BILL NO. 6205 **ORDINANCE NO. 6000**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING CHAPTER 56, ZONING, INCLUDING SECTION 56-3. – DEFINITIONS.; SECTION 56-72. – PERMITTED USES.; AND SECTION 56.560. – SPECIFICALLY PROHIBITED USES; AND ADDING A NEW SECTION 56-74. – REGULATIONS FOR ACCESSORY DWELLING UNITS, ALL TO ALLOW ACCESSORY DWELLING UNITS AS CONDITIONAL USES IN THE SR SINGLE FAMILY RESIDENTIAL ZONING DISTRICT

WHEREAS, the Plan and Zoning Commission approved by a vote of 6 ayes, 0 nays the amendments to the zoning ordinance at their October 3, 2022 meeting; and

WHEREAS, the City Council held a public hearing on October 11,2022 regarding the proposed amendments to the zoning ordinance; and

WHEREAS, the City Council finds that the City's housing supply is falling short of current and future housing demand, with potential serious consequences for the well-being of its residents, particularly lower-income and middle-income earners; and

WHEREAS, the City Council believes that accessory dwelling units will assist in allowing the City to meet its residential housing needs by increasing the supply of more affordable and a diverse type of housing;

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

Section I. Section 56-3. of Chapter 56, Article I of the Code is hereby amended by adding the following definition:

> *Accessory dwelling unit.* A smaller, subordinate, dwelling containing a single dwelling unit that is either attached to or detached from the principal single-family dwelling.

Section II. Subsection 4 of Section 56-72. of Division 2 of Article II of Chapter 56 of the Code is hereby amended by adding the following new subsection (f):

f. Accessory dwelling unit.

Section III. A new Section 56-74 is hereby added to Chapter 56, Article II, Division 2 as follows:

Sec. 56-74. – Regulations for accessory dwelling units.

(a) In addition to meeting the requirements of Sec. 56-877 of this chapter, accessory dwelling units (ADU) must comply with the following conditions to receive a conditional use permit for such use:

(1) At least one of either the principal single-family dwelling or the subordinate accessory dwelling unit must be owner-occupied.
(2) A maximum of one accessory dwelling unit per lot is permitted.

(3) The accessory dwelling unit shall not exceed 800 gross square feet.
(4) Minimum accessory dwelling unit setback requirements shall be as set forth in Sec. 56-561 of this chapter.
(5) No accessory dwelling unit shall be permitted in the front yard.
(6) Accessory dwelling units shall not require off-street parking in addition to that required by Chapter 56 unless the planning and zoning commission determines that on-street parking in the area (area defined as within 300 feet of the site in question) surrounding the proposed accessory dwelling unit is inadequate to meet the needs of the residents in the area.
(7) Accessory dwelling units must have means of ingress/egress for emergency services.
(8) Accessory dwelling units shall have been reviewed and approved by the design and review board.
(9) Short-term vacation rentals are prohibited in the accessory dwelling unit.

(b) Notice of pubic hearing for a conditional use permit for an accessory dwelling unit shall be given as set forth in Sec. 56-877 of this chapter, except that in addition to giving notice by publication, notice shall also be given to all owners within 500 feet of the premises for which the conditional use permit is sought.

Section IV. Subsection (c) of Section 56-560. of Chapter 56, Article III, Division 4 of the Code is hereby amended by deleting the existing text and inserting the following text in its stead:

(c) With the exception of accessory dwelling units (ADU's) as set forth in Article II, Division 2 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 V. This ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Passed this 25th day of October, 2022

Nikylan Knapper, Mayor

Attest: _____
Karen Scheidt, City Clerk

Approved this 25th day of October, 2022

Nikylan Knapper, Mayor

Attest: _____
Karen Scheidt, City Clerk