

# HOME OCCUPATION APPLICATION

## Description

A home occupation is a business carried on in a residential dwelling unit (or in an accessory structure on a property that is at least one acre in size) by the resident of that home. The primary use of the home must be for residential purposes and the business conducted within must be limited in extent.

## Definition

As defined in the Raymore Unified Development Code, a home occupation is an accessory use of a dwelling unit for business or commercial purposes where the dwelling unit is the principal residence of the business operator, subject to the standards of the Unified Development Code.

## Requirements

Section 420.040B of the Unified Development Code (attached to this application as “Attachment A”) provides the requirements applicable to all home occupations.

## Process

To establish a home occupation you must submit an application to the Development Services Director for review and approval prior to the City Clerk issuing a Raymore Occupational License. Check with the Raymore City Clerk at 331-3324 to determine if a Raymore Occupational License is required for your Home Occupation.

The Home Occupation application only authorizes the use of the property for the operation of the Home Occupation. If work is to be done to the structure that would require a building permit then a separate application for a building permit must be submitted to the Building Inspections Division of the Development Services Department prior to commencement of any construction activity. For questions concerning whether a building permit is required please call 331-7916.

## Prohibited Home Occupations

There are certain uses that are prohibited to be conducted as a Home Occupation:

- Animal services, including kennels or veterinary services
- Funeral and interment services
- Restaurants
- Grocery sales
- Retail seller
- Equipment rental
- Motor vehicle repair
- Warehousing
- Physician and dental offices



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Raymore, MO 64083

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## HOME OCCUPATION APPLICATION

**PROPERTY ADDRESS:** \_\_\_\_\_

### APPLICANT INFORMATION

**Applicant Name:** \_\_\_\_\_ **Company:** \_\_\_\_\_

**Street Address:** \_\_\_\_\_ **City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_ **Fax:** \_\_\_\_\_ **E-Mail:** \_\_\_\_\_

**Property Owner Name** (if different than applicant): \_\_\_\_\_

**Street Address:** \_\_\_\_\_ **City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_ **Fax:** \_\_\_\_\_ **E-Mail:** \_\_\_\_\_

### REQUEST

**The applicant is hereby requesting approval to conduct the following home occupation:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### APPLICANT'S DECLARATION

**The following declarations are hereby made:**

- My principal residence is at the property address where I am requesting to conduct the home occupation as listed above.
- I have read Attachment "A" to this application, understand the requirements for conducting a home occupation in the City of Raymore, Missouri, and will abide by those requirements.
- The information presented and contained within this application is true and correct to the best of the undersigner(s) knowledge.

**Printed Name:** \_\_\_\_\_

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

### DEVELOPMENT SERVICES DIRECTOR APPROVAL

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Section 420.040 B. Home Occupations**

**1. General**

The following regulations are intended to ensure that businesses conducted as subordinate to residential uses are not detrimental to the surrounding neighborhood, and that the residential character of the dwelling is maintained.

**2. Prohibited Home Occupations**

The following uses are prohibited as home occupations:

- a. animal services, including kennels or veterinary services;
- b. funeral and interment services;
- c. restaurants;
- d. grocery sales;
- e. retail seller;
- f. equipment rental;
- g. motor vehicle repair;
- h. warehousing; and
- i. physician or dentist offices.

**3. Requirements**

- a. The home occupation must be incidental and subordinate to the principal residential use of the premises and not occupy more than 25 percent of the floor area of the dwelling unit.
- b. No home occupation may be conducted in a detached accessory building unless the detached accessory building is on property zoned A, RE, RR, or on any property one acre or larger in size.
- c. No structural alteration is permitted that would change the residential character of the dwelling.
- d. No outdoor storage or display of commodities, products, merchandise, materials or equipment associated with or used for the home occupation is permitted.
- e. No signs are permitted for a home occupation.
- f. No more than one person not related to a resident may be employed by the home occupation use.
- g. No home occupation may produce any noise, heat, vibration, dust, air pollution, electromagnetic interference, odors or other hazards that are detrimental to the safety and comfort of the neighboring residences.
- h. Parking generated by the home occupation use must be provided on a driveway or in an off-street area other than the required front yard.

- i. No commodities may be displayed or sold on the premises except that which is produced on the premises or that are normal and customary to the home occupation.

#### **4. Particular Home Occupations Permitted**

Customary home occupations include, but are not limited to, the following list of occupations; provided however, that each listed occupation conforms to the requirements of this section.

- a. Art, dancing, and music schools provided that instruction is limited to five pupils per session at any one time.
- b. Professional offices for architects, engineers, planners, lawyers, accountants, bookkeepers, and similar professions.
- c. Offices for realtors, insurance agents, brokers, sales representatives, and manufacturing representatives when no exchange of tangible goods is made on the premises.
- d. Radio, television, phonograph, recorder, and small appliance repair services.
- e. Home crafts and hobbies such as model making, rug weaving, lapidary work, woodworking, etc.
- f. Tailoring, alterations, and seamstresses.
- g. Beauty shops provided that not more than one assistant, other than a member of the immediate family, is employed.
- h. Massage therapy, provided the home occupation complies with the following:
  - (1) Massage therapist shall be licensed to perform massage therapy in accordance with Chapter 324 of the Revised Statutes of Missouri.
  - (2) Massage therapist shall obtain a City of Raymore Occupational License.
  - (3) Massage therapy to be conducted as a home occupation shall comply with all requirements of Chapter 635: Massage Establishments, of the Raymore City Code.
  - (4) There shall be only one licensed therapist per address operating at the home. No more than one room shall be used for massage therapy and the appointment times shall be spaced out during the day to eliminate patients waiting for their massage therapy appointment.
  - (5) Hours of operation shall be limited to 7:00 am to 10:00 pm.