



City of Maryville, Missouri

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July 20, 2012,

ATTENTION: ALL OWNERS OF REAL ESTATE IN MARYVILLE, MISSOURI

A definition of “Accessory Rental” has been added to the Maryville City Code by City Council action on July 9, 2012. The definition of Accessory Rental is now as follows:

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.

This may affect the use of your real estate if you have an Accessory Rental. Historically, Accessory Rentals have been allowed in R-II, R-III, and R-IV Zones, as well as all Commercial Zones. Historically, Accessory Rentals have not been allowed in R-I Zones.

If you have an Accessory Rental and it does not conform to the above-described definition, it does not conform to the City Code. However, the City Code does allow for such a use to be grandfathered in as a “non-conforming use”.

In order to control the inventory of non-conforming uses, they must be registered with the City of Maryville. You have 120 days from July 9, 2012, in which to register your non-conforming use with the City. The registration form is available in the Public Works Department of City Hall and online at www.maryville.org. Deadline for registering a non-conforming use is November 6, 2012.

Failure to register the non-conforming use with the City will result in the prohibition of such use on your real estate. In other words, you may register the non-conforming use with the City by November 6, 2012, and be able to use it accordingly, or fail to register such use with the City by that date and forfeit this window of opportunity to continue such use.

Please contact a Code Enforcement Officer at (660) 562-8012 immediately if you have questions regarding the registration of a non-conforming use.