

Department of Planning and Development
2348 S Brentwood Blvd.
Brentwood, MO 63144
(314) 962-4800
fax (314) 962-0819
www.brentwoodmo.org

Application for Home Occupation Permit

A Home Occupation is a business, profession, occupation or trade conducted for the personal gain or support of the residential occupant and conducted entirely within a residential building or accessory structure to a residential use. Any home occupation that is customarily incidental to the principal use of a dwelling unit shall be permitted in any such dwelling unit, as provided by Division 2. of the Brentwood Zoning Code.

(R.O. 2009 §25-371; Ord. No. 2739, §43-40.2, §25-372; Ord. No. 2739, §43-40.1, 5-20-85;)

Sec. 400.2000. Use Limitations.

In addition to any other use limitations applicable to the district in which the home occupation is located, no home occupation shall be permitted unless it complies with the following provisions:

- (1) No persons other than members of the family residing on the premises shall be employed on the premises;
- (2) No alteration of a principal residential structure shall be made which changes the nature of its appearance as a residence;
- (3) No mechanical equipment or process shall be used which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses outside the residence;
- (4) There shall be no exterior displays or signs other than a small name plate not exceeding one (1) square foot which shall be placed on the surface of the building;
- (5) There shall be no goods, materials or commodities inventoried, stored, or displayed for sale at wholesale or retail from such inventory on the premises, however, catalogues and samples may be kept and displayed on the premises;
- (6) There shall be no regular steady visitation or concentrated coming and going of clients or customers to or from the premises;
- (7) There shall be no exterior storage of equipment or material used in connection with the home occupation.
- (8) The hours of operation for home occupations shall be between 7a.m. and 9p.m.

(R.O. 2009 §25-373; Ord. No. 2739, §43-40.3, 5-20-85; Ord. No. 4264, §1, 12-6-2010)

Sec. 400.2010. Permitted Home Occupations.

Customary home occupations include but are not limited to, the following list of occupations, with the approval of the Board of Aldermen. Others judged similar or identical thereto by the zoning administrator may be added to this list from time to time with approval of the Board of Aldermen. Each occupation listed shall, in any event, be subject to the limitations of the environmental performance standards provided in division 6 of this article.

- (1) Dressmakers, seamstresses, tailors;
- (2) Music teachers provided that instructions shall be limited to one (1) pupil at a time, except for occasional groups;
- (3) Artists, sculptors, authors, composers;
- (4) Architects, engineers, lawyers, insurance agents, brokers, and members of similar professions;
- (5) Ministers, rabbis and priests;
- (6) Salesmen, sales representatives, or manufacturers representatives, only when no retail or wholesale sales are made or transacted on the premises for goods, products or materials, displayed, warehoused or stored on premises. Catalog sales for goods, products or materials not inventoried, warehoused or stored on the premises are permissible;
- (7) Home crafts such as model making, rug weaving, lapidary work, cabinet making, etc., provided that no machinery or equipment be used or employed other than that which customarily is found in the home shop in connection with a hobby or a vocation not conducted for gain or profit;
- (8) Babysitting not more than three (3) children in addition to the children of the resident household.

(R.O. 2009 §25-374; Ord. No. 2739, §43-40.4, 5-20-85 ;)

Sec. 400.2020. Prohibited Home Occupations.

Permitted home occupations shall not in any event be deemed to include:

- (1) Dancing schools;
- (2) Funeral homes;
- (3) Nursery schools and day care centers;
- (4) Restaurants or other food services;
- (5) Stables, kennels or animal hospitals;
- (6) Medical or dental offices or clinics involving the treatment or counseling or visitation of patients on site, including chiropractors, veterinarians, podiatrists, etc;
- (7) Tourist home;
- (8) Bed and board facilities;
- (9) Motor vehicle repair or service;
- (10) Beauty shop, barbershop.
- (11) Massage therapy business

(R.O. 2009 §25-375; Ord. No. 2739 §43-40.5, 5-20-85; Ord. No. 4264 §1, 12-6-2010)

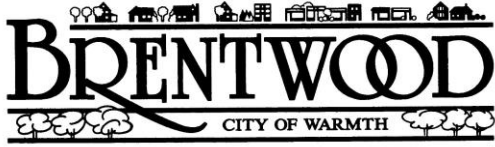
Sec. 400.2030. Certification

Each person desirous of maintaining a permitted home occupation in accordance with the above shall file an application with the Department of Planning and Development. The application for home occupation shall contain the following information as well as such additional information as needed to complete the City's review:

- (1) Description of the nature of the home occupation;
- (2) Floor area to be occupied for use;
- (3) Total gross floor area of the residential dwelling unit including attic and basement areas and any accessory buildings occupying the same lot or site; and
- (4) The nature of any equipment to be used in performing the home occupation.

(R.O. 2009 §25-376; Ord. No. 2739 §43-40.6, 5-20-85; Ord. No. 4264 §1, 12-6-2010)

Sec. 400.2040. through Section 400.2080. (Reserved)



Department of Planning & Development
2348 S. Brentwood Boulevard
Brentwood, MO 63144
314-962-4800
fax 314-962-0819
www.brentwoodmo.org

Application for Home Occupation

Applicant Information

Name: _____

Email: _____

Address: _____

Phone: _____ (Alt.Phone) _____

Please describe as specifically as you can what is the nature of the proposed home occupation, including the nature of any equipment to be used in performing the home occupation: _____

Will the number of patrons/customers be limited to no more than 2 per hour?

Yes _____ No _____

What is the total gross floor area of the residential dwelling unit including attic and basement areas and of any accessory buildings occupying the same lot or site?

TOTAL FLOOR AREA OF RESIDENCE TOTAL FLOOR AREA FOR OCCUPATION

_____ (sq.ft.)

_____ (sq.ft.)

CERTIFICATION

The undersigned hereby certified that he/she has read and examined this application and that the proposed home occupation is accurately represented in the statements made in this application.

Signature

Date

Approval Signature

Date