

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING THE MAPLEWOOD CODE OF ORDINANCES, CHAPTER 56 — ZONING, SECTION 56-3 — DEFINITIONS, SECTION 56-72 — PERMITTED USES (SR DISTRICT), SECTION 56-106 — PERMITTED USES (LR DISTRICT), SECTION 56-131 — PERMITTED USES (MR DISTRICT), AND SECTION 56-880 — GROUP LIVING FACILITIES, TO REDEFINE GROUP HOMES AND ALLOW GROUP HOMES AS PERMITTED USES IN RESIDENTIAL DISTRICTS

WHEREAS, the Planning and Zoning Commission recommended approval by a vote of 5 ayes, 0 nays, at their July 7, 2025, meeting; and

WHEREAS, the City Council held a public hearing on August 12, 2025, regarding the proposed amendments; and

WHEREAS, the current conditional use requirements for group homes create regulatory barriers that may limit appropriate housing options for disabled persons; and

WHEREAS, these amendments will facilitate appropriate housing options for disabled persons while maintaining neighborhood compatibility.

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

Section I. Section 56-3 of the Maplewood Code of Ordinances is hereby amended as follows:

~~Group living facilities/group homes~~ **Group home** means ~~any combination of dwelling units for a number of unrelated persons associated with an educational religious, charitable for profit, not for profit or service institution or organization and which is intended for the purpose of rehabilitation (except drug and alcohol treatment facilities), geriatric care, convalescent home, nursing home or group therapy home.~~ **a dwelling unit in which multiple unrelated mentally and/or physically disabled persons reside and may include two additional persons acting as houseparents or guardians who need not be related to each other or to any of the mentally or physically disabled persons residing in the home.**

Section II. Section 56-72 of the Maplewood Code of Ordinances is hereby amended as follows:

The following uses shall be permitted in any location within the SR district:

- (1) Detached single-family dwellings, if built and located in accordance with the provisions of this chapter.
- (2) Group homes.**
- (23) Home occupations as provided in article III, division 3 of this chapter.
- (34) Accessory uses as provided in article III, division 4 of this chapter.
- (45) Conditional uses. The following uses shall be allowed as conditional uses in accordance with the procedures provided in article IV, division 6 of this chapter:
 - a. Convents and rectories.
 - b. Utility substations.

- c. Day care centers.
- ~~d. Group living facilities/group homes.~~
- ed. Short term vacation rentals that meet the requirements of article XIII, division 3, sections 14-800 to 14-804, short term vacation rentals of the city Code.
- fe. Accessory dwelling unit.

Section III. Section 56-106 of the Maplewood Code of Ordinances is hereby amended as follows:

The following uses shall be permitted in any location within the LR district:

- (1) Detached single-family dwellings, if built and located in accordance with the use regulations provided in section 56-73.
- (2) Attached single-family dwellings, if built and located in accordance with the development standards for two-family houses, townhouses, or patio houses provided in this section.
- (3) Apartment dwellings by site plan review as provided in article IV, division 8 of this chapter, if built and located in accordance with the development standards for townhouse apartments or garden apartments provided in article II, division 4 of this chapter. All such apartment dwellings must conform with the use regulations for intensity, useable residential open space, and parking provided in article II, division 4 of this chapter.
- (4) Group homes**
- (45) Home occupations as provided in article III, division 3 of this chapter.
- (56) Accessory uses. As provided in article III, division 4 of this chapter.
- (67) Conditional uses. The following shall be allowed as conditional uses in accordance with the procedures provided in article IV, division 6 of this chapter:
 - a. Convents and rectories.
 - b. Utility substations.
 - c. Day care centers.
 - ~~d. Group living facilities/group homes.~~
 - ed. Short term vacation rentals that meet the requirements of article XIII, division 3, sections 14-800 to 14-804, short term vacation rentals of the city Code.

Section IV. Section 56-131 of the Maplewood Code of Ordinances is hereby amended as follows:

The following uses shall be permitted in any location within the MR district:

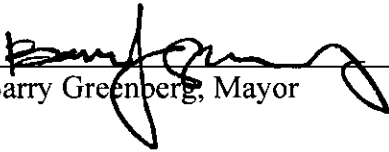
- (1) Apartment dwellings, if built and located in accordance with the development standards for townhouse apartments, garden apartments, or elevator apartments provided in section 56-133.
- (2) Attached single-family dwellings by site plan review as provided in article IV, division 8 of this chapter, and if built and located in accordance with development standards for townhouse or patio houses provided in article II, division 3 of this chapter.
- (3) Convent or rectories.
- (4) Group homes**
- (45) Home occupations as provided in article III, division 3 of this chapter.
- (56) Accessory uses, as provided in article III, division 4 of this chapter.
- (67) Conditional uses. The following uses shall be allowed as conditional uses in accordance with the procedures provided in article IV, division 6 of this chapter:
 - a. Detached single-family dwellings.

- b. Apartments for the elderly.
- c. Convalescent homes.
- d. Public or common parking garages or lots.
- e. Utility substations.
- f. Police or fire stations.
- g. Private schools, except private trade, technical or business schools, and university facility facilities.
- h. ~~Group living facility/group home.~~
- ih. Short term vacation rentals that meet the requirements of article XIII, division 3, sections 14-800 to 14-804, short term vacation rentals of the city Code.

Section V. Section 56-880 of the Maplewood Code of Ordinances is hereby repealed in its entirety.

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


Passed this 23rd day of September, 2025


Barry Greenberg, Mayor

Attest: 
Tanya Bohlken, Deputy City Clerk

Approved this 23rd day of September, 2025


Barry Greenberg, Mayor

Attest: 
Tanya Bohlken, Deputy City Clerk