

AN ORDINANCE

amending Chapter 29-A, the Zoning Code, of the Code of Ordinances of the City of Joplin, Missouri, by amending Appendix A- Land Use Table, by adding language to permit group residential facilities in commercial districts and by specially permit group residential facilities in multi-family residential districts and by specially permitting group residential facilities in all residential districts in times of emergencies and post-emergency recovery.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That Section 1 (Use Table) of Appendix A (Land Use Table) of Chapter 29-A (Zoning Code) of the Code of Ordinances of the City of Joplin, Missouri, be amended by adding the following uses:

“Group Residential”

Section 2. That Section 1 (Use Table) of Appendix A (Land Use Table) of Chapter 29-A (Zoning Code) of the Code of Ordinances of the City of Joplin, Missouri, be amended by permitting the following uses in C-O (Non-Retail District), C-1 (Neighborhood Commercial), C-2 (Central Business District), and C-3 (Commercial District) Districts:

“Group Residential”

Section 3. That Section 1 (Use Table) of Appendix A (Land Use Table) of Chapter 29-A (Zoning Code) of the Code of Ordinances of the City of Joplin, Missouri, be amended by permitting the following uses through the issuance of a special use permit in R-3 (Apartment House), and R-4 (Townhouse) Districts:

“Group Residential”

Section 4. That Section 1 (Use Table) of Appendix A (Land Use Table) of Chapter 29-A (Zoning Code) of the Code of Ordinances of the City of Joplin, Missouri, be amended by permitting the following uses through the issuance of a special use permit in R-1 (Single-Family Residential), R-S (Residential Suburban), R-2 (Two-Family Residential), R-3 Districts during times of emergency and post-emergency recovery:

“Group Residential”

Council Bill No. 2011-279

EFFECTIVE 20 DAYS FROM DATE

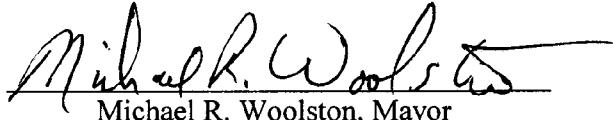
Section 5. That Section 2 (Use Standards) of Appendix A (Land Use Table) of Chapter 29-A (Zoning Code) of the Code of Ordinances of the City of Joplin, Missouri, be amended by adding a new paragraph to read as follows:

HH. Group Residential facilities.

1. Purpose: To permit and regulate Group Residential facilities in all residential zones during emergencies and post-emergency recovery.
2. The use of Group Residential facilities must obtain a special use permit prior to operation.
3. An emergency shall be declared pursuant to Chapter 38 Section 38-43 or at the determination of the Planning and Community Development Manager as it pertains to emergency temporary housing needs.
4. During times of non-emergencies, Group Residential facilities shall be limited to C-0, C-1, C-2, and C-3 zones and by special use permit in R-3 and R-4 zones.
5. Approval of the Group Residential facilities will not alter any historic district or historic landmark in a way that detracts from its uniqueness.
6. Group Residential facilities shall be located in churches or other places of worship, fellowship halls, gymnasiums, community centers, or other facilities deemed acceptable by the Planning and Community Development Manager.
7. Group Residential facilities shall meet all applicable Building Codes for such use.
8. The special use permit shall be issued for no more than one (1) calendar year and may be renewed for extension as deemed appropriate by the City Council.
9. Prior to granting of any special use permit, the Zoning and Planning Commission or the City Council may stipulate such conditions and restrictions upon the establishment, location, construction, maintenance, and operation of the special use as is deemed necessary for the protection of the public interest and to secure compliance with the standards and conditions contained in Article 21 of the Joplin Zoning Regulations.

10.

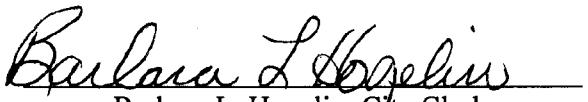
PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the 5th day of December, 2011.



Michael R. Woolston

Michael R. Woolston, Mayor

ATTEST:



Barbara L. Hogelin

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:



Brian W. Head

Brian W. Head, City Attorney