

60.3 Accessory Uses

Permitted uses and approved conditional uses shall be deemed to include accessory uses and activities that are necessarily and customarily associated with, and appropriate, incidental, and subordinate to the principal use. All interpretations regarding allowed accessory uses shall be made by the Planning and Zoning Administrator.

D. Home Occupations

Some types of work can be conducted at home with little or no effect on the surrounding neighborhood. The home occupation regulations of this sub-Article are intended to permit residents to engage in home occupations, while ensuring that home occupations will not be a detriment to the character and livability of the surrounding area. The regulations require that home occupations (an accessory use) remain subordinate to the principal residential use of the property and that the viability of the residential use is maintained.

A permit must be obtained from the Planning and Zoning Administrator in order to establish a home occupation on an R-A, R-1, R-1A, R-2 or R-3 districts.

1. Where Allowed

Home occupations that comply with the regulations of this sub-Article shall be allowed as an accessory use to any allowed residential or agricultural principal use.

2. Allowed Uses

The home occupation regulations of this sub-Article establish performance standards rather than detailed lists of allowed home occupations. Uses that comply with all of the standards of this sub-Article will be allowed as home occupations unless they are specifically prohibited.

3. Prohibited Uses

a. Vehicle/Equipment Repair, Rental or Sales

Any type of repair, rental, sales or assembly of vehicles or equipment with internal combustion engines (such as autos, motorcycles, scooters, snowmobiles, outboard marine engines, lawn mowers, chain saws, and other small engines) or of large appliances (such as washing machines, dryers, and refrigerators) or any other work related to automobiles and their parts is prohibited as a home occupation in all residential districts, except by conditional use in R-A district.

b. Restaurants and Lodging

Restaurants, food service establishments and lodging uses (other than Bed and Breakfasts) are not allowed as home occupations in any zoning district.

c. Employee Dispatch Centers

Dispatch centers, where employees come to the site to be dispatched to other locations, are not allowed as home occupations.

- d. **Animal Care or Boarding**
Animal care or boarding facilities (including animal hospitals, kennels, stables and all other types of animal boarding and care facilities) are not allowed as home occupations.
- e. **Medical Offices or Clinics**
Medical offices and medical clinics are not allowed as home occupations. This includes doctors' offices, dentists' offices, psychologist's offices, hospitals and all other medical care facilities. The prohibition shall not be interpreted as preventing medical practitioners from seeing patients in their home on an emergency basis.
- f. **Funeral Homes**
Funeral homes and funeral service activities are not allowed as home occupations.

4. Employees

No home occupation shall have nonresident employees. For the purpose of this provision, the term "nonresident employee" includes an employee, business partner, co-owner, or other person affiliated with the home occupation, who does not live at the site, but who visits the site as part of the home occupation.

5. Resident Operator

The operator of a home occupation shall be a full-time resident of the dwelling unit.

6. Customers

Customers may visit the site only during the hours of 8 a.m. to 8 p.m. No more than 6 customers or clients may visit the site of a home occupation in any single day.

7. Floor Area

No more than 25 percent of the total floor area of the dwelling unit may be used to house a home occupation. Up to 1,000 square feet of an accessory structure, such as a garage, may be used for a home occupation. These figures represent storage of materials, inventory and finished products.

8. Signs

Home occupations shall be limited to nameplate signs, not exceeding 2 square feet in area, on each side.

9. Outdoor Activities

All activities and storage areas associated with home occupations must be conducted within completely enclosed structures.

10. Exterior Appearance

There shall be no visible evidence of the conduct of a home occupation when viewed from the street right-of-way or from an adjacent lot. There may be no change in the exterior appearance of the dwelling unit that houses a home occupation or the site upon which it is conducted that will make the dwelling appear less residential in nature or function. Examples of such prohibited alterations include construction of parking lots, paving of required setbacks or adding commercial-like exterior lighting.

11. Operational Impacts

No home occupation or equipment used in conjunction with a home occupation may cause odor, vibration, noise, electrical interference or fluctuation in voltage that is perceptible beyond the lot line of the lot upon which the home occupation is conducted. No hazardous substances may be used or stored in conjunction with a home occupation.

12. Trucks

No truck or van with a payload rating of more than the manufacturers rating of 1½ ton may be parked at the site of a home occupation.

13. Deliveries

Deliveries or pick-ups of supplies or products associated with home occupations are allowed only between 8 a.m. and 8 p.m.

14. Retail Sales

Retail sales of goods shall be prohibited except when conducted entirely as an accessory activity to any services provided on the site (e.g., hair care products sold to hair style customers).

15. Number

No more than one home occupation may be conducted on a single site.

16. Home Care Services

Notwithstanding any other provision of this Article, home care services shall be considered a home occupation, subject to state and federal requirements.

17. Workmen's Compensation

Pursuant to RSMo 287, each applicant for an occupational or business license must produce a Certificate of Insurance for Workmen's Compensation, if required, to cover the applicant's liability under RSMo 287.

RAY COUNTY PLANNING AND ZONING DEPARTMENT
RAY COUNTY COURTHOUSE
100 WEST MAIN, RICHMOND, MISSOURI 64085

HOME
OCCUPATION
PERMIT

PERMIT # _____
FEE \$ 150.00

Applicant Name _____ Email: _____

Street Address _____

Phone _____ Do you own the property listed above? _____
(If you do not own the property complete the next section.)

Property Owner _____

Street Address of Property Owner _____

Phone _____

Subdivision _____ Lot # _____

Section _____ Twsp _____ Rng _____ Parcel # _____

Acres _____ Zoning District _____ Flood Zone _____

Type of Business _____

Hours of Operations _____ Days of Week _____

Expected number of customers per day _____

What is the square footage of floor space for the primary structure _____

Will the business be conducted within the primary structure _____ if so, what is the total square
footage of floor space the business will require _____

Will the business be conducted within an accessory structure located on the property _____
if so, what is the total square footage of floor space the business will require _____

APPROVAL DATE _____ SIGNATURE _____