treated and held as still remaining in force for the purpose of sustaining any and all proper actions, suits, proceedings and prosecutions for enforcement of the penalty, forfeiture or liability, as well as for the purpose of sustaining any judgment, decree or order which can or may be rendered, entered or made in such actions, suits, proceedings or prosecutions.

Section 5. This ordinance is deemed necessary for the preservation of the public property, health, welfare, peace and safety.

Section 6. Violations of this ordinance shall be punishable in accordance with the provisions of Section 1-14 of the Sheridan Municipal Code.

PASSED AND APPROVED on first reading the 24th day of February 2025, and ordered published.

PASSED AND APPROVED on second reading the 10th day of March 2025, and ordered published.



Tara Beiter-Fluhr, Mayor

ATTEST:



Jenna DiRubbo, MMC, City Clerk



APPROVED AS TO FORM:



Hayashi & Macsalka, LLC, City Attorney

Published:

March 20th, 2025