

AGENDA
MAPLEWOOD CITY COUNCIL WORK SESSION
TUESDAY, SEPTEMBER 13, 2022 @ 6:30 P.M.
CITY COUNCIL CHAMBERS
(7601 MANCHESTER ROAD)
OR
VIA TELECONFERENCE
(WWW.CITYOFMAPLEWOOD FOR DETAILS)

1. Call to Order
2. Roll Call
3. Motion to Excuse Councilmember
4. Accessory Dwelling Units
5. Adjournment

INTEROFFICE MEMORANDUM

TO: Mayor & City Council

FROM: Michael D. Reese, City Manager

DATE: September 8, 2022

RE: Accessory Dwelling Units (ADU) Ordinance

Please review the attached Accessory Dwelling Units Ordinance. This amendment to allow Accessory Dwelling Units was initiated by the Zoning Ordinance Review Committee. The Plan & Zoning Commission spent several meetings reviewing this issue and is recommending the attached ordinance be forwarded to the City Council for your consideration. The ordinance has been forwarded to the city attorney for their review.


Michael D. Reese
City Manager

Attachment

INTEROFFICE MEMORANDUM



To: Planning Commission
From: Anthony Traxler, Assistant City Manager/Director of Public Works
Date: September 2, 2022
Subject: **Petition #2022-9 - Accessory Dwelling Unit (ADU) Ordinance Amendments
Old Business from August 1, 2022 Meeting**

Attached is a revised ordinance based on the Plan Commission's ADU discussion at our August meeting. **Highlighted** text was added, ~~strikethrough~~ text was deleted. Please review the attached ordinance as there were several changes where the discussion went back and forth so I want to make sure I captured all suggested amendments.

Note, I did not include an exception for ADU's from the masonry requirements because after reviewing that section of the city code determined an exception for accessory structures already exists. Last, the only comment staff has on the suggested amendments is if you completely remove any parking requirements for ADU's, you may get additional pushback from neighbors who have concerns over adequate parking from an adjacent or nearby ADU.

BILL NO.

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING CHAPTER 56, ZONING, SECTION 56-3 DEFINITIONS, SECTION 56-32 NUMBER OF STRUCTURES, SECTION 56-72 (4) SR DISTRICT CONDITIONAL USES, SECTION 56-558 TERM DEFINED; AUTHORIZATION, AND SECTION 56-560 SPECIFICALLY PROHIBITED USES TO ALLOW ~~DETACHED~~ ACCESSORY DWELLING UNITS AS CONDITIONAL USES IN THE SR SINGLE FAMILY RESIDENTIAL ZONING DISTRICT.

WHEREAS, the Plan and Zoning Commission voted unanimously in favor of the accessory dwelling units (ADU) amendments to the zoning ordinance at their September 7, 2022 meeting; and

WHEREAS, the Human Services Commission voted unanimously in favor of the accessory dwelling units (ADU) amendments to the zoning ordinance at their September 7, 2022 meeting; and

WHEREAS, the City Council will hold a public hearing on _____ regarding the proposed amendments to the zoning ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS:

Section I. Section 56-3, Definitions, is hereby amended by adding the following definition:

Accessory dwelling unit. See Sec. 56-558 (c) of this chapter.

Section II. Section 56-32, Number of structures, is hereby amended by deleting the existing text and inserting the following text in its stead:

With the exception of accessory dwelling units (ADU's) as defined in Sec. 56-558 (c) of this chapter, in any zoning district, only one structure containing a permitted or permissible principal use may be erected on a single zoning lot.

Section III. Section 56-72, Permitted uses, (4) Conditional uses, is hereby amended by adding the following text:

(f) Accessory dwelling unit (ADU) as defined by Sec 56-558 (c) of this chapter.

Section IV. Section 56-558, Term defined; authorization, is hereby amended by adding subsection (c), Accessory dwelling unit (ADU).

(c) Accessory dwelling unit (ADU) - A smaller, independent residential dwelling unit, **that can be either attached or detached from the principal single-family home**, with kitchen and bathroom facilities located on the same lot as a stand-alone single-family home. At least one of either the principal single-family home or the accessory dwelling unit must be owner occupied. Accessory dwelling units must meet all of the following criteria:

- (1) Accessory dwelling units shall not exceed ~~700~~ 800 gross square feet.
- ~~(2) Accessory dwelling units must be detached from the principal structure.~~
- (2) No accessory dwelling unit shall be permitted in the front yard.
- (3) Accessory dwelling units shall be subject to the review and approval of the Design & Review Board.
- (4) Short-term vacation rentals are prohibited in accessory dwelling units.
- ~~(5) Three off-street parking spaces shall be required for a site with an accessory dwelling unit (2 parking spaces for the principal structure, 1 parking space for the ADU).~~
- Accessory dwelling units may ~~do~~ not require additional off-street parking spaces.
- (6) Accessory dwelling units must have means of ingress/egress for emergency ~~medical~~ services.
- (7) A maximum of one accessory dwelling unit per lot is permitted.
- (8) Minimum accessory dwelling unit setbacks shall be as follows:
 - a. Side yard setback – five feet
 - b. Rear yard setback – ~~ten~~ five feet
 - c. Distance from any principal structure or other accessory structure – ten feet

Section V. Section 56-560, Specifically prohibited uses, (c) Conditional uses, is hereby amended by adding the following text:

With the exception of accessory dwelling units (ADU's) as defined in Sec. 56-558 (c) of this chapter, it shall be unlawful for any person, firm or corporation to occupy an accessory building for purposes of residency or any other use resulting in systematic human occupancy.

Section VI. This ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Passed this th day of, 2022

Nikylan Knapper, Mayor

Attest: _____
Karen Scheidt, City Clerk

Approved this th day of , 2022

Nikylan Knapper, Mayor

Attest: _____
Karen Scheidt, City Clerk