

City of Wentzville, MO

City Hall: 310 West Pearce Blvd., Wentzville, Mo 63385

(636) 327-5101



NEW

RENEWAL

Registration for a Home Occupation

Business Name: _____

Business Address: _____

Type of Business Proposed: _____

Applicant's Name: _____ Phone # _____

Name and Address of Property Owner: _____

Will any products, merchandise, equipment or materials be used? If so, Please list.

Are there any vehicles used in association with the proposed business? If so, how many and what type?

Home Occupations shall be permitted as an accessory use to a residential use in any Residential District subject to the requirements of the Municipal Code.

Home Occupations must comply with any other applicable codes, requirements, or conditions of approval.

The City may at any reasonable time inspect the home occupation to determine if the applicant/owner is adhering to City standards.

Applicant hereby acknowledges receipt of the Municipal code standards to maintain compliance with the regulations for a home occupation and will comply with applicable code standards.

(Applicant Signature)

(Date)

For Staff Use Only:

City Planner

Date

City Clerk

Date

HOME OCCUPATION REGISTRATION #: _____

CITY OF WENTZVILLE, MISSOURI

SECTION 405.215: HOME OCCUPATIONS

A. General Restrictions And Limitations. Home occupations shall be permitted as an accessory use to a residential use in any residential district subject to the requirements of this Section.

1. Only one (1) type of home occupation shall be operated entirely from the residence and shall not occupy more than fifteen percent (15%) of the total floor area of the main residential building, with the use of the dwelling for a home occupation being clearly incidental and subordinate to its use for residential purposes by its occupants. For the purposes of this Section, "total floor area" shall not include unimproved basements, attics, or non-habitable portions of the principal building such as mechanical rooms. Use of accessory buildings or structures is prohibited.

2. No alteration of the exterior of the principal residential building shall be made which changes the character thereof as a residence or creates other visible evidence of conduct of the home occupation either by the use of colors, materials, construction, lighting or sounds.

3. No exterior display or outdoor storage of materials, equipment, merchandise or inventory used in the home occupation shall be permitted. Vehicles shall comply with the off-street parking and loading requirements listed in Article VII and the use shall not create a parking demand in excess of that which can be accommodated in an existing driveway.

4. No permitted home occupation shall require internal or external construction features not customarily found in the residence.

5. Permitted home occupations involving teaching shall not exceed one (1) pupil at a time.

6. Parking of commercial vehicles associated with any permitted home occupation shall maintain compliance with provisions of Section 405.265(E) "Overnight Parking of Motor Vehicles".

7. All home occupations shall comply with the requirements of Article VI, Environmental Performance Standards. In no case, shall any equipment or process be used which creates visual or audible interference in any radio or television receiver of the premises or cause fluctuation in line voltage beyond the property line of the lot upon which the home occupation is conducted.

8. No offensive noise, vibration, smoke, dust, odors, heat or glare shall be produced.

9. No wholesale or retail occupation shall be permitted unless it is conducted entirely by mail, telephone or computer, provided however, that articles produced by the family residing on the premises may be stored upon the premises.

10. The conduct of a home occupation is limited to the resident of the property. Employees associated with the home occupation are prohibited other than those who reside in the residence. Upon sale or transfer of the property, the home occupation shall not continue to be operated by the previous owner from that location and shall terminate. This requirement shall not be construed as prohibiting the new owner of the property from pursuing any legally permissible home occupation in his/her own right.

11. No machinery or equipment shall be permitted which is not customarily found within or incidental to residential use of property.

B. Permitted Home Occupations. Home occupations are permitted in the residential districts so long as the use meets the requirements of Subsection (A) and are not prohibited by Subsection (C). Specific accessory uses permitted as "home occupations" may include, but are not limited to, the following:

1. Dressmakers, seamstresses, tailors.

2. Instructional services, or personal service, for not more than one (1) pupil/individual at a time. No group instruction/service shall be permitted.

3. Artists, sculptors, authors, composers, home crafts and other forms of home product sales where orders are taken and deliveries of the product are made at the home or business of the patron.

4. Home office of a salesman, sales representative or manufacturer's representative.
5. Home office of an accountant, architect, broker, engineer, insurance agent, land surveyor, professional consultant, lawyer, real estate agent or computer programmer. Not more than one (1) client on the premises at a time shall be permitted.

C. Uses That Are Prohibited. Specific examples of "home occupations prohibited". Home occupation shall not, in any event, be deemed to include, but not be limited to, the following uses:

1. Automobile, truck, trailer or motor vehicle service/repair/painting (other than personal).
2. Equipment rental businesses.
3. Stables or kennels.
4. Eating or drinking establishments.
5. Veterinarian services, animal hospitals, pet grooming or adoption businesses.
6. Private clubs.
7. Storage of construction materials or contractor's equipment.
8. Retail sales, except as listed above in Subsection (B).
9. Firearms and/or ammunition sales, distribution or repair.
10. Furniture stripping or similar uses.
11. Appliance or electronics repair.
12. Mortuaries or embalming services/establishments.
13. Nursery schools, kindergartens and child sitting services or non-medical elderly companion/respite services having more than four (4) children/individuals at any one time, not including members of the immediate family of the operator.
14. Escort businesses or any sexually orientated land use.
15. Any use listed as a conditional use in the commercial or industrial zoning districts.

D. Registration. Applicants for home-based businesses shall register their business on a form provided by the City of Wentzville at the office of the City Clerk, in lieu of receiving approval of a business license for operation. The operation of the business shall conform to the standards of this Section. At the time of registration the applicant/owner of the home occupation shall acquire a copy of the Municipal Code standards to maintain compliance with these regulations. The registration shall terminate if, for any reason, the registered use ceases for more than six (6) months.

E. Violations/Penalty. If a violation to the standards of this Section is determined, the Director of Public Works or designee shall give notice to the owner of the home-based business or, if the business owner cannot be located, the owner of record of the property on the premise of the home-based business requiring compliance with this Section. The City may at any reasonable time inspect the home occupation to determine if the applicant/owner is adhering to City standards. That person found to be in violation of any provision of this Section shall be subject to provisions of Article XIII "Violations and Penalties". (R.O. 2006 §405.215; Ord. No. 1076 §§1--2, 7-26-90; Ord. No. 1080, 7-26-90; Ord. No. 1684 §3, 8-23-00; Ord. No. 2973 §§1--5, 2-25-09)