Planning 101

Short-term Rentals

JOPLIN
PLANNING, DEVELOPMENT & NEIGHBORHOOD SERVICES

Short-term Rental Permit Applicability

For residential zoning districts AG through M-P, no short-term rental can be located within 200 feet of another short-term rental. For commercial zoning districts MUC through M-1, no more than 2 short-term rentals can be located on a single property.

City Staff takes final action on short-term rental permit requests.

Short-term Rental Permit Procedures

The applicant must submit a completed application to the Planning Division in person or via email. A completed application will include all required attachments and $550 filing fee.

The City will mail notice to all property owners within 185 feet, as indicated by county tax records and post a sign on the subject property. Individuals within 185 feet of the property can file official protest petitions against the application within 15 days of postmark on the mailed notice. If more than 30% of the land area within 185 feet protests, the permit is automatically denied.

Planning staff will review all materials submitted including the application, attachments, and any protest petitions received. A final decision on an application will be made within 30 days of the day the application was received.

Allowable Zoning Districts

- AG - Agriculture
- R-1 Single-family Residential
- R-S Residential Suburban
- R-2 Two-family Residential
- R-3 Apartment House
- R-4 Townhouse
- M-P Manufactured Home Park
- MUC – Mixed Use Commercial
- C-O Non-retail Commercial
- C-1 Neighborhood Commercial
- C-2 Central Business
- C-3 Commercial
- M-1 Restricted Industrial

Short-term Rental Permit Standards

Occupancy is limited based on the number of bedrooms. If 3 or fewer, occupancy is set at 2 guests per bedroom. If 4 or more, occupancy is set at 1.5 guests per bedroom, rounding up for fractions.

An annual business license is required for each short-term rental.

The short-term rental cannot be rented out for events, receptions, weddings, or other similar gatherings.

The exterior of the structure cannot be changed in a way that alters the residential character.

1 off-street parking space is required per bedroom.

Short-term Rental Permit Posting Requirements

Within the short-term rental unit, the following items must be visibly posted:

- Name and contact info of individual responsible for the unit
- Copy of Certificate of Occupancy
- Copy of valid Business License
- Trash collection schedule
- City noise ordinance
- Statement that the unit may not be used for events

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