

TOWN OF GYPSUM, COLORADO

**ORDINANCE NO. 08
SERIES 2025**

**AN ORDINANCE OF THE TOWN OF GYPSUM, COLORADO AMENDING
TITLE 18 OF THE GYPSUM MUNICIPAL CODE WITH RESPECT TO
RESIDENTIAL OCCUPANCY LIMITS**

A. The Town of Gypsum ("Town") is a home rule municipality duly organized and existing under Article XX of the Colorado Constitution and the Town's Home Rule Charter effective October 21, 1982 (the "Charter"); and

B. Pursuant to Article 1.3 of the Charter, the Town has all power of local self-government and home rule and all power possible for a home rule municipality to have under the Constitution and laws of the State of Colorado; and

C. Colorado House Bill 24-1007 ("HB 24-1007"), effective July 1, 2024, declares residential occupancy limits and the increased availability of housing as matters of mixed statewide and local concern; and

D. The Town has a legitimate government interest in preserving and promoting public health and safety within residential dwelling units; and

E. The Town Council desires to revise Title 18 of the Town Code to update the method of regulating residential occupancy to apply an objective standard related to promoting public health and safety.

NOW, THEREFORE, be it ordained by the Town Council of the Town of Gypsum, Colorado that:

Section 1. Amendment of Section 18.02.260 of the Code. Section 18.02.260 of the Code is hereby amended as follows to delete the stricken-through text and add the double-underlined and capitalized language:

18.02.260 – Dwelling Unit.

Dwelling Unit means one or more rooms in a dwelling designed for occupancy by one HOUSEHOLD ~~family as an independent housekeeping unit~~, and having its own cooking, sleeping and sanitary facilities.

Section 2. Deletion of Section 18.02.280 of the Code. Section 18.02.280 of the Code is hereby deleted in its entirety. Section 18.02.280 will continue to remain with the

words “Deleted”, so that there is no change in numbering the remaining sections of the Code.

Section 3. Adoption of Section 18.02.425 of the Code. The Code is hereby amended by adding the following new Section 18.02.425:

18.02.425 – Household.

HOUSEHOLD MEANS ANY INDIVIDUAL OR NUMBER OF PERSONS, WHETHER RELATED OR UNRELATED, OCCUPYING A DWELLING UNIT.

Section 4. Amendment of Section 18.02.770 of the Code. Section 18.02.770 of the Code is hereby amended as follows to delete the stricken-through text and add the double-underlined and capitalized language:

18.02.770 – Single-Family.

Single-family, when referring to a dwelling, means a detached dwelling designed for or used by one HOUSEHOLD ~~family as an independent house-keeping unit.~~

Section 5. Amendment of Section 18.07.010(1) of the Code. Section 18.07.010(1) of the Code is hereby amended to read as follows:

18.07.010 – Table of Residential Uses.

(1) To protect the public health, safety, and welfare of occupants, it is necessary to establish maximum standards for the number of people that may occupy a dwelling unit. The number of people occupying each dwelling unit shall not exceed the minimum square feet of habitable space requirements set forth in the International Building Code currently adopted by the Town. However, licensed group homes may exceed such limitations when allowed by state or federal law.

Section 6. Public Inspection. Copies of this Ordinance and the Gypsum Municipal Code are available for public inspection at the office of the Gypsum Town Clerk.

Section 7. Public Hearing. A public hearing on this Ordinance shall be held on the 27th day of May 2025, at 7:00 p.m. at the Gypsum Town Hall, 50 Lundgren Boulevard, Gypsum, Colorado.

Section 8. Effective Date. This Ordinance shall become effective as a permanent Ordinance five (5) days after publication, following final adoption after a public hearing

held on the 27th day of May, 2025, at 7:00 p.m. at the Gypsum Town Hall, 50 Lundgren Boulevard, Gypsum, Colorado.

Section 9. **Severability.** If any portion of this Ordinance is found to be void or ineffective, it shall be deemed severed from this Ordinance and the remaining provisions shall remain valid and in full force and effect.