

One-rdg. \_\_\_\_\_  
P. Hrngs. \_\_\_\_\_  
Pgs. 3  
Filed: 11-13-18

Sponsored by: McClure

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

COUNCIL BILL 2018-285

GENERAL ORDINANCE \_\_\_\_\_

AN ORDINANCE

1 SUSPENDING enforcement of the Zoning Ordinance prohibition against Short-Term  
2 Rentals as an unpermitted use for a period of One Hundred Twenty  
3 days from the date of the passage of this Ordinance or until City  
4 Council adopts an ordinance regulating Short-Term Rentals, whichever  
5 comes first, so as to allow additional time for input and review of  
6 proposed regulations of Short-Term Stay Rentals.  
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8

9 WHEREAS, the City has established a general prohibition of rentals for less than  
10 30 days in furtherance of its efforts to preserve residential areas; and  
11

12 WHEREAS, the City has identified a new trend of allowing rentals of less than 30  
13 days in residential areas; and  
14

15 WHEREAS, City Council, after review and input from various interested groups,  
16 desires to allow this activity, while also regulating it in order to preserve the quality,  
17 integrity, and stability of its residential areas; and  
18

19 WHEREAS, amendments to the Zoning Ordinance for Short-Term Rentals were  
20 considered by the Planning and Zoning Commission ("Commission") on January 11,  
21 2018, and revised amendments remanded from City Council were considered by the  
22 Commission on April 12, 2018; and  
23

24 WHEREAS, on June 7, 2018, City Council referred revised amendments to the  
25 Plans and Policies Committee, which held multiple meetings to discuss the issue and  
26 recommended changes to the proposed amendments heard by the Commission on  
27 April 12, 2018; and  
28

29 WHEREAS, on October 11, 2018, the Commission recommended denial of the  
30 proposed amendments; and  
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32 WHEREAS, City Council desires further input and review of this issue and  
33 wishes to instruct the City Manager not to enforce the Zoning Ordinance, to the extent

34 that as it prohibits Short-Term Rentals, for a period of One Hundred Twenty days or  
35 until City Council adopts an ordinance regulating Short-Term Rentals, whichever comes  
36 first.

37  
38 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
39 SPRINGFIELD, MISSOURI, as follows, that:

40  
41 Section 1 – City Council hereby suspends, and directs the City Manager to  
42 suspend, enforcement of the Zoning Ordinance prohibition against Short-Term Rentals  
43 as an unpermitted use for a period not to exceed One Hundred Twenty days from the  
44 date of passage of this Ordinance or until City Council adopts an ordinance regulating  
45 Short-Term Rentals, whichever comes first.

46  
47 Section 2 – For the purpose of this Ordinance, “Short-Term Rental” shall be  
48 defined as the rental of an entire dwelling, or any portion thereof, for a period of not  
49 more than 30 days, where the owner is engaged in a contract for the rental of that  
50 specific dwelling, or any portion thereof.

51  
52 Section 3 – This Ordinance shall be in full force and effect from and after  
53 passage.

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55 Passed at meeting: \_\_\_\_\_

56  
57 \_\_\_\_\_  
58 Mayor

59  
60 Attest: \_\_\_\_\_, City Clerk

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62 Filed as Ordinance: \_\_\_\_\_

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64 Approved as to form: Rhonda Lewsader, Deputy City Attorney

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66 Approved for Council action: Jason R. Hage, City Manager

**EXPLANATION TO COUNCIL BILL 2018-285**

FILED: 11-13-18

ORIGINATING DEPARTMENT: Law

PURPOSE: To suspend enforcement of the Zoning Ordinance prohibition against Short-Term Rentals as an unpermitted use for a period of One Hundred Twenty days from the date of the passage of this Ordinance or until City Council adopts an ordinance regulating Short-Term Rentals, whichever comes first, so as to allow additional time for input and review of proposed regulations of Short-Term Stay Rentals.

BACKGROUND INFORMATION: The Zoning Ordinance does not allow rentals for less than 30 days as a permitted use. The purpose of this restriction is to further the City's efforts to preserve residential areas. However, City staff has identified a new trend of allowing rentals of less than 30 days in residential areas. After review and input from various groups, the City has determined a desire to allow this activity and the need to regulate it in order to preserve the quality, integrity, and stability of its residential areas.

Amendments to the Zoning Ordinance to allow and regulate Short-Term Rentals of less than 30 days were considered by the Planning and Zoning Commission ("Commission") on January 11, 2018, and revised amendments remanded from City Council were considered by the Commission on April 12, 2018. On June 7, 2018, City Council referred revised amendments to the Plans and Policies Committee, which held multiple meetings to discuss the issue and recommended changes to the proposed amendments heard by the Commission on April 12, 2018. On October 11, 2018, the Commission recommended denial of the proposed amendments.

Despite the amount of input and review on this issue, disagreement on the best approach to regulation of Short-Term Rentals continues. Therefore, it seems prudent to seek further input and conduct further review of this issue to determine the best possible regulation. This Ordinance, if adopted, would suspend the enforcement of the Zoning Ordinance prohibition against Short-Term Rentals as an unpermitted use for a period of One Hundred Twenty days or until City Council adopts regulation of Short-Term Rentals, whichever comes first.

Submitted by:

Approved by:

  
Rhonda Lewsader, Deputy City Attorney

  
Jason Gage, City Manager