

**First Reading: 7/14/25**  
**Bill No.: 25-51**

**Second Reading: 7/14/25**  
**Ordinance No.: 250714I**

**AN ORDINANCE ADDING SCHEDULE IV OF THE WILLARD, MISSOURI CITY CODE 'LAND DEVELOPMENT CODE', SECTION 400.521, IN ORDER TO ALLOW ACCESSORY DWELLING UNITS**

**WHEREAS**, the City of Willard has adopted zoning regulations in Chapter 4 of the City of Willard General Code to regulate uses and property within the various zoning districts; and

**WHEREAS**, the City of Willard has identified accessory dwelling units as a way to contribute to the City's supply of affordable rental housing; and

**WHEREAS**, the City of Willard recognizes that having accessory dwelling units as an option can make homes more affordable for families and individuals by providing an income source for homeowners and by allowing elderly residents to live close to family members; and

**WHEREAS**, under the current version of Schedule IV, accessory dwelling units are discouraged; and

**WHEREAS**, the City of Willard believes it is in the best interest of the City and its residents to allow accessory dwelling units under certain conditions as regulated by the City's ordinances;

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERS OF THE CITY OF WILLARD, MISSOURI, AS FOLLOWS:**

**Section 1:** It is the intention of the Board of Alders, and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the City of Willard Municipal Code, and the sections of this ordinance may be renumbered to accomplish such intention.

**Section 2:** That Section 400.521 of Chapter 4 of the Willard Municipal Code be hereby repealed in its entirety and amended to read as set forth herewith.

**Section 3:** This ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

**Section 4:** That should any section, sentence or clause of this Ordinance be declared invalid or unconstitutional, such declaration shall not affect the validity of the remaining sections, sentences or clauses.

**Section 5:** That the City Clerk is authorized by this Ordinance to correct any scrivener's errors identified within this Ordinance.

**PASSED BY THE BOARD OF ALDERS AND APPROVED BY THE MAYOR THIS 14th DAY OF JULY, 2025.**

Approved By: \_\_\_\_\_

Troy Smith, Mayor

Attested By: \_\_\_\_\_

Rebecca Hansen, City Clerk

Approved as to Form: \_\_\_\_\_

Holly Dodge, City Attorney

**Section 400.521** is hereby defined by the following:

**Section 400.521 Accessory Dwelling Units**

A. **Purpose.** Accessory dwelling units (**ADUs**) are a household living use that is accessory to the principal use and located on the same lot. The purpose of this section is to:

1. Meet the changing needs of the community;
2. Provide housing choice while preserving the character of the neighborhood in which it is located;
3. Respond to the changing economy and the necessity for many households to secure additional income; and
4. Reduce the cost of housing by increasing housing density and doing so in a manner:

(i) That may be more compatible with neighborhoods where detached dwellings predominate; and

(ii) Where the benefits of additional income are distributed throughout the community to the individual landowners and renters.

B. **Limitations.** All ADUs shall comply with the following use limitations:

1. The provisions within this section are limited to zoning districts with a legal conforming single-family dwelling as the principal structure.
2. No lot may have more than one ADU.
3. Accessory dwelling units may be attached or detached from the principal dwelling unit. If attached to the principal dwelling, the lot setbacks and building standards for the principal building shall apply. If detached the ADU shall be a minimum of ten feet (10') behind the primary residence and comply with this **Section & 400.520 Tables A&B**
4. **Maximum Height:** The maximum height of an ADU shall not exceed 25 feet or the height of the primary residence, whichever is smaller. Height shall comply with **Section 400.520 Table A**
5. **The Maximum Footprint:** The maximum size of an ADU shall be 80% of the primary residence and comply with **Section 400.520 Table B**
6. The ADU shall be limited to two bedrooms.
7. Exterior stairs to provide access to an upper level accessory dwelling unit are allowed only on sides of the building facing the interior of the lot.

**C. General Provisions.** The following provisions will apply to any ADU permitted in the City of Willard MO.

1. Must be constructed on a permanent foundation.
2. The applicant must obtain any required building permits deemed by the Building Official or their designee prior to the issuance of a Certificate of Occupancy.
3. The structure may not be occupied until a Certificate of Occupancy has been issued.
4. The applicant shall provide an affidavit stating the following:
  - i. The owner of the subject property intends to reside either in the principal structure or ADU.
  - ii. That the ADU may be inspected for health and safety as required by appointment with the **property owner**.

**D. Development Standards**

- a. Setbacks. If attached shall abide by the principal structure's zoning district setback requirements. If detached shall follow the requirements of **Section 400.520.G- Table A** along with the following requirements.
  - i. Shall not be located in any front yard.
  - ii. Shall not be constructed closer than ten (10) feet to the principal structure or any other accessory structure on the lot.
  - iii. Shall be designed and constructed in a similar manner as the surrounding residences

**E. Parking.** At least one additional off-street parking space per bedroom, constructed of concrete or asphalt surfaces, will be required.

- a. This requirement may be exempted if the existing off-street parking of the lot has more than the required minimums. If additional construction of parking is required, it must meet the dimensions set forth in **Article IX Off- Street Parking and Loading Requirements**.

- b. All driveways accessing ADUs from a public right-of-way shall obtain approval from the Building Department prior to construction of the driveway.
- F. **Access.** If placement of the ADU does not allow for appropriate emergency access, an appropriate emergency access shall be constructed.
- G. **Utilities:** All detached ADU's have separate utility services independent from the primary residence