

BILL NO. 1007

ORDINANCE NO. 975

AN ORDINANCE AMENDING THE ZONING CODE TO REGULATE STUDENT HOUSING IN SINGLE-FAMILY RESIDENTIAL ZONING DISTRICTS

Whereas, the City has authority to adopt regulations pertaining to buildings, land uses and occupancy in order to preserve the public health, safety and welfare; and

Whereas, the City has established certain areas as single-family zoning districts; and

Whereas, certain land uses, when located in single-family residential districts, cause disruption to the peace and enjoyment of the residents and, therefore, are detrimental to the public's welfare; and

Whereas, due to the extremely close proximity to the adjacent university, the City has experienced a particular problem with student housing attempting to intrude into the City's single-family residential zoning districts; and

Whereas, the adverse effects of student housing (such as late night noise, increased parking demands and increased traffic) are inconsistent and detrimental to single-family zoning districts; and

Whereas, it is necessary to establish standards for student housing located within the City's single-family zoning districts in order to preserve the character of the City's neighborhoods and the welfare of its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BEL-NOR, MISSOURI, AS FOLLOWS:

Section 1. Subsection "B" of Section 400.120 ("R-1 Single-Family District Regulations) is hereby amended by the addition of a new Subparagraph "11" which shall read as follows:

11. Student Housing as long as the following requirements are met:
 - (a) The dwelling unit is limited to the lesser of the maximum occupancy limit given the size of the dwelling unit or not more than three (3) persons not related by blood or marriage within the third degree of consanguinity or affinity, living together as a single non-profit housekeeping unit in the dwelling unit.
 - (b) The property has at least one (1) off-street parking space per occupant.
 - (c) The property is subject to an annual inspection and remains code compliant.
 - (d) The contact information for a responsible individual, who is available at all times, is on file with the City of Bel-Nor.

(e) The proposed student housing is at least 500 feet from any other student housing.

Section 2. This ordinance shall be in full force and effect from and after the date of its passage and approval.

PASSED BY THE BOARD OF ALDERMEN ON THIS 19 DAY OF June, 2017.

C. M. Bushale
Presiding Officer

Attest:

Diana Kusnieta
City Clerk

APPROVED BY THE MAYOR ON THIS 19 DAY OF June, 2017.

C. M. Bushale
Mayor

Attest:

Diana Kusnieta
City Clerk