

Home Based Businesses

Home Occupation

What is a Home Occupation?

A home based business (home occupation) is an occupation or profession which is customarily carried on entirely within the dwelling unit by a member of the family residing in the dwelling unit, which is clearly incidental and secondary to the use of the dwelling unit for residential purposes and which conforms to the standards established by the City of Wentzville in the Land Use Regulations Chapter 405, Section 405.460.

In most cases, home based businesses result in home offices, where business is done via the U.S. Mail, phone, fax and/or computer. Typically, home occupations have no customer traffic coming to the residence, do not require or possess equipment or supplies which are not customarily found in a residence, and are characterized by business being done off-site. No signage is permitted associated with the Home Occupation.

Questions regarding Zoning requirements please contact the Planning Division at (636) 639-2032.

City of Wentzville Home Occupation

Standards:

Home Occupations are permitted subject to the following standards:

1. No more than two home occupations shall be operated from the residence and the two combined shall not occupy more than 15 percent 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, the term "total floor area" does not include unimproved basements, attics, or non-habitable portions of the principal building such as mechanical rooms. Use of accessory buildings or structures for a home occupation 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 V 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

5. construction features not customarily found in the residence.
6. Permitted home occupations involving teaching shall not exceed one pupil at a time.
7. Parking of commercial vehicle associated with any permitted home occupation shall maintain compliance with provisions of Section 405.570.e "Overnight Parking of Motor Vehicles".
8. All Home Occupations shall comply with the requirements of Article IV, 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.
9. No offensive noise, vibration, smoke, dust odors, heat or glare shall be produced.
10. 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.
11. 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.
 12. In instances where an applicant seeks to conduct a home occupations providing for the sale or distribution of firearms or ammunition, the City may process an application for registration of the home occupation before the applicant has obtained any Federal or State permit for engaging in such business, however, such applicant may not actually engage in the sale or distribution of firearms or ammunition until the applicant has demonstrated that he has complied with all Federal, State and local regulations pertaining to the handling, sale and distribution of firearms and ammunition by providing a copy of any required Federal or State license or permit to the City.

Examples of Permitted Home Occupations:

1. Dressmakers, seamstresses, and tailors.
2. Instructional services, or personal service, for not more than one 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 client on the premises at a time shall be permitted.

Specific Examples Prohibited:

Permitted Home Occupations may not be deemed to include:

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 contractors equipment.
8. Retail sales, except as listed above in Permitted Home Occupations.
9. Firearms 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 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.

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, this form can be obtained by calling (636) 327-5101 or by visiting the City's website at <http://www.wentzvillemo.org> - City Documents. 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 months.

Violations/Penalty:

If a violation to the standards of this Section is determined, the Community Development Director, or designee, shall give notice to the owner of the home based business, or if the business owner can not 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 XI "Violations and Penalties" of the City of Wentzville Municipal Code.

