

Introduced by Alderman Sikes

**AN ORDINANCE TO ADOPT A SHORT-TERM RENTAL PROGRAM,
WITHIN THE CITY LIMITS OF ST. CLAIR, PROVIDING FOR THE
ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR;
AND REPEALING ALL OTHER ORDINANCES AND PARTS OF
ORDINANCES IN CONFLICT THEREWITH.**

WHEREAS the City desires to protect the public health and safety by establishing reasonable regulations on short-term rentals regarding noise, neighborhood safety, neighborhood character, and other health and safety concerns; and

WHEREAS this ordinance is intended to provide regulations, standards, and circumstances under which a short-term rental may be allowed in the City of St. Clair

WHEREAS it is the City's intent that all short-term rentals shall be regulated and managed such that the residential character of neighborhoods and the stability necessary for a suitable family environment is maintained; and

WHEREAS, the Board of Alderman has determined that restricting and regulating short term rentals as provided herein serves a legitimate public purpose and is in the best interests of the citizens of the City of St. Clair.

NOW, THEREFORE, BE IT ORDAINED by the Board of Aldermen of the City of St. Clair, Franklin County, Missouri, as follows:

SECTION A. - PURPOSE.

The purpose of the Short-Term Vacation Rental Permit Program is to provide for the health, safety, and general welfare of the residents of the City of St. Clair and anyone vacationing in the City of St. Clair. The program shall monitor the general condition of structures within the city through the establishment of a regularly scheduled inspection procedure. At a minimum, the health and safety occupancy inspection shall review the following areas of potential health and safety concerns to assure that all necessary utility services are provided and functioning properly; all HVAC systems are in working condition; all plumbing fixtures are in proper working condition; no unsafe electrical hazards exist; the structure is structurally sound; all windows are in place, unbroken and function properly; plaster and paint on walls are not peeling or flaking; there is no accumulation of trash, debris, chemicals or fabric which could pose a fire hazard; there are no insect or rodent infestations; and the exterior of the structure meets all property maintenance codes. This program shall apply only to Short-Term Rental property.

SECTION B. - DEFINITIONS.

Short Term Vacation Rental. A residential structure or unit (excluding multiple-family dwellings containing three or more units) a portion of which may be used for temporary guest accommodations, in which travelers are lodged for sleeping purposes for compensation, with or without a morning meal provided, but with no food service for compensation except for overnight guests. To qualify as a Short-Term Vacation Rental facility, such facility shall be granted a business license.

SECTION C. - CONDITIONS.

Conditions. The following conditions shall be made a continuing obligation of any commercial occupancy permit and/or conditional use permit issued for a short-term vacation rental facility, and such other conditions as may be required by the Planning and Zoning Commission and the Board of Aldermen:

1. A short-term rental facility shall be subject to, at minimum, an annual inspection to determine compliance with the requirements of this Section and of the City's Building and Occupancy Codes. The City may require additional inspections upon a complaint regarding the condition of the property or of the conduct of the short-term rental facility operation.

1. The maximum number of guests at anyone (1) time may not exceed the number permitted by the applicable Building and Occupancy Code provisions of the City of St. Clair. The occupancy limit shall be established as part of the commercial occupancy permit and/ or conditional use permit granted the facility.
2. Off-street parking facilities shall be provided in conformance with the existing Municipal code provision.
3. A short-rental facility may provide meals only to its guests and under no circumstances to members of the general public. No food storage or preparation capabilities shall be provided in guest rooms.
4. The short-term rental facility shall always appear as a current R-1, Single-Family Residential District and/or R-2, Two-Family Residential District.

The short-term rental facility must not generate activity or noise inimical to the character of a residential district nor permit it to fall below the standards of the City's adopted building, property maintenance and other applicable codes, and further shall be required to be inspected annually to obtain a business license. Such inspection to be performed by the city with an inspection fee of \$100.00 in addition to the fee charged for the annual business license.

Applications.

1. Applications for short-term rental uses shall be filed upon forms prescribed by the City, setting forth the legal description of the lot, tract, or parcel of land, together with a general description of any building or structure thereon, including the approximate size, square footage, number of bedrooms, and number of parking spaces; location of the building and parking upon the lot, tract, or parcel; and any other information deemed necessary by the City.
2. Applications for short-term rental permits shall be submitted to the City Clerk, then forwarded over to the Building Department.

B. Standards for Short-term Rental Uses.

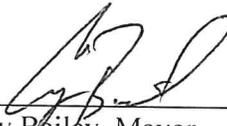
1. Occupancy. The total allowable occupancy per structure shall be limited to no more than two (2) persons per bedroom.
2. License. Property owners of Short-term rentals shall obtain an annual business license from the City.
3. Display of materials. All short-term rental users shall be required to conspicuously post the following information within the rental, Name, and contact information for the individual responsible for the day-to-day operations of the rental.
4. A copy of the Certificate of Occupancy.
5. A copy of the approved Business License.
6. City of St. Clair noise and nuisance ordinances.
7. A statement that no short-term rental shall be rented or used for the sole purpose of receptions, parties, weddings, or other similar events.

This ordinance shall be in full force and affect from and after its passage and approval.

READ BY TITLE ONLY TWICE AND PASSED this 15th day of May 2023.

VOTE:

NAME	AYE	NAY	NAME	AYE	NAY
Alderman Viehland	X	_____	Alderman Saling	X	_____
Alderman Sikes	X	_____	Alderman Dulworth	Absent	_____



Cozy Bailey, Mayor

ATTESTED:



Kim French, City Clerk