

ORDINANCE NO. 25-12-03

AN ORDINANCE AMENDING THE CITY CODE BY ADDING A DEFINITION FOR “SOBER LIVING FACILITY” AND ESTABLISHING STANDARDS FOR REGISTRATION, SEPARATION, AND ENFORCEMENT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI, AS FOLLOWS:

Section 1. That Section 400.030, Definitions, of the Code of Ordinances is hereby amended by adding the following definition, to appear alphabetically:

Sober living facility means a dwelling unit occupied by a group of not more than four unrelated individuals, unless a reasonable accommodation allowing more than four unrelated individuals to occupy a dwelling unit is granted, all of whom are in recovery from chemical dependency and considered disabled under the Federal Fair Housing Act Amendments of 1988 wherein the dwelling unit provides a noninstitutional residential environment in which the occupants willingly subject themselves to rules and conditions intended to encourage and sustain their recovery. The residents of a sober house are similar to a family unit and share kitchen and bathroom facilities and other common areas of the unit. Sober houses are financially self-supporting. This definition does not include facilities that receive operating revenue from governmental sources or those that provide on-site supportive services to residents, including but not limited to the following: mental health services; clinical rehabilitation services; social services; legal services; medical, dental, nutritional, and other health care services; financial management services; legal services; vocational services; and other similar supportive services.

Section 2. That Subsection B of Section 400.231 is hereby added to Title IV, Chapter 400 of the City Code to read as follows:

400.231 Conditional Community and Emergency Uses

B. Sober Living Facilities

1. The purpose of this Section is to regulate the establishment and operation of sober living facilities in a manner consistent with the Federal Fair Housing Act Amendments of 1988 and the Americans with Disabilities Act, while promoting compatibility with surrounding neighborhoods.
2. Any person or entity establishing or operating a sober living facility shall file a registration statement with the Community Development Director identifying the property address, property owner, operator contact information, and anticipated number of residents.
3. No sober living facility shall be located within one thousand (1,000) feet of another sober living facility, as measured property line to property line.

4. Sober living facilities meeting the requirements of this Section shall be considered a permitted residential use in all “R” zoning districts. Such facilities shall be subject to the same building, occupancy, and property-maintenance standards applicable to other dwellings in the same district.
5. Violation of this Section shall constitute a zoning violation enforceable through the remedies provided in this Code.

Section 3. Effective Date. This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED by the City Council of the City of Excelsior Springs, Missouri, this 8th day of December, 2025.

Mark D. Spohn, Mayor

ATTEST:

REVIEWED BY:

Shannon Stroud, City Clerk

Molly McGovern, City Manager