

AGENDA ITEMS

April 18, 2023

Subject: Short Term Rentals

Department: Administration

The Planning Commission previously interviewed owners of short-term rentals (known as Airbnb) in Nevada and established a sub-committee to research short-term rentals and make a recommendation to the City Council.

The Planning Commission on November 22, 2022 voted to send a positive recommendation to the City Council to change the zoning code to allow short-term rentals in R-1 Single Family Zoning. The city council wanted additional restrictions added into the ordinance before they would accept.

The Planning Commission met on April 11, 2023 and voted to send a positive recommendation to the City Council for a revised Short-Term Rental ordinance adding additional restrictions.

BILL NO.2023-036

ORDINANCE NO.

A GENERAL ORDINANCE OF THE CITY OF NEVADA, MISSOURI, AMENDING CHAPTER 37 SECTION 37-1 AND 37-15 OF THE CODE OF THE CITY OF NEVADA, MISSOURI, BY ADDING SHORT TERM RENTALS.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NEVADA, MISSOURI THAT:

SECTION 1. Section 37-1 - Definitions of the Code of the City of Nevada, Missouri is hereby amended by the addition of:

Short-term rental means a furnished living space available for short term periods of time, from a few days to weeks on end.

SECTION 2. Section 37-15 - Use regulations of the Code of the City of Nevada, Missouri is hereby amended by the addition of subsection (m):

- (m) Short-Term Rental, as defined by section 37-1:
- (1) Permitted by special use permit only
 - (2) All short term rentals shall adhere to the hosting responsibilities/safety standards listed by the respective third-party vendor (Airbnb, VRBO, etc.) as well as all federal, state, and local laws including compliance with the Nevada Municipal Code.
 - (3) No exterior evidence that the property is being used as a short-term rental is allowed, including signage.
 - (4) No short-term rental shall be rented or used for the sole purpose of receptions, parties, weddings, or other similar events.
 - (5) Permits may be denied, suspended or revoked when the rental fails to meet or uphold any of the above standards, or any other provisions of the Nevada Municipal Code.

SECTION 3. This ordinance will be in full force and effect upon its adoption and approval.

PASSED, APPROVED and ADOPTED by the City Council of the City of Nevada, Missouri, this ____ day of May 2023.

(seal)

KENDALL VICKERS, MAYOR

ATTEST: _____
CYNTHIA DYE, CITY CLERK