

**AN ORDINANCE AMENDING CHAPTER 405: ZONING CODE OF THE MUNICIPAL CODE OF MARYVILLE BY AMENDING THE REGISTRATION PROCESS OF ALL NON-CONFORMING USES.**

**WHEREAS**, the City has recently adopted zoning overlay districts in the Northwest quadrant of town to encourage proper growth and limit the conversion of single-family homes into rental units in certain neighborhoods; and

**WHEREAS**, registration of all non-conforming uses located within zoning overlay districts is essential for proper implementation and code enforcement.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MARYVILLE, MISSOURI**, as follows:

**SECTION 1:** That Chapter 405: Zoning Code, Section 405.430: Registration of All Non-Conforming Uses of the Municipal Code of the City of Maryville, Missouri, be and is hereby amended as follows:

*SECTION 405.430: REGISTRATION OF ALL NON-CONFORMING USES*

*A. All property located within any zone that does not conform to the standards of that zone, must register with the City, on forms provided, in order that a record of non-conforming uses may be kept. The City shall inspect property solely for purposes of memorializing such non-conforming use and its legality under existing ordinance. From these records, non-conforming use property shall be grandfathered, if legal under existing ordinance. After registration and inspection verifying same, the property owner shall be granted a non-conforming use permit. Grandfathered property shall be inspected on an annual basis to insure compliance with the provisions of this Code and it shall be a condition of the permit that the property owner grant the City access to the Dwelling thereon for inspection purposes.*

*B. All non-conforming use property must register within one hundred twenty (120) days after any change in zoning ordinances passed by the City Council by which they are affected. The City shall provide notice to the affected property owners within fifteen days of such zoning ordinance change.*

*C. Any property determined to be non-conforming after the one hundred twenty (120) day period shall be deemed non-conforming, and said property shall convert to the standards of the zone in which it is located. The City shall take all legal steps necessary to bring non-conforming use property found in any zone into compliance with this Chapter, where non-conforming use permits were not granted. (R.O. 2008 §405.440; Ord. No. 4984 §1, 6-10-91)*

**SECTION 2:** This Ordinance shall be in full force and effect from and after its passage and adoption.

**PASSED AND ADOPTED** this 9<sup>th</sup> day of July, 2012.

  
Glenn Jonagan, Mayor

ATTEST:  
  
Sheila Smail, City Clerk