

**KANSAS
CITY**

STR Amendments to Chapter 88

Prepared for
Neighborhoods, Planning & Development Committee

Presented April 19, 2023



Current Ordinance

Registration (permit) required for all STRs

Zoning approval (administrative or SUP) required for STRs in residential zones

Four Types Zoning Approval

- Type 1 (resident occupied)

- Type 2 (non-resident occupied) – Seasonal

- Type 2 (non-resident occupied) – Year Around

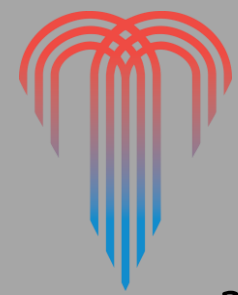
- Special Use Permits

SUP required for:

- STRs in R-7.5 and R-10 established prior to 2/22/18

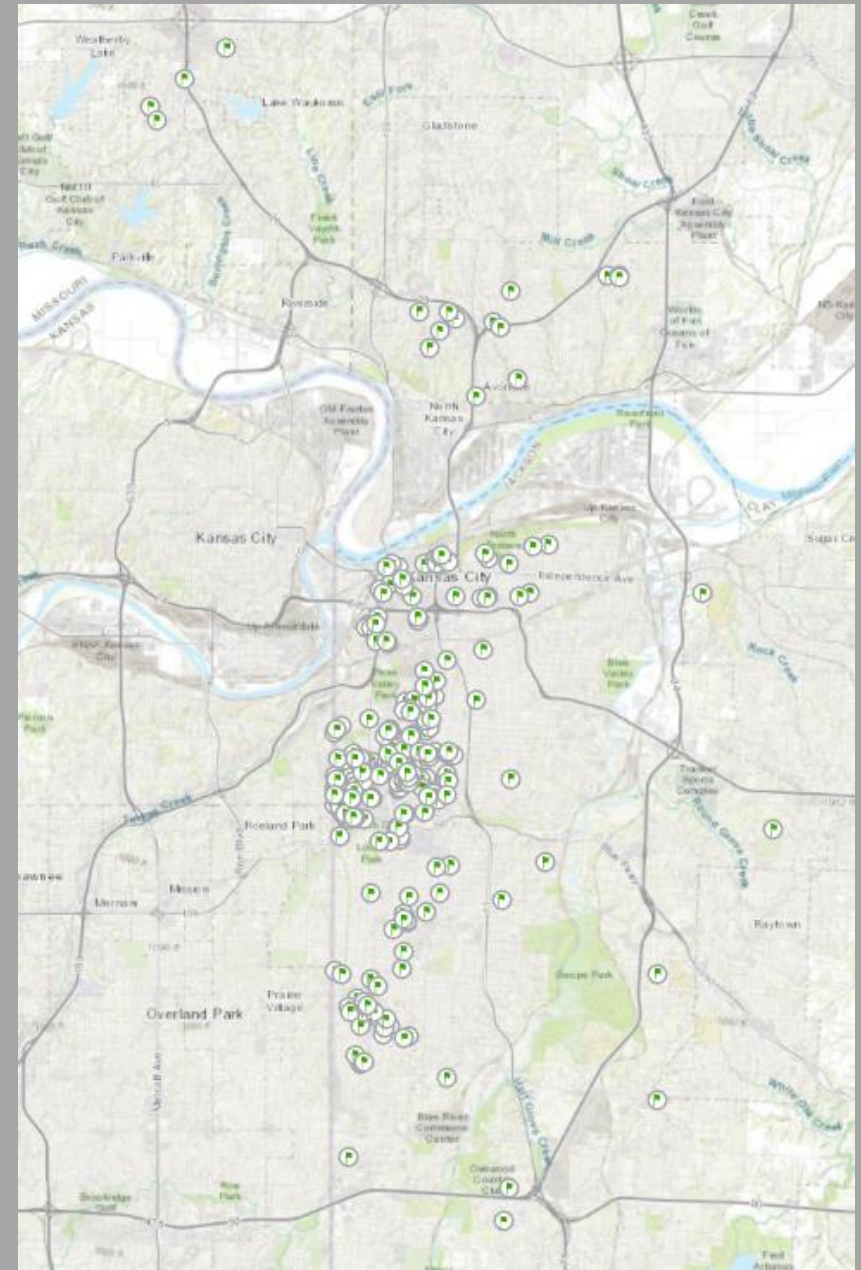
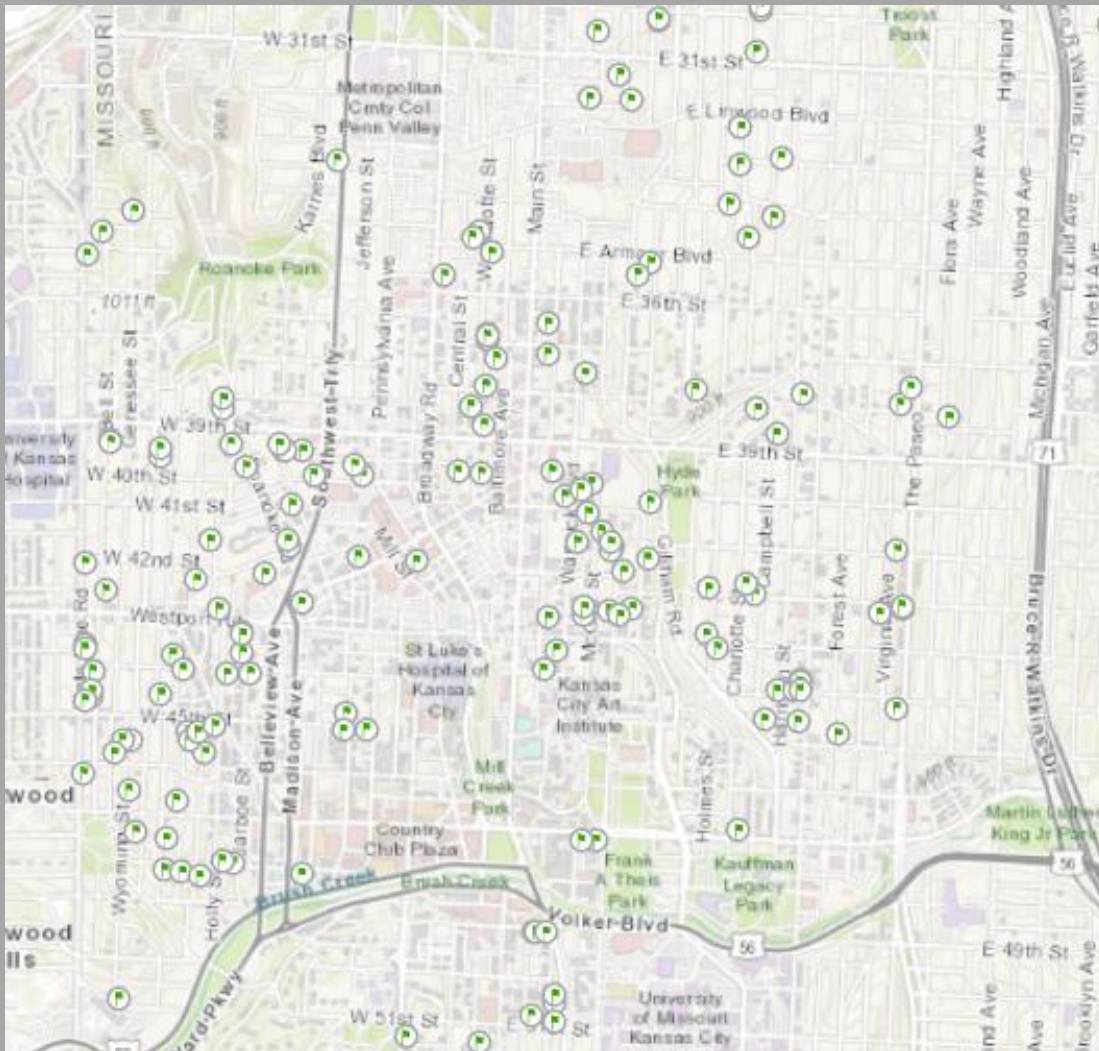
- Type 2 – Year Around which do not have consent from owners of 55% of the adjacent properties





Current Status of STRs

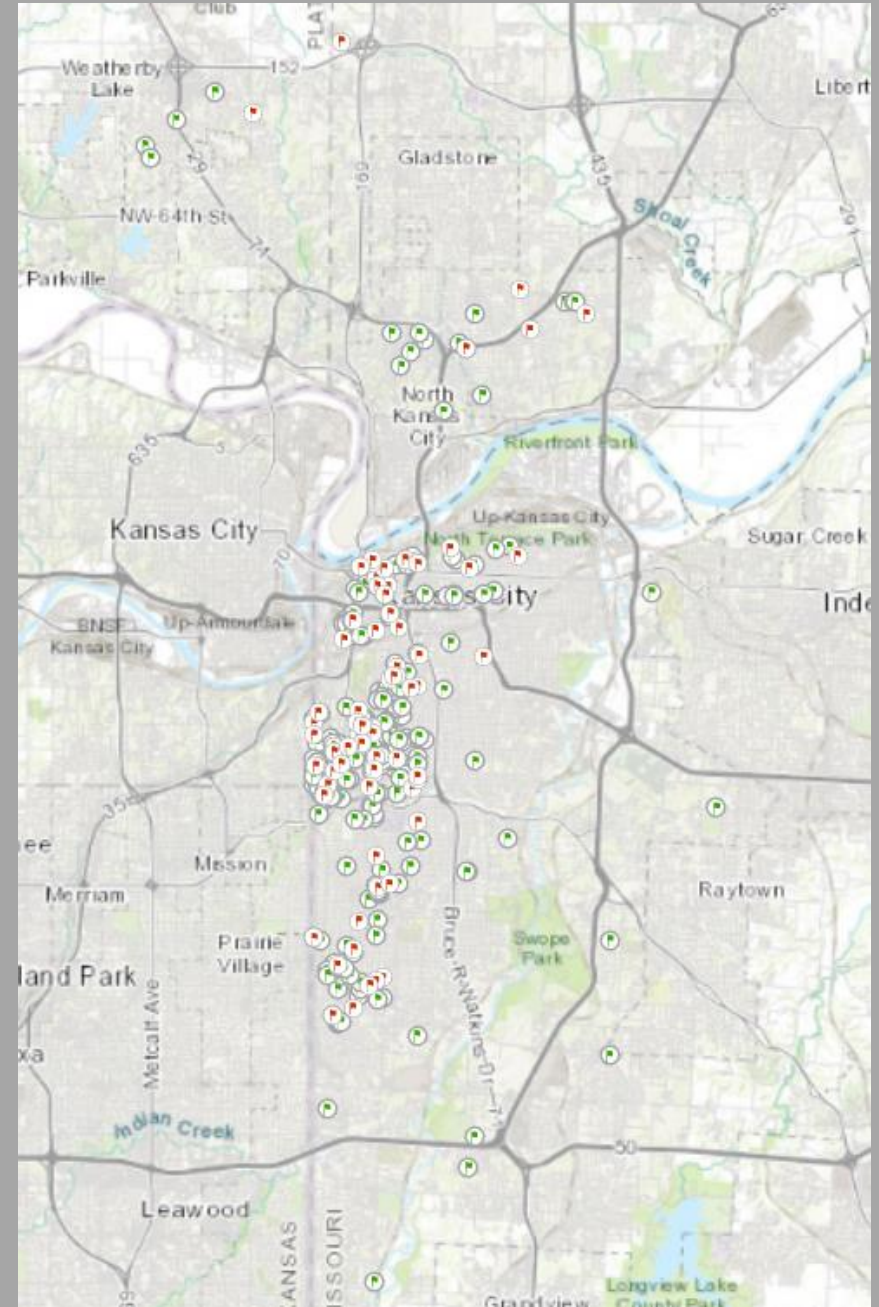
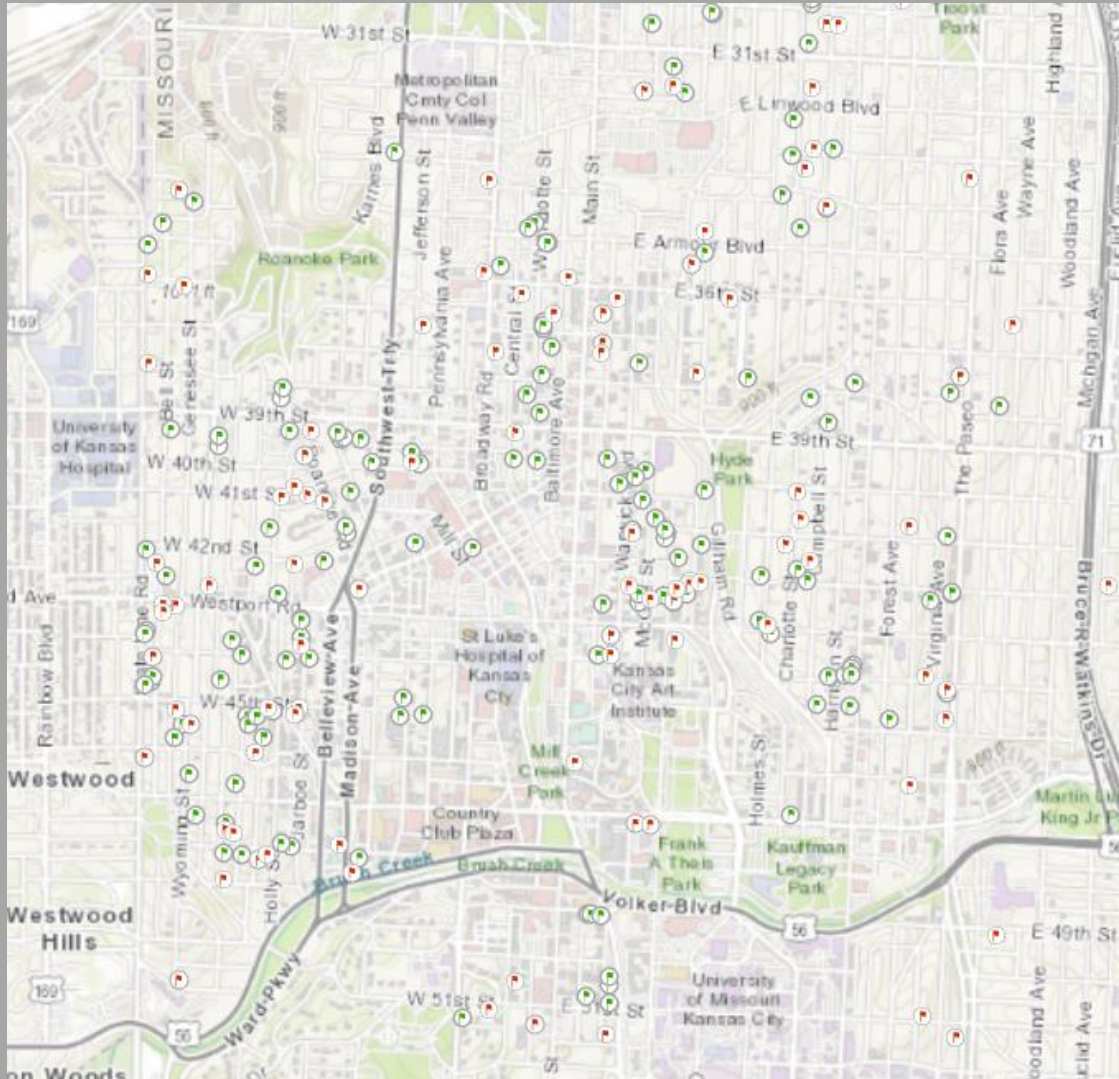
342 approved STRs as of 4/19/23

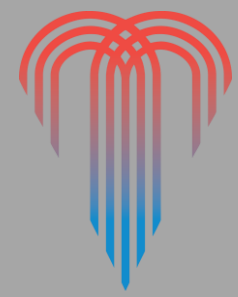




Current Status of STRs

271 pending STRs





Current Status of STRs

Host Compliance

Address Identification Dashboard



Currently Advertised



1,770

Total Short Term Rental Units



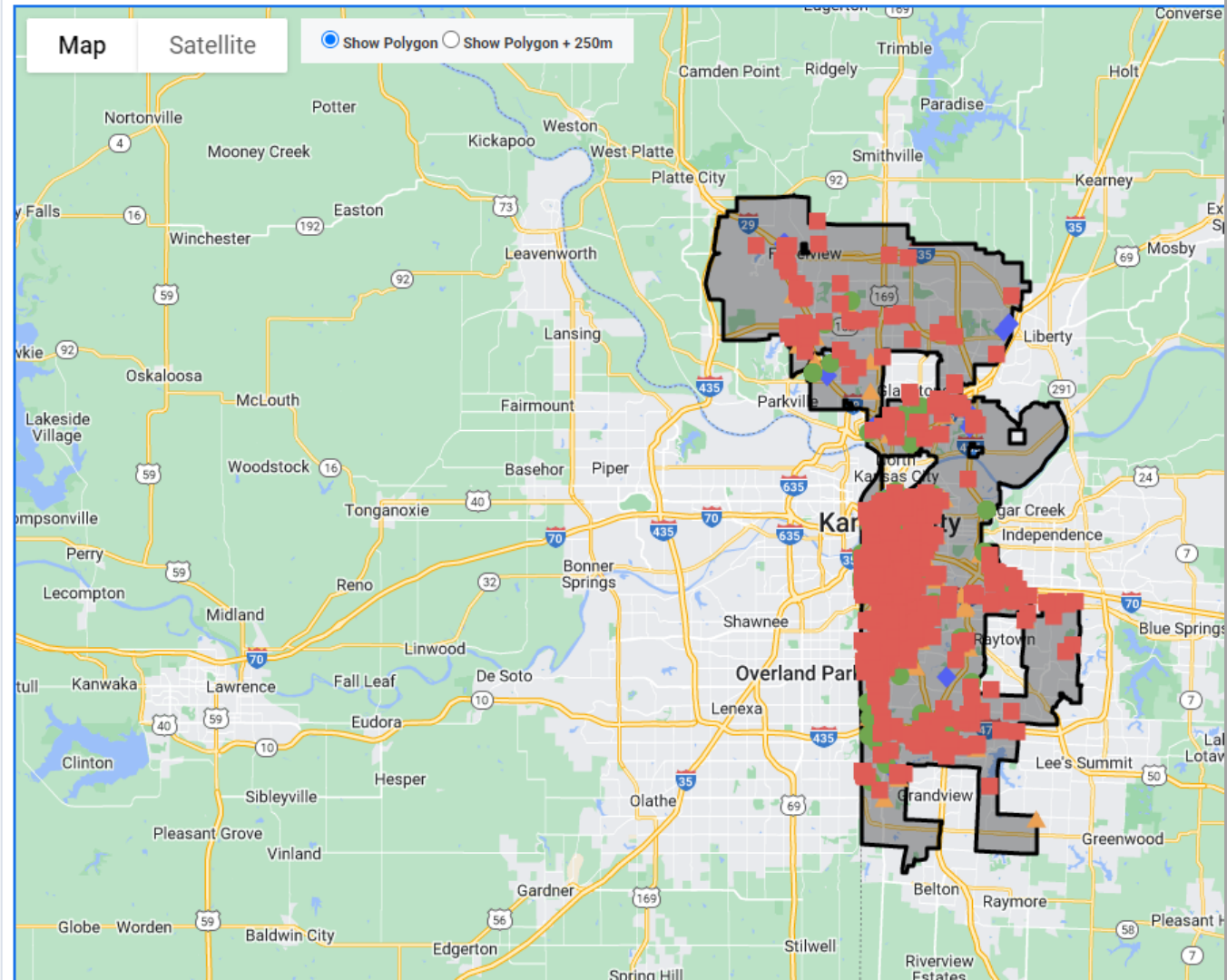
76

New Short Term Rental Units in Last 30 Days



3,120

All Listings (Short & Long Term)





Why Amendment is Necessary

Not a violation to list an STR; it is a violation to *use* a property for an STR w/o registration

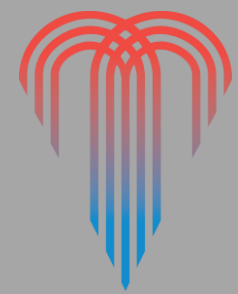
Maximum penalty for zoning ordinance is \$150 and can only be imposed by court

The threat of penalty does not motivate operators to register, so those that have are operators who have willingly done the right thing or those that have responded to our investigations

The current ordinance is complicated which impedes ability to file a complete application and for staff to review or investigate expeditiously

There is no limitation on density or concentration





Proposed Amendment to 88

Repeal all use and operational standards, which will be restated and moved into Chapter 56

Acknowledge resident STRs and nonresident STRs as defined uses and identify where they are permitted.

CS proposes that non resident STRs be prohibited in all residential zones and permitted in most nonresidential zones

CS proposes that resident STRs be permitted in all districts as an accessory use to a dwelling unit in all residential zones and most nonresidential zones

CS proposes non resident zones be permitted in Districts UR and MP when the approved preliminary development plan is not exclusively residential and allows resident STRs in all cases.

*CPD supports these recommendations in the committee substitute

