



Property Maintenance Checklist

This checklist provides the most common property maintenance code violations we see in our community. Please make sure these violations do not exist on your property. If they do, please correct them as soon as possible. If you need assistance addressing violations on your property, there are programs and resources to help you. Contact the Community Development Department at 741-3993.

Junk and Litter	
<input type="checkbox"/>	The unsheltered storage of old, used, stripped or junked personal property of any kind (except in licensed junk yards), including lumber, building materials, junk, trash or other debris, abandoned, discarded or unused objects or equipment of any kind whatsoever, including household appliances, vehicle parts or tires, scrap metal, toys, furniture or barrels is prohibited. (Section 215.040: Nuisance)
<input type="checkbox"/>	Any metal, glass, paper, rags, wood, machinery, parts, cloth, or other waste or discarded material of any nature or substance whatsoever, or scrap or salvage materials is prohibited. (Section 215.060: Nuisance)
<input type="checkbox"/>	The accumulation of vegetable or animal waste, litter, garbage, filth or refuse or any rags, damaged merchandise, wet, broken or leaking barrels, casks or boxes or any materials which are offensive, or which tend to decay, or become putrid or unwholesome is prohibited. (Section 215.040: Nuisance)
Yard and Tree Maintenance	
<input type="checkbox"/>	Permitting weeds or grass to attain the height of ten (10) inches or more and permitting the accumulation of dead brush, branches or other plants is prohibited. The word "weeds", as used herein, shall include all vegetable growths except cultivated plants, trees and shrubs. (Ord. No. 2002-55 §2, 5-7-02)
<input type="checkbox"/>	A live or dead tree which constitutes a hazard to the safety of persons or of property, private or public, is hereby declared to be a nuisance. No person shall be allowed to cause, keep, maintain or commit such a nuisance. (Section 215.070: Hazardous Trees)
<input type="checkbox"/>	All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety. (Ord. No. 2007-49 §2, 5-15-07)
Vehicles	
<input type="checkbox"/>	Any vehicle which is not registered or is improperly registered with the State of Missouri; has been inoperable on public property for more than forty-eight (48) hours or is in such a state of repair as to be inoperable, except those on the premises of a duly licensed automobile repair or sales business or in a duly licensed automobile junking yard is prohibited. (Section 215.060)

<input type="checkbox"/>	<p>Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises and no vehicle shall at any time be in a state of major disassembly, disrepair or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an acceptable spray booth. (Section 229.060 Exterior Property Areas)</p>
<input type="checkbox"/>	<p>Outdoor storage or overnight parking in a residential district of trucks, any contractor's equipment and buses having a hauling capacity of more than one (1) ton, excluding pickup trucks and recreational vehicles, is prohibited. (Section 400.470 Prohibited Accessory Uses and Structures)</p>
<input type="checkbox"/>	<p>Off-street parking areas serving single-family and duplex residences shall be graded and paved with an approved asphalt, concrete or paver brick over an approved base. (Section 400.500 D. Off Street Parking and Loading Design Standards)</p>
<p>Structure Maintenance</p>	
<input type="checkbox"/>	<p>All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety. (Ord. No. 2007-49 §2, 5-15-07)</p>
<input type="checkbox"/>	<p>All exterior surfaces, including, but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted with a color and covering which is consistent and uniform with the surrounding coloring and covering. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors and skylights shall be maintained weather resistant and watertight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. (Section 229.070 Exterior Structure)</p>
<p>Storage</p>	
<input type="checkbox"/>	<p>Storage of equipment such as boats, boat trailers, camping trailers, converted buses or trucks, house trailers, shall be limited to private garages, side or rear yards of private homes and in the driveways of private homes. All parking areas for recreational vehicles or equipment shall be asphalt or concrete. Stored vehicles or equipment shall not protrude onto public property or obstruct any sidewalks. Recreational vehicles or equipment shall not be stored within required off-street parking spaces. No recreational vehicle shall be used for living or sleeping purposes while on the premises for a period exceeding fourteen (14) days in a calendar year. (Section 400.460 Residential Accessory Uses and Structures)</p>
<input type="checkbox"/>	<p>Outdoor storage, except as specifically permitted in the district regulations, is prohibited. (Ord. No. 2006-170 §1, 12-19-06)</p>
<input type="checkbox"/>	<p>Outdoor storage or overnight parking in a residential district of trucks, any contractor's equipment and buses having a hauling capacity of more than one (1) ton, excluding pickup trucks and recreational vehicles, is prohibited. (Section 400.470 Prohibited Accessory Uses and Structures)</p>

Drainage

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| <input type="checkbox"/> | No person shall interfere with or obstruct, without legal authority, any gutter, conduit, sewer or other outlet for water or natural drainage upon any public or private property. Any such interference or obstruction shall be deemed a nuisance. (Section 215.100 Interfering With Any Gutter, Sewer, or Natural Drainage) |
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