

AN ORDINANCE AMENDING ARTICLE 8 OF THE CODE OF ORDINANCES OF THE CITY OF MOUNTAIN GROVE, MISSOURI BY ADDING SECTIONS 8-208 & 8-209 AS IT RELATES TO THE REGULATION OF SHORT TERM RENTALS WITHIN THE CITY OF MOUNTAIN GROVE, MISSOURI.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF MOUNTAIN GROVE, MISSOURI AS FOLLOWS:

SECTION 1:

WHEREAS, the City of Mountain Grove desires to preserve the quality, integrity and stability of its residential areas; and

WHEREAS, the City has enacted a variety of ordinances which govern the extent and location of certain uses, including overnight lodging; and

WHEREAS, the City has established a general prohibition of rentals for less than 30 days in furtherance of its efforts to preserve residential areas; and

WHEREAS, the City has identified a new trend of allowing rentals of less than 30 days in residential areas; and

WHEREAS, the City has determined a desire to allow and the need to regulate this activity to fulfill the goals set forth above.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MOUNTAIN GROVE, MISSOURI, as follows, that:

Section 208 – 209 shall be added to chapter 8 of the Code of the City of Mountain Grove, Missouri

Section 1:

Sec. 8-208 - Short – Term Rentals

Renting sleeping rooms within the City of Mountain Grove to more than two persons, not members of the family occupying the dwelling unit for less than 30 days provided an off-street parking space is provided for each person.

Sec. 8-209 – Short-Term Rental

(a) This section shall apply to a Short–Term Rental use that:

1. Is rented for periods of less than 30 consecutive days; and
2. Is not an owner-occupied residence or is an owner- occupied primary residence, and is rented for more than 95 days in a calendar year when the owner is absent from the premise.

(b) A certificate of occupancy shall be obtained in accordance with this code

(c) Annual business license shall be obtained.

(d) All Sales, Use, and Bed taxes shall be collected and paid on all short term rental property.

(e) This STR process shall be for all zoning districts except PD and Industrial.

(g) The following provisions shall apply to a Short–Term Rental:

1. Density Limitations: A Short–Term Rental shall be limited to no more than one STR per eight residential structures on the block face.

No STR shall be permitted on a block face with fewer than four residential structures unless an appeal is granted by City Council (i.e. 1-3: no STR; 4-8: 1 STR; 9-15: 1 STR; 16-23: 2 STR). For purposes of this section, block face shall be defined as one side of a street, from one intersection to the next, not including alleys. Residential structures' block face shall be determined by the mailing address assigned to each.

2. A Short-Term Rental shall only be located in the primary structure.
3. No exterior alterations that would change the single-family character of the Short-Term Rental, other than those necessary to ensure the safety of the structure, shall be made.
4. No residential structure shall be removed for parking or to expand the Short-Term Rental.
5. A Short-Term Rental shall not be rented solely for receptions, parties, weddings or any similar activities.

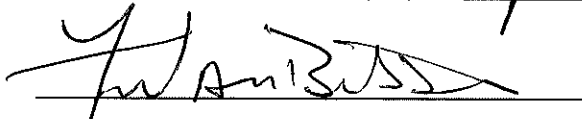
(h) A Short-Term Rental permit shall be required for Short-Term Rental uses as follows:

1. *Application fee.* A fee of \$350.00 or as set forth in the schedule of fees, shall accompany and Short-Term Rental application and is in addition to the license and certificate of occupancy fee required by this section. The additional fee shall be for the costs of processing the application.
2. Description and details of proposed Short-Term Rental operation including number of days per month to be rented and any other proposed changes.
 - c. Applicant or the representative's contact information.
 - d. Information sheet provided by the City completed.
3. The City shall have the authority from time to time to prepare forms to implement this section.

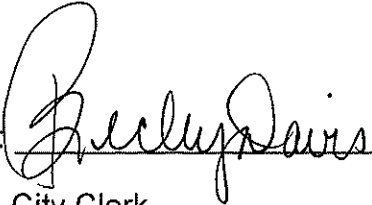
Section 2:

This ordinance shall be in full force and effect from and after its passage by the Board of Alderman and signed into law by the Mayor of the City of Mountain Grove, Missouri.

Passed this 12th day of April 2022



Mayor

Attest: 
City Clerk

First Reading 3/8/22, 2022

Second Reading 4/12/22, 2022