

**AN ORDINANCE ESTABLISHING REGULATIONS PERTAINING TO  
SHORT-TERM RENTAL OF A RESIDENCE OR LODGING ROOM;  
FIXING AN EFFECTIVE DATE**

**WHEREAS**, the City of Waynesville is a third-class city, duly organized and existing under the laws of the State of Missouri; and

**WHEREAS**, pursuant to the Statutes of the State of Missouri the City possesses the authority to regulate the operation and licensing of businesses generally within its jurisdiction; and

**WHEREAS**, the City Council finds that there exists within the City limits, from time to time, residential dwelling units that are offered for rental for the purpose of vacation or other short-term stays of less than thirty (30) days; and

**WHEREAS**, in order to protect residential integrity within the City, the City Council finds and determines it is necessary to adopt licensing regulations and restrictions on the renting or leasing of real property for residential occupancy of less than thirty (30) days; and

**WHEREAS**, the City Council finds that the establishment of rules and regulations governing Short-Term Rentals will accomplish this goal, protect the health, safety and welfare of the public and prevent adverse impacts to adjacent properties, neighborhoods and quality long-term rental housing units within the City.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WAYNESVILLE, MISSOURI AS FOLLOWS:**

**Section 1.** Except as otherwise provided, Chapter 405, Article XIV shall be amended to include the following:

- A. Section 405.100 is hereby amended to include the following definition:
- (1) Short-Term Rental. Any building, group of buildings, establishment, residential dwelling unit or room or space within a residential dwelling unit containing one (1) or more separate sleeping units in the City which are regularly offered to the public for lodging purposes for a consideration or charge.
  - (2) Short Term Rental of a Residence. The rental of a dwelling unit for a period of less than thirty (30) days.
  - (3) Short Term Rental of a Lodging Room. The rental of a portion of a dwelling unit or room within a dwelling unit by the occupant of the dwelling unit for a period of less than thirty (30) days.
  - (4) Long-Term Residence. Reside within a dwelling unit for a period of thirty (30) days or more.

(5) Hotel/Motel. A building in which lodging is provided and offered to the public for compensation, and which is open to transient guests in contradistinction to a

Boarding House, Bed & Breakfast, Short-Term Rental of a Residence or Lodging Room or Lodging House as herein defined.

**Section 2.** A new Section 405.740 Short-Term Rental "Exhibit A" attached hereto is hereby adopted by passage of this Ordinance.

**Section 3.** All other Sections of Chapter 405 shall remain in full force and effect.

**Section 4.** The City Administrator is authorized to implement this ordinance and develop any supplemental policies and procedures needed to administer this ordinance on an as needed basis.

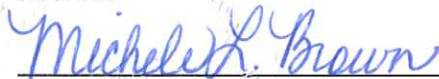
**Section 5.** This Ordinance shall be in full force and effect as of the 1<sup>ST</sup> of November, 2019.

**PASSED BY THE CITY COUNCIL ON THIS 17<sup>th</sup> DAY OF OCTOBER, 2019.**



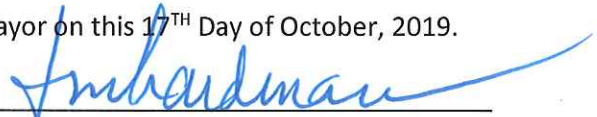
Luge Hardman, Mayor

ATTEST:



Michele Brown, City Clerk

APPROVED BY the Mayor on this 17<sup>TH</sup> Day of October, 2019.



Luge Hardman, Mayor

EXHIBIT A

**Section 1.** Article XIV is hereby amended with the addition of a new sub-section pertaining to Short-Term Rental of Residence or Lodging Room as follows:

A. Short Term Rental of a Residence or Lodging Room

1. Location. Short Term Rental of a Residence or Lodging Room may be authorized in Zoning Districts R3, C1 and Mixed Use only.
2. Specific Provisions. Short Term Rental of a Residence or Lodging Room shall adhere to the following:
  - a. Approval of Application Required. All Short-Term Rentals must apply for approval through the Building Department of City Hall. The fee for such permit shall be \$75.00 and will include the cost of a Business License. Depending on approved zoning areas for Short-Term Rentals, a Conditional Use Permit may be required to approve a Short-Term Rental outside the approved zoning areas.
  - b. Conditional Use Permit. Short-Term Rentals of a Residence or Lodging Room may be allowed in R1 and R2 Districts with an approved Conditional Use Permit. Where use of a property as a Short-Term Rental is authorized by a Conditional Use Permit the Conditional Use Permit shall be issued in the name of the owner of the property and is non-transferable.
  - c. The Short-Term Rental shall be located within an existing primary structure residence. Accessory structures shall not be used for sleeping or accommodation purposes.
  - d. Number of Guests and Rooms. The following shall be applicable for Short Term Rental of a Residence or Lodging Room, as indicated:
    - i. Short Term Rental of a Residence. A maximum of two (2) persons per bedroom, sleeping room or no more persons than the occupancy limit per the International Building Code given assigned to the property by the City Building Official, shall be permitted as approved number of lodging guests.
    - ii. Short Term Rental of a Lodging Room. A maximum of three (3) rooms per residence may be rented to guests. A maximum of two persons (2) shall be permitted as guests per rented room or no more persons than the occupancy limit per the International Residential Code assigned to the property by the City Building Official.
    - iii. Signage. Exterior signage shall be limited to one sign of a maximum size of one square foot, which must be attached to the structure and shall not be lighted. No other exterior signage, display or other indication of the variation from the residential character of the building shall be permitted.
    - iv. The property shall not be rented or used for receptions, parties, wedding or similar activities.

- v. Parking. Both Rentals of Residences and Lodging rooms shall have an approved driveway, garage and/or carport area for adequate parking spaces to accommodate both residents and guests.
  - a. Rental of a Residence in R1 and R2 Districts.
    - No less than three (3) parking spaces either on-site or on-street if on-street parking is allowed.
  - b. Rental of a Lodging Room in R1 and R2 Districts
    - No less than one (1) parking space for each rental unit of the residence either on-site or on-street if on-street parking is allowed.
  - c. On-street parking shall be determined by the permitting process.
- vi. The residence shall maintain a residential appearance and adhere to all applicable codes of the City of Waynesville. Trash receptacles shall be placed at the curb only during trash service days. Noise emanating from the residence shall be at a level typical for a residential home. Visitors of guests shall not be excessive in number or out of character with the residential nature of the property.
- e. The advertisement or offering for rent of a Short-Term Rental without a business license or City permit or the advertising of any Short-Term Rental that is in conflict with the specific provision of this section or the other provisions of this chapter shall be considered a violation.
- f. The Short-Term Rental of a Residence or Lodging Room shall be subject to all applicable taxes including lodging taxes, sales taxes and business license regulations.
- g. The Short-Term Rental of a Residence or Lodging Room shall be subject to Fire Code and Building Code Inspection requirements.