

**AN ORDINANCE AMENDING CHAPTER 405: ZONING CODE OF THE MUNICIPAL CODE OF MARYVILLE BY ADDING A DEFINITION FOR ACCESSORY RENTALS.**

**WHEREAS**, the City of Maryville has worked with a planning and design consultant on a review of the city's current zoning ordinance; and

**WHEREAS**, the planning and design consultant has identified the absence of an accessory rental definition and recommends a revision to the current zoning ordinance.

**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 405.120: Definitions of the Municipal Code of the City of Maryville, Missouri, be and is hereby amended to add the following definition:

*ACCESSORY RENTALS, ACCESSORY RESIDENTIAL RENTALS, ACCESSORY UNITS AND, ACCESSORY RESIDENTIAL UNITS: A habitable living unit that is (1) (a) within or added to a Single-Family Dwelling, or (b) a Detached Dwelling on the same Lot as a Single-Family Dwelling, (2) which is not open to the remainder of the Single-Family Dwelling, (3) includes separate, complete, independent and permanent provisions for living, sleeping, eating, cooking and sanitation, and which (4) complies with the requirements of R-2 zones (currently found in Sec. 405.240 (1) (b)). For purposes of requirement (3) hereof, the unit shall, at a minimum, have the following amenities separate and exclusive from the Single-Family Dwelling: a direct entrance from the exterior of the Dwelling; lavatory; bathing or showering facilities; access to running water with sink; hot cooking facilities; electrically-powered cold food storage, and; no less than two outside access points (door or window) sufficient to comply with then-current Building/Fire Code requirements.*

**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