



Date: August 4, 2023
To: Planning and Zoning Commission Members
From: Patrick R. Zenner, Development Services Manager
Re: Short-term Rental Regulations

Pursuant to discussion at the July 20, 2023 work session, staff has prepared proposed revisions to the December 8, 2022 short-term rental regulations that:

1. Remove “secondary residence” from the definitions
2. Provides clarity relating to the number of days that a dwelling can be rented as an STR versus listed on an STR platform.
3. Removes reference to “secondary residence” from Tier 2
4. Revises Tier 2 to allow for a conditional use permit (CUP) to be sought for a dwelling that is not a principal residence of an owner (i.e. either a secondary or investor dwelling) in the A, R-1, R-2, and R-MF zoning districts.


Additionally, staff has reviewed the off-street parking requirements within the M-DT district for potential conflict with the standards proposed. The M-DT district only requires parking **for new development and redevelopment**. Given the use of an existing dwelling in the M-DT does not meet either standard, it is staff’s conclusion is that no conflict exists and the provisions proposed can exist as a “use-specific standard”.

It should be noted that the parking proposed is inconsistent with the M-DT requirement for other residential uses and may effectively result in requiring more parking within the downtown. Furthermore, the current requirement does not adequately accommodate an off-site location similar to other residential parking in the M-DT. If the proposed standard is to remain, it is recommended that the amount required and its location mirror the existing M-DT requirements. This ensures parity between residential uses within the M-DT district.

In addition to discussing the proposed revisions to the general regulations as well as possible modifications to the parking requirements in the M-DT, Legal staff desires to discuss potential challenges to the requirement that a dwelling used for STR purposes be required to be the owner’s principal residence.

Staff looks forward to our upcoming discussion. Should you have questions please let me know.

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