

ZONING REGULATIONS

400 Attachment 15

City of Hollister

APPENDIX 5 Nightly Rentals Conditional Uses

[Added Ord. No. 19-44, 6-20-2019; Ord. No. 21-28, 1-6-2022]

- A. Definitions. As used in this Chapter, the following terms shall have the meanings indicated:

NIGHTLY RENTAL — A building or portion thereof built or renovated for the purpose of rental sleeping accommodations for four (4) or fewer guestrooms in increments less than thirty (30) days at a time shall be considered "nightly rental." (Permitted in specified locations in "R-1" Residential with the following additional conditions.)

- B. In addition to the normal requirements of the "R-1" zoning district, the following conditions shall apply:
1. Locations allowed: Ivanhoe Place subdivision in Section 9, Township 22, Range 21; that part of Taneycomo Addition - Club east of U.S. Highway 65 in Sections 4 and 5, Township 22, Range 21; and Golden Acres subdivision in Section 8, Township 22, Range 21 in Hollister, Missouri.
 2. Only structures built for this purpose or existing structures that meet the standards for size in area and are renovated for this purpose shall be allowed. Maximum density, lot dimensions, setbacks and building height shall meet the requirement of "R-1" zone.
 3. For structures built or renovated for this use, the maximum size in area shall be one thousand two hundred (1,200) square feet. The minimum size in area allowed for this type use is seven hundred (700) square feet.
 4. Each structure shall be on an individual lot.
 5. Each structure shall have at least the required minimum off-street parking spaces. One (1) space per guestroom is the absolute minimum.
 6. For structures built or renovated for this use, the requirements of the current adopted edition of the International Building Code shall apply as for any residential use that is for transient occupancy (less than thirty-day occupancy, "R-1" by current adopted edition of the International Building Code). This shall include a fire suppression system (sprinkler), emergency lighting and egress. However, the sprinkler system will be allowed to be installed per Section P2904 of the current adopted edition of the International Residential Code or National Fire Protection Association 13D.

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7. Before a permit is issued, a business license to operate such a nightly rental business shall be applied for with the required submittals to the City Clerk.
- C. Signage to identify Nightly Rental property or properties shall not exceed three (3) feet in length and four (4) feet in height and maximum sign face area of three (3) square feet announcing only the name, address, telephone number and website.