

Short-term Rentals

City of Joplin

City Council Work Session

September 13, 2021

Current State of STRs

- Procedurally:
  - Required to attain SUP through P+Z Commission and City Council. 2 public hearings.
  - Approx. 3-4 months.
  - Not required to attain business license or be inspected.

- Within the City:
  - Unknown number of STRs currently operating but estimated to be around 100 via popular listing websites like AirBnB or VRBO. AIRDNA estimates 62 active rentals.
  - Only enforcing current requirement on complaint basis. Year-to-date, we have received complaints on 3 properties; 1 case has been closed, and 2 are ongoing.

Springfield STR Ordinance Overview

- Type 1
  - R-SF or R-TH zoning
  - Owner-occupied primary residence and is not rented for more than 95 days/calendar year when owner is absent
- Type 2
  - R-SF or R-Th zoning
  - Is not owner-occupied primary residence OR is owner-occupied and rented more than 95 days/calendar year when owner is absent
  - Subject to density requirements
- Type 3
  - Located in districts other than R-SF or R-TH
  - No more than two STR Type 3s permitted on a premise
  - Any tract of land consisting of one or more lots, under single or multiple ownership, which functions as one unit
- Density limitation
  - 1 per block face
  - None where only 4 or less residences, may appeal
- Require neighborhood meeting
  - Require consent of 55% of abutting property owners, may appeal.

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Joplin Annotation

- Type 1
  - R-1, R-2, or R-4
  - Generally accessory structures
- Type 2
  - R-1, R-2, or R-4
  - Typical AirBnBs or VRBOs – whole house/property
- Type 3
  - All non-residential districts and R-3

Springfield Proposed Changes

- Remove appeal process.
- Move to a protest-driven citizen engagement rather than consent – like public hearing cases.
- Change separation requirement to 500-foot radius.

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Joplin Recommendation

- Add "Short-term Rental" to Land Use Table.
  - Permitted in all districts with administrative approval.
- Assign "Short-term Rental" Use Standards
  - In all districts:
    - Subject to 'posting' requirements.
    - Certificate of Occupancy and annual business license and associated inspections required.
    - 3-bed or fewer – 2 persons/bedroom
    - 4-bed or greater – 1.5 persons/bedroom
  - In R-1, R-2, and R-4:
    - Subject to separation requirement.
  - In R-3 and all other districts:
    - No more than 2 STRs permitted on each premises.

Type 2 Rentals – Density Limitation

Springfield Ordinance

- Limited to no more than one Type 2 or bed and breakfast per eight residential structures on a block face in R-SF or R-TH
- No Type 2 permitted on block face with fewer than 4 residential structures unless appeal granted by City Council
- Block face defined as one side of a street from one intersection to the next excluding alleys
- Residential structures are determined by assigned mailing address

Joplin Recommendations

- 200-foot radius between STRs.
  - Based on standard block length of 400 feet in older Joplin residential neighborhoods.
  - 400 feet is also what is used to begin addressing a new block, i.e. ending the 2400 block and beginning the 2500 block on a street without intersections.

Radius Examples


S DELAWARE AVE
S MCCONNELL AVE
S PATTERSON AVE
S BROWNELL AVE
E FAIRLANE DR
E 24TH ST
R-1


W 29TH ST
S PEARL AVE
S WALL AVE
S JOPLIN AVE
W 30TH ST
W HILLSIDE DR
R-1
R-2
R-3
C-3
C-3-PD


SUNSET DR
SUNSET WEST DR
S JESSICA DR
S ABIGAIL LN
S KELLEY DR
S SKELLEY CT
SUNSET SOUTH DR
R-1

Type 2 Rentals – Application Procedure

Springfield Ordinance

- $390 Application fee.
- Neighborhood meeting required.
  - Letter/notice sign 10 days in advance
  - 500-foot radius
- Require notarized signature of 55% of adjacent property owners.
- If unable to obtain 55% of property owner signatures, applicant may appeal to City Council for approval.

Joplin Recommendations

- $$$ Application fee.
  - Will need to assess cost to approve administratively.
- Neighborhood meeting not required.
  - Letter/notice sign posted for 15 days.
- Require 30% protest within 185 feet for administrative denial.

Type 2 Rentals – Approval Procedure

Springfield Ordinance

- Administrative approval with 55% or greater consent.
- If unable to obtain 55% of property owner signatures, applicant may appeal to City Council for approval.
- City Council may approve an application that does not meet requirements for administrative approval. This would function like a SUP.

Joplin Recommendations

- Administrative approval with less than 30% protest after 15-day period.
- If greater than 30% protest, application will be denied administratively.

STR Requirements

- Certificate of Occupancy.
- Annual business license and inspection.
- Not to be rented solely for receptions, parties, weddings, or other similar events.
- No exterior alteration that changes residential character.
- No removal of residential structure for parking or expansion of STR.
- Within the rental, required posting of:
  - Name/contact info for person responsible for day-to-day operations
  - Certificate of Occupancy
  - Business license number
  - Trash collection schedule
  - Unit may not be rented solely for receptions, parties, weddings, or other similar events
  - Noise ordinance
  - Any other restrictions



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