



Home Occupations

Home occupations are permitted as an accessory use in residential dwellings or residential accessory, subject to the following:

General Provisions

1. The home occupation shall be clearly incidental and subordinate to the principal residential use of the premises. The primary use of the building in which the home occupation is located shall clearly be on the premises of the dwelling unit used by the person as their private residence.
2. Business-related activity, including storage or use of equipment, may occur inside the dwelling unit, inside the accessory structure, or in the yard of the residential dwelling unit, but shall not be visible from the street.
3. A home occupation may be permitted one wall-mounted sign, which shall not exceed two square feet, shall not be illuminated, and shall match the principal structure in color and design.
4. The total number of employees and clients on the premises at any one time shall not exceed the occupancy limit of the residential dwelling or accessory structure.
5. The home occupation must not generate traffic, parking, sewerage or water use in excess of what is normal or customary in a residential neighborhood.
6. The home occupation shall not create a hazard to person or property, result in electrical interference, produce noise, vibration, smoke, odors, heat, or glare in excess of what would normally be produced by a single residence, or become a nuisance in the neighborhood.
7. Deliveries of materials to and from the premises in conjunction with the home occupation shall not require the use of vehicles other than parcel post or similar parcel service vehicles.
8. Home occupations shall maintain required licenses mandated by applicable state and/or federal laws.
9. Persons residing within a homeowners association should notify the homeowners association of their intent to operate a home business prior to operations.

Permitted Home Occupations

Home occupations and home-based businesses, as defined in RSMo. 71.990 as amended, shall be permitted. No business license from the city is required for a no-impact occupation or business as said term is defined by RSMo. 71.990 and interpreted by the director. A business license from the city is required for all other occupations or businesses. Permitted home occupations include the following list of uses and others that are similar in character:

1. Instructors (tutors, private music and/or dance lessons, etc.) and counselors.
2. Professional offices.
3. Arts and crafts studios.
4. Small appliance and electronics repair services.
5. Catering services.
6. Gun repair and cleaning services.
7. Salon and barber services.
8. Any other home occupation or home-based business that meets the general provisions and is not prohibited, as outlined in this section.

Prohibited Home Occupations

Home occupations and home-based businesses that negatively impact public health, sanitation, and safety, are not in compliance with building or fire codes, create substantial traffic, or generate solid waste, hazardous waste, pollution, and/or noise that is out of character for a residential property are prohibited.

Commercial Vehicles Prohibited

Commercial vehicles are prohibited on residential property. Commercial vehicles are defined as any vehicle designed, maintained or used primarily for the transportation of commercial property, persons or goods which is licensed by the state authority in excess of 12,000 pounds.