

ORDINANCE NO. 18

Series of 2022

AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS, COLORADO, AMENDING TITLE 070 OF THE GLENWOOD SPRINGS MUNICIPAL CODE, TO PROVIDE FOR CONVERSIONS OF EXISTING MOTELS AND HOTELS INTO EXTENDED STAY HOTELS AND MULTIFAMILY RESIDENTIAL BUILDINGS.

WHEREAS, the City of Glenwood Springs (“Glenwood Springs” or the “City”) is a home-rule municipality organized under Article XX of the Colorado Constitution and with the authority of the Glenwood Springs Home Rule Charter; and

WHEREAS, On June 28, 2022, the City’s Planning and Zoning Commission conducted a public hearing to consider these proposed text amendments and recommended approval with amendments that are included herein; and

WHEREAS, City Council finds that there exists a housing crisis in the City and the surrounding region that can be addressed in part by providing for the conversion of existing motels and hotels into extended-stay hotels and multifamily residential developments; and

WHEREAS, City Council finds that providing relief from some requirements of Title 070 will incentivize such conversions to occur; and

WHEREAS, City Council finds that these amendments are consistent with the Comprehensive Plan and other City policies, do not conflict with other provisions of the Code, are necessary to address a demonstrated community need, are necessary to respond to substantial changes in conditions and/or policy, and are consistent with the general purpose and intent of the Code; and

WHEREAS, City Council finds it is necessary and proper to amend Title 070 of the Glenwood Springs Municipal Code as provided in this ordinance to provide for the conversion of existing motels and hotels into extended-stay hotels and multifamily residential buildings.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, ORDAINS:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. Title 070 of the Glenwood Springs Municipal Code is hereby amended as provided for on the attached **Exhibit A** with double underline text added and ~~strikethrough text deleted~~.

INTRODUCED, READ ON FIRST READING, PASSED AND ORDERED
PUBLISHED BY TITLE ONLY THIS 7TH DAY OF JULY 2022.

CITY OF GLENWOOD SPRINGS, COLORADO



Jonathan Godes, Mayor

ATTEST:



Ryan Muse, City Clerk

INTRODUCED, READ ON SECOND READING, AND ORDERED PUBLISHED BY
TITLE ONLY TO BE EFFECTIVE TEN DAYS FOLLOWING THE DATE OF SECOND
READING THIS 21st DAY OF JULY 2022.

CITY OF GLENWOOD SPRINGS, COLORADO



Jonathan Godes, Mayor

ATTEST:



Ryan Muse, City Clerk

070.010.070 Nonconformities.

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(f) *Nonconforming Site Features.*

(1) *Applicability.*

- a. For purposes of this Subsection, the term "nonconforming site feature" includes any driveway, off-street parking or loading area, landscaping, buffer, screening, or exterior lighting element that lawfully existed per regulations in place prior to the effective date of this Code, as well as the lack of any such feature required by subsequently enacted City regulations.
- b. A nonconforming site feature may continue to exist even though it does not conform to current applicable standards of this Code, subject to the requirements of this Subsection.
- c. No action shall be taken that increases the degree of the nonconformity of a site feature.

(2) *Nonconforming Parking.*

- a. *Continuation of Nonconforming Parking.* Any parking spaces or access to public rights-of-way lawfully existing on the effective date of this Code that are made nonconforming by virtue of enactment of this Code shall be allowed to continue, provided that:
 1. Any change or expansion of any use or structure shall only be permitted if the additional number of parking spaces required by such change or expansion is provided in accordance with Subsection 070.040.060, Off-Street Parking and Loading.
 - i. Extended stay hotels previously categorized as another lodging use shall be exempted from this requirement when the footprint of the existing hotel building(s) does not change, the number of extended hotel stay rooms does not increase from the previous use, and where the building(s) is proximate to transit per 070.040.060(e)(7)
 2. Nonconforming parking areas shall not be expanded, except pursuant to Paragraph b. below.
- b. *Upgrading Nonconforming Parking.*
 1. Nonconforming off-street parking facilities shall be upgraded to comply with this Code's minimum parking space requirements when the following development activities occur:
 - i. An addition to or expansion of one (1) or more structures that, over a two-year period, would increase the total gross floor area of the structures by more than fifty (50) percent; or
 - ii. ~~A remodeling of one (1) or more structures that, over a two-year period, would cost more than fifty (50) percent of the current assessed value of the structures.~~

... (3) *Nonconforming Buffers, Landscaping, Screening, and Exterior Lighting.* Nonconforming buffers, landscaping, screening elements, and exterior lighting shall be upgraded to comply with this Code's applicable standards for such features if the site containing the nonconforming site feature is proposed for any of the following development activities:

- a. ~~An increase in the total square footage of the vehicular use area, including parking, loading, circulation, and driveway areas;~~

070.030.020 - Table of Allowed Uses.

Use Category	Use Type	RR	RL	RM1	RM2	RH	RT	M1	M2	M3	CO	RE	I1	I2	IN	HP	Use Specific Standard	Required Min. Parking
Lodging Facilities	Accessory tourist rental	P	P	P	P	P	P	P	P	P	P	P				P	070.030.030(e)(7)	Per residential use standards
	Bed and breakfast	S	S	S	S	P	P	P	P	P	P	P				S	070.030.030(e)(8)	1 space per guest room, plus 1 space for the owner/manager
	Boarding house					S	S	P	P	P	P	S				S		1 space per guest room, plus 1 space for the owner/management
	Hotel, motel, hostel, or lodge						S	P	P	P	P	P				S		1 space per guest room
	Short-term rental	P	P	P	P	P	P	P	P	P	P	P				P	070.030.030(e)(9)	Per residential use standards
	<u>Extended stay hotel</u>						<u>S</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>					<u>070.030.030(e)(10)</u>	<u>1 space per guest room</u>

Marijuana Business	Medical marijuana business, excluding cultivation								S	S	S	S				S		070.030.030(e) (10) <u>(11)</u>	1 per 300 square feet
	Retail marijuana business, excluding cultivation								S	S		S				S		070.030.030(e) (11) <u>(12)</u>	1 per 300 square feet

Office, Business, and Professional Services	Administrative, professional, or government office					P	P	P	P	P	P	P	P	P	P			1 per 300 square feet
	Bank or financial institution					P	P	P	P	P	P	P	P	P	P		070.030.030(e) (12)(13)	1 per 300 square feet
	Printing and copying establishment						S	P	P	P	P	P	P	P	P			1 per 400 square feet
Personal Services	Commercial laundry and dry cleaning										P		P	P				1 per 400 square feet
	Personal service, general <1,500 sq. ft.						P	P	P	P	P	P	P	P	P		070.030.030(e) (13)(14)	1 per 400 square feet
	Personal service, general ≥1,500 sq. ft.						S	P	P	P	P	P	S	S	S		070.030.030(e) (13)(14)	1 per 400 square feet
	Self-service laundry						S	P	P	P	P	P	P	P	P			1 per 400 square feet
Recreation and Entertainment, Indoor	Indoor recreation facility					S	S	P	P	P	P	P	P	P	P			1 per 400 square feet
Recreation and Entertainment, Outdoor	Commercial outdoor recreation use	S	S	S	S	P	P	P	P	P	P	P	P	P	P	S		1 per 400 square feet building area, plus 1 per 10,000 square

																			feet site area
	Commercial outdoor recreation-concentrated						S	S	S	S	S	S	S	S	S				Based on demand study, see Subsection 070.040.060(c)(5)
	Golf course or country club	P	P	P							P				S				4 per hole, plus 1 per 250 square feet clubhouse area
	Recreational vehicle park					S	S	S	S		S				S			070.030.030(e) (14) (15)	
Retail Sales	Building materials and supply store						P	P	P	P		P	P						1 per 400 square feet
	Convenience store						P	P	P	P	P	S	S	S					1 per 300 square feet
	Flea market or swap meet						S			P	P								Based on demand study, see Subsection 070.040.060(c)(5)
	Grocery store						P	P	P	P	P								1 per 300 square feet
	Liquor store						P	P	P	P								070.030.030(e) (15) (16)	1 per 300 square feet
	Lumber yard									P		P	S						Based on demand study, see Subsection

																		070.040.06 0(c)(5)
	Pawn shop							P	P	P	P							1 per 300 square feet
	Retail, general <1,500 sq. ft.						P	P	P	P	P	P	S	P	S		070.030.030(e) (16) (17)	1 per 400 square feet
	Retail, general >1,500 sq. ft.						S	P	P	P	P	P	S	P	S		070.030.030(e) (16) (17)	1 per 300 square feet
	Retail, shopping center									P	S			S				1 per 300 square feet
Vehicles and Equipment	Automotive fuel sales and service station							S		P	S	S	S	S	S		070.030.030(e) (17) (18)	1 per fueling pump, plus 1 per 400 square feet retail and office area
	Automotive parts and accessories sales							P	S	P	P		P	P				1 per 400 square feet
	Automotive repair shop							P			P		S	P				1 per 500 square feet, plus 3 per repair bay
	Automotive sales or leasing							S	S	S	P		P	P			070.030.030(e) (18) (19)	1 per 500 square feet sales area, plus 2 per repair bay

070.030.030 Use Specific Standards

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(e) *Commercial Uses.*

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(10) Extended Stay Hotels

a. Each extended stay hotel unit shall have in place an individual kitchenette and at minimum a ¾ bathroom. Kitchenettes shall include a cooking appliance that is a built-in cook-top or stove unit, with a hood. Hot plates, griddles, microwaves or similar devices shall not be considered cooking appliances for the purpose of this section. Two sinks must be located within the unit. One for use with the kitchenette, and one for use with the lavatory.

b. Extended stay hotels shall provide common laundry facilities consisting of washer and dryer machines made available to patrons for a fee. Laundry facilities shall be provided at a ratio of one washer and dryer for every 20 units.

c. An outdoor wall mounted sharp-cutoff luminaire shall be provided at each unit entrance with a manual lighting control switch at each entry door and other exterior lighting shall be in conformance with the International Building Codes.

d. All improvements required by this section shall be maintained and in good repair at all times.

e. No extended-stay rental agreement shall exceed 180 consecutive days. Notwithstanding the foregoing, the provisions of this subsection (e) shall not apply when the extended-stay rental agreement is with a governmental or quasi-governmental entity.

f. No recreational vehicle or trailer shall be stored or parked within the parking lot provided at the hotel.

g. ~~Thirty-five~~Twenty percent of the development shall be deed restricted per 070.045.100(a). The average of all deed-restricted units in the development shall not exceed ~~eightyone hundred-~~(10080) percent of the maximum rents established according to the Colorado Housing and Finance Authority, Colorado County Income and Rent Table, as determined at the time each individual unit was leased. Maximum rent prices are updated annually.

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~~(10)~~ (11) *Medical Marijuana Business*

~~(11)~~ (12) *Retail Marijuana Business*

~~(12)~~ (13) *Bank or Financial Institution.*

~~(13)~~ (14) *Personal Service, General.*

~~(14)~~ (15) *Recreational Vehicle Park.*

~~(15)~~ (16) *Liquor Store.* Drive-through services are prohibited in all zoning districts except for the M2 and CO districts.

~~(16)~~ (17) *Retail, General.* In the I2 district, retail sales exceeding ten (10) percent of the gross floor area of the structure and/or site shall require a special use permit.

~~(17)~~ (18) *Automotive Fuel Sales and Service Station.* The following types of modifications to the site and use require a special use permit and approval from the Fire Department:

~~(18)~~ (19) *Automotive Sales or Leasing.*

070.040.050 Development Permits.

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Table 060.2: Site/Architectural Plan Review Thresholds ^[1]			
Type of Development	Administrative Site/Architectural Plan (Director) ^[2]	Minor Site/Architectural Plan (Planning Commission)	Major Site/Architectural Plan (City Council)
Residential	1 to 8 new dwelling units	9 to 24 new dwelling units Hotel Conversions	Any new development on site larger than 10 acres; 25 or more new dwelling units

070.045.120 Affordable and Workforce Housing.

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(d) Hotel Conversions. Conversion of an existing hotel, motel, hostel or lodge with to a multi-family residential use with six (6) or more dwelling units shall be exempted from the Common Open Space requirements in 070.040.040 and Final Plans review when

(1). The existing footprint of the building(s) does not change

(2.) The development shall be deed restricted per 070.045.100(a)

070.070.020 Definitions of Use Categories and Specific Use Types.

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Lodging Facilities. Uses in this category include facilities where lodging, meals, and other services are provided to transient visitors and guests for a fee for a defined period of time ~~less than thirty (30) days per instance~~. Accessory uses may include storage, cafeterias, limited retail, health and recreation facilities, and parking or other amenities. Uses in this category primarily include facilities where lodging, meals, and other services are provided to transient visitors and guests for a fee for a defined period of time less than thirty (30) days per instance. Transient lodging for any period of less than thirty (30) consecutive days shall pay accommodation tax.

(f). *Extended-stay hotel* means any structure consisting of one or more buildings, with more than five dwelling units with provisions for living, sanitation, and sleeping, that is specifically constructed, kept, used, maintained, advertised, and held out to the public to be a place where temporary residence is offered to persons for non-transient extended stays or stays longer than 30 days, regardless of the presence of rentals or leases for shorter periods of time. Extended-stay hotels must include individual kitchenette facilities.