

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

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.

. . .

(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 or is 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).

...

SECTION 2. This ordinance shall be in full force and effect from and after June 1, 2024.

PASSED this _____ day of _____, 2024.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor