



**BOARD OF ALDERMEN**  
Work Session Agenda  
CITY OF PARKVILLE, MISSOURI  
Tuesday, August 16, 2022 6:00 PM  
City Hall Board Room

**1. GENERAL AGENDA**

- A. Short-Term Residential Dwelling Rentals Code Amendment (Community Development)

**2. ADJOURN**

**CITY OF PARKVILLE  
Policy Report**

Date: August 3, 2022

Prepared By:

Stephen Lachky, Community Development Director

Reviewed By:

Alexa Barton, City Administrator

ISSUE:

Short-Term Residential Dwelling Rentals Code Amendment (Community Development)

BACKGROUND:

Growth of third-party short-term residential dwelling rental (RDR) platforms such as Airbnb, HomeAway and VRBO (Vacation Rentals by Owner) has led to a variety of impacts on host communities and have increasingly been the subject of new regulations by cities. And, due to the increased popularity of RDRs across the United States, the topic of how to regulate them has been and continues to be discussed at various City Commission and Board of Aldermen meetings over the years. In 2019, the Board of Aldermen requested that City staff research and explore the adoption of short-term RDR regulation in Parkville.

On September 10, 2019, the Planning and Zoning Commission held a special workshop to discuss short-term RDRs, state and local provisions, and communities in the metropolitan region who've enacted RDR regulations. Based on feedback provided by the Commission, staff proposed a text amendment to 1) create provisions for short-term RDRs; 2) create a use for *Lodging — Short-Term Rental* in our Title IV – Development Code; and 3) codify additional standards (e.g., Application for Conditional Use Permit requirements, on site-regulations). The proposed text amendment was then formally taken before the City's Planning and Zoning Commission and Board of Aldermen for adoption, and the following meetings / public forums were held to discuss the matter:

- November 12, 2019 – regular meeting of the Planning and Zoning Commission
- December 16, 2019 – regular meeting of the Planning and Zoning Commission
- January 7, 2020 – regular meeting of the Board of Aldermen
- February 4, 2020 – regular meeting of the Board of Aldermen
- March 3, 2020 – regular meeting of the Board of Aldermen
- March 17, 2020 – regular meeting of the Board of Aldermen
- August 17, 2021 – regular meeting of the Board of Aldermen
- September 7, 2021 – regular meeting of the Board of Aldermen

On September 7, 2021, the Board of Aldermen adopted Ordinance No. 3087 creating provisions and guidelines for short-term residential dwelling rentals. These provisions provide applicants with the ability to go through a public hearing process and obtain a conditional use permit — This process makes all adjacent property owners aware of such rentals and any adverse impacts, and provides the opportunity for individuals to provide public comment on the matter.

In January 2022, Code Enforcement staff identified all citywide, existing short-term RDR properties illegally operating without a conditional use permit (a total of 6 properties). Staff then drafted a compliance letter — mailed via certified mail — to make property owners of illegally operating short-term RDRs aware of Ordinance No. 3087. The letter also stated the Community Development Department's plan to allow a 6-month grace period for property owners to become compliant with the new requirements by obtaining a conditional use permit. Since this time, the City has received a total of three applications for a conditional use permit (CUP), with the Board of Aldermen approving ordinances for three of them, each with the condition that the length of the permit being six months in length:

- Ordinance No. 3129 – Approving a CUP to allow a short-term RDR use at 804 Main St.
- Ordinance No. 3130 – Approving a CUP to allow a short-term RDR use at 11 W 5<sup>th</sup> St.
- Ordinance No. 3131 – Approving a CUP to allow a short-term RDR use at 500 East St.

#### BOARD OF ALDERMEN REQUEST:

During consideration of the first group of CUP applications for short-term RDR uses, the Board of Aldermen noted concerns with the current standards of Ordinance No. 3087, specifically “quality of life” issues with the number of RDRs being conglomerated in specific neighborhoods of the City, such as those without homeowner associations (HOAs). For example, while dilapidated housing units are often rehabilitated when transitioned into RDR units, providing positive benefits to the quality of housing stock, large influxes of out-of-town owners or corporate-owned RDR units could negatively impact the character of neighborhoods by diluting the number of permanent residents. Additionally, the Board of Aldermen asked, “How much is too much?” in terms of the number of applications allowed in certain neighborhoods. As a result, the Board of Aldermen suggested an initial length of six months for all CUPs in order to allow time for City staff to research best practices, and allow time for elected officials to review and discuss the current regulations.

#### STAFF RESEARCH AND REGIONAL DISCUSSION

On June 29, 2022, City staff participated in a regional discussion on short-term RDRs involving planners and community development directors throughout the region. The purpose was to discuss how planners' respective communities are handling RDR regulations, and if they are experiencing any issues. Participants included the cities of Riverside, Mo.; Gladstone, Mo.; North Kansas City, Mo.; Kansas City, Mo.; Overland Park, Kan.; Unified Government / Kansas City, Kan.; and the University of Missouri – Kansas City (UMKC). The majority of communities are encountering similar issues as Parkville, and plan to implement the following changes to their regulations in order to address common issues, including:

#### Issues

1. **Number of total RDRs** – A common issue is that communities are issuing permits for too many RDRs throughout their cities, impacting the quality of life throughout the community. A solution other communities are exploring is capping/limiting the total number of RDR permits which can be issued. While there's no exact formula that's been used or can be replicated, most communities analyze their total population data vs. RDR demand, and restrict the total number of RDR permits by City district or ward.
2. **Number of RDR units per property** – A common issue communities are concerned with is density, not just the total number of RDRs throughout the community, but the number allowed per property. A solution other communities have implemented is restricting the number of RDRs to only one unit per property. This includes properties with multi-family buildings / dwelling units.
3. **Non-resident RDRs** – A common issue is that out-of-town or corporate-owned RDR units dilute the number of permanent residents living in a neighborhood; thus, negatively impacting the character of a neighborhood. A solution other communities have implemented is requiring that

RDR properties be owner-occupied. In the case of Charleston, SC, their Department of Livability & Tourism deals with short-term RDR enforcement and said they've addressed quality of life issues by requiring owners to occupy short-term RDR properties as their full-time primary residence, and that this regulation has been successful for them. Moreover, Charleston, SC only allows investment / non-owner occupied short-term rental properties in their commercial zoning districts. Charleston, SC verifies owner occupancy through property taxes, as well as through their business license process.

4. **On-street parking** – A common issue is that RDRs don't have enough or adequate on-site parking; therefore, RDR tenants have to park their motor vehicles on the public streets, creating congestion issues for other residents who live along the street. A solution other communities have implemented is limiting all on-street parking and requiring that RDR properties have their own dedicated parking spaces for tenants on-site.
5. **Administrative Time** – A common issue is that the RDR application, review and approval process is too time-consuming — for staff, commissioners, elected officials, and applicants — and needs to be streamlined. For example, each application often requires hours of time for staff to review, to hold a public hearing at a meeting of the Planning and Zoning Commission, and to go before elected officials for consideration and approval. In the case of Unified Government / Kansas City, Kan., their staff has estimated 75-100 illegally operating short-term RDRs needing to be compliant via permits over the remaining year; and their staff has concerns with the amount of time needing to be devoted away from other projects and dedicated to short-term RDRs. A solution other communities have implemented is making the entire application, review and approval process administrative (provided the application meets the criteria listed above); and only go through the full public hearing process when needing a variance/exception to the regulations. Moreover, some communities issue the length of permits for short-term RDRs to one year, but allow automatic renewals at the beginning of each year, provided 1) all short-term RDR regulations are still being met, and; 2) there have been no major complaints or issues reported to staff which need to be addressed.

#### PROPOSED TEXT AMENDMENT:

Based on staff's research and discussion with other planners and community development directors throughout the Kansas City region, staff proposes modifying the standards to Section 405.040, Standards Applicable to Specific Uses, Subsection K. Lodging – Short-Term Rentals via a City-initiated Application for Text Amendment (see Attachment 4). In summary, these changes:

1. Limit the total number of short-term RDRs to no more than four per Ward district.
2. Restrict the number of short-term RDRs to one dwelling unit per property.
3. Require owners to occupy short-term RDR properties as their full-time primary residence.
4. Require short-term RDR properties have at least one dedicated parking space on-site.
5. Provide staff administrative approval authority of short-term RDR applications, provided all criteria above and requirements of Section 405.040, K. are adhered to. For instances where a variance or exception is requested, applicants will need to obtain a conditional use permit subject to the City's discretionary review process in Section 403.050.

#### NEXT STEPS:

Per RSMo 89.050 and Parkville Municipal Code Chapter 403 *Applications & Procedures*, text amendments to the Development Code are to be approved by the Board of Aldermen by ordinance, after the Planning and Zoning Commissions considers the amendment at a public hearing and forwards their recommendation.

#### BUDGET IMPACT:

With the exception of required codification, there is no budgetary impact.

ALTERNATIVES:

1. Review the City's current short-term RDR regulations
2. Provide feedback to staff regarding a potential text amendment to the RDR regulations in the Parkville Municipal Code.
3. Delay action and request additional research or information from staff
4. Postpone the item.

STAFF RECOMMENDATION:

Staff requests feedback from the Board of Aldermen regarding a potential text amendment to the RDR regulations in the Parkville Municipal Code.

ATTACHMENTS:

1. Ordinance No. 3087
2. Short-Term RDR Listings (August 2022)
3. Map of RDR Listings
4. Proposed Text Amendment
5. Current Ward Map (2021)

**AN ORDINANCE AMENDING PARKVILLE MUNICIPAL CODE SECTIONS 402.010, 405.020 AND 405.040 TO CREATE PROVISIONS AND GUIDELINES FOR SHORT-TERM RESIDENTIAL DWELLING RENTALS**

WHEREAS, the growth of third-party short-term residential dwelling rental (RDR) platforms such as Airbnb, HomeAway and VRBO (Vacation Rentals by Owner) has led to a variety of impacts on host communities and have increasingly been the subject of new regulations by cities; and

WHEREAS, the American Planning Association has outlined a path forward for cities with a three-part process: 1) establish a baseline level of safety and accountability; 2) move past "yes or no", meaning a debate on whether or not RDRs should be allowed to creating regulations that are best suited to the community; and 3) ensure enforcement; and

WHEREAS, currently, no official statewide policies have been enacted through the Missouri General Assembly and a number of Missouri municipalities have been proactive and enacted regulations for short-term RDRs; and

WHEREAS, per the request of the Board of Aldermen, staff explored adopting regulations for short-term RDRs in Parkville by researching issues raised including City permitting, Homeowner Association (HOA) regulations, time duration, guest policies, on-site regulation, and enforcement; and

WHEREAS, on September 10, 2019, a special workshop was held with the Planning and Zoning Commission to discuss short-term RDRs; and

WHEREAS, on November 12, 2019, a public hearing was held at the regular meeting of the Planning and Zoning Commission where staff presented background information and research to the Commission and members of the Commission provided comments and questions to staff; the Commission recommended (by a vote of 6-0) postponing their recommendation for the text amendment to their next regular meeting; and

WHEREAS, following the November 12, 2019, regular meeting of the Planning and Zoning Commission, staff reached out to all HOA presidents, contacts and representatives on file, notifying them about the proposed text amendment and upcoming public hearing on December 16, 2019; and

WHEREAS, on December 16, 2019, the Planning and Zoning Commission reconvened at their special meeting, held another public hearing to receive public comment and discuss the text amendment further, and recommended (by a vote of 7-0) approval of the text amendment; and

WHEREAS, the Board of Aldermen concurs with the conclusions of the Planning and Zoning Commission and accepts their recommendation.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF PARKVILLE, MISSOURI, AS FOLLOWS:

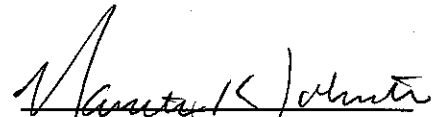
SECTION 1. Parkville Municipal Code Section 402.010 is hereby amended, as shown in Exhibit A which is attached hereto and incorporated herein by reference.

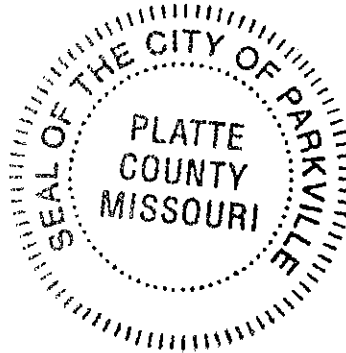
SECTION 2. Parkville Municipal Code Section 405.020 is hereby amended, as shown in Exhibit B which is attached hereto and incorporated herein by reference.

SECTION 3. Parkville Municipal Code Section 405.040 is hereby amended, as shown in Exhibit C which is attached hereto and incorporated herein by reference.

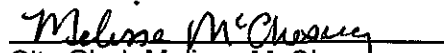
SECTION 4. This ordinance shall be effective immediately upon its passage and approval.

PASSED and APPROVED this 7<sup>th</sup> day of September 2021.

  
Mayor Nanette K. Johnston



ATTESTED:

  
City Clerk Melissa McChesley

## Section 402.010. Definitions

- A. **Defined Terms.** All terms used in these regulations shall have their commonly accepted meaning based upon the context of their use within code. The following terms shall have the meaning given below, unless more specifically described, limited or qualified within the standards of this.

*Lodging — Short-Term Rental* | The rental of a property, a dwelling unit, or portion thereof, conducted on a third-party platform or network that facilitates the listing, marketing, or rental of short-term rentals.

**Table 405-2: Use Table**

Key:

P: Permitted Use

C: Use allowed through conditional review

Blank: Use not allowed

Highlighted: Proposed amendment to use table

| Use                                       |            |            |            |            |            |            |            |            |              |           |             |            |            |            |             |            |
|-------------------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|--------------|-----------|-------------|------------|------------|------------|-------------|------------|
| <b>Office/Service Uses</b>                | <b>R-1</b> | <b>R-2</b> | <b>R-3</b> | <b>R-4</b> | <b>R-5</b> | <b>OTD</b> | <b>B-1</b> | <b>B-2</b> | <b>B-4-P</b> | <b>BP</b> | <b>P-EC</b> | <b>I-1</b> | <b>I-2</b> | <b>I-3</b> | <b>PLCD</b> | <b>U-1</b> |
| <i>Office – Home Occupation</i>           | P          | P          | P          | P          |            |            | P          | P          |              |           |             |            |            |            |             | P          |
| <i>Office – Limited</i>                   |            |            |            |            |            | P          | P          | P          | P            | P         |             | P          | P          | P          |             | P          |
| <i>Office – General</i>                   |            |            |            |            |            |            |            | P          | P            | P         |             | P          | P          | P          |             | P          |
| <i>Service – Limited</i>                  |            |            |            |            |            | P          | P          | P          | P            | P         |             | P          | P          | P          |             | P          |
| <i>Service - General</i>                  |            |            |            |            |            |            |            | P          | P            | P         |             | P          | P          | P          |             | P          |
| <i>Animal Care or Clinic – Limited</i>    |            |            |            |            |            |            | P          | P          | P            | P         |             | P          |            |            |             |            |
| <i>Animal Care or Clinic – General</i>    |            |            |            |            |            |            |            |            | P            | P         |             | P          |            |            |             |            |
| <i>Lodging – Bed-and-Breakfast</i>        |            |            |            | C          |            | P          | P          | P          | P            |           |             |            |            |            |             |            |
| <b><i>Lodging – Short-Term Rental</i></b> | <b>C</b>   | <b>C</b>   | <b>C</b>   | <b>C</b>   | <b>C</b>   | <b>P</b>   | <b>P</b>   | <b>P</b>   | <b>P</b>     |           |             |            |            |            |             |            |
| <i>Lodging – Inn</i>                      |            |            |            |            |            | P          | P          | P          | P            | P         |             |            |            |            |             |            |
| <i>Lodging – Hotel/Motel</i>              |            |            |            |            |            |            |            | P          | P            | P         |             |            |            |            |             |            |
| <i>Recreation – Indoor, Limited</i>       |            |            |            |            |            | C          | P          | P          | P            | P         |             |            |            |            |             | P          |
| <i>Recreation – Indoor, General</i>       |            |            |            |            |            |            |            | P          | P            | P         |             |            |            |            |             | P          |
| <i>Recreation – Outdoor, Limited</i>      |            |            |            |            |            | C          |            | P          | P            | P         |             |            |            |            |             |            |
| <i>Recreation – Outdoor, General</i>      |            |            |            |            |            |            |            | P          | P            |           |             |            |            |            |             |            |

|                                                |  |  |  |  |   |  |   |   |   |   |  |  |   |   |   |  |
|------------------------------------------------|--|--|--|--|---|--|---|---|---|---|--|--|---|---|---|--|
| <i>Residential Care – Limited</i>              |  |  |  |  | P |  | P | P |   |   |  |  |   |   |   |  |
| <i>Residential Care – General</i>              |  |  |  |  | C |  | C | P |   |   |  |  |   |   |   |  |
| <i>Residential Care – Institutional Living</i> |  |  |  |  |   |  |   | P |   |   |  |  |   |   |   |  |
| <i>Vehicle Service/Repair – Limited</i>        |  |  |  |  |   |  | P | P | P | P |  |  | P | P | P |  |
| <i>Vehicle Service/Repair – General</i>        |  |  |  |  |   |  |   | P | P | P |  |  | P | P | P |  |
| <i>Vehicle Service/Repair – Heavy</i>          |  |  |  |  |   |  |   |   |   |   |  |  | C | P | P |  |

#### 405.040 Standards Applicable to Specific Uses

In addition to the general use and development standards applicable to all districts, the following standards are specific to particular uses. These standards shall be met whether the use is a generally permitted use or a conditional use according to Table 405-2. The uses in this section many involve more specific types of formats of the uses generally enabled in Table 405-2.

##### **K. Lodging – Short-Term Rentals | Lodging – short-term rentals shall meet the following additional standards:**

1. Approved spaces for short-term rentals may include:
  - a. Individual bedrooms in the principal building on the property, sharing common entrance, kitchen facilities, and living areas with the present/non-present residents.
  - b. Completed areas of the principal dwelling, such as a basement or upstairs space, with a separate entrance, facilities, and living areas from the primary residents.
  - c. Approved accessory buildings on the property.
2. The rental unit may not be rented or offered for use as reception space, party space, meeting space, or for other similar events open to non-resident guests.
3. No exterior evidence that the property is being used as a short-term rental is allowed, including signage.
4. Where applicable, the regulations of a Homeowners' Association (HOA) shall be considered as a relevant factor in determining whether the use of a specific property for short-term rental is compatible with the surrounding area, including its potential impacts on adjacent property.
5. 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 all City Codes — including, but not limited to the approved owner/non-owner applicant providing in each short-term rental dwelling:
  - a. A working fire extinguisher.
  - b. A working battery-powered portable flashlight/lantern or other emergency lighting device suitable for an electrical power outage.
  - c. A map displaying evacuation routes from the building in case of an emergency.
  - d. Working smoke and carbon-monoxide detectors.
  - e. Contact information for the host (owner/non-owner applicant) and local emergency services.
6. All short-term rentals in the City of Parkville are to be charged the five percent (5%) Tourism Tax – Guest Room Tax paid by transient guests of hotels, motels, bed and breakfast inns, and other short-term rental spaces of similar use, per [Section 160.045](#) of the Parkville Municipal Code.
7. Complaints or any other issues received by the host, either through the third-party vendor platform, neighbors, etc. shall be recorded and resolved by the host.
8. Permits and business licenses 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 Parkville Municipal Code.

**Commented [SL1]:** These standards were common in many local ordinances around the State of Missouri.

**Commented [SL2]:** This standard was recommended by the Planning and Zoning Commission.

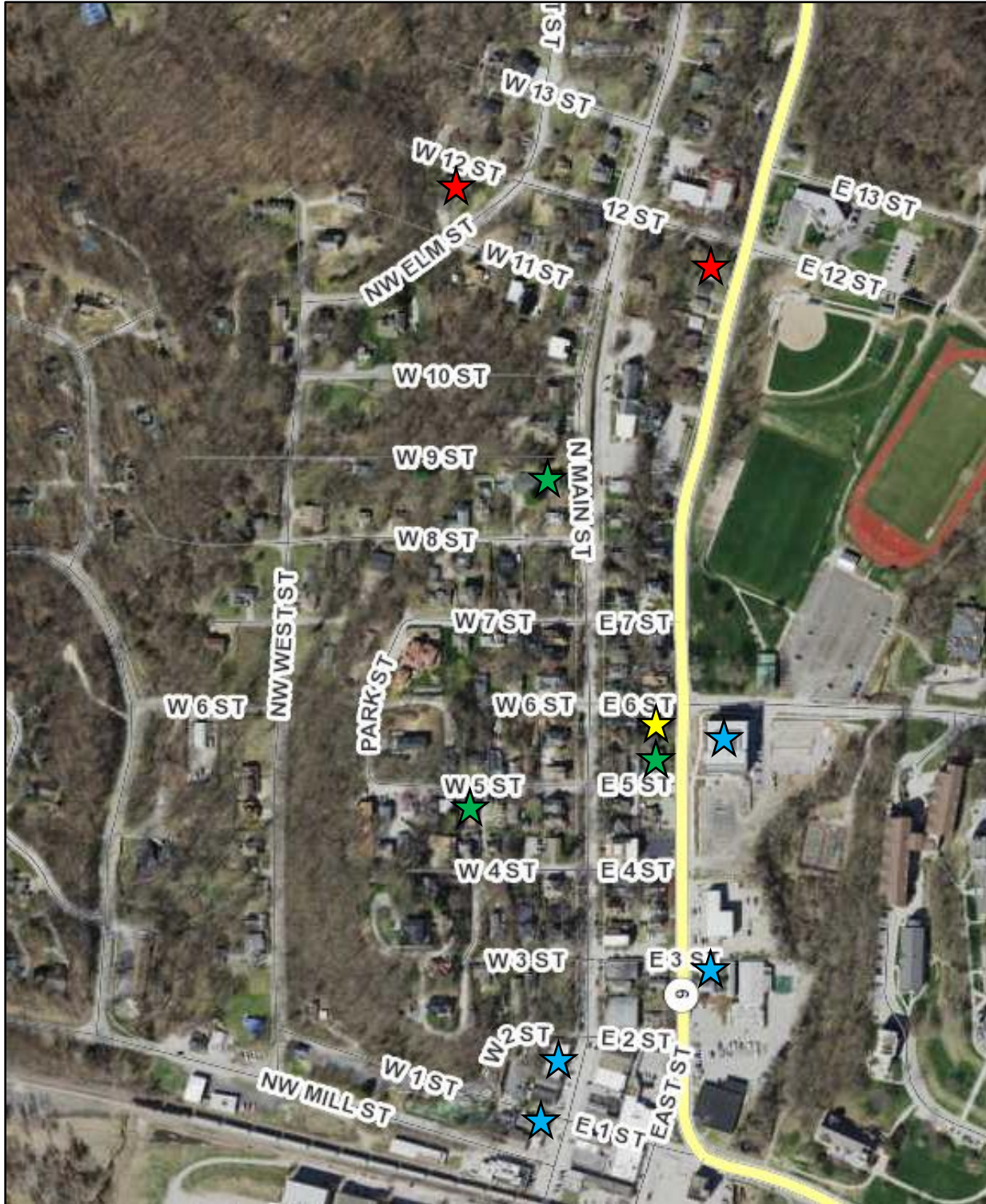
**Commented [SL3]:** These standards were common in many local ordinances around the State of Missouri.

**Commented [SL4]:** These items are included because they are listed on Airbnb's "Guidelines / Hosting Standards" webpage, as well as on VRBO's "Safety Recommendations" webpage.

**Commented [SL5]:** This standard was recommended by City staff.

| Short-Term RDR Listings (August 2022) |                                |                 |                                                     |                           |                                                        |                               |                                     |                                   |
|---------------------------------------|--------------------------------|-----------------|-----------------------------------------------------|---------------------------|--------------------------------------------------------|-------------------------------|-------------------------------------|-----------------------------------|
| No.                                   | Property Owner                 | Address         | Listing                                             | Parcel No.                | Owner Address                                          | Zoning District               | Permitted                           | Notes                             |
| 1                                     | Heather Greenfield             | 107 W 12th St   | The Parkville Nook                                  | 20-7.0-35-100-004-011.000 | 107 W 12TH ST                                          | R-4 Mixed-Density Residential | No, requires conditional use permit | No CUP application submitted      |
| 2                                     | Jackson, Jolene                | 11 W 5TH ST     | Cozy, earthy-elegant suite in historic Parkville!   | 20-7.0-35-100-029-004.000 | 11 W 5TH ST PARKVILLE, MO 64152-3712                   | R-4 Mixed-Density Residential | No, requires conditional use permit | Has an approved CUP via ordinance |
| 3                                     | Klein, Taryn                   | 804 Main St     | The Suite Life at Breen House                       | 20-7.0-35-100-016-001.000 | 804 Main St. Parkville, MO 64152-3631                  | R-4 Mixed-Density Residential | No, requires conditional use permit | Has an approved CUP via ordinance |
| 4                                     | Greenfield Enterprises LLC     | 826 East St     | The East Street Retreat                             | 20-7.0-35-100-009-001.000 | 5920 N COSBY AVE KANSAS CITY, MO 64151-4764            | R-4 Mixed-Density Residential | No, requires conditional use permit | No CUP application submitted      |
| 5                                     | Hagen, Annette Lou             | 500 East St     | \$75 Day Same day Reservation Near Airport Sleeps 4 | 20-7.0-35-100-026-003.000 | 4727 N CLIFF HILL CIR KANSAS CITY, MO 64151-2629       | R-4 Mixed-Density Residential | No, requires conditional use permit | Has an approved CUP via ordinance |
| 6                                     | BENSON, WILLIAM G & JULIA M    | 504 East St     | Orange Door                                         | 20-7.0-35-100-026-002.000 | 6204 NW 104TH ST KANSAS CITY MO 64154-1865             | R-4 Mixed-Density Residential | No, requires conditional use permit | Application for CUP In process    |
| 7                                     | Park University                | 603 East St     | Cute & Modern Loft in the heart of Parkville #202   | 20-7.0-35-100-040-001.000 | 8700 NW RIVER PARK DR, CMB #25 PARKVILLE MO 64152-0000 | P-EC Planned Edu Campus       | Yes, permitted by-right via zoning  | -                                 |
| 8                                     | Park University                | 603 East St     | Cute & Modern Loft in the heart of Parkville #205   | 20-7.0-35-100-040-001.000 | 8700 NW RIVER PARK DR, CMB #25 PARKVILLE MO 64152-0000 | P-EC Planned Edu Campus       | Yes, permitted by-right via zoning  | -                                 |
| 9                                     | Park University                | 603 East St     | Cute & Modern Loft in the heart of Parkville #210   | 20-7.0-35-100-040-001.000 | 8700 NW RIVER PARK DR, CMB #25 PARKVILLE MO 64152-0000 | P-EC Planned Edu Campus       | Yes, permitted by-right via zoning  | -                                 |
| 10                                    | Park University                | 603 East St     | Cute & Modern Loft in the heart of Parkville #209   | 20-7.0-35-100-040-001.000 | 8700 NW RIVER PARK DR, CMB #25 PARKVILLE MO 64152-0000 | P-EC Planned Edu Campus       | Yes, permitted by-right via zoning  | -                                 |
| 11                                    | Park University                | 603 East St     | Cute & Modern Loft in the heart of Parkville #204   | 20-7.0-35-100-040-001.000 | 8700 NW RIVER PARK DR, CMB #25 PARKVILLE MO 64152-0000 | P-EC Planned Edu Campus       | Yes, permitted by-right via zoning  | -                                 |
| 12                                    | Park University                | 603 East St     | Cute & Modern Loft in the heart of Parkville #211   | 20-7.0-35-100-040-001.000 | 8700 NW RIVER PARK DR, CMB #25 PARKVILLE MO 64152-0000 | P-EC Planned Edu Campus       | Yes, permitted by-right via zoning  | -                                 |
| 13                                    | Park University                | 603 East St     | Cute & Modern Loft in the heart of Parkville #208   | 20-7.0-35-100-040-001.000 | 8700 NW RIVER PARK DR, CMB #25 PARKVILLE MO 64152-0000 | P-EC Planned Edu Campus       | Yes, permitted by-right via zoning  | -                                 |
| 14                                    | Park University                | 603 East St     | Cute & Modern Loft in the heart of Parkville #207   | 20-7.0-35-100-040-001.000 | 8701 NW RIVER PARK DR, CMB #25 PARKVILLE MO 64152-0000 | P-EC Planned Edu Campus       | Yes, permitted by-right via zoning  | -                                 |
| 15                                    | FAITHFUL PROPERTY BROTHERS LLC | 207 East St     | Picture perfect                                     | 20-7.0-35-100-027-010.000 | 8357 NW BARRYBROOKE DR KANSAS CITY MO 64151-1024       | OTD Old Town District         | Yes, permitted by-right via zoning  | -                                 |
| 16                                    | PARKVILLE HOLDINGS LLC         | 16 Main St      | ☆Luxurious Living ☆ Historic Main Street            | 20-7.0-35-100-036-012.000 | 7607 NW JOHN ANDERS RD KANSAS CITY MO 64152-4813       | OTD Old Town District         | Yes, permitted by-right via zoning  | -                                 |
| 17                                    | PARKVILLE HOLDINGS LLC         | 16 Main St      | Spacious Central Penthouse on Main w/ River Views!  | 20-7.0-35-100-036-012.000 | 7607 NW JOHN ANDERS RD KANSAS CITY MO 64152-4813       | OTD Old Town District         | Yes, permitted by-right via zoning  | -                                 |
| 18                                    | PARKVILLE HOLDINGS LLC         | 16 Main St      | ☆Vintage Charm ☆ King Bed & Great Bath☆Main Street  | 20-7.0-35-100-036-012.000 | 7607 NW JOHN ANDERS RD KANSAS CITY MO 64152-4813       | OTD Old Town District         | Yes, permitted by-right via zoning  | -                                 |
| 19                                    | PARKVILLE HOLDINGS LLC         | 16 Main St      | ☆Historic Retreat☆ on Charming Main Street          | 20-7.0-35-100-036-012.000 | 7607 NW JOHN ANDERS RD KANSAS CITY MO 64152-4813       | OTD Old Town District         | Yes, permitted by-right via zoning  | -                                 |
| 20                                    | PARKVILLE HOLDINGS LLC         | 16 Main St      | ☆Vintage Charm☆ King Bed & Great Bath☆Main Street   | 20-7.0-35-100-036-012.000 | 7607 NW JOHN ANDERS RD KANSAS CITY MO 64152-4813       | OTD Old Town District         | Yes, permitted by-right via zoning  | -                                 |
| 21                                    | PARKVILLE HOLDINGS LLC         | 108/110 Main St | Luxury King Studio   ♥ of Parkville w/ Views+ Desk  | 20-7.0-35-100-036-015.000 | 7607 NW JOHN ANDERS RD KANSAS CITY MO 64152-4813       | OTD Old Town District         | Yes, permitted by-right via zoning  | -                                 |
| 22                                    | PARKVILLE HOLDINGS LLC         | 108/110 Main St | Penthouse King Studio On Main w/ Sweeping Views!    | 20-7.0-35-100-036-015.000 | 7607 NW JOHN ANDERS RD KANSAS CITY MO 64152-4813       | OTD Old Town District         | Yes, permitted by-right via zoning  | -                                 |
| 23                                    | PARKVILLE HOLDINGS LLC         | 108/110 Main St | Stylish King Suite On Main w/ Views   Desk   Wifi   | 20-7.0-35-100-036-015.000 | 7607 NW JOHN ANDERS RD KANSAS CITY MO 64152-4813       | OTD Old Town District         | Yes, permitted by-right via zoning  | -                                 |
| 24                                    | PARKVILLE HOLDINGS LLC         | 108/110 Main St | Luxury King Studio on Mainstreet   Walk To Shops!!  | 20-7.0-35-100-036-015.000 | 7607 NW JOHN ANDERS RD KANSAS CITY MO 64152-4813       | OTD Old Town District         | Yes, permitted by-right via zoning  | -                                 |
| 25                                    | PARKVILLE HOLDINGS LLC         | 108/110 Main St | Charming King Studio on Mainstreet   Walk To Shops  | 20-7.0-35-100-036-015.000 | 7607 NW JOHN ANDERS RD KANSAS CITY MO 64152-4813       | OTD Old Town District         | Yes, permitted by-right via zoning  | -                                 |

## Map of Short-Term RDR Listings



### Legend

-  Approved CUP via ordinance
-  Application for CUP in process
-  No application for CUP submitted
-  Permitted by-right via zoning

#### 405.040 Standards Applicable to Specific Uses

In addition to the general use and development standards applicable to all districts, the following standards are specific to particular uses. These standards shall be met whether the use is a generally permitted use or a conditional use according to Table 405-2. The uses in this section may involve more specific types of formats of the uses generally enabled in Table 405-2.

**K. Lodging – Short-Term Rentals** | Lodging – short-term rentals shall meet the following additional standards:

1. Approved spaces for short-term rentals may include:
  - a. Individual bedrooms in the principal building on the property, sharing common entrance, kitchen facilities, and living areas with the present/non-present residents.
  - b. Completed areas of the principal dwelling, such as a basement or upstairs space, with a separate entrance, facilities, and living areas from the primary residents.
  - c. Approved accessory buildings on the property.
2. The rental unit may not be rented or offered for use as reception space, party space, meeting space, or for other similar events open to non-resident guests.
3. No exterior evidence that the property is being used as a short-term rental is allowed, including signage.
4. Where applicable, the regulations of a Homeowners' Association (HOA) shall be considered as a relevant factor in determining whether the use of a specific property for short-term rental is compatible with the surrounding area, including its potential impacts on adjacent property.
5. 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 all City Codes — including, but not limited to the approved owner/non-owner applicant providing in each short-term rental dwelling:
  - a. A working fire extinguisher.
  - b. A working battery-powered portable flashlight/lantern or other emergency lighting device suitable for an electrical power outage.
  - c. A map displaying evacuation routes from the building in case of an emergency.
  - d. Working smoke and carbon-monoxide detectors.
  - e. Contact information for the host (owner/non-owner applicant) and local emergency services.
6. The following standards shall apply to short-term rentals in residential zoning districts of the City:
  - a. *Total Number* – The City shall limit the total number of short-term rentals in residential districts to no more than four per Ward district.
  - b. *Number of Units* – Short-term rentals shall be restricted to one dwelling unit per property.
  - c. *Primary Residence* – Short-term rentals shall be owner-occupied as their full-time primary residence.
  - d. *Dedicated Parking* – Short-term rentals shall have at least one dedicated parking space on-site.
  - e. *Administrative Approval Authority* – Staff shall have administrative approval authority of short-term rental applications, provided all requirements of Section

405.040, Subsection K are adhered to. Applicants shall fill out a short-term rental application form and submit it to the Community Development Department for review and approval. For instances where a variance or exception is requested, applicants will need to obtain a conditional use permit subject to the City's discretionary review process in Section 403.050.

7. All short-term rentals in the City of Parkville are to be charged the five percent (5%) Tourism Tax – Guest Room Tax paid by transient guests of hotels, motels, bed and breakfast inns, and other short-term rental spaces of similar use, per [Section 160.045](#) of the Parkville Municipal Code.
8. Complaints or any other issues received by the host, either through the third-party vendor platform, neighbors, etc. shall be recorded and resolved by the host.
9. Permits and business licenses 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 Parkville Municipal Code.

# City of Parkville, Missouri

## City Ward Map

-  Parkville City Limits
-  Street Centerline
-  Parcels

-  Ward 1
-  Ward 2
-  Ward 3
-  Ward 4

Created 11-1-21. Wards as shown not yet adopted by Ordinance. Please note that amendments may have been adopted since creation date. For an official copy of the Parkville, Missouri Ward Map please visit Parkville City Hall at 8880 Clark Ave, Parkville, MO 64152.

