

The following provisions of the [Denver Zoning Code](#) apply to Short-Term Rentals. This one-page handout is intended to be used for informational purposes only, and should not be used to assess whether a property is in full compliance with the Denver Zoning Code or any other applicable laws and regulations.

Section 11.12.7 DEFINITIONS OF USES ACCESSORY TO PRIMARY RESIDENTIAL USES**11.12.7.7 Short-term Rental**

The provision of temporary guest housing to non-residents, for compensation, by the person or persons maintaining the primary dwelling unit use as their primary residence. The length of stay per guest visit is less than 30 days. Short-term Rental does not include rental of a dwelling unit for meetings such as luncheons, banquets, parties, weddings, fund raisers, or other similar gatherings for direct or indirect compensation.

Section 11.8.10 SHORT-TERM RENTAL**11.8.10.1 All Zone Districts**

In all zone districts, where permitted with limitations, a Short-term Rental:

- A. Shall be clearly incidental and customary to and commonly associated with the operation of the primary residential household living use.
- B. Shall be operated by the person or persons maintaining the dwelling unit use as their primary residence. For purposes of this provision, “person or persons” shall not include any corporation, partnership, firm, association, joint venture, or other similar legal entity. For purposes of this section 11.8.10, the term “primary residence” shall have the meaning prescribed thereto in D.R.M.C. Chapter 33.
- C. Shall not include rentals where the length of stay per guest visit is 30 or more days.
- D. Shall not be located in mobile homes, recreational vehicles, or travel trailers.
- E. Shall not display or create any external evidence of the Short-term Rental, except one nonanimated, non-illuminated flat wall or window sign having an area of not more than 100 square inches.
- F. Shall not have any employees or regular assistants not residing in the primary or accessory dwelling unit located on the subject zone lot.
- G. Shall not include simultaneous rental to more than one party under separate contracts.
- H. Shall not be subject to a maximum number of guests per night.

11.8.10.2 Related Provisions

Related provisions governing licensing requirements for a Short-term Rental are found in D.R.M.C. Chapter 33.