	Introduced by	Buttaloe	
First Reading _	5-6-24	Second Reading	5-20-24
Ordinance No.	025658	Council Bill No	B 99-24

AN ORDINANCE

amending Chapter 29 of the City Code relating to the definitions and use-specific standards for short-term rentals; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. Chapter 29 of the Code of Ordinances of the City of Columbia, Missouri, is hereby amended as follows:

Material to be deleted in strikeout; material to be added underlined.

Sec. 29-1.11. Definitions and rules of construction.

- (a) Definitions—General. For the purpose of this chapter 29, the following words and terms are defined to mean the following:
- (g) Short-term rentals. For the purpose of chapter 29, article 3, section 29-3.3(vv) the following words and terms as used are defined to mean the following:

Short-term rental. A residential dwelling unit, portion of a dwelling unit or room within a residential dwelling unit rented by a transient guest.

Short-term rental (Tier 1). An accessory use of a long-term resident's principal residence that is rented, on occasion, in whole or in part, for not more than a total of thirty (30) nights in a calendar year as a short-term rental, as set forth in Section 29-3.3(vv)(1)(i).

Short-term rental (Tier 2). An accessory use of a residential dwelling unit that is rented, on occasion, in whole or in part, as set forth in Section 29-3.3(vv)(1)(ii).

Short-term rental (Tier 3). A residential dwelling unit that is rented, in whole or in part, as a short-term rental for greater than one-hundred twenty (120) nights in a calendar year, as set forth in Section 29-3.3(vv)(1)(iii).

Sec. 29-3.3. Use-specific standards.

All uses for which the permitted use table in section 29-3.2 shows use-specific standard(s) shall comply with the applicable standard(s) in this section. In addition, all development shall comply with all other applicable provisions of this chapter.

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- (vv) Accessory and temporary uses of land and buildings: Short-term rental.
- (1) Short-term rental types. Short-term rentals shall be classified as either a Tier 1, Tier 2, or Tier 3 dwelling unit subject to the following provisions:
 - (i) *"Tier 1" short-term rental.* Shall be an accessory use in zoning districts A, R-1, R-2, R-MF, M-OF, M-N, M-C, and M-DT provided the following criteria are met:
 - (A) The dwelling unit is a long-term resident's principal residence; and
 - (B) The dwelling unit or portion of the dwelling unit is rented by transient guests no greater than a total of thirty (30) nights in a calendar year.
 - (ii) "Tier 2" short-term rental.
 - (A) If the dwelling unit is a long-term resident's principal residence, a Tier 2 short-term rental shall be an accessory use in zoning districts A, R-1, R-2, R-MF, M-OF, and M-N, M-C, and M-DT provided the following criteria are met:
 - 1. The dwelling unit or portion of the dwelling unit is rented by transient guests for no greater than one-hundred twenty (120) nights in a calendar year; and
 - 2. Except as set forth in section 29-3.3(vv)(2)(v) below, one (1) off-street parking space for every two (2) occupants of the dwelling unit shall be provided. Such parking shall be provided off-street on the site of the short-term rental on a parking surface compliant with the provisions of this Code and shall not result in the displacement of required parking.

- (B) If the dwelling unit is <u>or is</u> not a long-term resident's principal residence, a Tier 2 short-term rental shall be an accessory use in zoning districts M-OF, M-N, M-C, and M-DT and shall be a conditional accessory use in zoning districts A, R-1, R-2, and R-MF provided the following criteria are met:
 - 1. The dwelling unit or portion of the dwelling unit is rented by transient guests for no greater than two hundred ten (210) nights in a calendar year; and
 - 2. Except as set forth in section 29-3.3(vv)(2)(v) below, one (1) off-street parking space for every two (2) occupants of the dwelling unit shall be provided. Such parking shall be provided off-street on the site of the short-term rental on a parking surface compliant with the provisions of this Code and shall not result in the displacement of required parking; and
 - 3. A conditional use permit, where required, is approved by the city council in accordance with section 29-6.4 (conditional use permit).
- (iii) *"Tier 3" short-term rental.* Shall be a permitted use in zoning districts M-N, M-C, and MDT and shall be a conditional use in zoning district M-OF provided the following criteria are met:
 - (A) The dwelling unit is rented by transient guests for a period greater than one hundred twenty (120) nights in a calendar year; and
 - (B) Except as set forth in section 29-3.3(vv)(2)(v) below, one (1) off-street parking space for every two (2) occupants of the dwelling unit shall be provided. Such parking shall be provided off-street on the site of the short-term rental on a parking surface compliant with the provisions of this Code and shall not result in the displacement of required parking; and
 - (C) A conditional use permit, where required, is approved by the city council in accordance with section 29-6.4 (conditional use permit).

2024.	SECTION 2. Th	nis ordinance shall be	in full force and	effect from and after	June 1,
	PASSED this	20th day of	May	, 2024.	

ATTEST:

City Clerk

City Counselor

Bullalur Mayor and Presiding Officer

APPROVED AS TO FORM:

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