



Agenda
Special Workshop of the
Parkville Planning & Zoning Commission*
Tuesday, September 10, 2019.
Immediately after the Regular Meeting of the Planning & Zoning Commission
City Hall Board Room

1. Call to Order
2. Work Session:
 - A. Residential Dwelling Rentals (RDR) presentation and discussion
3. Adjourn

Notes:

- * This workshop is open to the public and all interested parties are welcome to attend. All agenda items are for discussion only. The Planning and Zoning Commission will not take any action on any workshop agenda item.

SHORT-TERM RENTAL REGULATION & THE CITY OF PARKVILLE

Office of Community
Development



BACKGROUND

- Growth of short-term rental services has expanded in recent years, with numerous impacts on communities
- How to best regulate these services has proven to be a challenge
- There are many approaches guidance* suggests that cities focus on:
 - Establishing a baseline level of safety
 - Move past “yes or no”
 - Ensure enforcement

*American Planning Association, 2016



Airbnb (above), and VRBO (Vacation Rentals By Owner – below) are two of the most popular short-term rental services



STATE REGULATION

- No official policies, though some have been introduced
 - SB 310 (2017) | Modified authority of political subdivisions to enact or enforce restrictions on residential dwelling rentals
 - HB 2457 (2018) | More generally change the laws regarding residential-dwelling-rentals (RDRs)
 - Both died in committee
- This is not uncommon across the country, and many regulations that are in place are at the local level, including the Kansas City area

LOCAL REGULATION

- Kansas City, KS
- Liberty, MO
- Lake Ozark, MO
- Kansas City, MO



KCMO

- Well-defined and addresses owner and non-owner occupied...

Kansas City | Ordinance 170771 | Effective May 8, 2018

Owner Occupied

Allows owner-occupied rental per permitted zoning districts

Rented for less than 30 consecutive days

Occupied by owner for min. 270 days per year

May not be located within an accessory dwelling

City-issued permit must be displayed in the interior of unit

Allows in single-family, two-family, or multi-family structure (also with owner occ.)

Non-Owner Occupied

Same as owner-occupied with exception of permit type – seasonal or year-round

KCMO

- Establishes the baseline level of safety and accountability mentioned previously
- Uniquely suited to the city, allowing various zoning types to apply

ISSUES

- Enforcement
- The city lacks staffing to properly patrol and regulate
- This creates conflict with the regulations stated in the ordinance

APPLICATION TO PARKVILLE

- When making policy, enforcement is key...
- Possible route is amend code, creating specific section for RDRs
- Could be included with Tourism/Guest Room Tax
- Clear-cut, allows for conditional review by application

Use	R-1	R-2	R-3	R-4	R-5	OTD	B-1	B-2	B-4-P	BP
Office/Service Uses										
Lodging – Bed & Breakfast				C		P	P	P	P	
Lodging – RDR	C	C	C	C	C	P	P	P	P	
Lodging – Inn						P	P	P	P	P
Lodging – Hotel/Motel								P	P	P

Parkville Zoning Code | *Table 405-2: Use Table Excerpt*

*Blue text indicates code amendment

*P: Permitted use; C: Use allowed through conditional review; Blank: Use not allowed

CONCLUSION

To address the growth of RDRs, Parkville can:

- Create policies to ensure safety and accountability
- Don't fight it, instead create policies that work for Parkville
- Ensure enforcement is a top priority for any policies put in place

