



STAFF REPORT

Board of Aldermen

AN ORDINANCE FOR MUNICIPAL CODE AMENDMENTS THROUGHOUT CHAPTER 94 CHANGING THE TERM NIGHTLY RENTAL TO SHORT-TERM RENTAL.

FIRST READING: SEPTEMBER 24, 2024 FINAL READING: OCTOBER 8, 2024

Initiated By: Planning and Development

Approved By: *Cathy Stepp*

Financial Impact: No Impact/Not Applicable

Community Plan 2030: LU-5:Development Codes & Regulations

FACTS:

In the 1960's and 1970's, the City of Branson, Missouri ("City") adopted the Zoning Ordinance, now existing in Chapter 94, referred to as the Unified Development Code and Utilities Code to promote health, safety, morals and a general welfare of the community, including its aesthetic appearance; lessen congestion in the streets; secure safety from fires, panic and other dangers; provide adequate light and air; prevent the overcrowding of land; avoid undue concentration of population; bring about the gradual conformity of the uses of land and buildings throughout the City; facilitate the adequate provision of transportation, water, sewage, schools, parks and other public requirements; protect and conserve the value of land throughout the City; and provide a policy to efficiently process permits and other applications by the City.

Recently an Ordinance was approved amending Chapter 22 and Appendix A of the Branson Municipal Code pertaining to short term rentals. The amendment was necessary to reflect the safety, fees, and clarity concerning short term rental businesses. This proposed code amendment aligns Chapter 94 with the newly created terminology and definitions which replaces "nightly rentals" with the term "short term rentals".

PLANNING COMMISSION RECOMMENDATION:

The proposed Ordinance amendment request pertaining to short term rentals was recommended for approval by the Planning Commission on September 3, 2024 by Resolution No. MC24-08 (Exhibit 1), with a unanimous vote of 8-0.

DETAILED ANALYSIS:

The code amendment affects the following sections in Chapter 94:

- ARTICLE 1. – IN GENERAL
 - Section 94-5. – Definitions

- ARTICLE IV. USES
 - Section 94-60. – Table of Permitted uses
 - Section 94-60.1 – Permitted Uses
 - Section 94-61. – Use and Structure Standards
 - Section 94-62. – Special Use Standards

BACKUP DOCUMENTATION:

Staff Report Exhibit 1 - Exhibit A- Resolution NO. MC24-08