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# Short-Term Rentals Ordinance and Land Development Code Amendment

## PC Study Session October 7, 2025

Presenter: Caitlyn Mars, Zoning and Weed Control Manager





# Agenda

Overview & Background

Land Development Code Amendment

Licensing – Ordinance Options

- ✓ *Key Differences: Primary Residence vs. 180 Day Rental Cap*
- ✓ *Licensing Requirements*
- ✓ *Life Safety Standards*
- ✓ *Neighborhood Compatibility*

Fees & Lottery

Next Steps



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# Overview & Background

Arapahoe County LDC does not currently have regulations on STRs

Complaints have included concerns primarily around parking and noise issues

March 2023 – Initial Study Session with BOCC to discuss interest in pursuing STR regulations; direction given to proceed with drafting regulations and a licensing program

- Allowance of STRs under licensing program

- Requirements for parking, noise, buffering

- Safety requirements of structures

Completed Community Outreach via Survey

January & August 2025 – Draft Ordinance and LDC amendment presented to the BOCC for further discussion and recommendations

Public Outreach on Draft Regulations – Open online until October 10<sup>th</sup>



# Public Input and Outreach 2023

Countywide public survey with 234 responses, 82% from unincorporated Arapahoe County.

98% owner; 2% renters

20% east of Gun Club Road; 80% west of Gun Club Road

69% less than one-acre properties; 7.5% between 1 acre- 8.99 acres; 6.6% 9 acres +;  
remainder = multifamily structures and/or paired housing

Survey showed divided opinions: ~36% favored allowing STRs broadly, ~24% supported STRs only if owner-occupied, and ~40% preferred prohibiting STRs.

Key concerns: noise, parking, housing affordability; support reasons: property rights and supplemental income.



# Land Development Code Amendment

Recommendation to the BOCC from the PC

## Where Allowed:

STRs permitted in residential zone districts and allowed in PUDs unless specifically prohibited per plans  
Accessory Dwelling Units <9 acres **cannot** be used for STRs  
No STRs in RVs, mobile homes, campers, or other temporary structures

## Definitions:

*Short-Term Rental:* lease <30 days  
*Whole-House Rental:* entire dwelling rented  
*Partial-House Rental:* part of a dwelling rented

## Requirements:

Must meet all STR licensing standards under Ordinance

## Separation/Buffering:

No Whole-House STR within **500 ft** of another licensed STR (also in draft Ordinance options)  
Must comply with zone-district setback requirements



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# Short-Term Rental Licensing Ordinance Drafts

Decision solely from BOCC

Currently seeking public feedback on two versions.

Public comment closes October 10, 2025



Topic	Primary Residence Draft	180-day cap Draft
Who can get a license	Owner or lessee (tenant), if primary residence	Owner only
Primary residence required?	Yes – must show proof (vehicle registration, voter registration, tax return, or utility bill)	No
Cap on rental days	None	180 days per calendar year; each overnight stay counts as one day
Proof requirements	Must submit primary residence documentation and update within 10 days if information changes	No specific primary residence proof required; notarized consent required for agent-submitted applications
Renewal reporting	No requirement to report rental days	Owner must report and attest to number of STR days rented in the previous year
Purpose/Intent	Encourage STRs remain owner/tenant-occupied homes	Limits total STR activity regardless of residency

## Key Differences:

### Primary Residence vs. 180-Day Cap

# Additional Licensing Requirements

Consistent in both drafts

Requirement	Primary Residence Ordinance	180-Day Rental Cap Ordinance
License Term & Renewal	1-year license; renewal 30–90 days prior	1-year license; renewal 30–90 days prior
Early Expiration of License	Ownership or Lessee Change  *unless one of multiple owners changes, then only requires information be updated	Ownership Change  *unless one of multiple owners changes, then only requires information be updated
Application Content	<ul style="list-style-type: none"> <li>Owner/LRA* info</li> <li>Parking plan</li> <li>proof of life-safety compliance</li> <li>Good Neighbor Notice</li> <li>renter info signage &amp; instructions</li> </ul>	<ul style="list-style-type: none"> <li>Owner/LRA* info</li> <li>Parking plan</li> <li>proof of life-safety compliance</li> <li>Good Neighbor Notice</li> <li>renter info signage &amp; instructions</li> </ul>
Enforcement	fines  suspension/revocation process  Zoning Civil Enforcement	fines  suspension/revocation process  Zoning Civil Enforcement
Separation Requirements	No whole-house STR within 500 feet of another  multi-family STR license cap of 100  waitlist and lottery provisions	Same as Primary Residence draft
Taxes	Owner/LRA* must collect and remit all applicable taxes	Owner/LRA* must collect and remit all applicable taxes
	*Local Responsible Agent	



# Life Safety Standards



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**Wastewater & Plumbing**– Properly permitted OWTS or central sewer; operable toilets, sinks, enclosed showers/tubs.

**Structural Integrity**– Roofs, floors, walls, stairs, hand/guardrails kept sound and used only as designed.

**Fire Protection**– Working smoke & CO detectors, fire extinguishers, and sprinkler (if present).

**Electrical Safety**– Clearly labeled electrical panels.

**Outdoor Hazard Controls**– No portable charcoal grills, fire rings, campfires, recreational shooting, or non-licensed motor vehicles.

**Water Amenities**– Maintain hot tubs, spas, pools to prevent illness.

**Waste Management**– Provide sufficient trash receptacles with posted storage/pick-up instructions.





# Neighborhood Compatibility

**Local Accountability:** Local Responsible Agent (LRA) reachable within 15 min & on-site within 60 min to resolve issues when necessary.

**Noise, Parking & Occupancy Controls:**

- *Noise:* Must meet Colorado noise statute limits.
- *Parking:* Plan required—1 space (studio/1BR), 2 spaces (2+ BR).
- *Occupancy:* Limited by International Property Maintenance Code & septic/sanitation capacity.

**Safety & Property Maintenance:**

- *Life-Safety Standards:* Smoke/CO detectors, operable plumbing, safe structure.
- *Outdoor Restrictions:* No campfires, portable charcoal grills, shooting, or unlicensed/offroad vehicles.

**Separation & Density:**

- Whole-house STRs  $\geq 500$  ft apart.
- Max 100 STR licenses in multi-unit structures.

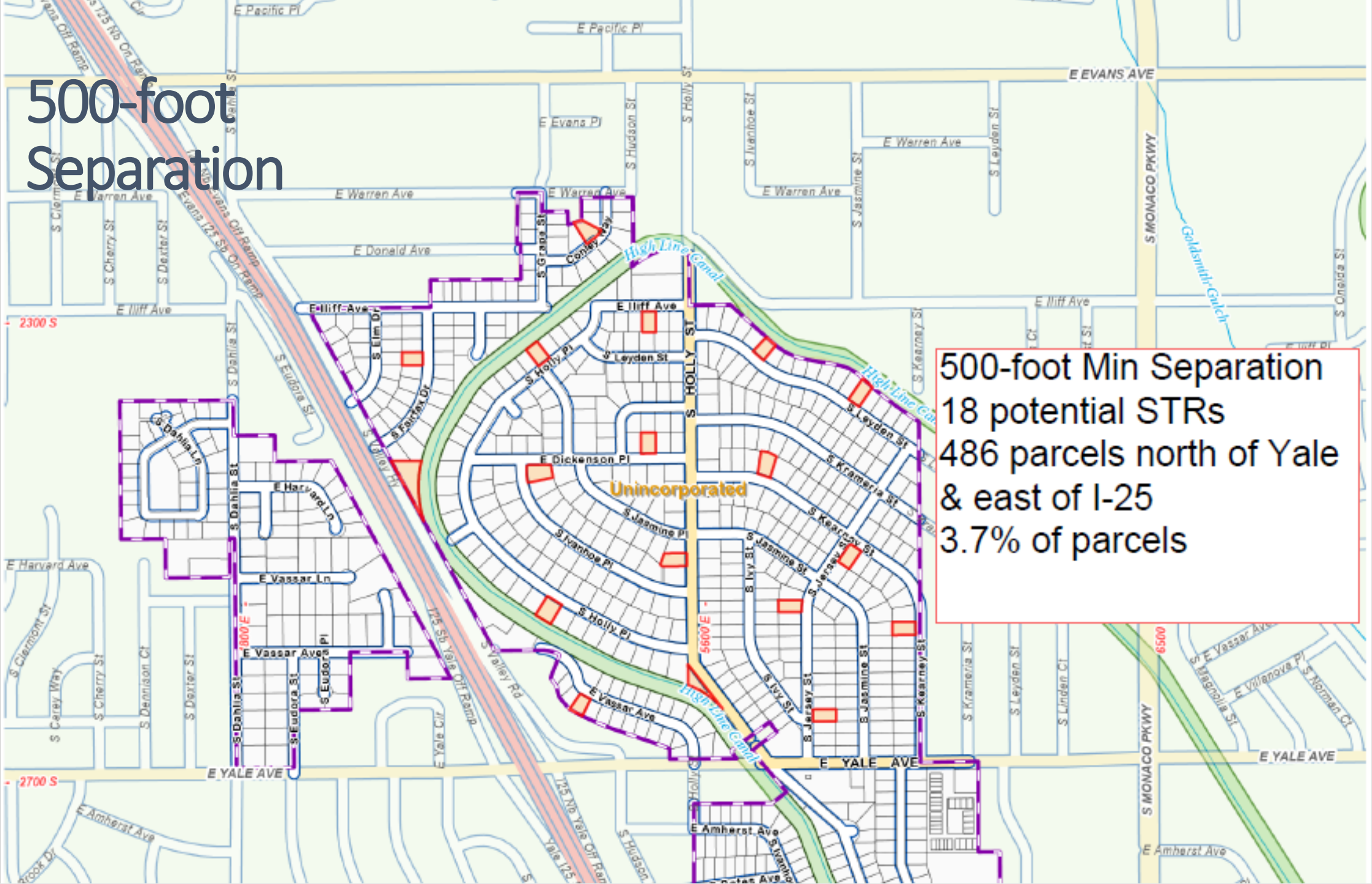
**Good Neighbor Notice & Guidelines:**

- Notice to adjacent/nearby neighbors within 14 days of license approval.
- Provides address, LRA contact, and guest rules on noise, parking, fire safety, wildlife, and offroad vehicle usage.

**Usage Considerations:**

- Primary Residence Draft: STR must be owner's or lessee's primary residence.
- 180-Day Cap Draft: STR operation limited to 180 rental days/year.

# 500-foot Separation



500-foot Min Separation  
18 potential STRs  
486 parcels north of Yale  
& east of I-25  
3.7% of parcels



# Proposed Fees & Lottery

New Application Fee - \$200.00

Nonrefundable

Annual License Fee - \$350.00

Paid after review, before license issuance

## First Year Lottery

Anticipated that there are STRs within the 500-foot buffer area of one another

Application window will be provided and all submitted, and complete, applications within an area will be put through a lottery to establish licenses issued

# Next Steps & Timeline

## Outreach & Hearings

Public Outreach – Closes October 10<sup>th</sup>

Planning Commission

October 21, 2025

Will provide feedback received from referrals and public outreach

Action Request – Vote on Land Development Code Amendment Change

Board of County Commissioners – First Reading of Ordinance

November 18, 2025

Board of County Commissioners – Second Reading of Ordinance; Hearing on LDC Amendment

December 9, 2025



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# Discussion & Questions

