

City of Raymore Unified Development Code

Section 485.010: Definitions

Home Occupation	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.
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Section 420.040 Use-Specific Standards, Other Uses

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 *(Amendment 7 – Ordinance 2010-67 8.9.10) (Amendment 21 – Ordinance 2015-005 1.26.15)*

- 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 *(Amendment 7 – Ordinance 2010-67 8.9.10)*

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.