

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

AN ORDINANCE requesting a conditional use permit (CUP) in District AG (Agricultural) for continuous operation of a short-term rental subject to specified conditions, as to a 9.56± acre tract.

ORDINANCE NO. 6000, July 28, 2025

BE IT ORDAINED by the County Legislature of Jackson County, Missouri as follows:

Section 1. A conditional use permit is hereby requested for continuous operation of a short-term rental as to a 9.56± acre tract, commonly known as 9803 S. Perdue Road, and legally described as follows:

Description: Skyler and Jaclynn Braden, at 9803 S. Purdue Road on 9.56 ± acres. This is for a Conditional Use Permit to operate a short-term rental. We have bed and breakfast in the development code. The applicant is wishing to use their accessory dwelling as a short-term rental. The dwelling was permitted in 2021 as a standalone residence. It is served by its own septic system. Within the development code, bed and breakfast inns are allowed as a conditional use permit. However, there is no specific language for short-term rentals. A traditional bed and breakfast is an owner-occupied or manager-occupied residential structure providing rooms and meals for a more intimate setting. By definition, the Missouri Department of Health and Senior Services define a bed and breakfast as, a bed and breakfast shall mean an existing building or buildings with no more than three occupiable stories with at least five but no more than ten guest rooms. The building should have interior corridors and be provided with a kitchen. Breakfast will be provided to guests, and the owner must live in or adjacent to the building. In contrast, short-term rentals typically refer to renting out a furnished living space for a brief period, which can range from a few days to weeks or a few weeks or longer. These properties are listed on a variety of platforms like Airbnb or Vrbo, where homeowners can offer a spare or empty room for homes, condos, or apartments. In Missouri, there are no statewide licensing requirements for short-term rentals. This would fall to individual cities and counties. The applicant stated that they can accommodate up to six guests with a minimum stay of two nights. Both neighbors on each side of the subject property have provided a letter of support to the applicant. At this point, we're just trying to come up with a baseline for short-term rentals, not be overly restrictive. I kind of looked at some of the adjacent counties to kind of get a feel for what they're doing. There's a wide variety of regulations for that. We came up with some base underlying conditions for these. This is in the suburban tier.

Section 2. The conditional use permit granted by this Ordinance is subject to the following conditions:

1. The property must meet the requirements of the underlying zoning district.
2. Adequate on-site parking must be provided depending on whether on-street parking is permitted.
3. The property must have a valid water and sanitary system. The maximum number of occupancy is generally limited to six unrelated individuals or any number of related individuals.
4. Properties cannot be used for receptions, parties, or weddings.
5. Quiet hours are typically from 10 p.m. to 8 a.m. Sunday through Thursday, 12 a.m. to 8 a.m. on Fridays and Saturdays.

Section 3. The Legislature, pursuant to the application of Skyler and Jaclynn Braden, (CU-2024-253), requesting approval embodied in this Ordinance and with notice that the Jackson County Plan Commission voted 7 to 0 to recommend APPROVAL of this application in a public hearing on May 15, 2025, does adopt this Ordinance pursuant to the Jackson County Charter authorizing the Legislature to exercise legislative power pertaining to planning and zoning.

Effective Date: This Ordinance shall be effective immediately upon its signature by the County Executive.

APPROVED AS TO FORM:

Bryan Covinsky

Bryan Covinsky (Jul 24, 2025 12:26:06 CDT)

County Counselor

I hereby certify that the attached ordinance, Ordinance No. 6000 introduced on July 28, 2025, was duly passed on August 25, 2025 by the Jackson County Legislature. The votes thereon were as follows:

Yeas 9

Nays 0

Abstaining 0

Absent 0

This Ordinance is hereby transmitted to the County Executive for his signature.

8.25.2025

Date

Mary Jo Spino

Mary Jo Spino, Clerk of Legislature

I hereby approve the attached Ordinance No. 6000.

9/5/2025

Date

Frank White, Jr.

Frank White, Jr., County Executive